AUGUST 26, 2015 CITY COUNCIL AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated August 26, 2015. 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.

A.C. Gonzalez
City Manager

8 · 14 · 15
Date

FOR: Jeanne Chipperfield
Chief Financial Officer

8/14/15
Date

RECEIVED
2015 AUG 14 PM 4:42
CITY SECRETARY
DALLAS, TEXAS

COUNCIL AGENDA

August 26, 2015
Date

(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.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 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.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (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.

AGENDA
CITY COUNCIL MEETING
WEDNESDAY, AUGUST 26, 2015
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 - 69
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 70 - 74
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 75 - 93

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

AGENDA

CITY COUNCIL MEETING

AUGUST 26, 2015

CITY OF DALLAS

1500 MARILLA

COUNCIL CHAMBERS, CITY HALL

DALLAS, TEXAS 75201

9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the August 12, 2015 City Council Meeting

CONSENT AGENDA

Aviation

2. Authorize **(1)** the rescission of Resolution No. 12-2724, previously approved on November 14, 2012, which authorized an aviation lease and a commercial aviation lease with The Braniff Centre Limited Partnership (previously known as Reed Enterprises Investment Holdings, LP); **(2)** a thirty-nine-year lease agreement with three, ten-year renewal options with The Braniff Centre for approximately 752,913 square feet of land located at 7701 Lemmon Avenue for aviation use development with a capital commitment of $17,000,000 to be expended within 36-months from the effective date of the lease with an additional $4,000,000 to be expended within ten-years; and **(3)** a thirty-nine year lease agreement with three, ten-year renewal options with The Braniff Centre Limited Partnership at Dallas Love Field, for approximately 414,600 square feet of land for commercial development with a total capital commitment of $20,000,000 to be expended within sixty-months from the effective date of the lease - Estimated Annual Revenue: $1,150,000

CONSENT AGENDA (Continued)

Aviation (Continued)

3. Authorize **(1)** an amendment to the Interlocal Agreement with the Texas Department of Transportation previously approved on February 12, 2014, by Resolution No. 14-0285; and **(2)** an increase in the construction service contract in phase two and additional design service for phase three work at Dallas Executive Airport - Not to exceed $2,303,893, from $3,534,900 to $5,838,793 - Financing: Aviation Capital Construction Funds

4. Authorize a third amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field, and to extend the term of the contract from June 2, 2015 through June 1, 2016 - Not to exceed $165,878.00, from $1,738,504 to $1,904,382 - Financing: Aviation Current Funds (subject to appropriations)

Business Development & Procurement Services

5. Authorize a one-year service contract for airfield marking, striping and painting services for Aviation - Hi-Lite Airfield Services, LLC through an Interlocal Purchasing Agreement with Dallas/Fort Worth International Airport - Not to exceed $1,000,003 - Financing: Aviation Current Funds (subject to appropriations)

6. Authorize a two-year service contract for airport runway concrete crack and joint repair services at Dallas Executive Airport - MRK Industrial Flooring, Inc., lowest responsible bidder of three - Not to exceed $207,000 - Financing: Aviation Current Funds (subject to annual appropriations)

7. Authorize a five-year service contract, with two one-year renewal options, for voice and data cable installation services to connect computers and phones at City facilities - AAA Data Communications, Inc., most advantageous proposer of two - Not to exceed $2,453,513 - Financing: Current Funds (subject to annual appropriations)

8. Authorize a five-year service contract, with two three-year renewals, for maintenance, support and parts for the existing audible paging system at Love Field facilities - Ford Audio-Video Systems, LLC, most advantageous proposer of two - Not to exceed $198,100 - Financing: Aviation Current Funds (subject to annual appropriations)

9. Authorize a six-year service contract, for preventive maintenance and repair services for the City's outdoor warning siren system - West Shore Services, Inc., only bidder - Not to exceed $109,272 - Financing: Current Funds (subject to annual appropriations)

10. Authorize **(1)** an acquisition contract for the purchase and implementation of an aircraft identification and billing solution for Aviation in the amount of $137,581; and **(2)** a three-year service contract, with two one-year renewal options, for maintenance and support for an aircraft identification and billing solution in the amount of $173,574 - Vector Airport Systems, LLC, only proposer - Total not to exceed $311,155 - Financing: Aviation Current Funds (subject to annual appropriations)

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

11. Authorize a five-year master municipal lease agreement for the financing of personal property purchases - Banc of America Public Capital Corp., most advantageous proposer of three - Not to exceed $160,000 ($60,000 upfront legal costs plus annual legal fees of $20,000) - Financing: Current Funds (subject to annual appropriations)

12. Authorize a two-year master agreement for asphalt emulsion to be utilized by Street Services - Heartland Asphalt Materials, Inc., lowest responsible bidder of three - Not to exceed $904,612 - Financing: Current Funds

13. Authorize a three-year master agreement for emergency road flares - Standard Fusee Corp. dba Orion, lowest responsible bidder of two - Not to exceed $480,690 - Financing: Current Funds ($478,650) and Water Utilities Current Funds ($2,040)

14. Authorize **(1)** a five-year master agreement for fire emergency vehicle pump parts for Fire-Rescue - Fire Pump Specialty in the amount of $200,000; and **(2)** a five-year service contract for fire vehicle repair services with parts for Fire-Rescue - Metro Fire Apparatus Specialist, Inc. in the amount of $168,375, lowest responsible bidders of two - Total not to exceed $368,375 - Financing: Current Funds (subject to annual appropriations)

Fire

15. Authorize an Interlocal Agreement between the City and Dallas County Community College District (DCCCD) on behalf of El Centro College to provide a college internship program for students pursuing a degree in Fire Protection Technology - Financing: No cost consideration to the City

Economic Development

16. Authorize **(1)** approval of the proposed Dallas Downtown Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Economic Development (Continued)

17. Authorize **(1)** approval of the proposed Deep Ellum Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

18. Authorize **(1)** approval of the proposed Klyde Warren Park/Dallas Arts District Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

19. Authorize **(1)** approval of the proposed Knox Street Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

20. Authorize **(1)** approval of the proposed Lake Highlands Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2**) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Economic Development (Continued)

21. Authorize **(1)** approval of the proposed Oak Lawn-Hi Line Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

22. Authorize **(1)** approval of the proposed Prestonwood Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

23. Authorize **(1)** approval of the proposed South Side Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

24. Authorize **(1)** approval of the proposed Tourism Public Improvement District ("District") Service Plan for 2015-16, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on Dallas hotels with a 100 or more rooms, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Economic Development (Continued)

25. Authorize **(1)** approval of the proposed University Crossing Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

26. Authorize **(1)** approval of the proposed Uptown Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

27. Authorize **(1)** approval of the proposed Vickery Meadow Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

28. Authorize an amendment to the services contract with the law firm of Stutzman, Bromberg, Esserman & Plifka, a Professional Corporation for services relating to the transfer of ownership of the North Parking Garage to the City to: **(1)** extend the term of the contract through December 31, 2015; **(2)** receive and deposit funds in the amount of $20,000 from Anland GP, L.P., the North Parking Garage developer; and **(3)** increase the contract amount from $50,000 to a total contract amount not to exceed $70,000 for additional services related to the operating and management agreement with Center Operating Company, the American Airlines Center operator, with the additional $20,000 in funding to be advanced to the City Anland GP, L.P. - Financing: Private Funds

CONSENT AGENDA (Continued)

Housing/Community Services

29. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City - Financing: No cost consideration to the City

30. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Santos Coria for the construction of affordable houses; **(2)** the sale of 9 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Santos Coria; and **(3)** execution of a release of lien for any non-tax liens on the 9 properties that may have been filed by the City - Financing: No cost consideration to the City

31. Authorize a professional services contract with Babers Group, Inc. to provide consulting services to the City of Dallas related to the City's creation and implementation of a plan to build communities and affirmatively further fair housing, for a term of one year from the date of execution of the agreement - Not to exceed $70,000 - Financing: Current Funds (subject to appropriations)

32. Authorize an amendment to Resolution No. 15-1200, previously approved on June 17, 2015, for a conditional grant agreement with Sphinx Development Corporation to change the name of the developer to SDC Compton Housing, LP (SDC) to pay for a portion of the construction costs for a single family development for 49 homes in South Dallas located on Eighth and Corinth Streets - Financing: No cost consideration to the City

Intergovernmental Services

33. Authorize approval of the Dallas/Fort Worth International Airport Board's FY 2016 Proposed Budget - Financing: No cost consideration to the City

Library

34. Authorize **(1)** the acceptance of four grants through the Texas State Library and Archives Commission for the period September 1, 2015 through August 31, 2016: Special Projects Grant in the amount of $75,000, Library Cooperation Grant in the amount of $73,808, Impact Grant in the amount of $7,446, and Texas Reads Grant in the amount of $3,000; **(2)** the receipt and deposit of program income in the amount of $10,000 for the Library Cooperation Grant generated from GED Testing Center activities; **(3)** the establishment of appropriations in the amount of $10,000 in the GED Testing Center Program income fund to be used for other eligible activities; and **(4)** execution of the grant agreements - Total not to exceed $169,254 - Financing: Texas State Library and Archives Commission Grant Funds ($159,254) and Estimated Program Income ($10,000)

CONSENT AGENDA (Continued)

Park & Recreation

35. Authorize a contract for wayfinding and parking lot signage at Fair Park located at 1200 Second Avenue - Phoenix I Restoration and Construction, Ltd., best value proposer of three - Not to exceed $142,460 - Financing: Current Funds

36. Authorize a public hearing to be held on September 22, 2015 to receive comments on the proposed use of subsurface portions of Crockett Park, Fair Park, and Juanita J. Craft Park totaling approximately 430,503 square feet (9.88 acres) for the installation of a thirty-foot diameter drainage relief tunnel - Financing: No cost consideration to the City

Police

37. Authorize a Memorandum of Understanding with Dallas County for utilization of the Law Enforcement Agency Portal (LEA Portal) for the purpose of electronic criminal case filing - Financing: No cost consideration to the City

38. Authorize **(1)** the acceptance of the Commercial Auto Theft Interdiction Squad/23 grant from the Texas Automobile Burglary & Theft Prevention Authority in the amount of $555,204 to provide a specialized proactive automobile theft program, for the period September 1, 2015 through August 31, 2016; **(2)** a local match in the amount of $111,041; **(3)** an In-Kind Contribution in the amount of $517,394; and **(4)** execution of the grant agreement - Total not to exceed $1,183,639 - Financing: Texas Automobile Burglary & Theft Prevention Authority Grant Funds ($555,204), In-Kind Contributions ($517,394) and Current Funds ($111,041) (subject to appropriations)

39. Authorize **(1)** the application for and acceptance of the Comprehensive Selective Traffic Enforcement Program grant as a pass-through grant from the U.S. Department of Transportation in the amount of $999,945 for travel expenses and overtime reimbursement for the period October 1, 2015 through September 30, 2016; **(2)** a local cash match of city pension contribution in the amount of $273,534; and **(3)** execution of the grant agreement - Total not to exceed $1,273,479 - Financing: Texas Department of Transportation Grant Funds ($999,945) and Current Funds ($273,534)

40. Authorize **(1)** the application and acceptance of the Texas School Safety Center 2015/2016 Tobacco Enforcement Grant in the amount of $65,025 from the Texas State University System - San Marcos for the purpose of reducing youth access to tobacco products, and to ensure compliance with the Health and Safety Code, Chapter 161 for the period September 1, 2015 through August 31, 2016; and **(2)** execution of the grant agreement - Not to exceed $65,025 - Financing: Texas School Safety Center Tobacco Compliance Grant Funds

CONSENT AGENDA (Continued)

Police (Continued)

41. Authorize **(1)** the Dallas Police Department to receive funds in the amount of $600,000 from various federal and state law enforcement agencies including, but not limited to those shown (list attached) for reimbursement of overtime for investigative services for FY 2015-16; **(2)** a City contribution of pension and Federal Insurance Contributions Act costs in the amount of $173,700; and **(3)** execution of the grant agreements - Total not to exceed $773,700 - Financing: Current Funds ($173,700) and Various Federal and State Law Enforcement Agencies ($600,000)

42. Authorize renewal of the contract with El Centro College of the Dallas County Community College District for instructional services for police academy training, including receipt of payment from El Centro for the two-year period September 1, 2015 through August 31, 2017 - Not to exceed $400,548 - Financing: Texas Higher Education Coordinating Board Funds

43. Authorize a correction to Resolution No. 15-1057 previously approved on June 10, 2015, to authorize the execution of a Memorandum of Understanding with the Dallas Children's Advocacy Center for Multidisciplinary Team Investigative Protocol - Financing: No cost consideration to the City

Public Works Department

44. Authorize **(1)** a professional services contract with Bridgefarmer & Associates, Inc. for design of the Dolphin Road (Hatcher Street) from Spring Avenue to north of Haskell Avenue project in the amount of $398,377; **(2)** the receipt and deposit of funds from the Texas Department of Transportation in the amount of $291,489; and **(3)** an increase in appropriations in the amount of $291,489 in the Capital Projects Reimbursement Fund - Total not to exceed $398,377 - Financing: General Obligation Commercial Paper Funds ($72,873), Capital Projects Reimbursement Funds ($291,489) and Water Utilities Capital Improvement Funds ($34,016)

45. Authorize a contract with Jeske Construction Company, lowest responsible bidder of four, for the reconstruction of alley paving, storm drainage, drive approaches and wastewater main adjustments for Alley Reconstruction Group 12-3030 (list attached) - Not to exceed $3,131,090 - Financing: General Obligation Commercial Paper Funds ($2,243,283), 2012 Bond Funds ($7,813), 2006 Bond Funds ($582,997), Water Utilities Capital Improvement Funds ($279,986) and Water Utilities Capital Construction Funds ($17,011)

46. Authorize a contract with Tiseo Paving Company, lowest responsible bidder of four, for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-625 (list attached) - Not to exceed $1,627,841 - Financing: General Obligation Commercial Paper Funds ($847,960), 2012 Bond Funds ($256,173), Water Utilities Capital Improvement Funds ($473,058) and Water Utilities Capital Construction Funds ($50,650)

CONSENT AGENDA (Continued)

Public Works Department (Continued)

47. Authorize a contract with Tiseo Paving Company, lowest responsible bidder of five, for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-626 (list attached) - Not to exceed $2,055,177 - Financing: General Obligation Commercial Paper Funds ($1,227,740), 2012 Bond Funds ($132,330), Water Utilities Capital Improvement Funds ($631,657) and Water Utilities Capital Construction Funds ($63,450)

48. Authorize an increase to the construction contract with Phoenix 1 Restoration and Construction, Ltd. for replacement of exterior guardrails, original lobby floor tiles, repairs to exterior limestone at multiple locations, repair of existing check valve at stormwater catch basin, and replacement of metal cap, to the Perot Museum of Nature and Science at Fair Park, located at 3535 Grand Avenue - Not to exceed $139,489, from $1,030,400 to $1,169,889 - Financing: General Obligation Commercial Paper Funds

49. Authorize Supplemental Agreement No. 1 to the contract with Alliance Geotechnical Group, Inc. for construction materials testing for the construction of the replacement Fire Station No. 44 located at 2025 Lagow Avenue - Not to exceed $6,760, from $48,999 to $55,759 - Financing: 2006 Bond Funds

50. Authorize the second amendment to the contract with the Texas Commission on Environmental Quality for the Ambient Air Monitoring Program Contract No. 582-14-40015 to **(1)** accept a grant in the amount of $367,790 for the Ambient Air Monitoring Program for the period September 1, 2015 through August 31, 2017; and **(2)** a local match in an amount not to exceed $181,151 over the two-year period - Total not to exceed $548,941, from $563,540 to $1,112,481 - Financing: Texas Commission on Environmental Quality Grant Funds ($367,790) and Current Funds ($181,151) (subject to annual appropriations)

51. Authorize Contract No. 582-16-60016 with the Texas Commission on Environmental Quality to accept state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2015 through August 31, 2016 - Not to exceed $477,811 - Financing: Texas Commission on Environmental Quality Grant Funds

52. Authorize the first amendment to Contract No. 582-15-50031 with the Texas Commission on Environmental Quality to accept state grant funds in the amount of $28,054 to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2015 through August 31, 2016 - Not to exceed $28,054, from $28,054 to $56,108 - Financing: Texas Commission on Environmental Quality Grant Funds

CONSENT AGENDA (Continued)

Public Works Department (Continued)

53. Authorize the first amendment to Contract No. 582-15-50039 with the Texas Commission on Environmental Quality to accept grant funds in the amount of $67,587 for air quality monitoring of the particulate matter 2.5 network for the period September 1, 2015 through August 31, 2016 - Not to exceed $67,587, from $67,587 to $135,174 - Financing: Texas Commission on Environmental Quality Grant Funds

54. Authorize Amendment No. 1 to Contract No. 582-15-50121 with the Texas Commission on Environmental Quality to **(1)** accept additional state grant funds in the amount of $525,117 to continue the Air Pollution Compliance program to provide investigative services and complaint responses within the City of Dallas for a one-year period, from September 1, 2015 through August 31, 2016; and **(2)** a local annual match in an amount not to exceed $258,640 - Total not to exceed $783,757, from $783,757 to $1,567,514 - Financing: Texas Commission on Environmental Quality Grant Funds ($525,117) and Current Funds ($258,640) (subject to appropriations)

Street Services

55. Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation (TxDOT) to provide cost reimbursement for material and labor costs for traffic signal improvements at seven locations on Loop 12 (Northwest Highway), specifically Loop 12 and Community Drive, Loop 12 and Webb Chapel Extension, Loop 12 and Lakefield Boulevard, Loop 12 and Webb Chapel Road, Loop 12 and Marsh Lane, Loop 12 and Harry Hines Boulevard, and Loop 12 and Bachman Drive; and **(2)** the establishment of appropriations in the amount of $130,549 in the Texas Department of Transportation Grant Fund - Not to exceed $130,549 - Financing: Texas Department of Transportation Grant Funds

56. Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation (TxDOT) to provide cost reimbursement for material and labor costs incurred in an amount not to exceed $106,088 for traffic signal improvements at seven locations on Garland Road (SH 78), specifically Garland Road at Centerville Road, Garland Road at Easton Road/Gus Thomasson Road, Garland Road at Jupiter Road, Garland Road at Lochwood Boulevard, Garland Road at Peavy Road, Garland Road at Loop 12 (North Buckner Boulevard) and Garland Road at Barnes Bridge Road; and **(2)** the establishment of appropriations in the amount of $106,088 in the Texas Department of Transportation Grant Fund - Not to exceed $106,088 - Financing: Texas Department of Transportation Grant Funds

Sustainable Development and Construction

57. Authorize moving expense and rental assistance payments for David Galaviz and Pauline Galaviz in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 2958 Gloyd Street for future City facilities - Not to exceed $8,134 - Financing: 2006 Bond Funds

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

58. Authorize the quitclaim of 143 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: $825,872

59. Authorize a seven-year lease agreement with Johnston Equity, LLC, for approximately 10,100 square feet of office space located at 2233 Valdina Street, Suites 105-107, to be used as a Woman, Infants and Children warehouse and office for the period September 1, 2015 through August 31, 2022 - Not to exceed $616,101 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

60. An ordinance abandoning portions of thirteen fire lane easements, eight utility easements, and one water easement to Wal-Mart Real Estate Business Trust, the abutting owner, containing a total of approximately 320,183 square feet of land, located near the intersection of L.B.J. Freeway (I.H. 635) and Midway Road - Revenue: $22,400, plus the $20 ordinance publication fee

Trinity Watershed Management

61. Authorize settlement in lieu of proceeding with condemnation of a subsurface easement under approximately 2,246 square feet of land from Amrik Singh, located on Zenia Drive at its intersection with Rock Rose Drive for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $14,373 ($12,373 plus closing costs and title expenses not to exceed $2,000); an increase of $1,652 from the amount Council originally authorized for this acquisition - Financing: General Obligation Commercial Paper Funds

62. Authorize settlement in lieu of proceeding with condemnation of a subsurface easement under approximately 1,972 square feet of land from Lauren Ashlee Bennick, located on Zenia Drive at its intersection with Rock Rose Drive for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $11,860 ($9,860 plus closing costs and title expenses not to exceed $2,000); an increase of $3,260 from the amount Council originally authorized for this acquisition - Financing: General Obligation Commercial Paper Funds

63. Authorize ratification of emergency rental of equipment of various types and sizes for pumping operation to relieve the flooding at Loop 12 and Eagle Ford Sump - United Rentals Northwest, Inc. in the amount of $140,247 and Moir Watershed Services LLC in the amount of $131,329 - Total not to exceed $271,576 - Financing: Stormwater Drainage Management Current Funds

CONSENT AGENDA (Continued)

Water Utilities

64. Authorize a contract for the construction of rehabilitation improvements to the Activated Sludge Influent Pump Station at the Central Wastewater Treatment Plant - Archer Western Construction, LLC, lowest responsible bidder of three - Not to exceed $17,668,400 - Financing: Water Utilities Capital Improvement Funds

65. Authorize a twenty-four month service contract for pavement and infrastructure repairs at various locations throughout the city - NPL Construction Co., lowest responsible bidder of two - Not to exceed $50,716,527 - Financing: Current Funds ($27,167,000) (subject to annual appropriations), Water Utilities Capital Construction Funds ($15,042,127), Stormwater Drainage Management Current Funds ($5,604,550) (subject to annual appropriations) and Aviation Current Funds ($2,902,850) (subject to annual appropriations)

66. Authorize a thirty-year contract with the City of Balch Springs to continue providing wastewater services, from September 11, 2015 through September 10, 2045 - Estimated Annual Revenue: $1,000,994

67. Authorize **(1)** a thirty-year contract with the City of Balch Springs to continue providing treated water services, from September 11, 2015 through September 10, 2045; with estimated annual revenue in the amount of $1,006,784; and **(2)** a Reciprocal Agreement for Water and/or Wastewater Services, with an estimated annual expenditure of $2,000 - Financing: Water Utilities Current Funds (subject to annual appropriations) (estimated annual revenue in the amount $1,006,784)

68. Authorize an increase in the contract with John Cook & Associates, Inc. for emergency cleaning and restoration of the Analytical Laboratory Building located at the Central Wastewater Treatment Plant due to a fire - Not to exceed $110,000, from $2,137,000 to $2,247,000 - Financing: Water Utilities Capital Improvement Funds

69. Authorize Supplemental Agreement No. 1 to the engineering services contract with CP&Y, Inc. to provide engineering services associated with grit removal improvements at the Southside Wastewater Treatment Plant - Not to exceed $1,779,270, from $850,000 to $2,629,270 - Financing: Water Utilities Capital Improvement Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

70. 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)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION

Housing/Community Services

71. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City - Financing: No cost consideration to the City

72. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by EBM Services for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to EBM Services; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City

73. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City

DESIGNATED PUBLIC SUBSIDY MATTERS

Housing/Community Services

74. Authorize on-site reconstruction of twelve homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4505 Bonnie View Road in the amount of $103,000; 2936 East Ann Arbor Avenue in the amount of $103,000; 2311 Custer Drive in the amount of $103,000; 3811 Elsie Faye Heggins Street in the amount of $103,000; 8309 Ryoak Drive in the amount of $103,000; 8810 Briley Drive in the amount of $103,000; 1207 Morrell Avenue in the amount of $103,000; 3602 Gallagher Street in the amount of $103,000; 510 East Woodin Boulevard in the amount of $103,000; 322 East Woodin Boulevard in the amount of $103,000; 3822 Metropolitan Avenue in the amount of $103,000; and 2507 Harlandale Avenue in the amount of $103,000 - Total not to exceed $1,236,000 - Financing: 2009-10 HOME Investment Partnership Program Grant Funds ($7,927); 2011-12 HOME Investment Partnership Program Grant Funds ($99); 2012-13 HOME Investment Partnership Program Grant Funds ($94,974); 2012-13 Community Development Block Grant Reprogramming Funds ($94,389); 2013-14 Community Development Block Grant Funds ($8,611); 2013-14 HOME Investment Partnership Program Grant Funds ($22,922); 2014-15 HOME Investment Partnership Program Grant Funds ($904,078) and 2014-15 Community Development Block Grant Funds ($103,000)

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

75. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District on the northeast corner of McBroom Street and North Winnetka Avenue
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z145-266(AF)

ZONING CASES - INDIVIDUAL

76. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CR Community Retail District and D Duplex District uses on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67 on the northwest corner of West Mockingbird Lane and Roper Street
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z145-225(SM)

77. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict and surface parking uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Crestview Drive, southwest of Lemmon Avenue
Recommendation of Staff: Denial of a Planned Development Subdistrict, approval of a P Parking Subdistrict, subject to a site plan
Recommendation of CPC: Approval of a Planned Development Subdistrict, subject to a development/landscape plan and conditions
Z145-271(SM)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

78. A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned an RR Regional Retail District with deed restrictions on the west line of Old Hickory Trail, south of West Wheatland Road
Recommendation of Staff and CPC: Approval
Z134-339(WE)
Note: This item was considered by the City Council at a public hearing on August 12, 2015, and was deferred until August 26, 2015

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

79. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 810 for a Private Utility Service Center and Microwave Tower on property zoned an A(A) Agricultural District on the north line of Frankford Road, east of Meandering Way
Recommendation of Staff and CPC: Approval for a permanent period, subject to a revised site plan and revised conditions
Z145-143(RB)
Note: This item was considered by the City Council at a public hearing on August 12, 2015, and was deferred until August 26, 2015

80. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking on property zoned a CS Commercial Service District on the northwest corner of Fitchburg Street and Chalk Hill Road
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a revised site plan/landscape plan and conditions
Z145-179(CG)
Note: This item was considered by the City Council at public hearings on June 17, 2015, and August 12, 2015, and was deferred until August 26, 2015

81. A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the northwest corner of South Walton Walker Boulevard and Duncanville Road
Recommendation of Staff and CPC: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z145-256(CG)
Note: This item was considered by the City Council at a public hearing on August 12, 2015, and was deferred until August 26, 2015

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

82. A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the northwest corner of West Ledbetter Drive and South Hampton Road
Recommendation of Staff and CPC: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z145-257(CG)
Note: This item was considered by the City Council at a public hearing on August 12, 2015, and was deferred until August 26, 2015

DESIGNATED ZONING CASES - INDIVIDUAL

83. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tract E of Planned Development Subdistrict No. 67, within Planned Development District No. 193, the Oak Lawn Special Purpose District with deed restrictions in the area generally bounded by Browser Avenue, Cedar Plaza Lane, Holland Avenue and Wheeler Street
Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions
Z145-251(WE)

84. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development Subdistrict No. 81 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Cedar Springs Road and Douglas Avenue
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan, revised landscape plan and conditions
Z145-262(WE)

DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

85. A public hearing to receive comments regarding consideration of and an ordinance granting an amendment to Section 51A-7.308, “Digital Display on Certain Attached and Detached Non-Premise Signs,” of Division 51A-7.300, “Provisions for Business Zoning Districts” of Chapter 51A, Dallas Development Code
Recommendation of Staff and CPC: No change to the “sunset” date of August 31, 2015
DCA145-006A(CG

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL (Continued)

86. A public hearing to receive comments regarding consideration of and an ordinance granting an amendment to create a new section, "Digital Display on Certain Premise Signs," of Division 51A-7.200, "Provisions For All Zoning Districts" of Article VII, "Sign B - Regulations," of Chapter 51A, Dallas Development Code
Recommendation of Staff and CPC: Approval of amendments for "Digital Display on Certain Premise Signs."
DCA145-006B(CG)

MISCELLANEOUS HEARINGS

Housing/Community Services

87. A public hearing to receive comments on the proposed sale of nine unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim nine unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc. under the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: $9,000

88. A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Innercity Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim one unimproved property to South Dallas Fair Park Innercity Community Development Corporation under the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: $1,000

Office of Environmental Quality

89. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by BOKF, National Association, located near the intersection of Live Oak Street and North Peak Street and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to BOKF, NA, a national banking association, d/b/a Bank of Texas, by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City
Recommendation of Staff: Approval

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Office of Financial Services

90. A public hearing to receive comments on the proposed FY 2015-16 Operating, Capital, and Grant/Trust budgets - Financing: No cost consideration to the City

Street Services

91. A public hearing to receive comments regarding an amendment to Chapter 51A, Section 51A-9.401 of the Dallas Development Code to reduce the petition area from 900 feet to: 70 closest lots, or 900 feet; whichever is closest to the intersection at issue; for a four-way/all-way stop on a residential intersection; and, at the close of the hearing, consideration of an ordinance authorizing the change - Financing: No cost consideration to the City
Recommendation of Staff and CPC: Denial
DCA145-001

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

92. A public hearing to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District to: **(1)** increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 4.9 acres of currently vacant and under-utilized land to the Oak Cliff Gateway Sub-District for the development of the Oxygen project; and **(2)** make corresponding modifications to the Oak Cliff Gateway TIF District boundary and Project and Reinvestment Zone Financing Plans consistent with the requirements and limitations of the Act; and at the close of the hearing, consideration of an ordinance amending Ordinance Nos. 21466 and 23033, as amended, to reflect these amendments - Financing: No cost consideration to the City

93. Authorize a development agreement with RWI Green Development LLC and/or its affiliates in an amount not to exceed $4,600,000, payable from future Oak Cliff Gateway TIF District funds in consideration of the development of the Oxygen project on property currently addressed at 1945, 1947, 1951, 2001, 2003, and 2007 North Beckley Avenue and 140 Turnpike Avenue in Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) - Not to exceed $4,600,000 - Financing: Oak Cliff Gateway TIF District Funds (subject to appropriations)

Land Bank (DHADC) Sale of Lots to
Dallas Area Habitat for Humanity
Agenda Item # 29

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 4540 Corregidor	56Z	7	$ 7,083.99
2. 4548 Corregidor	56Z	7	$ 9,972.58
3. 4551 Corregidor	56Z	7	$11,607.99
4. 4843 Nome	57S	7	$ 1,908.61

Land Bank (DHADC) Sale of Lots to Santos Coria
Agenda Item # 30

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 1120 Brock	55L	4	$10,423.10
2. 3734 Bickers	43J	6	$11,977.85
3. 3618 Toronto	43P	6	$ 8,115.19
4. 4130 Furey	43F	6	$ 5,761.53
5. 3510 Vilbig	44J	6	$ 2,652.15
6. 3734 McBroom	43J	6	$11,078.46
7. 3705 McBroom	43K	6	$11,843.31
8. 3402 McBroom	43K	6	$ 6,236.98
9. 3710 Gallagher	43J	6	$13,295.32

FY15-16 Active Task Forces *

Agenda Item # 41

Active Task Force	Agency	Task Force Efforts
ATF Violent Crime Initiative (Texoma HIDA)	Drug Enforcement Agency (DEA)	Drug trafficking & Money laundering
Dallas Field Diversion - Asset Removal Group	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - HIDTA -1	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Task Force 1	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Task Force 2	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Financial Strike Force	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Tactical Diversion Squad (TDS)	Drug Enforcement Agency (DEA)	Diversion schemes of controlled pharmaceuticals and or chemicals (Prescription forgery; Retail level violators)
North Texas Financial Crimes Task Force	Internal Revenue Service (IRS)	Money laundering
Violent Crimes, Major Offenders, and Gangs Safe Streets Task Force (SSTF)	Federal Bureau of Investigations (FBI)	Drug trafficking; money laundering; alien smuggling; crimes of violence (murder, aggravated assault, robbery, and violent street gangs)
Southwest Border Task Force (SBTF)	Federal Bureau of Investigations (FBI)	Border investigation and enforcement
North Texas Joint Terrorism Task Force (NTJTTF)	Federal Bureau of Investigations (FBI)	Protect against threats to our national security, including international terrorism
Cyber Crimes Task Force (CCTF)	Federal Bureau of Investigations (FBI)	Investigate and apprehend high technology criminals
North Texas Regional Computer Forensic Lab (NTRCFL)	Federal Bureau of Investigations (FBI)	Computer financial crimes forensics
District Fugitive Task Force (DFTF)	United States Marshals Office	Investigate and apprehend local, state, and federal fugitives

FY15-16 Active Task Forces *

Agenda Item # 41 (Continued)

Active Task Force	Agency	Task Force Efforts
US Immigration and Customs Enforcement	Immigration and Customs Enforcement (ICE)	Border investigation and enforcement
Texas Military Task Force	State of Texas	Illegal drugs or narcotics with actual or suspected criminal activity
ATF Dallas Group III Field Office Task Force	The Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF)	Firearms Criminal Possession and Use, Criminal Groups and Gangs, Illegal Firearms Trafficking
Immigration and Customs Enforcement (ICE)	ICE SAC Dallas	The grant will target offenders who sell counterfeit and conspiracy items in the City of Dallas and county
Texas Joint Counterdrug Task Force	Texas Army National Guard	Drug Trafficking
Child Exploitation Task Force	Federal Bureau of Investigations (FBI)	Investigate the sexual victimization of children and other crimes against children within the FBI's jurisdiction
Organized Crime Drug Enforcement Task Force	United States Attorney's Office	Organized crime and drug trafficking

*This list in not inclusive of all federal and state agencies, or other organizations that we could enter into agreements with during the FY15-16 for reimbursement of overtime or equipment.

Alley Reconstruction Group 12-3030
Agenda Item # 45

Location	Council District
Alley between Aldwick Drive (8805-9031) and Fenchurch Road (8904-9020) from McCree Road to Lanshire Drive	10
Alley between Buxhill Drive (9405-9735) and Lanshire Drive (9408-9636) from Shoreview Road to Audelia Road	10
Alley between Buxhill Drive (9406-9734) and Shady Dale Lane (9607-9735) from Shoreview Road to Audelia Road	10
Alley between Chesterton Drive (10206-10432) and Walnut Hill Lane (10201-10201) from Ferndale Road to Lynbrook Drive	10
Alley between Chiswell Road (9707-9747) and Lanshire Drive (9718-9738) from Lanshire Drive to Audelia Road	10
Alley between Estate Lane (10111-10171) and Caribou Trail (9909-9949) from Estate Lane to Ferndale Drive	10
Alley between Lakemere Drive (9807-9951) and Crestwick Drive (9806-9940) from Crestlake Drive to Crestwick Drive	10
Alley between Overwood Road (9406-9536) and Parkford Drive (9407-9529) from Shoreview Road to Chiswell Road	10
Alley between Parkford Road (9819-9963) and Ridgehaven Drive (9806-9950) from Crestlake Drive to Aldwick Drive	10
Alley between Shoreview Road (9506-9748) and Audelia Road (8725-8725) from Shoreview Road to Lanshire Drive	10
Alley between Shoreview Road (9222-9246) and Deer Trail Drive (8044-8044) from Nimrod Trail to Deer Trail Drive	10

Street Reconstruction Group 12-625
Agenda Item # 46

Project	**Limits**	**Council District**
Tacoma Street	Ann Arbor Avenue (E) to Marjorie Avenue	4
Fern Avenue	Jeane Street to C. F. Hawn Highway (U.S. 175) service road	5

Street Reconstruction Group 12-626
Agenda Item # 47

Project	**Limits**	**Council District**
Five Mile Drive	Frio Drive to Burnside Avenue	3
Lazy River Drive	Wagon Wheels Trail to Red Bird Lane (E)	3
Stratton Drive	Calcutta Drive to Penguin Drive	3
Rocky Ridge Road	Ledbetter Drive (E) to Woodacre Drive	4

Tax Foreclosed and Seizure Warrant Property Resales

Agenda Item # 58

Item No.	Street Address	Vac/ Imp	Council District	Zoning	Parcel Size	Struck off Amount	# Bids Rec'd	Min Bid Amount	Highest Bid Amount	DCAD	Highest Bidder
1	4210 1St	V	7	PD 595	0.0551	$1,741.00	3	$500.00	$3,700.00	$1,200.00	Bryan Valdez
2	2410 11th	V	4	R-5(A)	0.1389	$25,568.00	2	$1,000.00	$3,888.00	$9,500.00	Maria Schneider
3	717 Angus	V	5	R-10(A)	0.2960	$10,000.00	5	$1,000.00	$6,001.00	$10,000.00	Juan Ruvalcaba
4	2504 Ann Arbor	V	4	CR	0.1189	$28,900.00	1	$1,000.00	$2,399.00	$5,180.00	James Bell
5	644 Annarose	I	3	R-7.5(A)	0.3863	$12,211.00	7	$5,000.00	$25,999.00	$33,040.00	Wealthgates Investment Company
6	2321 Appleton	I	3	R-7.5(A)	0.2104	$41,517.00	4	$15,000.00	$26,999.00	$50,500.00	James Bell
7	3031 Arizona	V	4	R-7.5(A)	0.1733	$15,000.00	9	$1,000.00	$9,540.00	$15,000.00	Nereida Vasquez
8	2606 Arizona	V	4	R-7.5(A)	0.1729	$14,000.00	4	$1,000.00	$5,691.00	$14,000.00	Tony Kantering
9	5511 Arlington Park	V	2	MU-2	0.0649	$37,927.00	5	$500.00	$8,500.00	$1,250.00	Jesus Aguilar
10	431 Avenue J	V	4	R-5(A)	0.1224	$2,958.00	3	$1,000.00	$2,999.00	$9,500.00	James Bell
11	4212 Aztec	V	4	R-7.5(A)	0.1224	$6,900.00	4	$500.00	$4,070.00	$6,900.00	Tony Kantering
12	4208 Aztec	V	4	R-7.5(A)	0.1377	$6,900.00	5	$500.00	$4,070.00	$6,900.00	Tony Kantering
13	12402 Beauford	V	8	NS(A)	0.3182	$10,631.00	2	$2,000.00	$3,999.00	$14,490.00	James Bell
14	1510 Beauford	V	8	NS(A)	0.2272	$7,750.00	3	$1,000.00	$2,999.00	$7,750.00	James Bell
15	7206 Benning	V	5	R-7.5(A)	0.1781	$20,375.00	4	$1,000.00	$4,885.00	$39,550.00	Silvia Gonzalez
16	4102 Bertrand	I	7	PD-595	0.1543	$21,665.00	8	$7,000.00	$25,500.00	$37,950.00	Salvador Ortega
17	4511 Canal	V	7	PD-595	0.0859	$5,000.00	1	$375.00	$500.00	$5,000.00	James Bell
18	4309 Cardinal	V	4	R-7.5(A)	0.1721	$6,477.00	4	$1,000.00	$3,170.00	$6,900.00	Tony Kantering
19	4410 Cardinal	V	4	R-7.5(A)	0.1721	$6,900.00	5	$1,000.00	$3,970.00	$6,900.00	Tony Kantering
20	4321 Cardinal	V	4	R-7.5(A)	0.1721	$8,953.00	4	$250.00	$3,971.00	$6,900.00	Tony Kantering
21	3605 Carl	V	7	PD-595	0.1605	$1,269.00	4	$1,000.00	$3,199.00	$5,000.00	Wealthgates Investment Company
22	4215 Carl	V	7	PD-595	0.1637	$1,690.00	5	$1,000.00	$1,999.00	$5,000.00	Wealthgates Investment Company
23	4218 Carl	V	7	PD-595	0.1488	$2,008.00	5	$1,000.00	$2,000.00	$5,000.00	Eduardo Medellin
24	3607 Carl	V	7	PD-595	0.1554	$2,008.00	4	$1,000.00	$3,000.00	$5,000.00	Wealthgates Investment Company
25	2621 Carpenter	V	7	PD-595	0.1695	$24,390.00	2	$500.00	$699.00	$6,000.00	James Bell
26	3723 Cauthorn	I	7	PD-595	0.1952	$17,888.00	1	$6,000.00	$11,999.00	$30,330.00	James Bell
27	3406 S. Central	V	7	PD-595	0.0911	$9,078.00	3	$500.00	$2,301.00	$27,690.00	Leobardo Leon
28	3154 Clydedale	I	6	R-7.5(A)	0.1525	$54,237.00	21	$13,000.00	$41,163.00	$68,970.00	Adventura Homex Change
29	3816 Colonial	I	7	PD-595	0.1761	$13,986.00	1	$1,000.00	$1,899.00	$24,500.00	James Bell
30	1312 Compton	V	4	R-5(A)	0.0934	$8,356.00	1	$1,000.00	$1,199.00	$24,490.00	James Bell
31	1315 Compton	V	4	R-5(A)	0.0740	$8,630.00	1	$1,000.00	$1,199.00	$8,630.00	James Bell
32	2230 Cooper	V	7	PD 595	0.2170	$7,005.00	1	$500.00	$799.00	$7,500.00	James Bell
33	2216 Cooper	V	7	PD 595	0.1445	$6,000.00	1	$500.00	$799.00	$6,000.00	James Bell
34	4215 Copeland	I	7	PD-595	0.1357	$10,350.00	2	$3,000.00	$4,899.00	$33,520.00	James Bell
35	2052 Corvette	I	5	R-7.5(A)	0.3519	$33,624.00	13	$13,000.00	$30,030.30	$69,620.00	Manuel Gonzalez
36	3003 Denley	V	4	R-7.5(A)	0.1768	$9,130.00	5	$1,000.00	$6,137.00	$19,930.00	Tony Kantering
37	3011 S. Denley	V	4	R-7.5(A)	0.1713	$1,634.00	3	$1,000.00	$5,733.00	$8,000.00	Tony Kantering
38	5022 Echo	I	7	PD-595	0.1086	$23,920.00	3	$6,000.00	$10,000.00	$23,920.00	Assefa Derbew
39	6413 Elam	V	5	R-7.5(A)	0.2135	$15,000.00	6	$1,000.00	$6,060.00	$15,000.00	Rahmat Shojajari
40	2725 Exline	V	7	PD-595	0.1908	$1,346.00	3	$1,000.00	$1,999.00	$6,000.00	James Bell
41	2521 Exline	I	7	PD-595	0.2870	$34,510.00	3	$6,000.00	$9,700.00	$34,510.00	John Dsilva LLC
42	2731 Exline	V	7	PD -595	0.2029	$3,816.00	3	$1,000.00	$1,899.00	$6,000.00	James Bell
43	2847 Farragut	V	7	PD 595	0.0913	$3,200.00	1	$500.00	$899.00	$3,200.00	James Bell
44	1411 Fayette	V	4	R-5(A)	0.0764	$5,000.00	1	$500.00	$899.00	$5,000.00	James Bell
45	2620 Ferris	V	7	IM	0.1700	$11,250.00	3	$1,000.00	$4,105.00	$11,250.00	Risk Free Investments LLC
46	2227 Fordham	V	4	R-7.5(A)	0.1683	$18,070.00	2	$1,000.00	$1,699.00	$22,190.00	James Bell
47	2826 Fordham	V	4	R-5(A)	0.1526	$17,890.00	2	$250.00	$3,970.00	$3,500.00	Tony Kantering
48	3816 Garden	I	7	PD-595	0.1871	$31,847.00	3	$8,000.00	$11,900.00	$32,040.00	Wealthgates Investment Company

Tax Foreclosed and Seizure Warrant Property Resales

Agenda Item # 58 (Continued)

Item No.	Street Address	Vac/ Imp	Council District	Zoning	Parcel Size	Struck off Amount	# Bids Rec'd	Min Bid Amount	Highest Bid Amount	DCAD	Highest Bidder
49	4516 Garrison	V	4	R-7.5(A)	0.1607	$7,330.00	2	$250.00	$1,199.00	$7,330.00	LaQuonda Brewer
50	4601 Garrison	V	4	R-7.5(A)	0.1732	$7,000.00	5	$250.00	$1,757.00	$7,000.00	Anthony Boyd
51	4618 Garrison	V	4	R-7.5(A)	0.1992	$7,190.00	7	$250.00	$2,075.00	$7,190.00	Nextlots Now L.L.C
52	1818 Garza	V	4	TH-3(A)	0.2265	$11,582.00	2	$1,000.00	$3,170.00	$14,140.00	Tony Kantering
53	2716 Goodwill	V	7	PD 595	0.1149	$20,986.00	1	$250.00	$699.00	$3,750.00	James Bell
54	1345 Grant	V	4	R-5(A)	0.1818	$1,381.00	1	$250.00	$599.00	$11,500.00	James Bell
55	1313 Grant	V	4	R-5(A)	0.1866	$1,599.00	1	$1,000.00	$1,199.00	$11,500.00	James Bell
56	1307 Grant	V	4	R-5(A)	0.1904	$11,500.00	1	$500.00	$599.00	$11,500.00	James Bell
57	1342 Grant	V	4	R-5(A)	0.2995	$23,652.00	1	$1,000.00	$1,099.00	$13,230.00	James Bell
58	3740 Guaranty	I	7	PD-595	0.6852	$19,497.00	1	$6,000.00	$1,199.00	$28,460.00	James Bell
59	3615 Hancock	I	7	PD-595	0.0966	$24,931.00	2	$15,000.00	$24,799.00	$78,870.00	James Bell
60	2645 Hatcher	V	7	PD-595	0.1728	$3,900.00	3	$1,000.00	$2,525.00	$3,900.00	County Land and Water LLC Series 2299EFH
61	2675 Hatcher	V	7	PD -595	0.1648	$3,900.00	3	$1,000.00	$3,000.00	$3,900.00	Wealthgates Investment Company
62	2665 Hatcher	V	7	PD -595	0.1735	$3,900.00	3	$1,000.00	$4,800.00	$3,900.00	Wealthgates Investment Company
63	2635 Hatcher	V	7	PD -595	0.1812	$3,900.00	3	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
64	2625 Hatcher	V	7	PD 595	0.1823	$3,900.00	3	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
65	2655 Hatcher	V	7	PD -595	0.1761	$3,900.00	3	$1,000.00	$4,000.00	$3,900.00	Wealthgates Investment Company
66	2551 Hatcher	V	7	PD -595	0.1893	$3,900.00	2	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
67	2615 Hatcher	V	7	PD -595	0.1807	$3,900.00	2	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
68	2515 Hatcher	V	7	PD -595	0.1966	$3,900.00	3	$1,000.00	$2,375.00	$3,900.00	County Land and Water LLC Series 2299EFH
69	2603 Hatcher	V	7	Pd-595	0.1893	$3,900.00	2	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
70	2525 Hatcher	V	7	PD -595	0.1941	$3,900.00	3	$1,000.00	$2,375.00	$3,900.00	County Land and Water LLC Series 2299EFH
71	2225 Hatcher	V	7	PD -595	0.1529	$3,900.00	2	$1,000.00	$4,650.00	$3,900.00	County Land and Water LLC Series 2299EFH
72	3616 Hatcher	V	7	PD -595	0.1343	$5,850.00	1	$1,000.00	$1,299.00	$5,850.00	James Bell
73	2255 Hatcher	V	7	PD -595	0.1473	$3,900.00	2	$1,000.00	$3,650.00	$3,900.00	County Land and Water LLC Series 2299EFH
74	2541 Hatcher	V	7	PD -595	0.1943	$3,900.00	2	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
75	2685 Hatcher	V	7	PD -595	0.1517	$3,900.00	3	$1,000.00	$6,900.00	$3,900.00	Wealthgates Investment Company
76	2503 Hatcher	V	7	PD -595	0.2055	$3,900.00	4	$1,000.00	$2,503.00	$3,900.00	County Land and Water LLC Series 2299EFH

Tax Foreclosed and Seizure Warrant Property Resales

Agenda Item # 58 (Continued)

Item No.	Street Address	Vac/ Imp	Council District	Zoning	Parcel Size	Struck off Amount	# Bids Rec'd	Min Bid Amount	Highest Bid Amount	DCAD	Highest Bidder
77	2303 Hatcher	V	7	PD 595	0.1485	$36,350.00	2	$1,000.00	$2,675.00	$3,900.00	County Land and Water LLC Series 2299EFH
78	2561 Hatcher	V	7	PD -595	0.1818	$3,900.00	2	$1,000.00	$2,275.00	$3,900.00	County Land And Water Llc Series 2299EFH
79	3112 Hatcher	V	7	PD -595	1.0850	$47,260.00	3	$4,000.00	$10,000.00	$47,260.00	Wealthgates Investment Company
80	3500 Havana	I	7	PD 595	0.1262	$11,055.00	7	$2,000.00	$12,000.00	$20,030.00	Wellington Santos & Rafael Ruiz Millan
81	1405 Hendricks	V	4	R-5(A)	0.1652	$1,561.00	5	$250.00	$2,300.00	$11,500.00	Daporscha Kelley
82	2672 Hudspeth	V	4	R-5(A)	0.1677	$16,233.00	2	$250.00	$3,157.00	$13,000.00	Tony Kantering
83	5026 Ivy	V	8	R-5(A)	0.2557	$10,000.00	2	$250.00	$1,299.00	$9,900.00	James Bell
84	2002 J B Jackson Jr	I	7	PD -595	0.1601	$16,979.00	5	$10,000.00	$16,999.00	$40,290.00	Wealthgates Investment Company
85	6210 J J Lemmon	I	8	A(A)	2.8800	$38,788.00	2	$5,000.00	$11,021.00	$45,040.00	Jessie And Linda Medlock
86	4343 Jamaica	V	7	PD -595	0.1431	$2,682.00	1	$1,000.00	$1,299.00	$5,000.00	James Bell
87	2914 Kavasar	V	8	R-5(A)	0.2835	$10,000.00	1	$1,000.00	$1,299.00	$6,000.00	James Bell
88	2503 Kilburn	V	4	R-7.5(A)	0.3870	$12,590.00	4	$250.00	$2,697.00	$12,750.00	Tony Kantering
89	2836 Kilburn	V	4	R-5(A)	0.1770	$1,502.00	4	$250.00	$2,697.00	$11,000.00	Tony Kantering
90	2831 Kilburn	I	4	R-5(A)	0.1765	$14,423.00	7	$4,000.00	$18,999.00	$37,170.00	Wealthgates Investment Company
91	2846 Kilburn	V	4	R-5(A)	0.1790	$11,000.00	3	$1,000.00	$2,697.00	$11,000.00	Tony Kantering
92	4245 Landrum	V	4	R-7.5(A)	0.1790	$6,900.00	3	$1,000.00	$1,475.00	$6,900.00	Nextlots Now L.L.C
93	6437 Leana	I	8	R-7.5(A)	0.1721	$9,522.00	5	$2,000.00	$15,503.00	$13,650.00	Aztec Brothers Properties, LLC
94	3014 Marburg	I	7	PD -595	0.1741	$17,810.00	5	$2,000.00	$11,200.00	$10,790.00	Heiby Lopez
95	204 Marks	I	5	R-7.5(A)	0.2295	$44,690.00	7	$5,000.00	$23,200.00	$44,690.00	Lorena Hernandez Romero
96	1611 Metropolitan	V	7	PD 595	0.0701	$26,276.00	1	$250.00	$379.00	$2,750.00	James Bell
97	2821 Metropolitan	V	7	PD 595	0.1308	$13,548.00	1	$500.00	$699.00	$23,010.00	James Bell
98	2415 Moffatt	V	4	R-7.5(A)	0.1664	$7,900.00	2	$1,000.00	$3,731.00	$6,900.00	Tony Kantering
99	4315 Montie	V	7	PD -595	0.1328	$7,820.00	1	$1,000.00	$1,299.00	$7,820.00	James Bell
100	614 S. Moore	V	4	R-5(A)	0.3135	$1,314.00	1	$1,000.00	$1,199.00	$10,000.00	James Bell
101	613 S. Moore	V	4	R-5(A)	0.1607	$822.00	1	$500.00	$699.00	$5,750.00	James Bell
102	2738 Morning	V	7	PD 595	0.0912	$8,840.00	2	$250.00	$1,001.00	$3,750.00	Leobardo Leon
103	4732 Nome	V	7	R-5(A)	0.1721	$16,540.00	2	$250.00	$499.00	$16,540.00	James Bell
104	3515 Pacesetter	I	8	R-5(A)	0.1643	$33,590.00	2	$12,000.00	$23,999.00	$37,040.00	James Bell
105	6005 Park Manor	I	8	R-5(A)	0.1659	$38,000.00	4	$15,000.00	$23,999.00	$38,000.00	James Bell
106	629 Parkwood	V	4	R-7.5(A)	0.2545	$6,000.00	2	$1,000.00	$1,399.00	$10,000.00	James Bell
107	740 Parkwood	V	4	R-7.5(A)	0.2775	$17,000.00	3	$1,000.00	$3,375.00	$17,000.00	Nextlots Now L.L.C
108	1311 E Pentagon	I	4	R-7.5(A)	0.1696	$54,920.00	3	$15,000.00	$35,000.00	$53,050.00	Carolina Rodriguez
109	3326 Pine	V	7	PD 595	0.1664	$9,553.00	2	$375.00	$403.00	$6,000.00	James Bell
110	3239 Pine	V	7	PD 595	0.1767	$6,000.00	3	$250.00	$1,157.00	$6,000.00	Anthony Boyd
111	4105 Pointer	V	6	R-5(A)	0.5640	$11,499.00	7	$2,000.00	$13,500.00	$18,000.00	Kendall and Wendi Macon
112	1717 Poplar	V	7	PD 595	0.1652	$1,318.00	3	$250.00	$409.00	$6,480.00	James Bell
113	1720 N. Prairie	V	2	PD 298	0.0893	$16,691.00	7	$3,000.00	$39,999.00	$38,900.00	Wealthgates Investment Company
114	3134 Prosperity	V	4	R-7.5(A)	0.2329	$12,172.00	1	$3,000.00	$3,199.00	$14,300.00	James Bell

Tax Foreclosed and Seizure Warrant Property Resales

Agenda Item # 58 (Continued)

Item No.	Street Address	Vac/ Imp	Council District	Zoning	Parcel Size	Struck off Amount	# Bids Rec'd	Min Bid Amount	Highest Bid Amount	DCAD	Highest Bidder
115	13030 Ravenview	I	8	R-10(A)	0.0034	$20,586.00	10	$3,000.00	$25,000.00	$52,760.00	Gabriela Ovalle
116	1409 Renner	V	4	R-7.5(A)	0.1581	$17,933.00	1	$250.00	$499.00	$11,500.00	James Bell
117	4407 Rosine	V	7	PD 595	0.0950	$16,301.00	1	$1,000.00	$1,299.00	$24,720.00	James Bell
118	4423 Rosine	I	7	PD -595	0.0939	$21,730.00	2	$5,000.00	$7,005.00	$29,170.00	Aztec Brothers Properties, LLC
119	2754 Scotland	V	4	R-5(A)	0.1731	$3,500.00	2	$1,000.00	$1,299.00	$4,000.00	James Bell
120	2242 Scotland	I	4	R-7.5(A)	0.1776	$12,189.00	4	$5,000.00	$12,500.00	$25,220.00	Wealthgates Investment Company
121	2845 Seaton	V	4	R-7.5(A)	0.2754	$12,000.00	1	$250.00	$599.00	$12,000.00	James Bell
122	3622 Sidney	V	7	PD 595	0.1589	$1,598.00	2	$375.00	$2,299.00	$3,460.00	Maria Schneider
123	2747 Simpson Stuart	V	8	CR	0.1285	$5,040.00	1	$500.00	$999.00	$5,040.00	James Bell
124	4611 Spring Garden	V	7	PD 595	0.1148	$32,070.00	2	$250.00	$499.00	$32,070.00	James Bell
125	3326 Springview	V	4	R-7.5(A)	0.2686	$4,746.00	2	$500.00	$799.00	$10,000.00	James Bell
126	3706 State Oak	V	8	R-5(A)	0.2148	$7,000.00	4	$500.00	$4,937.00	$7,000.00	Tony Kantering
127	1823 Stella	I	4	R-7.5(A)	0.1643	$46,196.00	18	$12,000.00	$30,000.00	$60,690.00	Wellington Santos & Rafael Ruiz Millan
128	4735 Stokes	V	7	R-5(A)	0.1142	$2,000.00	1	$375.00	$699.00	$2,000.00	James Bell
129	1335 Valley	V	4	R-5(A)	0.0786	$7,401.00	2	$375.00	$659.00	$7,480.00	James Bell
130	1339 Valley	V	4	R-5(A)	0.6873	$12,986.00	2	$375.00	$799.00	$7,480.00	James Bell
131	4531 Wahoo	V	7	PD -595	0.0868	$5,000.00	1	$500.00	$1,299.00	$5,000.00	James Bell
132	4515 Wahoo	V	7	PD -595	0.0685	$5,000.00	1	$1,000.00	$899.00	$5,000.00	James Bell
133	4519 Wahoo	V	7	PD -595	0.0669	$5,000.00	1	$1,000.00	$1,299.00	$5,000.00	James Bell
134	4523 Wahoo	V	7	PD -595	0.0658	$2,000.00	1	$1,000.00	$1,299.00	$5,000.00	James Bell
135	12908 Windfall	I	8	R-10(A)	0.1880	$27,280.00	1	$10,000.00	$10,100.00	$28,280.00	John Dsilva LLC
136	8344 Yukon	V	7	R-5(A)	0.2008	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
137	8320 Yukon	V	7	R-5(A)	0.2515	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
138	8324 Yukon	V	7	R-5(A)	0.1963	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
139	8325 Yukon	V	7	R-5(A)	0.1795	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
140	8338 Yukon	V	7	R-5(A)	0.1957	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
141	8328 Yukon	V	7	R-5(A)	0.1803	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
142	8332 Yukon	V	7	R-5(A)	0.1960	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
143	4828 Zealand	V	7	R-5(A)	0.1730	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell

Land Bank (DHADC) Sale of Lots to
Dallas Area Habitat for Humanity
Agenda Item # 71

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 1809 Muncie	44N	6	$ 8,127.35
2. 4317 Landrum	65D	4	$29,020.06
3. 2623 Custer	65D	4	$15,467.03
4. 1729 McBroom	44J	6	$11,277.67
5. 4820 Fellows	57S	7	$ 8,952.91
6. 4711 Nome	56V	7	$10,770.12
7. 4309 Landrum	65D	4	$20,004.50

Land Bank (DHADC) Sale of Lots to EBM Services
Agenda Item # 72

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 4611 Garland	46K	2	$ 3,915.34
2. 3706 S. Fitzhugh	46Q	7	$14,507.23

Land Bank (DHADC) Sale of Lots to
Lakee Group LLC
Agenda Item # 73

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 421 Lake Cliff	54D	1	$ 6,196.98
2. 604 Jonelle	57R	5	$15,333.28

Tax Foreclosure and Seizure Property Resale
Agenda Item # 87

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Non-Tax Liens	Council District
1.	4749 Yancy	Dallas Neighborhood Alliance for Habitat, Inc.	57S	$2,000	$1,000.00	V	$9,517.48	7
2.	4528 Luzon	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	$2,000	$1,000.00	V	$7,273.19	7
3.	4812 Nome	Dallas Neighborhood Alliance for Habitat, Inc.	57S	$2,000	$1,000.00	V	$3,135.55	7
4.	4832 Fellows	Dallas Neighborhood Alliance for Habitat, Inc.	57S	$2,000	$1,000.00	V	$8,096.08	7
5.	7920 Saipan	Dallas Neighborhood Alliance for Habitat, Inc.	56V	$2,000	$1,000.00	V	$1,180.49	7
6.	7927 Ivory	Dallas Neighborhood Alliance for Habitat, Inc.	56V	$2,000	$1,000.00	V	$4,891.29	7
7.	4550 Solar	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	$2,000	$1,000.00	V	$8,559.68	7
8.	4742 Zealand	Dallas Neighborhood Alliance for Habitat, Inc.	56V	$2,000	$1,000.00	V	$0.00	7
9.	4561 Cherbourg	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	$2,000	$1,000.00	V	$10,941.56	7

Tax Foreclosure and Seizure Property Resale
Agenda Item # 88

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Non-Tax Liens	Council District
1.	3021 Brimingham	South Dallas Fair Park Innercity Community Development Corporation	46T	$5,000	$1,000.00	V	$0.00	7

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.

2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.

3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.

4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.

5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.

6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

AGENDA DATE August 26, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			All	V	NA	NA	NA	NA	Approval of Minutes of the August 12, 2015 City Council Meeting
2			2	C	AVI	REV $1,150,000	NA	NA	Authorize (1) the rescission of Resolution No. 12-2724, previously approved on November 14, 2012, which authorized an aviation lease and a commercial aviation lease with The Braniff Centre Limited Partnership (previously known as Reed Enterprises Investment Holdings, LP); (2) a thirty-nine-year lease agreement with three, ten-year renewal options with The Braniff Centre for approximately 752,913 square feet of land located at 7701 Lemmon Avenue for aviation use development with a capital commitment of $17,000,000 to be expended within 36-months from the effective date of the lease with an additional $4,000,000 to be expended within ten-years; and (3) a thirty-nine year lease agreement with three, ten-year renewal options with The Braniff Centre Limited Partnership at Dallas Love Field, for approximately 414,600 square feet of land for commercial development with a total capital commitment of $20,000,000 to be expended within sixty-months from the effective date of the lease - Estimated Annual Revenue: $1,150,000
3			3	C	AVI	$2,303,893.00	NA	NA	Authorize (1) an amendment to the Interlocal Agreement with the Texas Department of Transportation previously approved on February 12, 2014, by Resolution No. 14-0285; and (2) an increase in the construction service contract in phase two and additional design service for phase three work at Dallas Executive Airport - Not to exceed $2,303,893, from $3,534,900 to $5,838,793 - Financing: Aviation Capital Construction Funds
4			2	C	AVI	$165,878.00	NA	NA	Authorize a third amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field, and to extend the term of the contract from June 2, 2015 through June 1, 2016 - Not to exceed $165,878.00, from $1,738,504 to $1,904,382 - Financing: Aviation Current Funds (subject to appropriations)
5			2	C	PBD, AVI	$1,000,003.03	NA	NA	Authorize a one-year service contract for airfield marking, striping and painting services for Aviation -Hi-Lite Airfield Services, LLC through an Interlocal Purchasing Agreement with Dallas/Fort Worth International Airport - Not to exceed $1,000,003 - Financing: Aviation Current Funds (subject to appropriations)
6			3	C	PBD, AVI	$207,000.00	100.00%	100.00%	Authorize a two-year service contract for airport runway concrete crack and joint repair services at Dallas Executive Airport -MRK Industrial Flooring, Inc., lowest responsible bidder of three - Not to exceed $207,000 - Financing: Aviation Current Funds (subject to annual appropriations)
7			All	C	PBD, CIS	$2,453,512.50	100.00%	100.00%	Authorize a five-year service contract, with two one-year renewal options, for voice and data cable installation services to connect computers and phones at City facilities - AAA Data Communications, Inc., most advantageous proposer of two - Not to exceed $2,453,513 - Financing: Current Funds (subject to annual appropriations)
8			2	C	PBD, AVI	$198,100.00	100.00%	100.00%	Authorize a five-year service contract, with two three-year renewals, for maintenance, support and parts for the existing audible paging system at Love Field facilities - Ford Audio-Video Systems, LLC, most advantageous proposer of two - Not to exceed $198,100 - Financing: Aviation Current Funds (subject to annual appropriations)
9			All	C	PBD, OEM	$109,272.00	0.00%	0.00%	Authorize a six-year service contract, for preventive maintenance and repair services for the City's outdoor warning siren system - West Shore Services, Inc., only bidder - Not to exceed $109,272 - Financing: Current Funds (subject to annual appropriations)
10			2	C	PBD, AVI	$311,154.85	16.10%	16.10%	Authorize (1) an acquisition contract for the purchase and implementation of an aircraft identification and billing solution for Aviation in the amount of $137,581; and (2) a three-year service contract, with two one-year renewal options, for maintenance and support for an aircraft identification and billing solution in the amount of $173,574 - Vector Airport Systems, LLC, only proposer - Total not to exceed $311,155 - Financing: Aviation Current Funds (subject to annual appropriations)
11			All	C	PBD, CON	$160,000.00	NA	NA	Authorize a five-year master municipal lease agreement for the financing of personal property purchases - Banc of America Public Capital Corp., most advantageous proposer of three - Not to exceed $160,000 ($60,000 upfront legal costs plus annual legal fees of $20,000) - Financing: Current Funds (subject to annual appropriations)
12			All	C	PBD, STS	$904,612.00	0.00%	0.00%	Authorize a two-year master agreement for asphalt emulsion to be utilized by Street Services -Heartland Asphalt Materials, Inc., lowest responsible bidder of three - Not to exceed $904,612 - Financing: Current Funds
13			All	C	PBD, CCS, FIR, POL, WTR	$480,689.30	0.00%	0.00%	Authorize a three-year master agreement for emergency road flares -Standard Fusee Corp. dba Orion, lowest responsible bidder of two - Not to exceed $480,690 - Financing: Current Funds ($478,650) and Water Utilities Current Funds ($2,040)

AGENDA DATE August 26, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
14			All	C	PBD, FIR	$368,375.00	0.00%	0.00%	Authorize (1) a five-year master agreement for fire emergency vehicle pump parts for Fire-Rescue - Fire Pump Specialty in the amount of $200,000; and (2) a five-year service contract for fire vehicle repair services with parts for Fire-Rescue - Metro Fire Apparatus Specialist, Inc. in the amount of $168,375, lowest responsible bidders of two - Total not to exceed $368,375 - Financing: Current Funds (subject to annual appropriations)
15			All	C	FIR	NC	NA	NA	Authorize an Interlocal Agreement between the City and Dallas County Community College District (DCCCD) on behalf of El Centro College to provide a college internship program for students pursuing a degree in Fire Protection Technology - Financing: No cost consideration to the City
16			2, 14	C	ECO	NC	NA	NA	Authorize (1) approval of the proposed Dallas Downtown Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; (2) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; (3) consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City
17			2, 7, 14	C	ECO	NC	NA	NA	Authorize (1) approval of the proposed Deep Ellum Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; (2) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; (3) consideration of an ordinance levying a special assessment on property in the District for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City
18			14	C	ECO	NC	NA	NA	Authorize (1) approval of the proposed Klyde Warren Park/Dallas Arts District Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; (2) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; (3) consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City
19			14	C	ECO	NC	NA	NA	Authorize (1) approval of the proposed Knox Street Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; (2) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; (3) consideration of an ordinance levying a special assessment on property in the District for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City
20			9, 10, 13	C	ECO	NC	NA	NA	Authorize (1) approval of the proposed Lake Highlands Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; (2) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; (3) consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City
21			6	C	ECO	NC	NA	NA	Authorize (1) approval of the proposed Oak Lawn-Hi Line Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; (2) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; (3) consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

AGENDA DATE August 26, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
22			12	C	ECO	NC	NA	NA	Authorize (1) approval of the proposed Prestonwood Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; (2) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; (3) consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City
23			2	C	ECO	NC	NA	NA	Authorize (1) approval of the proposed South Side Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; (2) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; (3) consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City
24			2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14	C	ECO	NC	NA	NA	Authorize (1) approval of the proposed Tourism Public Improvement District ("District") Service Plan for 2015-16, 2015 Assessment Plan and 2015 assessment roll; (2) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; (3) consideration of an ordinance levying a special assessment on Dallas hotels with a 100 or more rooms, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City
25			14	C	ECO	NC	NA	NA	Authorize (1) approval of the proposed University Crossing Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; (2) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; (3) consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City
26			14	C	ECO	NC	NA	NA	Authorize (1) approval of the proposed Uptown Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; (2) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; (3) consideration of an ordinance levying a special assessment on property in the District for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City
27			13	C	ECO	NC	NA	NA	Authorize (1) approval of the proposed Vickery Meadow Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; (2) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; (3) consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City
28			2, 6, 14	C	ECO	GT	NA	NA	Authorize an amendment to the services contract with the law firm of Stutzman, Bromberg, Esserman & Plifka, a Professional Corporation for services relating to the transfer of ownership of the North Parking Garage to the City to: (1) extend the term of the contract through December 31, 2015; (2) receive and deposit funds in the amount of $20,000 from Anland GP, L.P., the North Parking Garage developer; and (3) increase the contract amount from $50,000 to a total contract amount not to exceed $70,000 for additional services related to the operating and management agreement with Center Operating Company, the American Airlines Center operator, with the additional $20,000 in funding to be advanced to the City Anland GP, L.P. - Financing: Private Funds

AGENDA DATE August 26, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
29			7	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; (2) the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City - Financing: No cost consideration to the City
30			4, 6	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Santos Coria for the construction of affordable houses; (2) the sale of 9 vacant lots from Dallas Housing Acquisition and Development Corporation to Santos Coria; and (3) execution of a release of lien for any non-tax liens on the 9 properties that may have been filed by the City - Financing: No cost consideration to the City
31			All	C	HOU	$70,000.00	NA	NA	Authorize a professional services contract with Babers Group, Inc. to provide consulting services to the City of Dallas related to the City's creation and implementation of a plan to build communities and affirmatively further fair housing, for a term of one year from the date of execution of the agreement - Not to exceed $70,000 - Financing: Current Funds (subject to appropriations)
32			4	C	HOU	NC	NA	NA	Authorize an amendment to Resolution No. 15-1200, previously approved on June 17, 2015, for a conditional grant agreement with Sphinx Development Corporation to change the name of the developer to SDC Compton Housing, LP (SDC) to pay for a portion of the construction costs for a single family development for 49 homes in South Dallas located on Eighth and Corinth Streets - Financing: No cost consideration to the City
33			Outside	C	IGS	NC	NA	NA	Authorize approval of the Dallas/Fort Worth International Airport Board's FY 2016 Proposed Budget - Financing: No cost consideration to the City
34			All	C	LIB	GT	NA	NA	Authorize (1) the acceptance of four grants through the Texas State Library and Archives Commission for the period September 1, 2015 through August 31, 2016: Special Projects Grant in the amount of $75,000, Library Cooperation Grant in the amount of $73,808, Impact Grant in the amount of $7,446, and Texas Reads Grant in the amount of $3,000; (2) the receipt and deposit of program income in the amount of $10,000 for the Library Cooperation Grant generated from GED Testing Center activities; (3) the establishment of appropriations in the amount of $10,000 in the GED Testing Center Program income fund to be used for other eligible activities; and (4) execution of the grant agreements - Total not to exceed $169,254 - Financing: Texas State Library and Archives Commission Grant Funds ($159,254) and Estimated Program Income ($10,000)
35			7	C	PKR	$142,460.00	100.00%	6.37%	Authorize a contract for wayfinding and parking lot signage at Fair Park located at 1200 Second Avenue - Phoenix I Restoration and Construction, Ltd., best value proposer of three - Not to exceed $142,460 - Financing: Current Funds
36			2, 7	C	PKR	NC	NA	NA	Authorize a public hearing to be held on September 22, 2015 to receive comments on the proposed use of subsurface portions of Crockett Park, Fair Park, and Juanita J. Craft Park totaling approximately 430,503 square feet (9.88 acres) for the installation of a thirty-foot diameter drainage relief tunnel - Financing: No cost consideration to the City
37			All	C	POL	NC	NA	NA	Authorize a Memorandum of Understanding with Dallas County for utilization of the Law Enforcement Agency Portal (LEA Portal) for the purpose of electronic criminal case filing - Financing: No cost consideration to the City
38			All	C	POL	$111,041.00	NA	NA	Authorize (1) the acceptance of the Commercial Auto Theft Interdiction Squad/23 grant from the Texas Automobile Burglary & Theft Prevention Authority in the amount of $555,204 to provide a specialized proactive automobile theft program, for the period September 1, 2015 through August 31, 2016; (2) a local match in the amount of $111,041; (3) an In-Kind Contribution in the amount of $517,394; and (4) execution of the grant agreement - Total not to exceed $1,183,639 - Financing: Texas Automobile Burglary & Theft Prevention Authority Grant Funds ($555,204), In-Kind Contributions ($517,394) and Current Funds ($111,041) (subject to appropriations)

AGENDA DATE August 26, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
39			All	C	POL	$273,533.65	NA	NA	Authorize (1) the application for and acceptance of the Comprehensive Selective Traffic Enforcement Program grant as a pass-through grant from the U.S. Department of Transportation in the amount of $999,945 for travel expenses and overtime reimbursement for the period October 1, 2015 through September 30, 2016; (2) a local cash match of city pension contribution in the amount of $273,534; and (3) execution of the grant agreement - Total not to exceed $1,273,479 - Financing: Texas Department of Transportation Grant Funds ($999,945) and Current Funds ($273,534)
40			All	C	POL	GT	NA	NA	Authorize (1) the application and acceptance of the Texas School Safety Center 2015/2016 Tobacco Enforcement Grant in the amount of $65,025 from the Texas State University System - San Marcos for the purpose of reducing youth access to tobacco products, and to ensure compliance with the Health and Safety Code, Chapter 161 for the period September 1, 2015 through August 31, 2016; and (2) execution of the grant agreement - Not to exceed $65,025 - Financing: Texas School Safety Center Tobacco Compliance Grant Funds
41			All	C	POL	$173,700.00	NA	NA	Authorize (1) the Dallas Police Department to receive funds in the amount of $600,000 from various federal and state law enforcement agencies including, but not limited to those shown for reimbursement of overtime for investigative services for FY 2015-16; (2) a City contribution of pension and Federal Insurance Contributions Act costs in the amount of $173,700; and (3) execution of the grant agreements - Total not to exceed $773,700 - Financing: Current Funds ($173,700) and Various Federal and State Law Enforcement Agencies ($600,000)
42			All	C	POL	GT	NA	NA	Authorize renewal of the contract with El Centro College of the Dallas County Community College District for instructional services for police academy training, including receipt of payment from El Centro for the two-year period September 1, 2015 through August 31, 2017 - Not to exceed $400,548 - Financing: Texas Higher Education Coordinating Board Funds
43			All	C	POL	NC	NA	NA	Authorize a correction to Resolution No. 15-1057 previously approved on June 10, 2015, to authorize the execution of a Memorandum of Understanding with the Dallas Children's Advocacy Center for Multidisciplinary Team Investigative Protocol - Financing: No cost consideration to the City
44			2, 7	C	PBW, WTR	$398,377.00	96.19%	36.33%	Authorize (1) a professional services contract with Bridgefarmer & Associates, Inc. for design of the Dolphin Road (Hatcher Street) from Spring Avenue to north of Haskell Avenue project in the amount of $398,377; (2) the receipt and deposit of funds from the Texas Department of Transportation in the amount of $291,489; and (3) an increase in appropriations in the amount of $291,489 in the Capital Projects Reimbursement Fund - Total not to exceed $398,377 - Financing: General Obligation Commercial Paper Funds ($72,873), Capital Projects Reimbursement Funds ($291,489) and Water Utilities Capital Improvement Funds ($34,016)
45			10	C	PBW, WTR	$3,131,090.00	99.07%	25.09%	Authorize a contract with Jeske Construction Company, lowest responsible bidder of four, for the reconstruction of alley paving, storm drainage, drive approaches and wastewater main adjustments for Alley Reconstruction Group 12-3030 - Not to exceed $3,131,090 - Financing: General Obligation Commercial Paper Funds ($2,243,283), 2012 Bond Funds ($7,813), 2006 Bond Funds ($582,997), Water Utilities Capital Improvement Funds ($279,986) and Water Utilities Capital Construction Funds ($17,011)
46			4, 5	C	PBW, WTR	$1,627,840.75	56.96%	47.25%	Authorize a contract with Tiseo Paving Company, lowest responsible bidder of four, for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-625 - Not to exceed $1,627,841 - Financing: General Obligation Commercial Paper Funds ($847,960), 2012 Bond Funds ($256,173), Water Utilities Capital Improvement Funds ($473,058) and Water Utilities Capital Construction Funds ($50,650)
47			3, 4	C	PBW, WTR	$2,055,177.00	54.90%	49.65%	Authorize a contract with Tiseo Paving Company, lowest responsible bidder of five, for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-626 - Not to exceed $2,055,177 - Financing: General Obligation Commercial Paper Funds ($1,227,740), 2012 Bond Funds ($132,330), Water Utilities Capital Improvement Funds ($631,657) and Water Utilities Capital Construction Funds ($63,450)
48			7	C	PBW, OCA	$139,488.53	100.00%	25.74%	Authorize an increase to the construction contract with Phoenix 1 Restoration and Construction, Ltd. for replacement of exterior guardrails, original lobby floor tiles, repairs to exterior limestone at multiple locations, repair of existing check valve at stormwater catch basin, and replacement of metal cap, to the Perot Museum of Nature and Science at Fair Park, located at 3535 Grand Avenue - Not to exceed $139,489, from $1,030,400 to $1,169,889 - Financing: General Obligation Commercial Paper Funds

AGENDA DATE August 26, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
49			7	C	PBW, FIR	$6,760.00	100.00%	100.00%	Authorize Supplemental Agreement No. 1 to the contract with Alliance Geotechnical Group, Inc. for construction materials testing for the construction of the replacement Fire Station No. 44 located at 2025 Lagow Avenue - Not to exceed $6,760, from $48,999 to $55,759 - Financing: 2006 Bond Funds
50			All	C	PBW	$181,150.30	NA	NA	Authorize the second amendment to the contract with the Texas Commission on Environmental Quality for the Ambient Air Monitoring Program Contract No. 582-14-40015 to (1) accept a grant in the amount of $367,790 for the Ambient Air Monitoring Program for the period September 1, 2015 through August 31, 2017; and (2) a local match in an amount not to exceed $181,151 over the two-year period - Total not to exceed $548,941, from $563,540 to $1,112,481 - Financing: Texas Commission on Environmental Quality Grant Funds ($367,790) and Current Funds ($181,151) (subject to annual appropriations)
51			All	C	PBW	GT	NA	NA	Authorize Contract No. 582-16-60016 with the Texas Commission on Environmental Quality to accept state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2015 through August 31, 2016 - Not to exceed $477,811 - Financing: Texas Commission on Environmental Quality Grant Funds
52			All	C	PBW	GT	NA	NA	Authorize the first amendment to Contract No. 582-15-50031 with the Texas Commission on Environmental Quality to accept state grant funds in the amount of $28,054 to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2015 through August 31, 2016 - Not to exceed $28,054, from $28,054 to $56,108 - Financing: Texas Commission on Environmental Quality Grant Funds
53			All	C	PBW	GT	NA	NA	Authorize the first amendment to Contract No. 582-15-50039 with the Texas Commission on Environmental Quality to accept grant funds in the amount of $67,587 for air quality monitoring of the particulate matter 2.5 network for the period September 1, 2015 through August 31, 2016 - Not to exceed $67,587, from $67,587 to $135,174 - Financing: Texas Commission on Environmental Quality Grant Funds
54			All	C	PBW	$258,640.00	NA	NA	Authorize Amendment No. 1 to Contract No. 582-15-50121 with the Texas Commission on Environmental Quality to (1) accept additional state grant funds in the amount of $525,117 to continue the Air Pollution Compliance program to provide investigative services and complaint responses within the City of Dallas for a one-year period, from September 1, 2015 through August 31, 2016; and (2) a local annual match in an amount not to exceed $258,640 - Total not to exceed $783,757, from $783,757 to $1,567,514 - Financing: Texas Commission on Environmental Quality Grant Funds ($525,117) and Current Funds ($258,640) (subject to appropriations)
55			2, 6, 13	C	STS	GT	NA	NA	Authorize (1) an Interlocal Agreement with the Texas Department of Transportation (TxDOT) to provide cost reimbursement for material and labor costs for traffic signal improvements at seven locations on Loop 12 (Northwest Highway), specifically Loop 12 and Community Drive, Loop 12 and Webb Chapel Extension, Loop 12 and Lakefield Boulevard, Loop 12 and Webb Chapel Road, Loop 12 and Marsh Lane, Loop 12 and Harry Hines Boulevard, and Loop 12 and Bachman Drive; and (2) the establishment of appropriations in the amount of $130,549 in the Texas Department of Transportation Grant Fund - Not to exceed $130,549 - Financing: Texas Department of Transportation Grant Funds
56			9	C	STS	GT	NA	NA	Authorize (1) an Interlocal Agreement with the Texas Department of Transportation (TxDOT) to provide cost reimbursement for material and labor costs incurred in an amount not to exceed $106,088 for traffic signal improvements at seven locations on Garland Road (SH 78), specifically Garland Road at Centerville Road, Garland Road at Easton Road/Gus Thomasson Road, Garland Road at Jupiter Road, Garland Road at Lochwood Boulevard, Garland Road at Peavy Road, Garland Road at Loop 12 (North Buckner Boulevard) and Garland Road at Barnes Bridge Road; and (2) the establishment of appropriations in the amount of $106,088 in the Texas Department of Transportation Grant Fund - Not to exceed $106,088 - Financing: Texas Department of Transportation Grant Funds
57			4	C	DEV, PBW	$8,134.00	NA	NA	Authorize moving expense and rental assistance payments for David Galaviz and Pauline Galaviz in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 2958 Gloyd Street for future City facilities - Not to exceed $8,134 - Financing: 2006 Bond Funds
58			2, 3, 4, 5, 6, 7, 8	C	DEV	REV $825,871.30	NA	NA	Authorize the quitclaim of 143 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment - Revenue: $825,872

AGENDA DATE August 26, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
59			6	C	DEV, HOU	GT	NA	NA	Authorize a seven-year lease agreement with Johnston Equity, LLC, for approximately 10,100 square feet of office space located at 2233 Valdina Street, Suites 105-107, to be used as a Woman, Infants and Children warehouse and office for the period September 1, 2015 through August 31, 2022 - Not to exceed $616,101 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
60			13	C	DEV	REV $22,400	NA	NA	An ordinance abandoning portions of thirteen fire lane easements, eight utility easements, and one water easement to Wal-Mart Real Estate Business Trust, the abutting owner, containing a total of approximately 320,183 square feet of land, located near the intersection of L.B.J. Freeway (I.H. 635) and Midway Road - Revenue: $22,400, plus the $20 ordinance publication fee
61			14	C	TWM, ATT	$14,373.00	NA	NA	Authorize settlement in lieu of proceeding with condemnation of a subsurface easement under approximately 2,246 square feet of land from Amrik Singh, located on Zenia Drive at its intersection with Rock Rose Drive for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $14,373 ($12,373 plus closing costs and title expenses not to exceed $2,000); an increase of $1,652 from the amount Council originally authorized for this acquisition -Financing: General Obligation Commercial Paper Funds
62			14	C	TWM, ATT	$11,860.00	NA	NA	Authorize settlement in lieu of proceeding with condemnation of a subsurface easement under approximately 1,972 square feet of land from Lauren Ashlee Bennick, located on Zenia Drive at its intersection with Rock Rose Drive for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $11,860 ($9,860 plus closing costs and title expenses not to exceed $2,000); an increase of $3,260 from the amount Council originally authorized for this acquisition - Financing: General Obligation Commercial Paper Funds
63			All	C	TWM	$271,575.11	NA	NA	Authorize ratification of emergency rental of equipment of various types and sizes for pumping operation to relieve the flooding at Loop 12 and Eagle Ford Sump - United Rentals Northwest, Inc. in the amount of $140,247 and Moir Watershed Services LLC in the amount of $131,329 - Total not to exceed $271,576 - Financing: Stormwater Drainage Management Current Funds
64			4	C	WTR	$17,668,400.00	48.10%	25.32%	Authorize a contract for the construction of rehabilitation improvements to the Activated Sludge Influent Pump Station at the Central Wastewater Treatment Plant - Archer Western Construction, LLC, lowest responsible bidder of three - Not to exceed $17,668,400 - Financing: Water Utilities Capital Improvement Funds
65			All	C	WTR, AVI, STS, TWM	$50,716,526.57	98.51%	26.19%	Authorize a twenty-four month service contract for pavement and infrastructure repairs at various locations throughout the city - NPL Construction Co., lowest responsible bidder of two - Not to exceed $50,716,527 - Financing: Current Funds ($27,167,000) (subject to annual appropriations), Water Utilities Capital Construction Funds ($15,042,127), Stormwater Drainage Management Current Funds ($5,604,550) (subject to annual appropriations) and Aviation Current Funds ($2,902,850) (subject to annual appropriations)
66			All	C	WTR	REV $1,000,994	NA	NA	Authorize a thirty-year contract with the City of Balch Springs to continue providing wastewater services, from September 11, 2015 through September 10, 2045 - Estimated Annual Revenue: $1,000,994
67			All	C	WTR	$2,000.00	NA	NA	Authorize (1) a thirty-year contract with the City of Balch Springs to continue providing treated water services, from September 11, 2015 through September 10, 2045; with estimated annual revenue in the amount of $1,006,784; and (2) a Reciprocal Agreement for Water and/or Wastewater Services, with an estimated annual expenditure of $2,000 - Financing: Water Utilities Current Funds (subject to annual appropriations) (estimated annual revenue in the amount $1,006,784)
68			4	C	WTR	$110,000.00	NA	NA	Authorize an increase in the contract with John Cook & Associates, Inc. for emergency cleaning and restoration of the Analytical Laboratory Building located at the Central Wastewater Treatment Plant due to a fire - Not to exceed $110,000, from $2,137,000 to $2,247,000 - Financing: Water Utilities Capital Improvement Funds
69			8	C	WTR	$1,779,270.00	82.27%	82.67%	Authorize Supplemental Agreement No. 1 to the engineering services contract with CP&Y, Inc. to provide engineering services associated with grit removal improvements at the Southside Wastewater Treatment Plant - Not to exceed $1,779,270, from $850,000 to $2,629,270 - Financing: Water Utilities Capital Improvement Funds
70			N/A	I	SEC	NC	N/A	N/A	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)
71			4, 6, 7	I	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; (2) the sale of 7 vacant lots from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and (3) execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City - Financing: No cost consideration to the City

AGENDA DATE August 26, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
72			2, 7	I	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by EBM Services for the construction of affordable houses; (2) the sale of 2 vacant lots from Dallas Housing Acquisition and Development Corporation to EBM Services; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City
73			1, 5	I	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; (2) the sale of 2 vacant lots from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City
74			4, 5, 6, 7, 8	I	HOU	GT	NA	NA	Authorize on-site reconstruction of twelve homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4505 Bonnie View Road in the amount of $103,000; 2936 East Ann Arbor Avenue in the amount of $103,000; 2311 Custer Drive in the amount of $103,000; 3811 Elsie Faye Heggins Street in the amount of $103,000; 8309 Ryoak Drive in the amount of $103,000; 8810 Briley Drive in the amount of $103,000; 1207 Morrell Avenue in the amount of $103,000; 3602 Gallagher Street in the amount of $103,000; 510 East Woodin Boulevard in the amount of $103,000; 322 East Woodin Boulevard in the amount of $103,000; 3822 Metropolitan Avenue in the amount of $103,000; and 2507 Harlandale Avenue in the amount of $103,000 - Total not to exceed $1,236,000 - Financing: 2009-10 HOME Investment Partnership Program Grant Funds ($7,927); 2011-12 HOME Investment Partnership Program Grant Funds ($99); 2012-13 HOME Investment Partnership Program Grant Funds ($94,974); 2012-13 Community Development Block Grant Reprogramming Funds ($94,389); 2013-14 Community Development Block Grant Funds ($8,611); 2013-14 HOME Investment Partnership Program Grant Funds ($22,922); 2014-15 HOME Investment Partnership Program Grant Funds ($904,078) and 2014-15 Community Development Block Grant Funds ($103,000)
75			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District on the northeast corner of McBroom Street and North Winnetka Avenue
76			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CR Community Retail District and D Duplex District uses on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67 on the northwest corner of West Mockingbird Lane and Roper Street
77			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict and surface parking uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Crestview Drive, southwest of Lemmon Avenue
78			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned an RR Regional Retail District with deed restrictions on the west line of Old Hickory Trail, south of West Wheatland Road
79			12	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 810 for a Private Utility Service Center and Microwave Tower on property zoned an A(A) Agricultural District on the north line of Frankford Road, east of Meandering Way
80			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking on property zoned a CS Commercial Service District on the northwest corner of Fitchburg Street and Chalk Hill Road
81			3	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the northwest corner of South Walton Walker Boulevard and Duncanville Road

AGENDA DATE August 26, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
82			3	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the northwest corner of West Ledbetter Drive and South Hampton Road
83			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tract E of Planned Development Subdistrict No. 67, within Planned Development District No. 193, the Oak Lawn Special Purpose District with deed restrictions in the area generally bounded by Browser Avenue, Cedar Plaza Lane, Holland Avenue and Wheeler Street
84			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development Subdistrict No. 81 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Cedar Springs Road and Douglas Avenue
85			All	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding consideration of and an ordinance granting an amendment to Section 51A-7.308, "Digital Display on Certain Attached and Detached Non-Premise Signs," of Division 51A-7.300, "Provisions for Business Zoning Districts" of Chapter 51A, Dallas Development Code
86			All	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding consideration of and an ordinance granting an amendment to create a new section, "Digital Display on Certain Premise Signs," of Division 51A-7.200, "Provisions For All Zoning Districts" of Article VII, "Sign B - Regulations," of Chapter 51A, Dallas Development Code
87			7	PH	HOU	REV $9,000	NA	NA	A public hearing to receive comments on the proposed sale of nine unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim nine unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc. under the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Revenue: $9,000
88			7	PH	HOU	REV $1,000	NA	NA	A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Innercity Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim one unimproved property to South Dallas Fair Park Innercity Community Development Corporation under the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Revenue: $1,000
89			2	PH	OEQ	NC	NA	NA	A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by BOKF, National Association, located near the intersection of Live Oak Street and North Peak Street and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to BOKF, NA, a national banking association, d/b/a Bank of Texas, by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City
90			N/A	PH	OFS	NC	NA	NA	A public hearing to receive comments on the proposed FY 2015-16 Operating, Capital, and Grant/Trust budgets - Financing: No cost consideration to the City
91			All	PH	STS	NC	NA	NA	A public hearing to receive comments regarding an amendment to Chapter 51A, Section 51A-9.401 of the Dallas Development Code to reduce the petition area from 900 feet to: 70 closest lots, or 900 feet; whichever is closest to the intersection at issue; for a four-way/all-way stop on a residential intersection; and, at the close of the hearing, consideration of an ordinance authorizing the change - Financing: No cost consideration to the City
92			1	PH	ECO	NC	NA	NA	A public hearing to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District to: (1) increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 4.9 acres of currently vacant and under-utilized land to the Oak Cliff Gateway Sub-District for the development of the Oxygen project; and (2) make corresponding modifications to the Oak Cliff Gateway TIF District boundary and Project and Reinvestment Zone Financing Plans consistent with the requirements and limitations of the Act; and at the close of the hearing, consideration of an ordinance amending Ordinance Nos. 21466 and 23033, as amended, to reflect these amendments - Financing: No cost consideration to the City

AGENDA DATE August 26, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
93			1	PH	ECO	$4,600,000.00	NA	NA	Authorize a development agreement with RWI Green Development LLC and/or its affiliates in an amount not to exceed $4,600,000, payable from future Oak Cliff Gateway TIF District funds in consideration of the development of the Oxygen project on property currently addressed at 1945, 1947, 1951, 2001, 2003, and 2007 North Beckley Avenue and 140 Turnpike Avenue in Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) - Not to exceed $4,600,000 - Financing: Oak Cliff Gateway TIF District Funds (subject to appropriations)

TOTAL $92,413,886.59

AGENDA ITEM # 2

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34B

SUBJECT

Authorize **(1)** the rescission of Resolution No. 12-2724, previously approved on November 14, 2012, which authorized an aviation lease and a commercial aviation lease with The Braniff Centre Limited Partnership (previously known as Reed Enterprises Investment Holdings, LP); **(2)** a thirty-nine-year lease agreement with three, ten-year renewal options with The Braniff Centre for approximately 752,913 square feet of land located at 7701 Lemmon Avenue for aviation use development with a capital commitment of $17,000,000 to be expended within 36-months from the effective date of the lease with an additional $4,000,000 to be expended within ten-years; and **(3)** a thirty-nine year lease agreement with three, ten-year renewal options with The Braniff Centre Limited Partnership at Dallas Love Field, for approximately 414,600 square feet of land for commercial development with a total capital commitment of $20,000,000 to be expended within sixty-months from the effective date of the lease - Estimated Annual Revenue: $1,150,000

BACKGROUND

The Department of Aviation (DOA) attempted to market the property over the past several years. On May 9, 2012, City Council awarded a contract with AMX to design the demolition of the structure in order to attract a developer. DOA initiated an Environmental Assessment (EA) to demolish the Dalfort facility as part of the demolition process in the spring of 2012.

BACKGROUND (Continued)

Part of the EA process is to determine historical significance. DOA submitted information to the FAA who determined Dalfort was not eligible for listing on the National Register of Historic Structures. The State Historic Preservation Commission disagreed with the FAA and the issue was sent to the Keeper of the register for a final decision. City Council authorized a lease agreement with Reed Enterprises Investment Holdings LP (now known as The Braniff Centre Limited Partnership) on November 14, 2012. The facility was declared eligible for listing on the National Register of Historic Places (NRHP). The lease was not executed when historical significance of building was determined.

On October 14, 2014, the DOA received the Finding of No Significant Impact (FONSI) from the FAA regarding environmental assessment.

The Braniff Centre LP offered to lease and develop the property under two separate lease agreements. Below are the general terms and conditions of both leases.

Aviation Lease

The aviation lease will have a term of thirty-nine (39) years with three (3) ten-year (10) renewal options and consist of approximately 752,913 square feet of land having a lease rate based on the current prevailing annual rental rate at Love Field of $.40 per square foot for unimproved land and $.65 per square foot for improved land, which will be abated for the first ten (10) years of the lease period. Commencing in the 11th year of the lease, the City will begin collecting rent on the improvements constructed by lessee at the then prevailing rental rates for such improvements at Dallas Love Field. Rent will escalate every three years thereafter by the greater of: (1) the percentage increase in the Consumer Price Index over the previous 3-year period, (2) the prevailing rental rate for similar premises at the airport, or (3) 2%, provided, no single escalation shall exceed 6% from the previous 3-year period. The lease will have an initial capital commitment of $17,000,000 to be expended within 36 months from the effective date of the lease for the construction of aviation hangars and a fuel farm and an additional capital commitment of $4,000,000 to be expended within ten (10) years from the effective date of the lease. Total capital commitment in the aviation lease is $21,000,000. Title to all newly constructed improvements will vest in the City upon completion of construction.

BACKGROUND (Continued)

Commercial Lease

The commercial lease will have a term of thirty-nine (39) years with three (3) ten-year (10) renewal options and consist of approximately 414,600 square feet of land having an annual ground lease rate based on appraised market value supported by a broker's opinion of value of $.75 per square foot for unimproved and improved land and $240,000 annual rent for the existing parking garage located at 7777 Lemmon Avenue. Total estimated annual revenue under the commercial lease is $521,809.50, which is based on $.75 per square foot, of which $281,809.50 will be abated for the first ten (10) years of the lease period and less 38,854 square feet footprint of the parking garage, which rent of $240,000 will begin in the 25th month or when possession is granted by Lessor.

Commencing in the 11th year of the lease, the City will begin collecting rent on the improvements constructed by lessee at the then prevailing rental rates for such improvements at Dallas Love Field, not to be less than .75 per square foot for unimproved and improved land. Rent will escalate every three years thereafter by the percentage increase in the Consumer Price Index over the previous 3-year period with a provision that the rent will not be reduced if a negative Consumer Price Index calculation is recorded, or a maximum of two percent (2%) per year, whichever is lesser, provided, any Consumer Price Index increase that exceeds the maximum two percent (2%) per year for any given 3-year period shall be paid by lessee by spreading the excess amount evenly over the following five year term of the lease. Beginning the 20th year of the lease, the City will receive percentage rental equal to the excess, if any, of: (1) 10% of gross rentals collected by lessee under subleases of the property over (2) the amount of base rental otherwise payable by lessee for the same period excluding automotive use subleases when the sublease is an affiliate or subsidiary of lessee. The lease will have a total capital commitment of $20,000,000 to be expended within 60 months from the effective date of the lease. The lessee proposes to develop the site with an automobile dealership consisting of a new car showroom, bodyshop, parts, service center and parking. Upon completion of construction, the lessee will retain ownership of the permanent improvements through the remainder of the lease term, which will be subject to ad valorem property taxes. At the expiration of the lease term, the City retains the right to require the lessee, at lessee's expense, to demolish the improvements or leave them in place. The lessee shall also be granted a Right of First Refusal to lease the two office buildings and adjacent land currently leased to Signature Flight Support Corporation if/when the property becomes available to lease.

BACKGROUND (Continued)

The City remains responsible for environmental cleanup and remediation of environmental contaminates, not caused by lessee, after the City's initial demolition of the structural improvements. If, during lessee's construction of new improvements on the leased premises, environmental contaminates requiring remediation are found on the site, which the City is responsible, (any suspected hazardous materials outlined in the Phase I and Phase II environmental assessments that have not been fully quantified or located), the lessee may remediate the site to acceptable levels and the City shall reimburse lessee the cost of such remediation through rent abatements in an amount not to exceed one year's rent under both leases.

Total annual estimated revenue is $1,150,000, commencing in the 11th year and total capital commitment under both leases is $41,000,000. Approval of this item will convert a non-revenue producing asset into a revenue-producing amenity to the City.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized original lease, on November 14, 2012, by Resolution No. 12-2724.

Approved by the Economic Development Committee of an aviation and commercial lease agreement with Reed Enterprises Investment Holdings LP (now known as The Braniff Centre Limited Partnership), on January 20, 2015.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

Estimated Annual Revenue (Commencing Year 3):	$240,000.00
Estimated Annual Revenue (Commencing Year 11):	$910,000.00

Total Estimated Annual Revenue (Commencing Year 11): $1,150,000.00

OWNER

The Braniff Centre Limited Partnership, a Texas limited partnership

Randall Reed, CEO
TBC GP LLC, General Partner

MAP

Attached.

The Braniff Centre Limited Partnership
General Location
Dallas Love Field



August 26, 2015

WHEREAS, The Braniff Centre Limited Partnership (formerly known as Reed Enterprises Investment Holdings, LP) ("Lessee") has offered to lease approximately 1,050,138 square feet of land and improvements under two separate thirty-nine (39) years with three (3) ten-year (10) options lease agreements to develop aviation facilities (the "Aviation Lease") containing approximately 752,913 square feet and non-aviation facilities (the "Commercial Lease") containing approximately 414,600 square feet; and,

WHEREAS, Lessee shall expend not less than $17,000,000 in new capital improvements on the leased premises within twenty-four months from the effective date of the leases and an additional $4,000,000 to be expended within 10 years from the effective date of the leases; and,

WHEREAS, Lessee shall expend not less than $20,000,000 in new capital improvements on the commercial leased premises within sixty months from the effective date of the leases; and,

WHEREAS, the City and Lessee desire to enter into two thirty-nine (39) year leases each with three (3) ten-year (10) options for land at Dallas Love Field totaling approximately 1,167,513 square feet or 26.802 acres.

Now, Therefore,

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

Section 1. That Resolution No. 12-2724, previously approved on November 14, 2012, authorizing an aviation lease and a commercial aviation lease at Dallas Love Field with The Braniff Centre LP (formerly known as Reed Enterprises Investment Holdings, LP) is hereby rescinded.

Section 2. That the proposed Aviation lease for a primary term of thirty-nine (39) years with three (3) ten-year (10) options and providing estimated current annual rent in the amount of $404,429.76 payable in monthly installments of approximately $33,702.48 and the commercial lease for a primary term of thirty-nine (39) years with three (3) ten-year (10) options and providing estimated current annual rent in the amount of $521,809.56 payable in monthly installments of approximately $43,484.13, and less parking garage rent of $240,000 annually (which will begin in the 25th month or when possession is granted by Lessor), which both leases having a rental abatement period for the first ten (10) years, is hereby approved and the City Manager is authorized to execute, on behalf of the City of Dallas, the Aviation lease and the commercial lease after approval as to form by the City Attorney.

Section 3. That the Aviation Lease evidences, among other things, the following terms and conditions:

A. Thirty-nine (39) year term with three (3) ten-year (10) options.

B. Annual rent will be based on the current prevailing annual rental rate at Dallas Love Field of $.40 per square foot for unimproved land and $.65 per square foot for improved land.

C. Payment of rent shall be abated for the first ten (10) years of the lease period.

D. Commencing in the 11th year of the lease, the City will begin collecting rent on the improvements constructed by lessee at the then prevailing rental rates for such improvements at Love Field. Rent will thereafter escalate every three years by the greater of: (1) the percentage increase in the Consumer Price Index over the previous 3-year period, (2) the prevailing rental rate for similar premises at the airport, or (3) 2%, provided, no single escalation shall exceed 6% from the previous 3-year period.

E. The lease will have an initial capital commitment of $17,000,000 to be expended within 36 months from the effective date of the lease for the construction of aviation hangars and a fuel farm and an additional capital commitment of $4,000,000 to be expended within 10 years from the effective date of the lease. Total capital commitment in the aviation lease is $21,000,000.

F. Title to all newly constructed improvements will vest in the City upon completion of construction.

Section 4. That the Commercial Aviation Lease evidences, among other things, the following terms and conditions:

A. Thirty-nine (39) year term with three (3) ten-year (10) options.

B. Annual rent will be $.75 per square foot for unimproved and improved land.

C. Payment of rent shall be abated for the first ten (10) years of the lease period with exception of parking garage rent of $240,000 annually (which will begin in the 25th month or when possession is granted by Lessor).

D. Commencing in the 11th year of the lease, the City will begin collecting rent on the improvements constructed by lessee at the then prevailing rental rates for such improvements at Dallas Love Field, not to be less than .75 per square foot for unimproved and improved land.

E. Rent will escalate every three years thereafter by the percentage increase in the Consumer Price Index over the previous 3-year period with a provision that the rent will not be reduced if a negative Consumer Price Index calculation is recorded, or a maximum of two percent (2%) per year, whichever is lesser, provided, any Consumer Price Index increase that exceeds the maximum two percent (2%) per year for any given 3-year period shall be paid by lessee by spreading the excess amount evenly over the following five year term of the lease.

F. Beginning the 20th year of the lease, the City will receive percentage rental equal to the excess, if any, of: (1) 10% of gross rentals collected by lessee under subleases of the property over (2) the amount of base rental otherwise payable by lessee for the same period excluding automotive use subleases when the sublease is an affiliate or subsidiary of lessee.

G. The exact size of the proposed lease premises are subject to a final survey and upon completion of such survey and acceptance by the Director of Aviation, the annual rent, as provided in Sections 1, 2 & 3 herein, shall be adjusted accordingly.

H. The lease will have a total capital commitment of $20,000,000 to be expended within 60 months from the effective date of the lease. The lessee proposes to develop the site with an automobile dealership.

I. Upon completion of construction, the lessee will retain ownership of the permanent improvements through the remainder of the lease term, which will be subject to ad valorem property taxes. At the expiration of the lease term, the City retains the right to require the lessee, at lessee's expense, to demolish the improvements or leave them in place.

J. The lessee shall also be granted a Right of First Refusal to lease the two-office buildings adjacent land currently leased to Signature Flight Support Corporation if/when the property becomes available to lease.

Section 5. The exact size of the proposed lease premises in the Aviation Lease and the Commercial Lease are subject to final surveys and upon completion of such surveys and acceptance by the Director of Aviation, the annual rents, as provided in Sections 1, 2 & 3 herein, shall be adjusted accordingly.

Section 6. The City remains responsible for environmental clean-up and remediation of environmental contaminates, not caused by lessee, after the City's initial demolition of the structural improvements. If, during lessee's construction of new improvements on the leased premises, environmental contaminates requiring remediation are found on the site, which the City is responsible, the lessee may remediate the site to acceptable levels and the City shall reimburse lessee the cost of such remediation through rent abatements in an amount not to exceed one year's rent under both leases.

Section 7. That the Chief Financial Officer be and is hereby authorized to deposit all revenues received under the terms of the Aviation Lease and the Commercial Lease to: Aviation Operating Fund 0130; Dept. AVI; Unit 7722; Revenue Source 7814.

Section 8. 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 ITEM # 3

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 3

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 63L

SUBJECT

Authorize **(1)** an amendment to the Interlocal Agreement with the Texas Department of Transportation previously approved on February 12, 2014, by Resolution No. 14-0285; and **(2)** an increase in the construction service contract in phase two and additional design service for phase three work at Dallas Executive Airport - Not to exceed $2,303,893, from $3,534,900 to $5,838,793 - Financing: Aviation Capital Construction Funds

BACKGROUND

Resolution No. 14-0285, previously approved by Council on February 12, 2014, and an application for and acceptance of an Interlocal Agreement with the Texas Department of Transportation (TxDOT), Aviation Division, to perform a runway realignment and reconstruction project at Dallas Executive Airport. As part of the capital improvement plan under TxDOT's State Block Grant Program and for TxDOT to assume responsibility of administering the FAA's Airport improvement Program (AIP) grants at airports classified as "other than primary" airports, the capital project participation agreement was approved by TxDOT Commission on March 27, 2014. It was reviewed and finalized September 16, 2014. Upon review by the FAA and TxDOT, as well as the input by the Public Advisory Committee (PAC) it was determined and recommended that the runway project be a D(design standards) II runway with a redesign of reduced runway width from 150' to 100' with 25' safety shoulder. The DII redesign increased the cost for the project. The City had set aside its share of $3,534,900 before the change.

Dallas Executive Airport preformed a nondestructive pavement analysis for Runway 13/31 and Runway 17/35 and all associated taxiways from June through August of 2012. The analysis included the use of a Heavy Weight Deflectometer (HWD) and a Rolling Dynamic Deflectometer (RDD), which measured continuous subgrade deflection profiles and identified critical sections, cracks, and joints along the entire section of the tested airfield pavement.

BACKGROUND (Continued)

The results of the nondestructive full depth analysis showed high pavement and subgrade deflections which indicated deficient pavement strength within large areas of the runways. Based on the deflection data, pavement thickness and aircraft fleet mix, the pavement life expectancy has expired. The findings prompted the Department of Aviation and TxDOT to establish a prioritized pavement reconstruction project divided into four separate phases based on the grant funding from TxDOT.

Upon the review of the FAA and the concerns of the Public Advisory Committee (PAC) meetings, it was determined that the runway reconstruction would be a DII and not a D(design standards) III category Runway. The project was delayed during this time from summer of 2014 to spring of 2015. During that time it was required to redesign the project to meet the DII requirement. To help save cost and time the project combined phase I and phase II and reduced the project to three phases. With the reduction in runway width from 150' to 100', 25' safety shoulders were added for the safe operation of the aircraft mix that is currently using the airport.

This will require an amendment to the Resolution No. 14-0285 for additional funds from the Aviation Department Capital Improvement funds to complete phase II and phase III.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

Authorized an application for and acceptance of TxDOT's State Block Grant Program, on February 12, 2014, by Resolution No. 14-0285.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

$2,303,893.00 - Aviation Capital Construction Funds

August 26, 2015

WHEREAS, the City of Dallas intends to enhance the city's economic vibrancy; particularly within the city's southern sector; and,

WHEREAS, Dallas Executive Airport is proven to be a significant economic generator within the city's southern sector; and,

WHEREAS, it is desirable to maintain the airport infrastructure to provide a safe and attractive environment for aircraft owners and safe operations to conduct business at Dallas Executive Airport; and,

WHEREAS, the city has entered in a capital improvement project with the Texas Department of Transportation (TxDOT), approved by Resolution No. 14-0285, and indicated that capital improvement program is a project that is eligible for federal funding through the FAA (Federal Aviation Administration) State Block Grant Program through which it has responsibilities for the federal improvement program for general aviation airports and will participate in 90% of eligible costs, not to exceed $31,814,100; and,

WHEREAS, total project cost was estimated to be $35,349,000, and the City of Dallas was responsible for 10% of $35,349,000 of the project cost, estimated to be $3,534,900; and,

WHEREAS, the City of Dallas named TxDOT as its agent for the purpose of receiving and disbursing all funds for the capital improvement project and for the administration of contracts necessary for completing this project; and,

WHEREAS, it was the intent to reconstruct the 13/31 Runway to meet DIII 150 feet runway category development and the design was established for a DIII Runway; and,

WHEREAS, upon review by the FAA and TxDOT through public hearings with the Public Advisory Committee (PAC) and upon the recommendations to keep the Runway as a DII 100 ft. runway category with safety shoulders for the mix of aircraft an increase of cost for redesign and construction cost for the safety shoulders was required; and,

WHEREAS, it is now necessary to (1) amend the Interlocal Agreement with the Texas Department of Transportation and the City of Dallas, as approved by Council Resolution No. 14-0285 and (2) to increase funds for additional construction service in Phase II and additional design services for Phase III work in an amount not to exceed $2,303,893 increasing the City Participation from $3,534,900 to $5,838,793.

Now, Therefore,

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

Section 1. That the City Manager be and is hereby authorized to (1) amend the Interlocal Agreement with the Texas Department of Transportation and the City of Dallas as approved by Council Resolution No. 14-0285 and (2) to increase funds for additional Construction Services in Phase II and additional Design Services for Phase III work in an amount not to exceed $2,303,893, increasing the City participation from $3,534,900 to $5,838,793.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $2,303,893 from Fund 0131, Dept. AVI, Unit P873, Activity AAIP, Object 4599, Program AVTXDOT, Vendor No. 020318, Encumbrance No. CTAVITXDOTO114, to pay the City's share of this Project.

Section 3. That this Amendment to Resolution 14-0285 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 ITEM # 4

KEY FOCUS AREA: E-Gov

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34E

SUBJECT

Authorize a third amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field, and to extend the term of the contract from June 2, 2015 through June 1, 2016 - Not to exceed $165,878.00, from $1,738,504 to $1,904,382 - Financing: Aviation Current Funds (subject to appropriations)

BACKGROUND

On October 10, 2001, Council authorized a contract for the maintenance of the installed computerized revenue control system at Dallas Love Field for years two through ten after total system acceptance June 2, 2004 through June 2, 2014.

The City has extend the maintenance agreement for the past year with Supplemental Agreement Two. This action will authorize a third amendment maintenance contract with XEROX Transportation Solutions, Inc., formerly known as ASCOM Transport Systems, Inc., to maintain the current system with the only available parts acquired in the XEROX/ASCOM acquisition.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized original maintenance and support contract for a Turnkey Parking Revenue Control System, on October 10, 2001, by Resolution No. 01-3034.

Authorized a second amendment to the maintenance and support contract to extend the term of the contract, for maintenance of the installed Parking Revenue Control System, on October 22, 2014, by Resolution No. 14-1847.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

$165,878.00 - Aviation Current Funds

OWNER

Xerox Transportation Solutions, Inc.

David P. Cummins, Senior Vice President

August 26, 2015

WHEREAS, on October 10, 2001, Resolution No. 01-3034 authorized a contract between the City and the Vendor for the purpose of maintenance and support services of a computerized revenue control system; and,

WHEREAS, the City of Dallas desires to extend the contract for maintenance and support services with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., from June 2, 2015 through June 1, 2016, in the amount of $165,878.00.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute the third amendment to the Turnkey Parking Garage Revenue Control System maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., approved on October 10, 2001, by Council Resolution No. 01-3034 to extend the term of the contract from June 2, 2015 through June 1, 2016, under the same terms and conditions at Dallas Love Field, not to exceed $165,878.00, financing Aviation Current Funds, after approval as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disperse funds in the amount of $165,878.00 to Xerox Transportation Solutions, Inc., in accordance with the terms and provisions in the existing contract from Fund 0130, Dept. AVI, Unit 7709, Obj. Code 3210, Enc. No. CTAVIXEROXFY16, Vendor No. 503605.

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 ITEM # 5

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Business Development & Procurement Services
Aviation

CMO: Jeanne Chipperfield, 670-7804
Ryan S. Evans, 671-9837

MAPSCO: 34 K

SUBJECT

Authorize a one-year service contract for airfield marking, striping and painting services for Aviation – Hi-Lite Airfield Services, LLC through an Interlocal Purchasing Agreement with Dallas/Fort Worth International Airport – Not to exceed $1,000,003 - Financing: Aviation Current Funds (subject to 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 airfield marking, striping and painting services. Historically, all surface painting and marking requirements for the runways, taxiways and non-leased apron areas of Dallas Love Field have been adequately performed by Aviation's airfield maintenance staff. The Federal Aviation Administration's (FAA) increased requirements for airfield markings has made it extremely difficult to maintain the quality of the airfield markings. Aviation does not have the staffing or proper equipment to complete these services. This will allow Aviation to efficiently complete work without lengthy delays. Dallas Love Field is in need of immediate services, while Executive Airport underwent renovations and does not need services at this time. However, Aviation intends on including both airports on the next contract.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance and Audit Committee on August 17, 2015.

FISCAL INFORMATION

$1,000,003.03 - Aviation Current Funds (subject to appropriations)

ETHNIC COMPOSITION

Hi-Lite Airfield Services, LLC

White Male	94	White Female	13
Black Male	5	Black Female	0
Hispanic Male	5	Hispanic Female	0
Other Male	1	Other Female	0

OWNER

Hi-Lite Airfield Services, LLC

John S. McNeely, President
Richard C. McNeely III, Vice President
Kelly J. Spinner, Secretary
Theodore Misiewicz, Treasurer

August 26, 2015

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

Section 1. That the City Manager is authorized to execute a service contract with Hi-Lite Airfield Services, LLC (VS88417) for airfield marking, striping and painting services for Aviation for a term of one year in an amount not to exceed $1,000,003.03, upon approval 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 Hi-Lite Airfield Services, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by Hi-Lite Airfield Services, LLC under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed 1,000,003.03 (subject to appropriations).

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 ITEM # 6

KEY FOCUS AREA:	Public Safety
AGENDA DATE:	August 26, 2015
COUNCIL DISTRICT(S):	3
DEPARTMENT:	Business Development & Procurement Services Aviation
CMO:	Jeanne Chipperfield, 670-7804 Ryan S. Evans, 671-9837
MAPSCO:	63L

SUBJECT

Authorize a two-year service contract for airport runway concrete crack and joint repair services at Dallas Executive Airport – MRK Industrial Flooring, Inc., lowest responsible bidder of three - Not to exceed $207,000 - Financing: Aviation Current Funds (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 runway concrete crack and joint repair services at Dallas Executive Airport. This contract will provide annual maintenance under the Dallas Executive Airport's Routine Airport Maintenance Program (RAMP) that was approved by City Council on May 13, 2015 by Resolution No. 15-0834 which provides 50 percent reimbursement to the City from Texas Department of Transportation.

Proper maintenance ensures the pavement remains in good condition and safe for use. In addition, this action calls for the use of joint sealing materials that meet the requirements of the American Society for Testing and Materials (ASTM) which ensure a sealant that can withstand horizontal/vertical movement, have good weatherability and a long service life.

The City does not have the staffing or proper equipment to complete these services. This will allow Aviation to efficiently complete work without lengthy delays. This service is strictly for Executive Airport due to the RAMP guidelines.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 341 email bid notifications to vendors registered under respective commodities.

BACKGROUND (Continued)

To further increase competition, BDPS 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, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 13, 2015, City Council authorized the Aviation Department to provide initial funding for maintenance costs for the Routine Annual Maintenance Program (RAMP) by Resolution No. 15-0834.

Information about this item will be provided to the Budget, Finance and Audit Committee on August 17, 2015.

FISCAL INFORMATION

$207,000.00 - Aviation Current Funds (subject to annual appropriations)

M/WBE INFORMATION

87 - Vendors contacted
86 - No response
1 - Response (Bid)
0 - Response (No bid)
1 - Successful

341 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

MRK Industrial Flooring, Inc.

White Male	1	White Female	0
Black Male	0	Black Female	0
Hispanic Male	7	Hispanic Female	2
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BQ1519 and were opened on June 17, 2015. This service contract is being awarded in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

Bidders	Address	Amount
*MRK Industrial Flooring, Inc.	2526 Manana Drive Suite 100 Dallas, TX 75220	$ 207,000.00
Silver Creek Construction, Inc.	7484 FM 2449 Ponder, TX 76259	$ 543,000.00
Ferreira Holding Group, LLC	9330 LBJ Freeway Suite 900 Dallas, TX 75243	$1,537,500.00

OWNER

MRK Industrial Flooring, Inc.

Irma L. Almaguer, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a two-year service contract for airport runway concrete crack and joint repair services at Dallas Executive Airport – MRK Industrial Flooring, Inc., lowest responsible bidder of three - Not to exceed $207,000 - Financing: Aviation Current Funds (subject to annual appropriations)

MRK Industrial Flooring, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.
PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$207,000.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$207,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
MRK Industrial Flooring, Inc.	HFMB6421N0716	$207,000.00	100.00%
Total Minority - Local		$207,000.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$207,000.00	100.00%	$207,000.00	100.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$207,000.00	100.00%	$207,000.00	100.00%

August 26, 2015

WHEREAS, on May 13, 2015, City Council authorized the Aviation Department to provide initial funding for maintenance costs for the Routine Annual Maintenance Program (RAMP) by Resolution No. 15-0834;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with MRK Industrial Flooring, Inc. (VC13757) for airport runway concrete crack and joint repair services at Dallas Executive Airport for a term of two years in an amount not to exceed $207,000.00, upon approval 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 MRK Industrial Flooring, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by MRK Industrial Flooring, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $207,000.00 (subject to annual appropriations).

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 ITEM # 7

KEY FOCUS AREA:	Public Safety
AGENDA DATE:	August 26, 2015
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Communication and Information Services
CMO:	Jeanne Chipperfield, 670-7804 Mark McDaniel, 670-3256
MAPSCO:	N/A

SUBJECT

Authorize a five-year service contract, with two one-year renewal options, for voice and data cable installation services to connect computers and phones at City facilities - AAA Data Communications, Inc., most advantageous proposer of two - Not to exceed $2,453,513 - Financing: Current Funds (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 five-year service contract for voice and data cable installation services will provide for the connection of computers and phones in City facilities. Examples of projects that will utilize this contract are:

- Replacement and upgrades of fire stations
- Central Library Renovations
- Wi-Fi expansion at City facilities
- Citywide replacement of switches and routers
- Citywide office renovations
- Police headquarters video monitoring rooms

BACKGROUND (Continued)

A five member evaluation committee was selected from the following departments:

- Communication and Information Services (1)
- Water Utilities (1)
- Aviation (1)
- Business Development and Procurement Services (2)*

*Business Development and Procurement Services only evaluated the Business Inclusion and Development Plan and cost.

The successful proposer was selected by the committee on the basis of demonstrated competence and qualifications under the following criteria:

- Cost 30%
- Qualifications 20%
- Capabilities 20%
- Business Inclusion and Development Plan 15%
- Technical Match 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services used its procurement system to send out 631 email notifications to vendors registered under respective commodities. To further increase competition, Business Development and 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 proposals, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On April 25, 2012, City Council authorized a three-year service contract for voice and data cable installation services to connect computers and phones at new and existing City facilities by Resolution No. 12-1172.

Information about this item will be provided to the Budget, Finance and Audit Committee on August 17, 2015.

FISCAL INFORMATION

$2,453,512.50 - Current Funds (subject to annual appropriations)

M/WBE INFORMATION

134 - Vendors contacted
133 - No response
1 - Response (Bid)
0 - Response (No bid)
1 - Successful

631 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

AAA Data Communications, Inc.

White Male	4	White Female	0
Black Male	8	Black Female	1
Hispanic Male	6	Hispanic Female	1
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following bids were received from solicitation number BHZ1513 and were opened on June 4, 2015. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*AAA Data Communications, Inc.	3107 W. Camp Wisdom Rd. Suite #190 Dallas, TX 75237	97.3%	$2,453,512.50
Network Cabling Services, Inc.	12626 Fuqua St. Houston, TX 77034	70.6%	$3,111,425.00

OWNER

AAA Data Communications, Inc.

Jacob Johnson, President
Joe De Leon, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a five-year service contract, with two one-year renewal options, for voice and data cable installation services to connect computers and phones at City facilities - AAA Data Communications, Inc., most advantageous proposer of two - Not to exceed $2,453,513 - Financing: Current Funds (subject to annual appropriations)

AAA Data Communications, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$2,453,512.50	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$2,453,512.50	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
AAA Data Communicatons, Inc.	BMDB57352Y0616	$1,869,576.60	76.20%
Solaris Technologies	WFWBC211951015	$583,935.90	23.80%
Total Minority - Local		$2,453,512.50	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$1,869,576.60	76.20%	$1,869,576.60	76.20%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$583,935.90	23.80%	$583,935.90	23.80%
Total	$2,453,512.50	100.00%	$2,453,512.50	100.00%

August 26, 2015

WHEREAS, on April 25, 2012, City Council authorized a three-year service contract for voice and data cable installation services to connect computers and phones at new and existing City facilities by Resolution No. 12-1172; and,

WHEREAS, on April 25, 2015, Administrative Action No. 15-5896 authorized Supplemental Agreement No. 1 for an extension of the contract through August 31, 2015;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with AAA Data Communications, Inc. (500286) for voice and data cable installation services to connect computers and phones at City facilities for a term of five years, with two one-year renewal options, in an amount not to exceed $2,453,512.50, upon approval 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 AAA Data Communications, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by AAA Data Communications, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $2,453,512.50 (subject to annual appropriations).

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 ITEM # 8

KEY FOCUS AREA:	Public Safety
AGENDA DATE:	August 26, 2015
COUNCIL DISTRICT(S):	2
DEPARTMENT:	Business Development & Procurement Services Aviation
CMO:	Jeanne Chipperfield, 670-7804 Ryan S. Evans, 671-9837
MAPSCO:	34-E

SUBJECT

Authorize a five-year service contract, with two three-year renewals, for maintenance, support and parts for the existing audible paging system at Love Field facilities - Ford Audio-Video Systems, LLC, most advantageous proposer of two - Not to exceed $198,100 - Financing: Aviation Current Funds (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 maintenance, support and parts for the existing audible paging system at Love Field facilities. The system provides audible paging capabilities and background music to airport customers and staff in the daily operations of the airport.

In addition to an initial site inspection, maintenance includes annual inspection of all existing audible paging system hardware and software components. This also includes test and re-benchmarking of system settings, and preventive maintenance (i.e., cleaning, lubrication and any other recommended manufacturer's regularly scheduled maintenance) of all audible paging system equipment. This service contract also provides upgrades to current releases of software and assistance with the installation of recommended updates; assisting City personnel with problem resolution and use of existing and new hardware and software; and training of City personnel in the use of current and future audible paging system hardware and software.

BACKGROUND (Continued)

A five member evaluation committee was selected from the following departments:

- Aviation (1)
- Public Works (1)
- Communication and Information Services (1)
- Business Development and Procurement Services (2)*

*Business Development and Procurement Services only evaluated the Business Inclusion and Development Plan and cost.

The successful proposer was selected by the committee on the basis of demonstrated competence and qualifications under the following criteria:

- Cost 40%
- Qualifications 45%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services used its procurement system to send out 52 email bid notifications to vendors registered under respective commodities. To further increase competition, Business Development and 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, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance and Audit Committee on August 17, 2015.

FISCAL INFORMATION

$198,100.00 - Aviation Current Funds (subject to annual appropriations)

M/WBE INFORMATION

4 - Vendors contacted
3 - No response
1 - Response (Bid)
0 - Response (No Bid)
1 - Successful

M/WBE INFORMATION (Continued)

52 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Ford Audio-Video Systems, LLC

White Male	228	White Female	9
Black Male	9	Black Female	0
Hispanic Male	11	Hispanic Female	0
Other Male	6	Other Female	0

PROPOSAL INFORMATION

The following proposals were received from solicitation number BHZ1501 and were opened on November 13, 2014. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*Ford Audio-Video Systems, LLC	4901 Statesman Drive Irving, TX 75063	92%	$198,100.00
Texas Fire and Sound dba MasterSound	10451 Brockwood Road Dallas, TX 75238	61%	$206,300.00

OWNER

Ford Audio-Video Systems, LLC

Jim Ford, President
Bryan Burdick, Vice President
David Allen, Vice President
Claire Ford, Secretary

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a five-year service contract, with two three-year renewals, for maintenance, support and parts for the existing audible paging system at Love Field facilities - Ford Audio-Video Systems, LLC, most advantageous proposer of two - Not to exceed $198,100 - Financing: Aviation Current Funds (subject to annual appropriations)

Ford Audio-Video Systems, LLC is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and propose to use their own workforces.
PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$198,100.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$198,100.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Ford Audio Video Systems, LLC	WFWBC92911115	$198,100.00	100.00%
Total Minority - Local		$198,100.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$198,100.00	100.00%	$198,100.00	100.00%
Total	$198,100.00	100.00%	$198,100.00	100.00%

August 26, 2015

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

Section 1. That the City Manager is authorized to execute a service contract with Ford Audio-Video Systems, LLC (501392) for maintenance, support and parts for the existing audible paging system at Love Field facilities for a term of five years, with two three-year renewals, in an amount not to exceed $198,100.00, upon approval 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 Ford Audio-Video Systems, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by Ford Audio-Video Systems, LLC under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $198,100.00 (subject to annual appropriations).

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 ITEM # 9

KEY FOCUS AREA:	Public Safety
AGENDA DATE:	August 26, 2015
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Office of Emergency Management
CMO:	Jeanne Chipperfield, 670-7804 Eric Campbell, 670-3255
MAPSCO:	N/A

SUBJECT

Authorize a six-year service contract, for preventive maintenance and repair services for the City's outdoor warning siren system - West Shore Services, Inc., only bidder - Not to exceed $109,272 - Financing: Current Funds (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 preventive maintenance and repair services for the City's outdoor warning system (OWS) that currently consists of 156 sirens strategically located throughout the City. The system alerts residents of approaching or existing hazardous conditions throughout the City to ensure the widest possible coverage. Typically the outdoor warning system is used as a warning tool in the event of a tornado or other dangerous weather conditions, it is one of the primary means of emergency warnings for Dallas residents and visitors for all types of hazards. Preventive maintenance is done on each siren every three years.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 336 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS 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, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance and Audit Committee on August 17, 2015.

FISCAL INFORMATION

$109,272.00- Current Funds (subject to annual appropriations)

M/WBE INFORMATION

31 - Vendors contacted
31 - No response
0 - Response (Bid)
0 - Response (No bid)
0 - Successful

336 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

West Shore Services, Inc.

White Male	21	White Female	4
Black Male	0	Black Female	0
Hispanic Male	1	Hispanic Female	0
Other Male	1	Other Female	0

BID INFORMATION

The following proposals were received from solicitation number BH1511 and were opened on April 9, 2015. This service contract is being awarded in its entirety to the only proposer.

*Denotes successful proposer

Bidder	Address	Amount
*West Shore Services, Inc.	6620 Lake Michigan Dr. Allendale, MI 49401	$109,272.00

BID INFORMATION (Continued)

Note: Pursuant to Business Development and Procurement Services' (BDPS) request, the Auditor's office has reviewed the single bid item and submitted related documentation and has determined BDPS followed Administrative Directive 4-05 provisions for processing this single bid item and made reasonable efforts to increase bid participation. This proposed procurement meets the requirements for a single bid.

OWNER

West Shore Services, Inc.

Jefferey J. DuPilka, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a six-year service contract, for preventive maintenance and repair services for the City's outdoor warning siren system - West Shore Services, Inc., only bidder - Not to exceed $109,272 - Financing: Current Funds (subject to annual appropriations)

West Shore Services, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforces.
PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$109,272.00	100.00%
TOTAL CONTRACT	$109,272.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$0.00	0.00%	$0.00	0.00%

August 26, 2015

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

Section 1. That the City Manager is authorized to execute a service contract with West Shore Services, Inc. (VS0000052434) for preventive maintenance and repair services for the city's outdoor warning siren system for a term of six years in an amount not to exceed $109,272.00, upon approval 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 West Shore Services, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by West Shore Services, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $109,272.00 (subject to annual appropriations).

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 ITEM # 10

KEY FOCUS AREA: E-Gov

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Business Development & Procurement Services
Aviation

CMO: Jeanne Chipperfield, 670-7804
Ryan S. Evans, 671-9837

MAPSCO: 34E

SUBJECT

Authorize **(1)** an acquisition contract for the purchase and implementation of an aircraft identification and billing solution for Aviation in the amount of $137,581; and **(2)** a three-year service contract, with two one-year renewal options, for maintenance and support for an aircraft identification and billing solution in the amount of $173,574 - Vector Airport Systems, LLC, only proposer - Total not to exceed $311,155 - Financing: Aviation Current Funds (subject to annual appropriations)

BACKGROUND

These contracts will provide for purchase and implementation of an aircraft identification and billing solution for the collection and remittance of fees for Aviation. The aircraft identification system will enhance the ability of Dallas Love Field to identify aircraft compliance with the Preferential Runway Program component of the airport's Voluntary Noise Control Program. This agreement will also provide five years of maintenance and support of the aircraft identification and billing solution. Maintenance includes patches, updates, compliance with any new state or federal requirements, technical and customer service support.

The aircraft fee billing systems will provide a full-service billing solution for the collection and remittance of international arrival/user fees from aircraft owners/operators that use U.S. Customs and Border Protection services at Dallas Love Field.

The data delivered will enable the airport staff to positively identify all aircraft operating at Dallas Love Field regardless of time of day or weather conditions. Incoming data will include an image of the aircraft that shows its tail number for quick and easy identification, utilizing the U.S. Customs and Border Protection facility at Dallas Love Field to invoice and collect fees from aircraft operators. The system is powered by solar technology and is therefore portable and sustainable.

BACKGROUND (Continued)

A seven member committee from the following departments reviewed and evaluated the proposals:

- Business Development & Procurement Services (2)*
- Aviation (2)
- Communication and Information Services (1)
- Equipment & Building Services (1)
- Water Utilities (1)

*Business Development and Procurement Services only evaluated the Business Inclusion and Development Plan and cost.

The successful proposer was selected by the committee on the basis of demonstrated competence and qualifications under the following criteria:

- Cost 30%
- Experience 25%
- Technical Match 25%
- Business Inclusion and Development Plan 15%
- Implementation 5%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,284 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS 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, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance and Audit Committee on August 17, 2015.

FISCAL INFORMATION

$311,154.85 - Aviation Current Funds (subject to annual appropriations)

M/WBE INFORMATION

196 - Vendors contacted
196 - No response
0 - Response (Bid)
0 - Response (No bid)
0 - Successful

M/WBE INFORMATION (Continued)

1,284 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Vector Airport Systems, LLC

White Male	6	White Female	5
Black Male	0	Black Female	0
Hispanic Male	2	Hispanic Female	0
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following proposals were received from solicitation number BUZ1436 and were opened on October 30, 2014. This contract is being awarded in its entirety to the only proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*Vector Airport Systems, LLC	280 Sunset Park Dr. Herndon, VA 20170	94%	$311,154.85

Note: Pursuant to Business Development and Procurement Services' request, the Auditor's office has reviewed the single bid item and submitted related documentation. The following exceptions were noted as a result of applying the Agreed-Upon Procedures:

- The Department of Business Development and Procurement Services (BDPS) did not respond to a potential bidder's inquiry timely to encourage competition; price reasonableness could not be determined from BDPS' analysis and BDPS did not comply with Administrative Directive (AD) 4-5, Section 5.8.2 to ensure that bid specifications were appropriately reviewed by the Department of Communication and Information Services (CIS)

After the Auditor's report was released, management reviewed additional information not made available to the City Auditor's office during their review and feel confident all questions were addressed with the vending community and CIS was involved in the review of the specifications. During the procurement process the specifications were revised and the solicitation was extended a number of weeks in an attempt to encourage additional competition.

OWNER

Vector Airport Systems, LLC

Peter Coleton, President
Thomas Breen, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize (1) an acquisition contract for the purchase and implementation of an aircraft identification and billing solution for Aviation in the amount of $137,581; and (2) a three-year service contract, with two one-year renewal options, for maintenance and support for an aircraft identification and billing solution in the amount of $173,574 - Vector Airport Systems, LLC, only proposer - Total not to exceed $311,155 - Financing: Aviation Current Funds (subject to annual appropriations)

Vector Airport Systems, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.
PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$50,095.93	16.10%
Total non-local contracts	$261,058.92	83.90%
TOTAL CONTRACT	$311,154.85	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Qnet Information Services	BMMB62942Y0816	$50,095.93	100.00%
Total Minority - Local		$50,095.93	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$50,095.93	100.00%	$50,095.93	16.10%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$50,095.93	100.00%	$50,095.93	16.10%

August 26, 2015

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

Section 1. That the City Manager is authorized to execute (1) an acquisition contract for the purchase and implementation of an aircraft identification and billing solution for Aviation in the amount of $137,581.00; and (2) a three-year service contract, with two one-year renewal options, for maintenance and support for an aircraft identification and billing solution in the amount of $173,573.85, with Vector Airport Systems, LLC (VS85745) in a total amount not to exceed $311,154.85, upon approval 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 Vector Airport Systems, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by Vector Airport Systems, LLC under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriations in an amount not to exceed $311,154.85 (subject to annual appropriations):

FUND	DEPT	UNIT	OBJ	AMOUNT	FY	ENCUMBRANCE
0130	AVI	7710	4890	$137,581.00	2015	CTAVIVAS7710FY15
0130	AVI	7710	3438	$ 56,778.75	2015	CTAVIVAS7710FY15
0130	AVI	7710	3438	$ 57,847.32	2016	CTAVIVAS7710FY16
0130	AVI	7710	3438	$ 58,947.78	2017	CTAVIVAS7710FY17

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 ITEM # 11

KEY FOCUS AREA: E-Gov

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
City Controller

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize a five-year master municipal lease agreement for the financing of personal property purchases - Banc of America Public Capital Corp., most advantageous proposer of three - Not to exceed $160,000 ($60,000 upfront legal costs plus annual legal fees of $20,000) - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This agreement will authorize a master municipal lease agreement program to provide financing for equipment purchases. The use of a tax-exempt master lease line of credit permits more cost efficient use of financing as funds are borrowed to closely match the amount and timing of the payment for equipment. Interest rates are comparable to tax-exempt short-term note issuance. The initial and annual costs of the program are less than other types of debt issuance, such as tax-exempt commercial paper. There are no fees for financial advisory, rating agency, paying agent, or liquidity facility services since the master lease is considered a private placement. The only expense associated with the program is for legal services, such as reviewing the master lease agreement and issuing an opinion that the lease is a tax-exempt obligation.

The proposed FY 2015-2016 budget includes purchases of the following items (including but not limited to), which are to be financed using the master lease line program:

- Sanitation collection and landfill vehicles
- Fire apparatus
- General purpose fleet
- Technology

BACKGROUND (Continued)

Legal services associated with the establishment of the master municipal lease agreement program to provide financing for personal property purchases will be provided by the City's contracted bond counsel. The legal fees associated with the establishment of the master municipal lease agreement program include an initial payment of $60,000 and $5,000 per quarter if the draw exceeds $5,000,000.

A seven member evaluation committee was selected from the following departments:

- City Controller (1)
- Office of Financial Services (1)
- Sanitation Services (1)
- Fire-Rescue (1)
- Equipment and Building Services (1)
- Business Development and Procurement Services (2)*

*Business Development and Procurement Services evaluated the cost and the Business Inclusion and Development Plan.

The proposer's responses were evaluated based on the following criteria:

- Fees 30%
- Proposed Methodology 20%
- Qualifications 20%
- Experience 15%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 927 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS 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, notifications were sent by the BDPS' Resource LINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On December 14, 2011, City Council authorized a three-year master municipal lease agreement for the financing of personal property purchases by Resolution No. 11-3344.

Information about this item will be provided to the Budget, Finance and Audit Committee on August 17, 2015.

FISCAL INFORMATION

$160,000 - Current Funds ($60,000 upfront legal costs plus annual legal fees of $20,000) (subject to annual appropriations)

M/WBE INFORMATION

174 - Vendors contacted
174 - No response
0 - Response (Bid)
0 - Response (No bid)
0 - Successful

927 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Banc of America Public Capital Corp.

White Male	725	White Female	769
Black Male	203	Black Female	667
Hispanic Male	227	Hispanic Female	458
Other Male	101	Other Female	133

PROPOSAL INFORMATION

The following proposals were received from solicitation number BKZ1528 and were opened on June 18, 2015. This contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score
*Banc of America Public Capital Corp.	14648 N. Scottsdale Rd. Suite 250 Scottsdale, AZ 85254	83.80
Pinnacle Public Finance, Inc.	8377 East Hartford Dr. Suite 115 Scottsdale, AZ 85255	77.20

PROPOSAL INFORMATION (Continued)

Proposers	**Address**	**Score**
U.S. Bancorp Government Leasing & Finance, Inc.	950 17th St. 7th floor Denver, CO 80202	63.50

OWNER

Banc of America Public Capital Corp.

Christopher Giuliano, President
Brad Koster, Secretary

August 26, 2015

RESOLUTION AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A MASTER MUNICIPAL LEASE AGREEMENT AND AUTHORIZING AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on December 14, 2011, City Council authorized a master municipal lease agreement for the purchase of personal property by Resolution No. 11-3344;

WHEREAS, CITY OF DALLAS (*"Lessee"*) proposes to enter into a **MASTER EQUIPMENT LEASE/PURCHASE AGREEMENT** (the *"Master Lease"*) with **BANC OF AMERICA PUBLIC CAPITAL CORP**., as lessor (*"Lessor"*), and proposes to enter into various Schedules A thereunder to enable Lessee to finance the lease/purchase acquisition of equipment for the City's authorized needs and purposes (the "Equipment"), with the intent that the interest portion of the Rental Payments (as defined in the Master Lease) therefore be excluded from gross income for federal income tax purposes and, as security for such Rental Payments, Lessee agrees to grant a first lien security interest in the Equipment to Lessor, and to make payments, as set forth in each Schedule A (as defined in the Master Lease) executed and delivered pursuant to the Master Lease, sufficient to pay both the principal and interest portion of the Rental Payments under the Master Lease and each Schedule A.

NOW, THEREFORE,

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

Section 1. The City Council agrees to enter into the Master Lease and each Schedule A pursuant to the Master Lease in order to finance the lease/purchase acquisition of the Equipment on terms to be determined in accordance with the provisions of the Master Lease and, in order to secure the Master Lease and each Schedule A delivered pursuant thereto, to grant a first lien security interest in the Equipment, in accordance with the Master Lease and each such Schedule A.

Section 2. That any one or more of the Authorized Officers of Lessee (as defined in the Master Lease), and each of them, is hereby authorized to execute, acknowledge and deliver in the name and on behalf of Lessee to Lessor the Master Lease and each Schedule A to the Master Lease including all attachments, financing statements and schedules thereto, such Master Lease and each Schedule A to be in substantially the forms attached hereto with such changes as necessary to reflect the specific Equipment to be financed and financing terms applicable to each Schedule A and such other changes as the signing officer shall determine to be advisable. Further, said Authorized Officers are authorized to execute, acknowledge and deliver in the name and on behalf of Lessee any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Master Lease and each Schedule A; the execution thereof by any such Authorized Officer shall be conclusive as to such determination.

Section 3. That for the lease/purchase acquisition of Equipment designated by the City Council for financing pursuant to the Master Lease, there is hereby authorized the continuing execution and delivery by the Authorized Officers or any one of them in the name of and on behalf of Lessee Schedules A and attachments in substantially the forms required by the Master Lease with such changes as the signing officer shall determine advisable, and the execution thereof shall be conclusive as to such determination.

Section 4. The Authorized Officers shall be authorized to make replacements or otherwise substitute other similar equipment for any of the items so described or incorporated in a Schedule A if necessary due to inability of the vendor to deliver an item of equipment, so long as such substitution of any item of equipment does not frustrate the purpose of Lessee for which the Equipment is being leased or result in an increase in the amount required to be paid by Lessee for the Equipment pursuant to the terms of the applicable Schedule A.

Section 5. That the City Manager is authorized to execute a master municipal lease agreement with Banc of America Public Capital Corp. (VS0000065751) for the financing of personal property purchases for a term of five years, upon approval 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 Banc of America Public Capital Corp. shall be based only on the amount of the services directed to be performed by the City and properly performed by Banc of America Public Capital Corp. under the contract.

Section 6. That the Chief Financial Officer is hereby authorized to disburse funds to Banc of America Public Capital Corp. for principle and interest payments for the master municipal lease agreement program for the financing of personal property purchases.

Section 7. That the Chief Financial Officer is hereby authorized to disburse funds for upfront legal costs, in an amount not to exceed $60,000, and annual legal fees in an amount not to exceed $20,000 (subject to annual appropriations) to the City's contracted bond counsel from Fund 0001, Department BMS, Unit 1987, Object Code 3070.

Section 8. 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 ITEM # 12

KEY FOCUS AREA:	Public Safety
AGENDA DATE:	August 26, 2015
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Street Services
CMO:	Jeanne Chipperfield, 670-7804 Jill A. Jordan, P.E., 670-5299
MAPSCO:	N/A

SUBJECT

Authorize a two-year master agreement for asphalt emulsion to be utilized by Street Services – Heartland Asphalt Materials, Inc., lowest responsible bidder of three - Not to exceed $904,612 - Financing: Current Funds

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis.

This master agreement will allow for the purchase of asphalt emulsion to be utilized by Street Services in the repair of streets and alleys throughout the City.

The asphalt emulsion is a binding agent used to adhere asphaltic material to a surface. Asphalt emulsion is used in the repair process of pot holes, level-ups, full-depth repairs, street rehabilitation projects and street restoration projects. Asphalt emulsion is used in the repair of approximately 30,000 potholes, 400 lane miles of asphalt streets and alleys each year.

This solicitation was structured in a manner which required bidders to submit a response using group pricing. This bid resulted in a 32.3% decrease over comparable prices for the bids awarded in 2012.

BACKGROUND (Continued)

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 36 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS 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, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 11, 2012, City Council authorized a two-year master agreement for asphalt emulsion to be used by Street Services by Resolution No. 12-1022.

Information about this item will be provided to the Budget, Finance and Audit Committee on August 17, 2015.

FISCAL INFORMATION

$904,612.00 - Current Funds

M/WBE INFORMATION

4 - Vendors contacted
4 - No response
0 - Response (Bid)
0 - Response (No bid)
0 - Successful

36 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Heartland Asphalt Materials, Inc.

White Male	22	White Female	16
Black Male	13	Black Female	13
Hispanic Male	1	Hispanic Female	2
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BQ1513 and were opened on May 28, 2015. This master agreement is being awarded to the lowest responsive and responsible bidder by group. Information related to this solicitation is available upon request.

*Denotes successful bidder

Bidders	Address	Amount
*Heartland Asphalt Materials, Inc.	860 W. Airport Frwy. Suite 400 Hurst, TX 76054	Multiple Groups
Ergon Asphalt & Emulsions, Inc.	11612 RM 2244 Suite 250 Austin, TX 78738	Multiple Groups
Western Emulsions, Inc.	3900 E. Broadway Blvd. Tucson, AZ 85711	Multiple Groups**

**Western Emulsions, Inc. was deemed non-responsive for Groups 2, 4 and 6 due to not meeting the specifications.

OWNER

Heartland Asphalt Materials, Inc.

David Terchmann, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a two-year master agreement for asphalt emulsion to be utilized by Street Services – Heartland Asphalt Materials, Inc., lowest responsible bidder of three - Not to exceed $904,612 - Financing: Current Funds

Heartland Asphalt Materials, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforces.
PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$904,612.00	100.00%
TOTAL CONTRACT	$904,612.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$0.00	0.00%	$0.00	0.00%

August 26, 2015

WHEREAS, on April 11, 2012, City Council authorized a two-year master agreement for asphalt emulsion to be used by Street Services by Resolution No. 12-1022;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of asphalt emulsion to be utilized by Street Services is authorized with Heartland Asphalt Materials, Inc. (VS0000065963) for a term of two years in an amount not to exceed $904,612.00.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for asphalt emulsion to be utilized by Street Services. If a written contract is required or requested for any or all purchases of asphalt emulsion to be utilized by Street Services under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval 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 $904,612.00.

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 ITEM # 13

KEY FOCUS AREA:	Public Safety
AGENDA DATE:	August 26, 2015
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Code Compliance Fire Police Water Utilities
CMO:	Jeanne Chipperfield, 670-7804 Joey Zapata, 670-3009 Eric Campbell, 670-3255 Mark McDaniel, 670-3256
MAPSCO:	N/A

SUBJECT

Authorize a three-year master agreement for emergency road flares – Standard Fusee Corp. dba Orion, lowest responsible bidder of two - Not to exceed $480,690 - Financing: Current Funds ($478,650) and Water Utilities Current Funds ($2,040)

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis.

This master agreement will be used to purchase emergency road flares. Road flares are traditionally used by Police and Fire-Rescue during emergency situations when motor or pedestrian traffic is required to be diverted for public safety due to accidents or weather related incidents. Flares are used to mark restricted traffic areas to ensure accident victims, emergency personnel and general public remain safe during a situation where emergency responders are at the scene. The low profile and high visibility factor makes these devices ideal for outdoor temporary use when standard barricades are not available and an area is required to be marked. Additionally, the general public is familiar with these devices and associates the devices to “caution” or “dangerous conditions” which benefit the safety of both the public and emergency responders.

BACKGROUND (Continued)

This solicitation was structured in a manner which required bidders to submit a response using unit pricing. This bid resulted in a 27.6% increase on comparable unit prices for the bid awarded in 2012.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 38 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS 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, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 8, 2012, City Council authorized a three-year master agreement for emergency road flares by Resolution No. 12-1891.

Information about this item will be provided to the Budget, Finance and Audit Committee on August 17, 2015.

FISCAL INFORMATION

$478,649.60 - Current Funds
$ 2,039.70 - Water Utilities Current Funds

M/WBE INFORMATION

6 - Vendors contacted
6 - No response
0 - Response (Bid)
0 - Response (No bid)
0 - Successful

38 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Standard Fusee Corp. dba Orion

White Male	22	White Female	16
Black Male	13	Black Female	13
Hispanic Male	1	Hispanic Female	2
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BQ1517 and were opened on July 8, 2015. This master agreement is being awarded in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

Bidders	**Address**	**Amount**
*Standard Fusee Corp. dba Orion	28320 St. Michaels Rd. Easton, MD 21601	$480,689.30
Eagle Pride Supply, LLC	13200 Pond Springs Rd. Suite F-42 Austin, TX 78729	$560,368.20

OWNER

Standard Fusee Corp. dba Orion

C. Jay McLaughlin, President
David Stiffler, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for emergency road flares – Standard Fusee Corp. dba Orion, lowest responsible bidder of two - Not to exceed $480,690 - Financing: Current Funds ($478,650) and Water Utilities Current Funds ($2,040)

Standard Fusee Corp. dba Orion is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforces.
PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$480,689.30	100.00%
TOTAL CONTRACT	$480,689.30	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$0.00	0.00%	$0.00	0.00%

WHEREAS, on August 8, 2012, City Council authorized a three-year master agreement for emergency road flares by Resolution No. 12-1891;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of emergency road flares is authorized with Standard Fusee Corp. dba Orion (255123) for a term of three years in an amount not to exceed $480,689.30.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for emergency road flares. If a written contract is required or requested for any or all purchases of emergency road flares under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval 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 $480,689.30.

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 ITEM # 14

KEY FOCUS AREA: E-Gov

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Fire

CMO: Jeanne Chipperfield, 670-7804
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** a five-year master agreement for fire emergency vehicle pump parts for Fire-Rescue - Fire Pump Specialty in the amount of $200,000; and **(2)** a five-year service contract for fire vehicle repair services with parts for Fire-Rescue - Metro Fire Apparatus Specialist, Inc. in the amount of $168,375, lowest responsible bidders of two - Total not to exceed $368,375 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This action does not encumber funds; the purpose of a master agreement and service contract is to establish firm pricing for goods and services for a specific term, which are ordered on an as needed basis.

This master agreement will provide fire emergency vehicle pump parts and repair services for Fire-Rescue (DFR). The primary function of the pumps is to siphon water through fire hydrants while maintaining adequate high water pressure. Repair of these pumps ensure proper function of the equipment during critical fire events.

Currently, DFR performs repairs on fire apparatus as needed. However, this service contract will provide repair services to be utilized as needed to augment DFR in order to ensure timely repairs of all equipment.

Fire-Rescue operates approximately 120 pieces of equipment outfitted with pumps such as:

- Engines
- Booster pumpers
- Fire boats
- Aircraft rescue firefighting apparatus

BACKGROUND (Continued)

This solicitation was structured in a manner which required bidders to submit a response using percentage discount from manufacturers price list. This bid resulted in a 26% average discount compared to a 29% average discount for the bid awarded in 2011.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 348 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS 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, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2011, City Council authorized a three-year master agreement for emergency vehicle pump parts for Dallas Fire-Rescue by Resolution No. 11-2516.

Information about this item will be provided to the Budget, Finance and Audit Committee on August 17, 2015.

FISCAL INFORMATION

$368,375.00 - Current Funds (subject to annual appropriations)

M/WBE INFORMATION

34 - Vendors contacted
34 - No response
0 - Response (Bid)
0 - Response (No bid)
0 - Successful

348 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardees have fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Fire Pump Specialty

White Male	3	White Female	2
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

Metro Fire Apparatus Specialist, Inc.

White Male	48	White Female	3
Black Male	3	Black Female	0
Hispanic Male	15	Hispanic Female	2
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BM1502 and were opened on March 26, 2015. These agreements are being awarded to the lowest responsive and responsible bidders by group.

*Denotes successful bidders

Bidders	**Address**	**Amount**
*Fire Pump Specialty	639 S. McLennan Dr. Elm Mott, TX 76640	Group 1 - 26% discount Group 2 - No Bid
*Metro Fire Apparatus Specialist, Inc.	10940 W. Sam Houston Houston, TX 77064	Group 1 - 18% discount Group 2 - $168,375.00

OWNERS

Fire Pump Specialty

Edwin Lednicky, President

Metro Fire Apparatus Specialist, Inc.

Craig N. Russell, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** a five-year master agreement for fire emergency vehicle pump parts for Fire-Rescue - Fire Pump Specialty in the amount of $200,000; and **(2)** a five-year service contract for fire vehicle repair services with parts for Fire-Rescue - Metro Fire Apparatus Specialist, Inc. in the amount of $168,375, lowest responsible bidders of two - Total not to exceed $368,375 - Financing: Current Funds (subject to annual appropriations)

Fire Pump Specialty and Metro Fire Apparatus Specialist, Inc. are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces.
PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$368,375.00	100.00%
TOTAL CONTRACT	$368,375.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$0.00	0.00%	$0.00	0.00%

August 26, 2015

WHEREAS, on September 28, 2011, City Council authorized a three-year master agreement for emergency vehicle pump parts for Dallas Fire-Rescue by Resolution No. 11-2516;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of fire emergency vehicle pump parts for Fire-Rescue is authorized with Fire Pump Specialty (246380) for a term of five-years in an amount not to exceed $200,000.00.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for the purchase of fire emergency vehicle pump parts for Fire-Rescue. If a written contract is required or requested for any or all purchases of fire emergency vehicle pump parts for Fire-Rescue under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

Section 3. That the City Manager is authorized to execute a service contract with Metro Fire Apparatus Specialist, Inc. (339015) for fire vehicle repair services with parts for a term of five years in an amount not to exceed $168,375.00, upon approval 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 Metro Fire Apparatus Specialist, Inc., shall be based only on the amount of the services directed to be performed by the City and properly performed by Metro Fire Apparatus Specialist, Inc. under the contract.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $368,375.00 (subject to annual appropriations).

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 ITEM # 15

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Fire

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize an Interlocal Agreement between the City and Dallas County Community College District (DCCCD) on behalf of El Centro College to provide a college internship program for students pursuing a degree in Fire Protection Technology - Financing: No cost consideration to the City

BACKGROUND

El Centro College of Dallas County Community College District (DCCCD) (Hereafter referred to as "the COLLEGE") offers an Associate in Applied Sciences degree in Fire Protection Technology. In order for students to earn the degree they are required, in part, to complete a class in an approved practical internship that complements the academic studies.

The purpose of this agreement is to establish a College Internship Program, which provides an educational experience for students pursuing the Associate in Applied Sciences degree in Fire Protection Technology at the College. Students who have completed 12 semester credit hours of Fire Protection Technology prerequisite classes are eligible to participate in the Program under this Agreement.

Dallas Fire-Rescue Department (DFR), operates comprehensive fire and rescue services that encompass: Fire Operations and Administration, Special Operations, Fire Technology and Communications, Fire Prevention, Education, Inspection and Investigation, Special Operations and Emergency Medical Services.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Public Safety Committee on August 10, 2015.

FISCAL INFORMATION

No cost consideration to the City

OWNER

Dallas County Community College District

Joe D. May, Chancellor

WHEREAS, El Centro College, (hereafter referred to as "the COLLEGE") of Dallas County Community College District, a Texas political subdivision of higher education, offers an Associate in Applied Sciences degree in Fire Protection Technology; and

WHEREAS, students pursuing the degree at the COLLEGE, and who have completed 12 semester credit hours of Fire Protection Technology prerequisite classes are eligible to participate in an internship and cooperative educational Program to complete direct practical experience to complement the academic experience; and

WHEREAS, the City of Dallas, a Texas municipal corporation through its Fire-Rescue Department (DFR), operates comprehensive fire and rescue services that encompass: Fire Operations and Administration, Special Operations, Fire Technology and Communications, Fire Prevention, Education, Inspection and Investigation, and Special Operations, (all hereafter referred to as "SERVICES"), that can successfully complement students' academic studies; and

WHEREAS, pursuant to the authority granted and in compliance with the provisions under the Interlocal Cooperation Act, Chapter 791, Texas Government Code Annotated, the Parties wish to enter into this agreement for the purpose of providing education internships for the eligible students.

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 an Interlocal Agreement or a College Internship Program with Dallas County Community College District on behalf of the El Centro College, upon approval as to form by the City Attorney.

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 ITEM # 16

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 F G J K L M N P Q R

SUBJECT

Authorize **(1)** approval of the proposed Dallas Downtown Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

In accordance with the Public Improvement District Assessment Act (Act) in Chapter 372 of the Texas Local Government Code, the City Council calls and holds a public hearing to hear and pass on any objections to the annual assessment to be levied against property in the Public Improvement District (PID) and approves the Service Plan for each PID.

Downtown Dallas, Inc., provided the proposed District 2016 Service Plan and proposed 2015 Assessment Plan for review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 9, 2015.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

(a) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include Downtown Safety Patrol program, safety awareness and education programs, Clean Team program, operation of the mass transportation facilities, landscaping, banner program, installation and maintenance of trash containers, promotion of downtown, installation of lighting, implement signage and wayfinding system, development of new public and green space, and related expenses incurred in establishing, administering and operating the District as authorized by the Act. The purpose of the District is to supplement and enhance services within the District, but not to replace or supplant existing City services provided within the District.

(b) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $6,342,201.00 in 2016 and reach $6,625,589.77 in 2020. The total estimated assessment to be collected during the next five year period is approximately $32,000,187.77. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(c) **Boundaries.** The boundaries of the District are shown on the attached Map of the District.

(d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $.1290 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation.

BACKGROUND (Continued)

Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(e) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property.

The City of Dallas has contractually agreed to pay assessments against exempt City property in the District. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must also be established by contract.

For FY 2015-16, the estimated City participation is approximately $676,048 (this amount excludes an estimated $258,000 assessment for the Convention Center Hotel property under the auspices of a Local Government Corporation). Every dollar of City assessment paid to the District will leverage approximately $9.77 of assessments paid by private property owners. As a contributor, the City of Dallas will be represented on the governing Boards of Directors.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 24, 1992, City Council authorized the Dallas Downtown Improvement District by Resolution No. 92-2445.

On August 9, 2006, City Council authorized the renewal of the District for a seven-year period by Resolution Nos. 06-2048 and 06-2049.

On June 12, 2013, City Council authorized the renewal of the District for a seven-year period by Resolution No.13-1015.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On September 10, 2014, City Council authorized the assessment rate for 2014 by Ordinance No. 29456.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

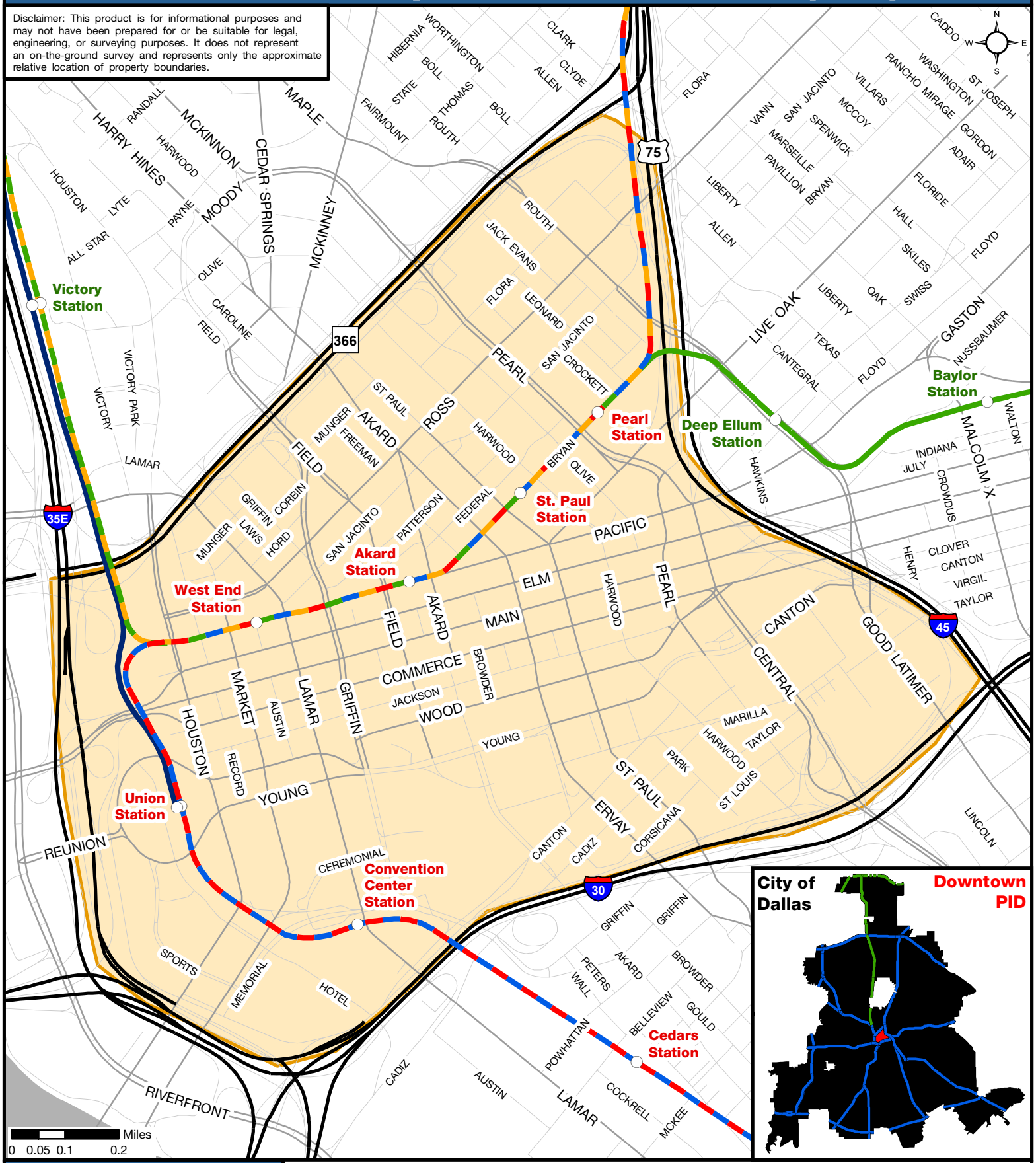
No cost consideration to the City

MAP

Attached.

Downtown Improvement District (DID)

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



DALLAS
ECONOMIC DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 3.17.10, Last Updated 8.31.11 - PID_Downtown.TCG

Legend

- Downtown Improvement District
- Rail Station
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line
- Trinity Railway Express
- Freeway or Tollway
- Arterial
- Local Road
- Flood Plain

Source: Rail Lines - DART, 2010; Parcels - DCAD, 2009; All Other Data - City of Dallas, 2010

August 26, 2015

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code ("Act") allows for the creation of public improvement districts; and

WHEREAS, on June 24, 1992, City Council authorized the creation of the Dallas Downtown Improvement District (District), as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit to the property in the District, designated Downtown Dallas Inc., as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 92-2445; and

WHEREAS, on June 12, 1996, City Council authorized the renewal of the Dallas Downtown Improvement District by Resolution No. 96-2039; and

WHEREAS, on August 9, 2006, City Council authorized the renewal of the District for a seven-year period by Resolution Nos. 06-2048 and 06-2049; and

WHEREAS, on June 12, 2013, City Council authorized the renewal of the District for a seven-year period by Resolution No.13-1015; and

WHEREAS, on September 10, 2014, City Council authorized the assessment rate for 2014 and 2015 Service Plan and 2014 Assessment Plan by Ordinance No. 29456.

WHEREAS, Downtown Dallas Inc., provided City staff with the proposed District 2016 Service Plan and 2015 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2016 Service Plan and 2015 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2015 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2016 Service Plan and the proposed 2015 Assessment Plan for the Dallas Downtown Improvement District will consider approval of the final 2016 Service Plan and 2015 Assessment Plan, subject to the public hearing on September 9, 2015.

The City Council makes the following findings concerning the Service Plan for the public improvement district:

(a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.

(b) **Nature of the Services and Improvements.** The proposed services and improvements to be provided in the District include Downtown Safety Patrol program, safety awareness and education programs, Clean Team program, operation of the mass transportation facilities, landscaping, banner program, installation and maintenance of trash containers, promotion of downtown, installation of lighting, implement signage and wayfinding system, development of new public and green space, and related expenses incurred in establishing, administering and operating the District as authorized by the Act. The purpose of the District is to supplement and enhance services within the District, but not to replace or supplant existing City services provided within the District.

(c) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $6,342,201.00 in 2016 and reach $6,625,589.77 in 2020. The total estimated assessments to be collected during the next five year period is approximately $32,000,187.77. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas.

Section 1. (Continued)

(e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $.1290 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(f) **Apportionment of costs between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property.

The City of Dallas has contractually agreed to pay assessments against exempt City property in the District. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must also be established by contract.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 9, 2015, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

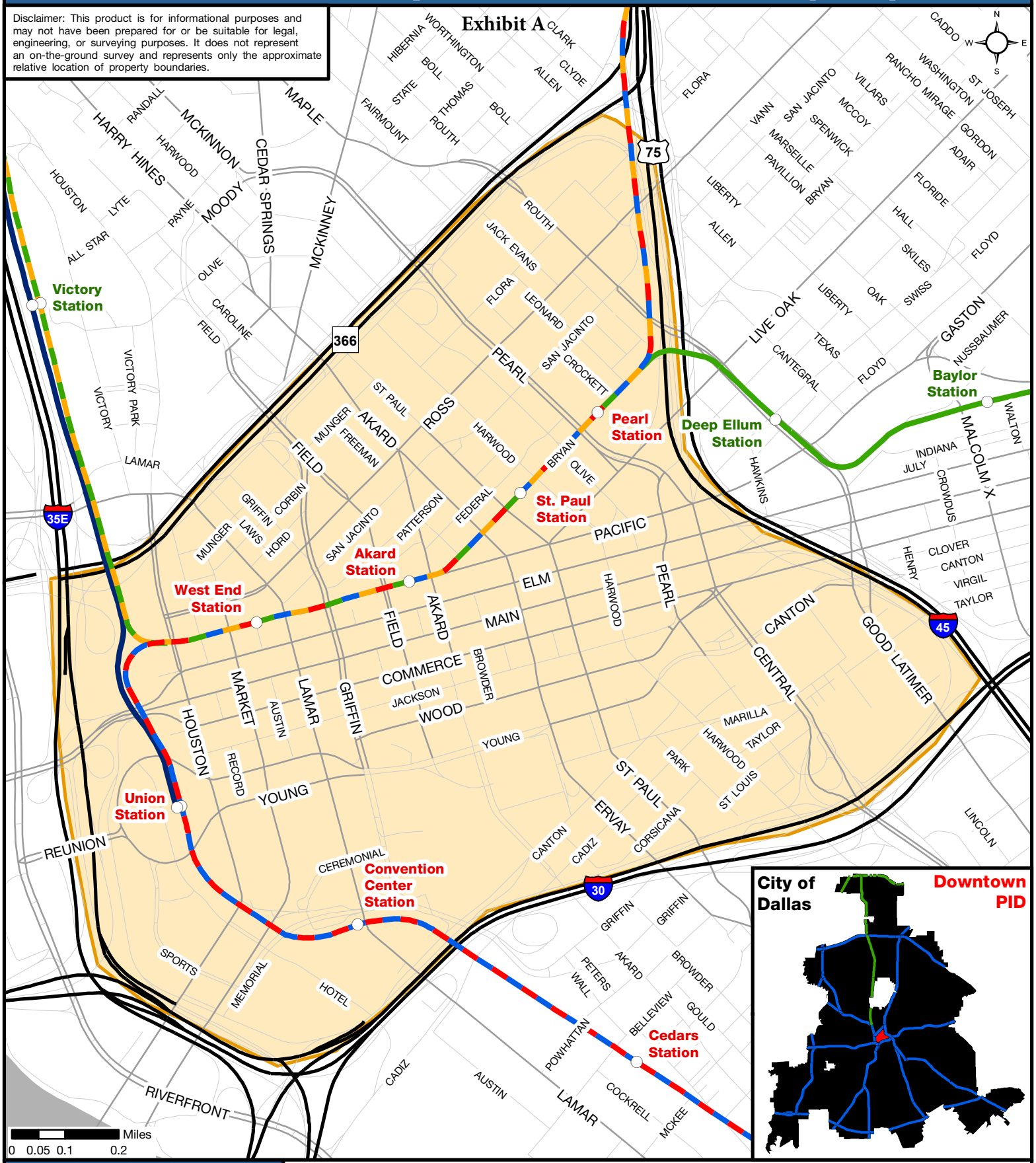
Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2015 assessment roll on file with the City Secretary; approving the Service Plan for 2016; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

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.

Downtown Improvement District (DID)

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Exhibit A



DALLAS
ECONOMIC DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 3.17.10, Last Updated 8.31.11 - PID_Downtown.TCG

Legend

- Downtown Improvement District
- Rail Station
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line
- Trinity Railway Express
- Freeway or Tollway
- Arterial
- Local Road
- Flood Plain

Source: Rail Lines - DART, 2010; Parcels - DCAD, 2009; All Other Data - City of Dallas, 2010

Exhibit B

Dallas Downtown Improvement District (DID)

Service Plan 2016-2020

	2016 Budget	*2017 Budget*	*2018 Budget*	*2019 Budget*	*2020 Budget*
REVENUES & RESERVES					
Fund balance from previous year*	$2,003.00	$2,379.00	$2,824.55	$2,596.20	$2,759.83
Net assessment revenue**	$6,260,777.00	$6,329,645.55	$6,399,271.65	$6,469,663.64	$6,540,829.94
Exempt jurisdictions	$81,500.00	$81,500.00	$81,500.00	$81,500.00	$81,500.00
Interest on cash balances	$300.00	$300.00	$500.00	$500.00	$500.00
Other income & contributions	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL INCOME & RESERVES	**$6,344,580.00**	**$6,413,824.55**	**$6,484,096.20**	**$6,554,259.83**	**$6,625,589.77**
EXPENDITURES					
Organization & Administration	$791,259.00	$816,000.00	$841,000.00	$866,000.00	$891,000.00
Capital Improvements [1]	$432,000.00	$445,000.00	$450,000.00	$455,000.00	$460,000.00
Transportation and Improvements [2]	$385,235.00	$390,000.00	$395,000.00	$400,000.00	$405,000.00
Communications & Events [3]	$1,112,476.00	$1,115,000.00	$1,122,500.00	$1,130,500.00	$1,137,000.00
Services and Improvements [4]	$1,165,909.00	$1,185,000.00	$1,205,000.00	$1,220,000.00	$1,235,000.00
Safety [5]	$2,455,322.00	$2,460,000.00	$2,468,000.00	$2,480,000.00	$2,495,000.00
TOTAL EXPENDITURES	**$6,342,201.00**	**$6,411,000.00**	**$6,481,500.00**	**$6,551,500.00**	**$6,623,000.00**
FUND BALANCE/RESERVES	$2,379.00	$2,824.55	$2,596.20	$2,759.83	$2,589.77

[*] 2014 Contractual Commitments of 100K MSG Improvements, 100K for Wayfinding Signs, 100K for Sidewalk Improvements

[**] 2015 Assessment less admin fees and contingency for delinquent and/or protested accounts ($300,000)

[1] Public Improvements, landscape and parks.

[2] Downtown circulator, operation and maintenance of mass transportation facilities.

[3] Special supplemental service for promotion and improvement of the DID, including, entertainment and events, and retail recruitment.

[4] Community programs, Clean Team, environmental enhancements and sanitation.

[5] Downtown Safety Patrol, Homeless outreach, education & coordination.

Exhibit C

DOWNTOWN
DALLAS INC

2200 Ross Avenue
Suite 4600E
Dallas, TX 75201
p 214.744.1270
f 214.744.1986

Downtown Dallas, Inc.
Improvement District
2016 Assessment Plan

The costs of the services and improvements by the District will be paid primarily by special assessment against properties in the District. Annual assessments are based on the total value of real property and real property improvements as determined by the Dallas Central Appraisal District ("DCAD").

The District service area is shown on a map attached hereto. The assessment to be levied for properties in the District service area is $.1290 per $100 of appraised value. Dependent upon future District property values and the changing needs of the District, the assessment rate stated above is not anticipated to change in the next five years. Actual assessment rates and levies will be set by the Dallas City Council subject to a maximum of $0.15 per $100 of value and according to procedures stipulated by Chapter 372 of the Texas Local Government Code.

As provided by Chapter 372 of The Code, the City of Dallas is responsible for payments of assessments against exempt municipal property in the District. Properties not liable for assessment include City rights-of-way and properties not owned by the City of Dallas but have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code). Payment of assessments by other exempt jurisdictions shall be established by contract.

AGENDA ITEM # 17

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2, 7, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 G L M R and 46 J K

SUBJECT

Authorize **(1)** approval of the proposed Deep Ellum Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

In accordance with the Public Improvement District Assessment Act (Act) in Chapter 372 of the Texas Local Government Code, the City Council calls and holds a public hearing to hear and pass on any objections to the annual assessment to be levied against property in the Public Improvement District (PID) and approves the Service Plan for each PID.

The Deep Ellum Foundation provided the proposed District 2016 Service Plan and proposed 2015 Assessment Plan for review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 9, 2015.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

(a) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include public safety, graffiti control, landscaping, park improvements, trash pick-up, neighborhood improvements, acquisition, construction, operation and maintenance of mass transportation facilities, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area as the Deep Ellum Entertainment District and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

(b) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $433,840 in 2016 and reach $513,684 in 2020. The total estimated assessments to be collected during the next five year period is approximately $2,716,662, which will result in the District reaching its maximum total budget early and therefore will be subject to an early renewal. The District shall incur no bonded indebtedness. The Deep Ellum Public Improvement District started 2015 with a carryover balance of $129,191.00 accumulated from unspent funds from the Categories of Improvements, Business Development, and Marketing and Promotion. The carryover funds are the rest of loss of staff to oversee the management of these categories for most of FY 2015. Following the hiring of a new Executive Director, who started June 1, 2015, and the expansion of the DEPID boundaries in 2014 the DEPID has requested to spend the carry over balance for authorized neighborhood projects that were delayed, which include neighborhood-wide Wi-Fi (inside Deep Ellum Businesses and using Deep Ellum Branding), neighborhood-wide parking strategies, art mural project and a new professionally done Deep Ellum website. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(c) **Boundaries.** The boundaries of the District are shown on the attached Map of the District.

(d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.12 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year.

BACKGROUND (Continued)

The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(e) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefor are not subject to PID assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 25, 1999, City Council authorized creation of the Deep Ellum Public Improvement District by Resolution No. 99-2604.

On August 9, 2006, City Council authorized renewal of the Deep Ellum Public Improvement District by Resolution Nos. 06-2050 and 06-2051.

On August 14, 2013, City Council authorized renewal of the Deep Ellum Public Improvement District by Resolution No. 13-1376.

On September 10, 2014, City Council authorized the assessment rate for 2014 by Ordinance No. 29457.

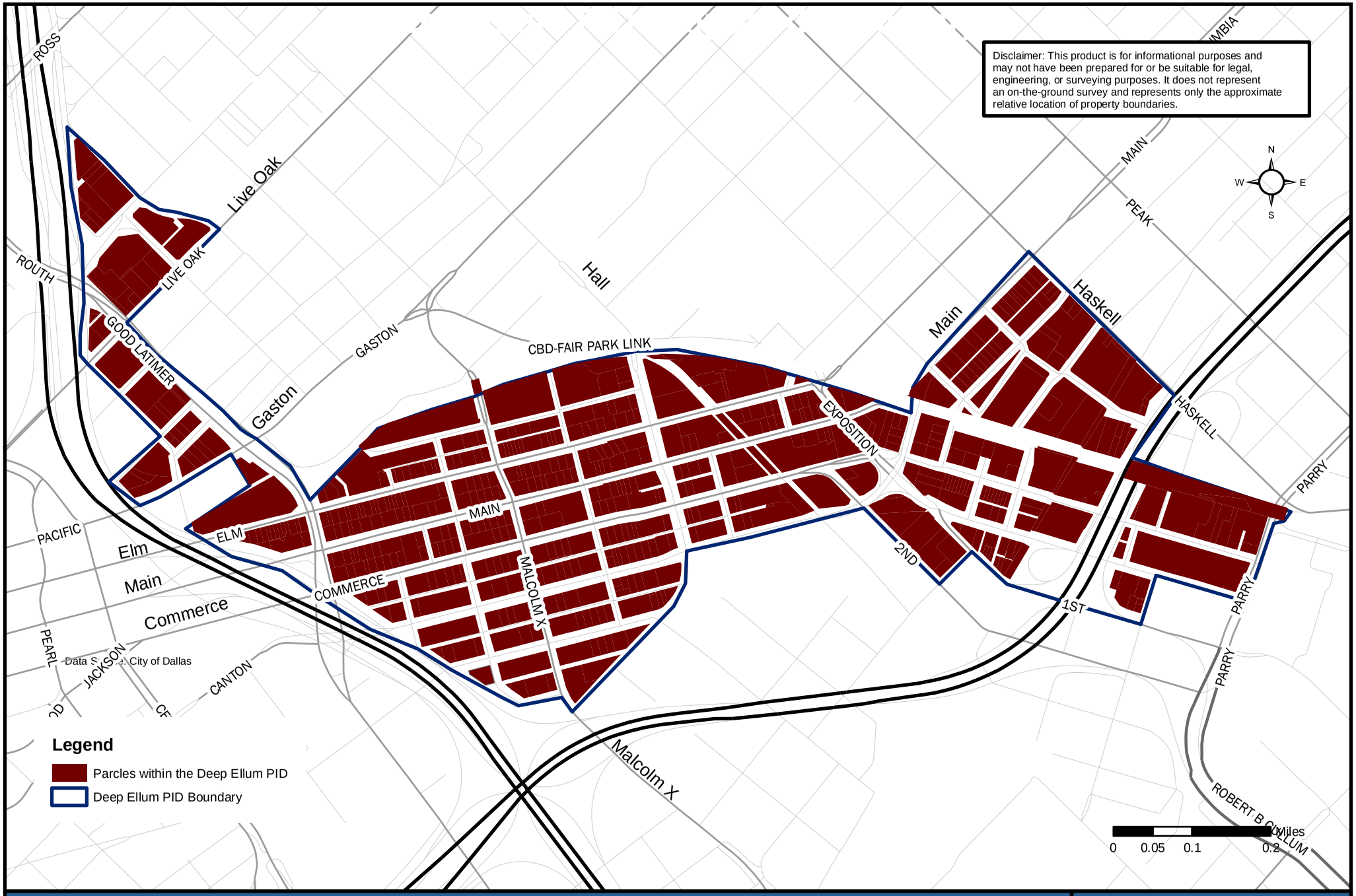
Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.



Deep Ellum PID Boundary Map

DALLAS
ECONOMIC DEVELOPMENT

Area Redevelopment Division
214.670.1685
dallas-ecodev.org

Created 08/2013

August 26, 2015

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code ("Act") allows for the creation of public improvement districts; and

WHEREAS, on August 25, 1999, City Council authorized the creation of the Deep Ellum Public Improvement District (District), as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit to the property in the District, designated Deep Ellum Foundation as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 99-2604; and

WHEREAS, on August 9, 2006, City Council authorized the renewal of the Deep Ellum Public Improvement District (District) by Resolution No. 06-2051; and

WHEREAS, on August 14, 2013, City Council authorized the renewal of the Deep Ellum Public Improvement District (District) by Resolution No. 13-1376; and

WHEREAS, on September 10, 2014, City Council authorized the 2015 Service Plan and 2014 Assessment Plan by Ordinance No. 14-1507; and

WHEREAS, the Deep Ellum Foundation provided City staff with the proposed District 2016 Service Plan and 2015 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2016 Service Plan and 2015 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2015 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2016 Service Plan and the proposed 2015 Assessment Plan for the Deep Ellum Public Improvement District will consider approval of the final 2016 Service Plan and 2015 Assessment Plan, subject to the public hearing on September 9, 2015.

The City Council makes the following findings concerning the Service Plan for the public improvement district:

(a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.

(b) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include public safety, graffiti control, landscaping, park improvements, trash pick-up, neighborhood improvements, acquisition, construction, operation and maintenance of mass transportation facilities, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area as the Deep Ellum Entertainment District and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

(c) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $433,840 in 2016 and reach $513,684 in 2020. The total estimated assessments to be collected during the next five year period is approximately $2,716,662, which will result in the District reaching its maximum total budget early and therefore will be subject to an early renewal. The District shall incur no bonded indebtedness. The Deep Ellum Public Improvement District started 2015 with a carryover balance of $129,191.00 accumulated from unspent funds from the Categories of Improvements, Business Development, and Marketing and Promotion. The carryover funds are the rest of loss of staff to oversee the management of these categories for most of FY 2015. Following the hiring of a new Executive Director, who started June 1, 2015, and the expansion of the DEPID boundaries in 2014 the DEPID has requested to spend the carry over balance for authorized neighborhood projects that were delayed, which include neighborhood-wide Wi-Fi (inside Deep Ellum Businesses and using Deep Ellum Branding), neighborhood-wide parking strategies, art mural project and a new professionally done Deep Ellum website. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.

Section 1. (Continued)

(e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.12 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year.

The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(f) **Apportionment of costs between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefor are not subject to PID assessment.

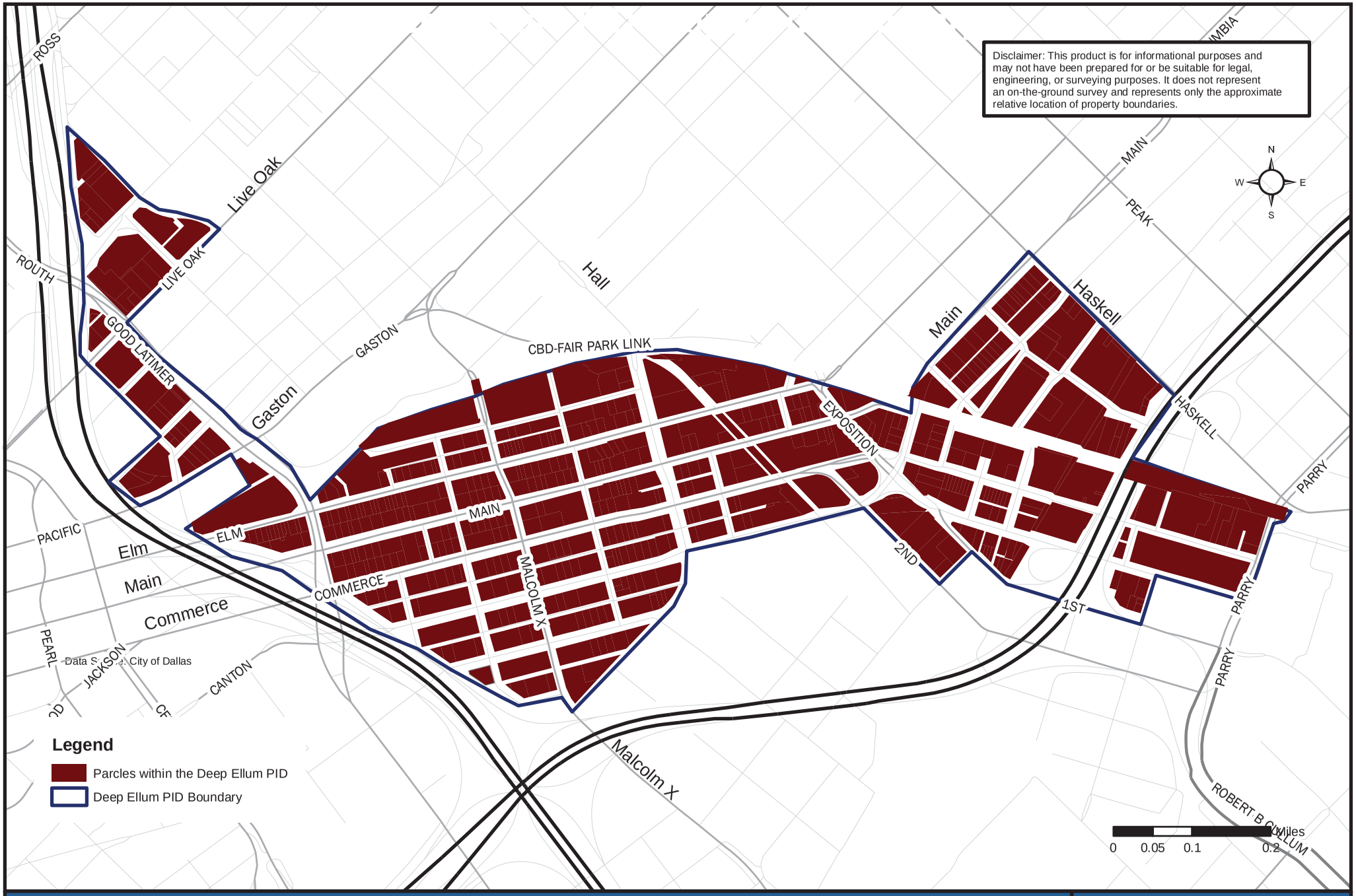
Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 9, 2015, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2015 assessment roll on file with the City Secretary; approving the Service Plan for 2016; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

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.



Deep Ellum PID Boundary Map
Exhibit A

DALLAS
ECONOMIC DEVELOPMENT

Area Redevelopment Division
214.670.1685
dallas-ecodev.org

Created 08/2013

EXHIBIT B

DEEP ELLUM PID
Service Plan 2015-2020

Revenues and Reserves	2015 ACTUAL		2016 BUDGET		2017 BUDGET	2018 BUDGET	2019 BUDGET	2020 BUDGET
Gross assessments revenue	$335,099.75		$430,836.13		$452,377.94	$474,996.83	$498,746.67	$523,684.01
PID Oversight Charge from City	-$7,383.50		-$7,383.50		-$7,383.50	-$7,383.50	-$7,383.50	-$7,383.50
Net Assessment Revenue	$327,716.25		$423,452.63		$444,994.44	$467,613.33	$491,363.17	$516,300.51
Fund balance from previous year[6]	$129,191.00		$60,389.17		$51,577.09	$55,847.34	$60,200.28	$64,640.04
Interest on cash balances	$500.00		$525.00		$551.25	$578.81	$607.75	$638.14
Other income and contributions	$1,000.00		$1,050.00		$1,102.50	$1,157.63	$1,215.51	$1,276.28
Total Income and Reserves	**$458,407.25**		**$485,416.80**		**$498,225.28**	**$525,197.12**	**$553,386.72**	**$582,854.97**
Improvements[1]	$80,021.82	20%	$87,223.78	22%	$88,940.40	$93,487.95	$98,262.87	$103,276.54
Transportation and related expenses[2]	$31,633.42	8%	$34,480.42	9%	$35,159.02	$36,956.71	$38,844.28	$40,826.24
Business Development and Recruitment[3]	$31,365.34	8%	$34,188.22	9%	$34,861.06	$36,643.52	$38,515.09	$40,480.25
Marketing and Promotion[4]	$156,042.55	39%	$170,086.38	43%	$173,433.78	$182,301.50	$191,612.60	$201,389.25
Public Safety[5]	$19,804.40	5%	$21,586.79	5%	$22,011.63	$23,137.09	$24,318.83	$25,559.65
Administration	$55,827.62	14%	$60,852.10	15%	$62,049.71	$65,222.33	$68,553.58	$72,051.39
Financial Audit and Insurance	$23,322.94	6%	$25,422.01	6%	$25,922.33	$27,247.74	$28,639.43	$30,100.70
Total Expenditures	**$398,018.08**		**$433,839.71**		**$442,377.94**	**$464,996.83**	**$488,746.67**	**$513,684.01**
Fund Balance/Reserves	$60,389.17		$51,577.09		$55,847.34	$60,200.28	$64,640.04	$69,170.96

1. Graffiti control, landscaping, park improvements, trash pickup and neighborhood improvements
2. Acquisition, construction, operation and maintenance of transportation facilities and wayfinding signage including neighborhood parking programs
3. Business development and recruitment to promote the District
4. Marketing, website, and other promotional activities including but not limited to wifi
5. Safety and security related initiatives including but not limited to lighting and signage
6. The Public Improvement District started 2015 with a carry over balance of approximately $130,000 accumulated from unspent funds from the Categories of Improvements, Business Development, and Marketing and Promotion. The Carry over funds is the rest of loss of staff to oversee the management of these categories for most of FY 2015. Following the hiring of a new Executive Director, who started June 1, 2015, and the expansion of the DEPID boundaries in 2014 the DEPID has requested to spend the carry over balance for delayed neighborhood projects, which will include neighborhood-wide Wi-Fi (inside Deep Ellum Businesses and using Deep Ellum Branding), neighborhood-wide parking startegies, art mural project and a new professionally done Deep Ellum website.
7. Based on increase in Net Assessment, Deep Ellum Public Improvement District will reach its maximum total budget prior to the end of the original seven-year service plan and will be subject to an early renewal beginning January 1, 2019.

Deep Ellum Foundation
2630 E. Commerce
Dallas, TX 75226

Exhibit C

Deep Ellum Public Improvement District
Assessment Plan 2015

The cost of the services and improvements provided by the Deep Ellum Public Improvement District (DEPID) will be paid primarily by special assessments against property in the District. Annual assessments will be based on the total value of real property and improvements as certified by the Dallas Central Appraisal District.

The proposed assessment rate for 2015 will be $0.12 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. The annual assessment rate shall not exceed $0.15 per $100.00 valuation.

The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

Deep Ellum PID assessments will be collected by Dallas County for the City of Dallas, in accordance with the management contract between the City of Dallas and The Deep Ellum Foundation.

AGENDA ITEM # 18

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 E F G K and L

SUBJECT

Authorize **(1)** approval of the proposed Klyde Warren Park/Dallas Arts District Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

In accordance with the Public Improvement District Assessment Act (Act) in Chapter 372 of the Texas Local Government Code, the City Council calls and holds a public hearing to hear and pass on any objections to the annual assessment to be levied against property in the Public Improvement District (PID) and approves the Service Plan for each PID.

The Woodall Rodgers Park Foundation provided the proposed District 2016 Service Plan and proposed 2015 Assessment Plan for review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 9, 2015.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

(a) **Nature of the Services and Improvements**. The purpose of the District is to supplement and enhance services and improvements for properties specifically benefitted by their proximity to KWP and DAD, but not to replace or supplant existing City or other services provided. The general nature of the proposed services and improvements to be performed by the District for KWP and DAD includes security, sanitation, graffiti control and landscape improvements, marketing and promotional activities, distinctive lighting and signage, landscaping and water features, KWP/DAD improvements, trash pick-up, cultural enhancement, programs, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

(b) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $933,872.42 in 2016 and reach $1,051,081.64 in 2020. The total estimated assessments to be collected during the next five year period is approximately $6,040,669.59. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(c) **Boundaries.** The boundaries of the District are shown on the attached Map of the District.

(d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $.025 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate is capped and shall not exceed $0.025 per $100.00 evaluation.

BACKGROUND (Continued)

Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(e) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 13, 2013, City Council authorized creation of the Klyde Warren Park Public Improvement District by Resolution No. 13-1375.

On June 25, 2014, City Council authorized the dissolution of the Klyde Warren Park Public Improvement District by Resolution No. 14-1073.

On June 25, 2014, City Council authorized the creation of the Klyde Warren Park/Dallas Arts District Public Improvement District for a period of seven-years and designated the Woodall Rodgers Park Foundation as the management entity for the District by Resolution No. 14-1074.

On September 10, 2014 City Council authorized the 2014 assessment rate for the Klyde Warren Park/Dallas Arts District Public Improvement District by Ordinance No. 29458.

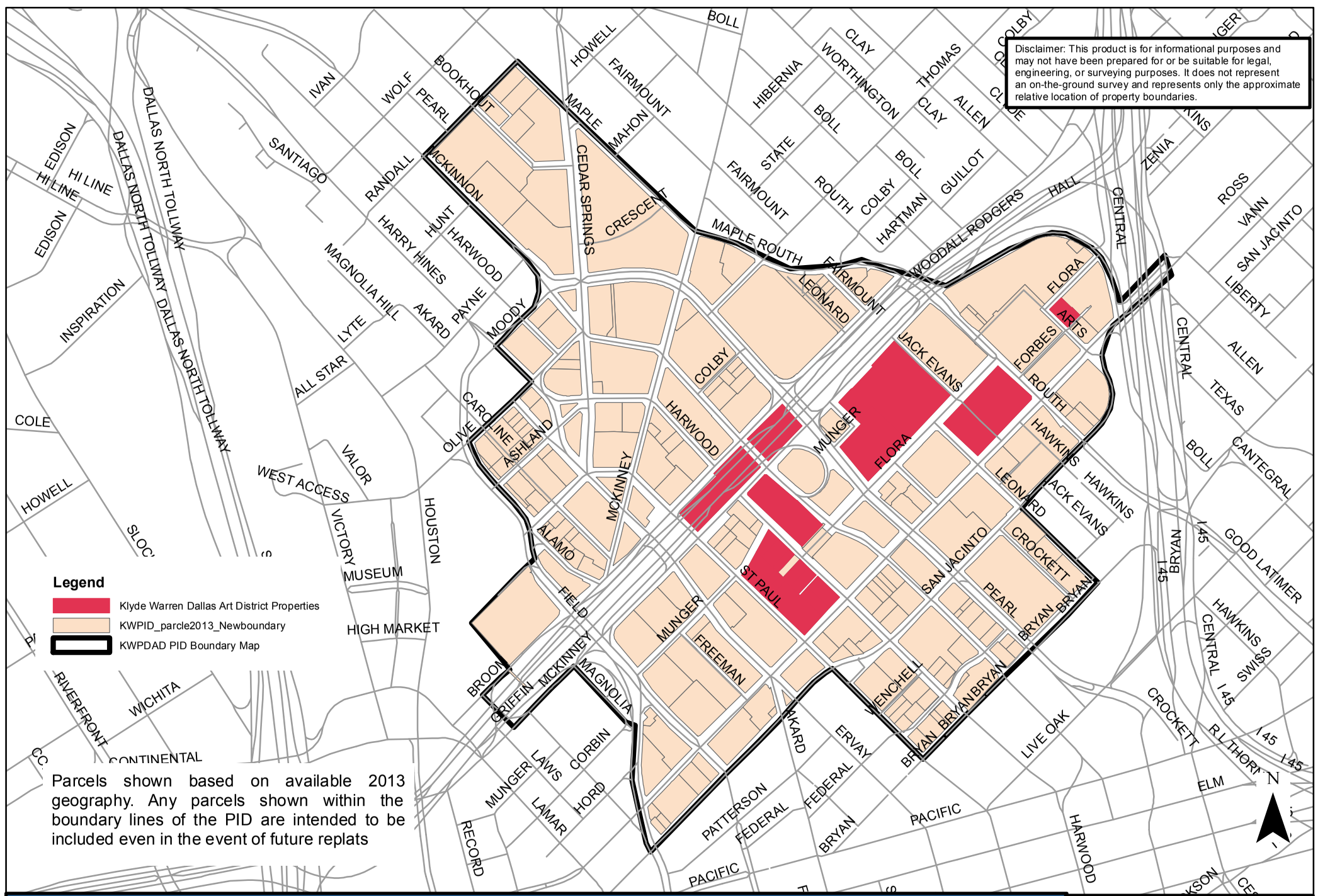
Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.



Klyde Warren Park/Art District PID (KWP/DADPID) Boundary Map

DALLAS
ECONOMIC DEVELOPMENT

Area Redevelopment Division
214.670.1685
dallas-ecodev.org

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code ("Act") allows for the creation of public improvement districts; and

WHEREAS, on August 13, 2013, City Council authorized the creation of the Klyde Warren Park Public Improvement District (District), as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit to the property in the District, designated Woodall Rodgers Park Foundation as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 13-1375; and

WHEREAS, on June 25, 2014, City Council authorized the dissolution of the Klyde Warren Park Public Improvement District by Resolution No. 14-1073; and

WHEREAS, on June 25, 2014, City Council authorized the creation of the Klyde Warren Park/Dallas Arts District Public Improvement District for a period of seven-years and designated the Woodall Rodgers Park Foundation as the management entity for the District by Resolution No. 14-1074; and

WHEREAS, on September 10, 2014 City Council authorized the 2014 assessment rate for the Klyde Warren Park/Dallas Arts District Public Improvement District by Ordinance No. 29458; and

WHEREAS, on September 10, 2014, City Council authorized the 2015 Service Plan and 2014 Assessment Plan for the Klyde Warren Park/Dallas Arts District Public Improvement District by Ordinance No. 29458; and

WHEREAS, the Woodall Rodgers Park Foundation provided City staff with the proposed District 2016 Service Plan and 2015 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2016 Service Plan and 2015 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2015 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2016 Service Plan and the proposed 2015 Assessment Plan for the Klyde Warren Park/Dallas Arts District will consider approval of the final 2016 Service Plan and 2015 Assessment Plan, subject to the public hearing on September 9, 2015.

The City Council makes the following findings concerning the Service Plan for the public improvement district:

(a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.

(b) **Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services and improvements for properties specifically benefitted by their proximity to KWP and DAD, but not to replace or supplant existing City or other services provided. The general nature of the proposed services and improvements to be performed by the District for KWP and DAD includes security, sanitation, graffiti control and landscape improvements, marketing and promotional activities, distinctive lighting and signage, landscaping and water features, KWP/DAD improvements, trash pick-up, cultural enhancement, programs, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

(c) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $933,872.42 in 2016 and reach $1,051,081.64 in 2020. The total estimated assessments to be collected during the next five year period is approximately $6,040,669.59. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.

Section 1. (Continued)

(e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $.025 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate is capped and shall not exceed $0.025 per $100.00 valuation. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(f) **Apportionment of costs between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 9, 2015, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2015 assessment roll on file with the City Secretary; approving the Service Plan for 2016; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

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.

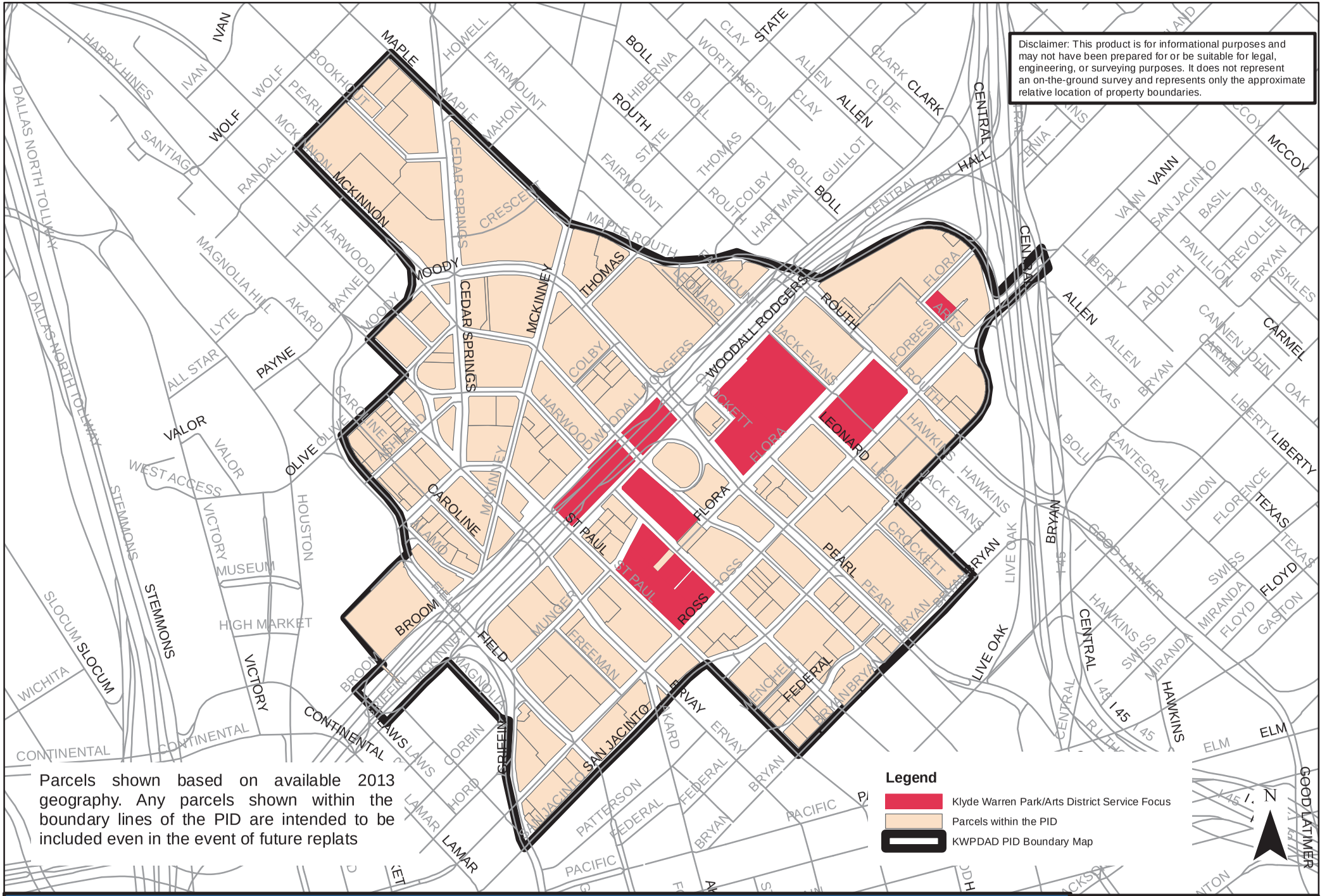


Exhibit A
Klyde Warren Park/Arts District PID (KWP/DADPID) Boundary Map

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Exhibit B

KLYDE WARREN PARK/ DALLAS ARTS DISTRICT PID BUDGET
SERVICE PLAN 2016 TO 2020

REVENUE		2016	2017	2018	2019	2020
Fund Balance from previous year						
[1] Net assessment revenue		$933,872.42	$961,888.59	$990,745.25	$1,020,467.61	$1,051,081.64
TOTAL REVENUE		$933,872.42	$961,888.59	$990,745.25	$1,020,467.61	$1,051,081.64
EXPENDITURES	**Allocation %**					
TOTAL REVENUE	**100.00%**	**$933,872.42**	**$961,888.59**	**$990,745.25**	**$1,020,467.61**	**$1,051,081.64**
[2] Security	42.83%	$399,999.96	$411,999.96	$424,359.96	$437,090.76	$450,203.48
[3] Sanitation	21.73%	$202,968.45	$209,057.51	$215,329.23	$221,789.11	$228,442.78
[4] Scrubbing and power washing pavers	1.43%	$13,366.14	$13,767.12	$14,180.13	$14,605.54	$15,043.70
Waste disposal	1.72%	$16,039.37	$16,520.55	$17,016.16	$17,526.65	$18,052.45
Landscape improvements	4.79%	$44,776.56	$46,119.86	$47,503.46	$48,928.56	$50,396.42
Water features and general maintenance	1.50%	$14,034.44	$14,455.47	$14,889.14	$15,335.81	$15,795.89
[5] Cultural enhancement (programs)	5.33%	$49,765.93	$51,258.91	$52,796.67	$54,380.57	$56,011.99
[6] Marketing and promotion	11.91%	$111,178.10	$114,513.44	$117,948.85	$121,487.31	$125,131.93
Administration	3.34%	$31,204.83	$32,140.97	$33,105.20	$34,098.36	$35,121.31
Liability insurance and financial audit	2.92%	$27,266.93	$28,084.93	$28,927.48	$29,795.31	$30,689.17
Holiday lighting and Decorations	1.43%	$13,366.14	$13,767.12	$14,180.13	$14,605.54	$15,043.70
[7] Signage	1.06%	$9,905.57	$10,202.74	$10,508.82	$10,824.09	$11,148.81
Contingency						
TOTAL FUND OPERATING EXPENDITURES	100.00%	$933,872.42	$961,888.59	$990,745.25	$1,020,467.61	$1,051,081.64
TOTAL FUND BALANCE/RESERVES	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00

KWP and DAD will support the remaining operating costs of their organizations, which is not included in the Service Plan

[1] Assume a 3% increase in property values each year based on future Uptown and Downtown development

[2] 24 hour security at KWP; Off-duty police and crossing guards at DAD

[3] Trash pickup, general cleaning, graffiti control and improvements

[4] Pavement (sidewalk) detail cleaning, staining and restoration

[5] Partial cost of European and Christmas Markets, programming activities, will grow yearly

[6] Partial cost of promoting the district, PR, advertising, free Wi-Fi, website and Kiosk

[7] Wayfinding signage

Please Note: As a result of increased assessments, KWP/DAD PID will reach its maximum total budget prior to the end of the original seven-year service plan and will be subject to an early renewal to collect 2021 assessment.

Exhibit C

Klyde Warren Park/Dallas Arts District Public Improvement District Assessment Plan

The costs of the services and improvements by the District will be paid primarily by special assessment against properties in the District. Annual assessments are based on the total value of real property and real property improvements as determined by the Dallas Central Appraisal District ("DCAD").

The Klyde Warren Public Improvement District (PID) proposed assessment rate for 2016 is $0.025 per $100 of appraised value. Actual assessment rates and levies will be set by the Dallas City Council subject to a maximum of $0.15 per $100 of value and according to procedures stipulated by Chapter 372 of the Texas Local Government Code. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

AGENDA ITEM # 19

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 35 Q R U V

SUBJECT

Authorize **(1)** approval of the proposed Knox Street Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

In accordance with the Public Improvement District Assessment Act (Act) in Chapter 372 of the Texas Local Government Code, the City Council calls and holds a public hearing to hear and pass on any objections to the annual assessment to be levied against property in the Public Improvement District (PID) and approves the Service Plan for each PID.

The Knox Street Improvement District Corporation provided the proposed District 2016 Service Plan and proposed 2015 Assessment Plan for review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 9, 2015.

The public improvement district Service Plan is outlined in the following way:

(a) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include public safety and security, lighting, sidewalk and streetscape, operation and maintenance of public improvements, landscaping improvements including plantings and hardscape, District marketing and promotional activities and improvements authorized by the Act.

BACKGROUND (Continued)

(b) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $741,419 in 2016 and reach $284,362 in 2020. The total estimated assessments to be collected during the next five year period are approximately $1,834,204. The District shall incur no bonded indebtedness. Future years' budgets may alter significantly as the result of the pending renewal process coming prior to the PID's expiration in 2017 as well as carryover funds accumulated through 2016 to be used to fund capital improvement projects such as gateway markers and streetscape improvements and/or possibly in conjunction with Knox Complete Streets (and related feasibility study costs). Capital Improvements include traffic studies related to Knox Complete Streets and Cole-McKinney Two Way Conversion, as well as gateway marker costs. 2016 Capital Improvements reflects anticipated spend of majority of carryover from prior years to complement Knox Complete Streets (but may be separate project from Complete Streets).

(c) **Boundaries.** The boundaries of the District are shown on the attached Map of the District.

(d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.15 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

BACKGROUND (Continued)

(e) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefor are not subject to PID assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 23, 2010, City Council authorized creation of the Knox Street Public Improvement District by Resolution No. 10-1670.

On September 10, 2014, City Council authorized the assessment rate for 2014 by Ordinance No. 29459.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

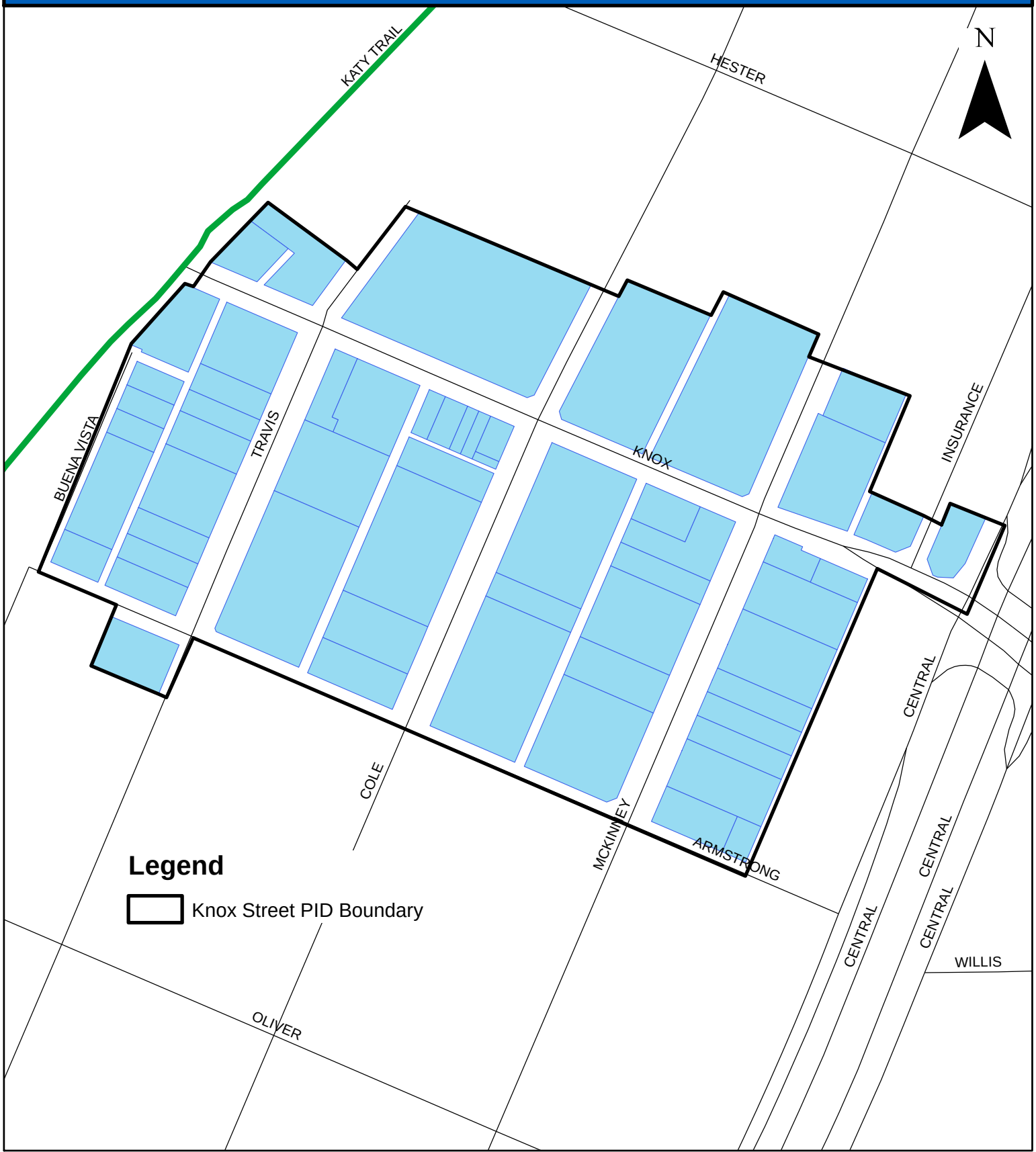
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

Knox Street PID



City of Dallas
Office of Economic Development
http://www.Dallas-EcoDev.org
Created 04/2010

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code ("Act") allows for the creation of public improvement districts; and

WHEREAS, on June 23, 2010, City Council authorized the creation of the Knox Street Public Improvement District (District), as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit to the property in the District, designated Knox Street Improvement District Corporation as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 10-1670; and

WHEREAS, on September 10, 2014, City Council authorized the 2015 Service Plan and 2014 Assessment Plan by Ordinance No. 29459; and

WHEREAS, the Knox Street Improvement District Corporation provided City staff with the proposed District 2016 Service Plan and 2015 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2016 Service Plan and 2015 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2015 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2016 Service Plan and the proposed 2015 Assessment Plan for the Knox Street Public Improvement District will consider approval of the final 2016 Service Plan and 2015 Assessment Plan, subject to the public hearing on September 9, 2015.

The City Council makes the following findings concerning the Service Plan for the public improvement district:

(a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.

Section 1. (Continued)

(b) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include public safety and security, lighting, sidewalk and streetscape, operation and maintenance of public improvements, landscaping improvements including plantings and hardscape, District marketing and promotional activities and improvements authorized by the Act and approved by the Dallas City Council.

(c) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $741,419 in 2016 and reach $284,362 in 2020. The total estimated assessments to be collected during the next five year period are approximately $1,834,204. The District shall incur no bonded indebtedness. Future years' budgets may alter significantly as the result of the pending renewal process coming prior to the PID's expiration in 2017 as well as carryover funds accumulated through 2016 to be used to fund capital improvement projects such as gateway markers and streetscape improvements and/or possibly in conjunction with Knox Complete Streets (and related feasibility study costs). 2015 Capital Improvements includes traffic studies related to Knox Complete Streets and Cole-McKinney Two Way Conversion, as well as gateway marker costs. 2016 Capital Improvements reflects anticipated spend of majority of carryover from prior years to complement Knox Complete Streets (but may be separate project from Complete Streets).

(d) **Boundaries.** The boundaries of the District are shown on the attached Map of the District.

(e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.15 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections.

Section 1. (Continued)

The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(f) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefor are not subject to PID assessment.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 9, 2015, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

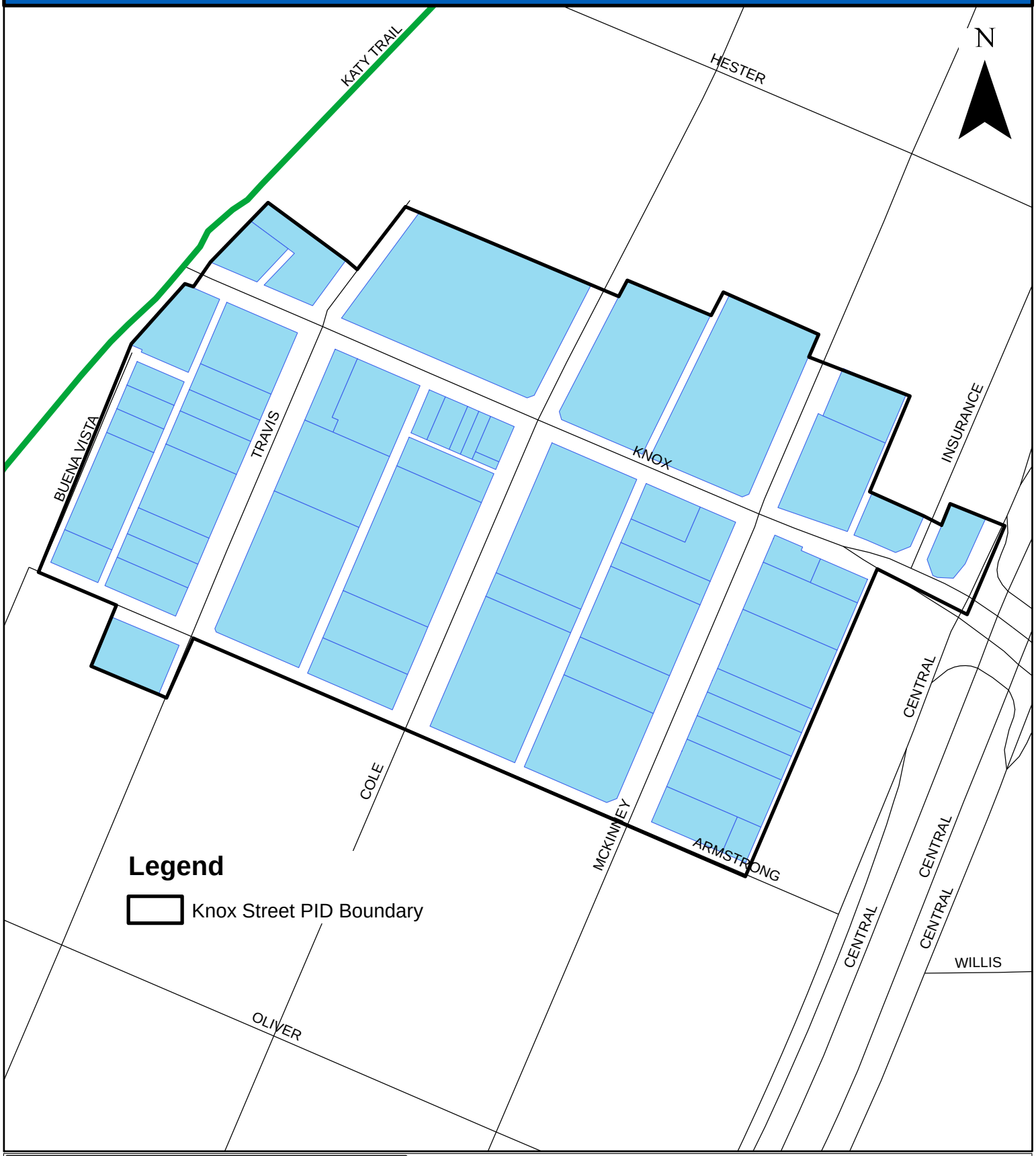
Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2015 assessment roll on file with the City Secretary; approving the Service Plan for 2016; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

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.

EXHIBIT A

Knox Street PID



City of Dallas

Office of Economic Development

http://www.Dallas-EcoDev.org

Created 04/2010

Exhibit B

Knox Street Public Improvement District - Five Year Budget / Service Plan

	2015 Forecast		2016 Budget		2017 Budget		2018 Budget*		2019 Budget*		2020 Budget*	
INCOME												
Carryover Fund Balance From Previous Year	$ 466,698		$ 490,805		$ 2,037		$ 0		$ (0)		$ 0	
Gross Assessment Revenue	$ 217,791 (Z)		$ 257,098 (1)(2)		$ 264,811		$ 272,755		$ 280,938		$ 289,366	
Interest	$ -		$ -		$ -		$ -		$ -		$ -	
PID Oversight Charge from City **	$ (8,568)		$ (4,446)		$ (4,580)		$ (4,717)		$ (4,859)		$ (5,004)	
Net Assessment Revenue	$ 209,223		$ 252,652		$ 260,231		$ 268,038		$ 276,079		$ 284,362	
TOTAL INCOME & RESERVES	$ 675,920		$ 743,456		$ 262,268		$ 268,038		$ 276,079		$ 284,362	
EXPENSES												
Capital Improvements (3)	$ 100,000	15%	$ 625,000	84%	$ 127,336	49%	$ 129,782	48%	$ 134,397	49%	$ 139,153	49%
Public Safety and Security (4)	$ 45,000	7%	$ 66,000	9%	$ 79,200	30%	$ 81,576	30%	$ 84,023	30%	$ 86,544	30%
Marketing & Promotion (5)	$ 30,000	4%	$ 40,000	5%	$ 45,000	17%	$ 45,627	17%	$ 46,273	17%	$ 46,938	17%
Insurance & Audit	$ 9,816	1%	$ 10,110	1%	$ 10,414	4%	$ 10,726	4%	$ 11,048	4%	$ 11,379	4%
Administrative (6)	$ 300	0%	$ 309	0%	$ 318	0%	$ 328	0%	$ 338	0%	$ 348	0%
TOTAL EXPENSES	$ 185,116		$ 741,419		$ 262,268		$ 268,039		$ 276,079		$ 284,362	
Current Net Income (2)	$ 24,107	4%	$ (488,768)	-66%	$ (2,037)	-1%	$ (1)	0%	$ 1	0%	$ (0)	0%
TOTAL CARRYOVER FUNDS AT YEAR END	$ 490,805		$ 2,037		$ 0		$ (0)		$ 0		$ 0	

(1) 2016 Assessments are proposed to be set at the maximum rate of $0.15 per $100 of taxable value.

(2) 2016 Budget Revenues equals TY 2015 assessments ($231,820) increased by 3%.

(3) Carryover funds will be used to fund capital improvement projects such as (but not limited to) gateway markers and streetscape improvements and/or possibly in conjunction with Knox Complete Streets (and related feasibility study costs). 2015 Capital Improvements includes traffic studies related to Knox Complete Streets and Cole-Mckinney Two Way Conversion, as well as gateway marker costs. 2016 Capital Improvements reflects anticipated spend of majority of carryover from prior years to complement Knox Complete Streets (but may be separate project from Complete Streets).

(4) Security includes private security patrol, off-duty police, camera and related security systems equipment and monitoring.

(5) Website, marketing, social media, branding, banners and special events

(6) Printing, mailing, notice, legal, audit and miscellaneous adminstrative expenses.

(Z) Actual Revenues (ie Cash Basis) in these years. 2015 Forecast Revenues excludes $13,867.24 for TY 2015 received in 2014 Q4. Future years are on a tax year basis.

(*) Subject to successful renewal in 2017.

(**) PID Oversight Charges started in FY 2012-2013, shown here as expenses one year later. FY 2013-2014 and FY 2014-2015 are included in 2015 Forecast since not billed yet. Starting 2016, includes $2.75 per account fee.

EXHIBIT C
KNOX STREET PUBLIC IMPROVEMENT DISTRICT
ASSESSMENT PLAN 2015

The cost of the services and improvements provided by the Knox Street Public Improvement District will be paid primarily by assessments against real properties within the Knox Street Public Improvement District boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District.

The cost of improvements and services in the district will be assessed by application of a single rate applied to all non-exempt property on the combined value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The assessment rate for 2015 is proposed at $0.15 per $100.00 of appraised value. The annual assessment rate, during the seven-year life of the District, will not exceed $0.15 per $100.00 of appraised value as determined by the Dallas Central Appraisal District.

The Knox Street PID assessments will be collected by the Dallas County Tax Office in accordance with the contract with the City of Dallas and in accordance with the management contract between the City of Dallas and the Knox Street Improvement District Corporation.

AGENDA ITEM # 20

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 9, 10, 13

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 27 B C E F G H J K L N P S T W X & 26 Z

SUBJECT

Authorize **(1)** approval of the proposed Lake Highlands Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2**) a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

In accordance with the Public Improvement District Assessment Act (Act) in Chapter 372 of the Texas Local Government Code, the City Council calls and holds a public hearing to hear and pass on any objections to the annual assessment to be levied against property in the Public Improvement District (PID) and approves the Service Plan for each PID.

The Lake Highlands Improvement District Corporation provided the proposed District 2016 Service Plan and proposed 2015 Assessment Plan for review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 9, 2015.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

(a) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include enhanced security and public safety, capital improvements, improvement of common areas, landscaping, trash/litter removal, graffiti control, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

(b) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $420,316 in 2016 and reach $863,374 in 2020. The total estimated assessments to be collected for during the next five year period is approximately $2,942,504. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(c) **Boundaries.** The boundaries of the District are shown on the attached Map of the District.

(d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.13 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections.

BACKGROUND (Continued)

The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Property owned by persons already receiving and qualifying for 65-or-older homestead exemption under Section 11.13 (c) or (d) of the Texas Property Tax Code will be exempt from assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(e) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2008, City Council authorized creation of the Deep Ellum Public Improvement District by Resolution No. 08-1866.

Additionally, the Lake Highlands PID was renewed for a period of seven years on August 12, 2015.

On September 10, 2014 City Council authorized the assessment rate for 2014 by Ordinance No. 29460.

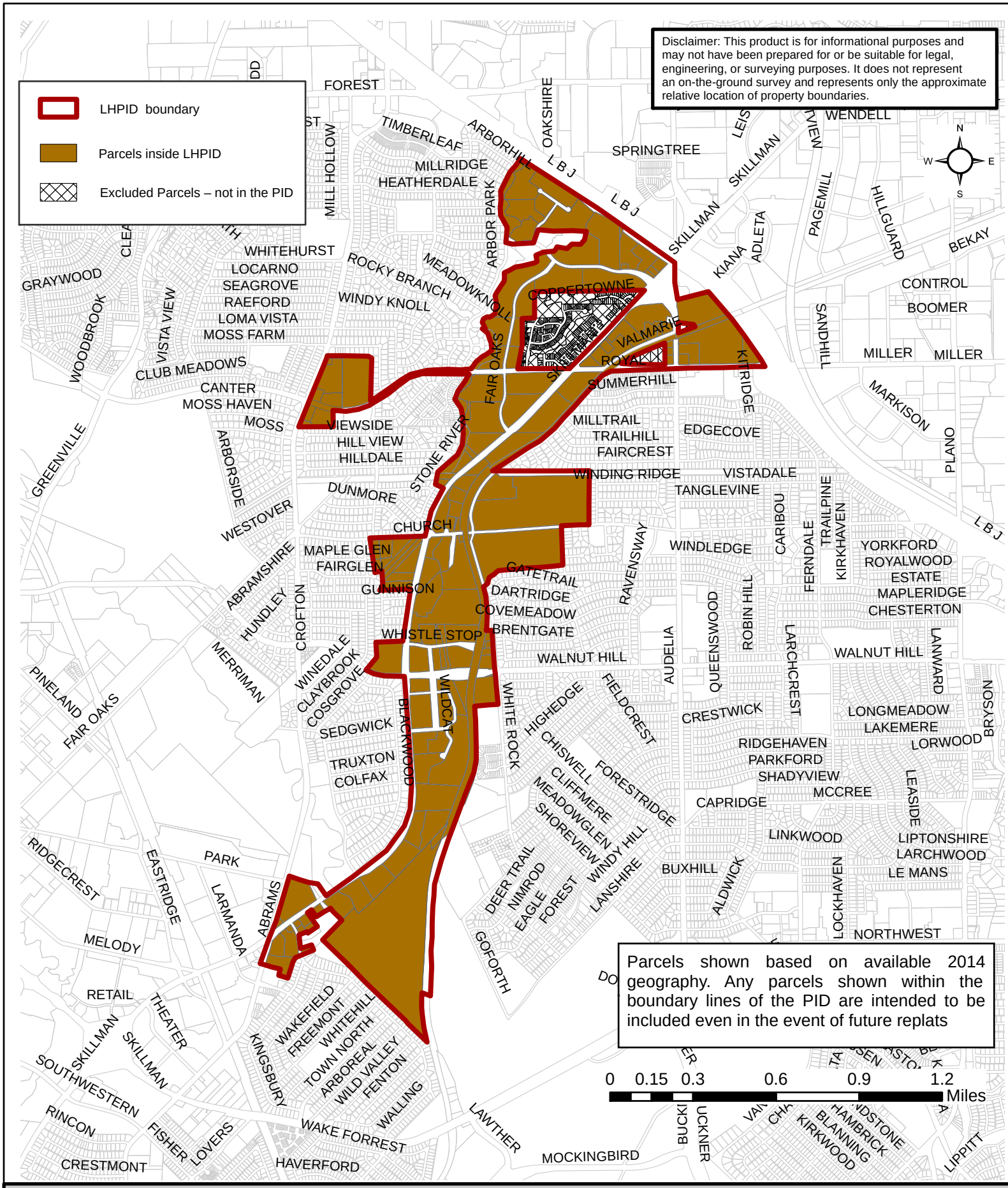
Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.



Lake Highlands PID Boundary Map

City of Dallas
Office of Economic Development
Created 8/2015

August 26, 2015

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code ("Act") allows for the creation of public improvement districts; and

WHEREAS, on June 25, 2008, City Council authorized the creation of the Lake Highlands Public Improvement District (District), as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit to the property in the District, designated Lake Highlands Improvement District Corporation as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 08-1866; and

WHEREAS, City Council has subsequently authorized the renewal of the Lake Highlands Public Improvement District (District) on August 12, 2015; and

WHEREAS, on September 10, 2014, City Council authorized the 2015 Service Plan and 2014 Assessment Plan by Ordinance No. 29460; and

WHEREAS, the Lake Highlands Improvement District Corporation provided City staff with the proposed District 2016 Service Plan and 2015 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2016 Service Plan and 2015 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2015 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2016 Service Plan and the proposed 2015 Assessment Plan for the Lake Highlands Public Improvement District will consider approval of the final 2016 Service Plan and 2015 Assessment Plan, subject to the public hearing on September 9, 2015.

The City Council makes the following findings concerning the Service Plan for the public improvement district:

(a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.

(b) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include enhanced security and public safety, capital improvements, improvement of common areas, landscaping, trash/litter removal, graffiti control, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

(c) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $420,316 in 2016 and reach $863,374 in 2020. The total estimated assessments to be collected during the next five year period is approximately $2,942,504. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.

(e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.13 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year.

Section 1. (Continued)

The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Property owned by persons already receiving and qualifying for 65-or-older homestead exemption under Section 11.13 (c) or (d) of the Texas Property Tax Code will be exempt from assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(f) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 9, 2015, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2015 assessment roll on file with the City Secretary; approving the Service Plan for 2016; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

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.

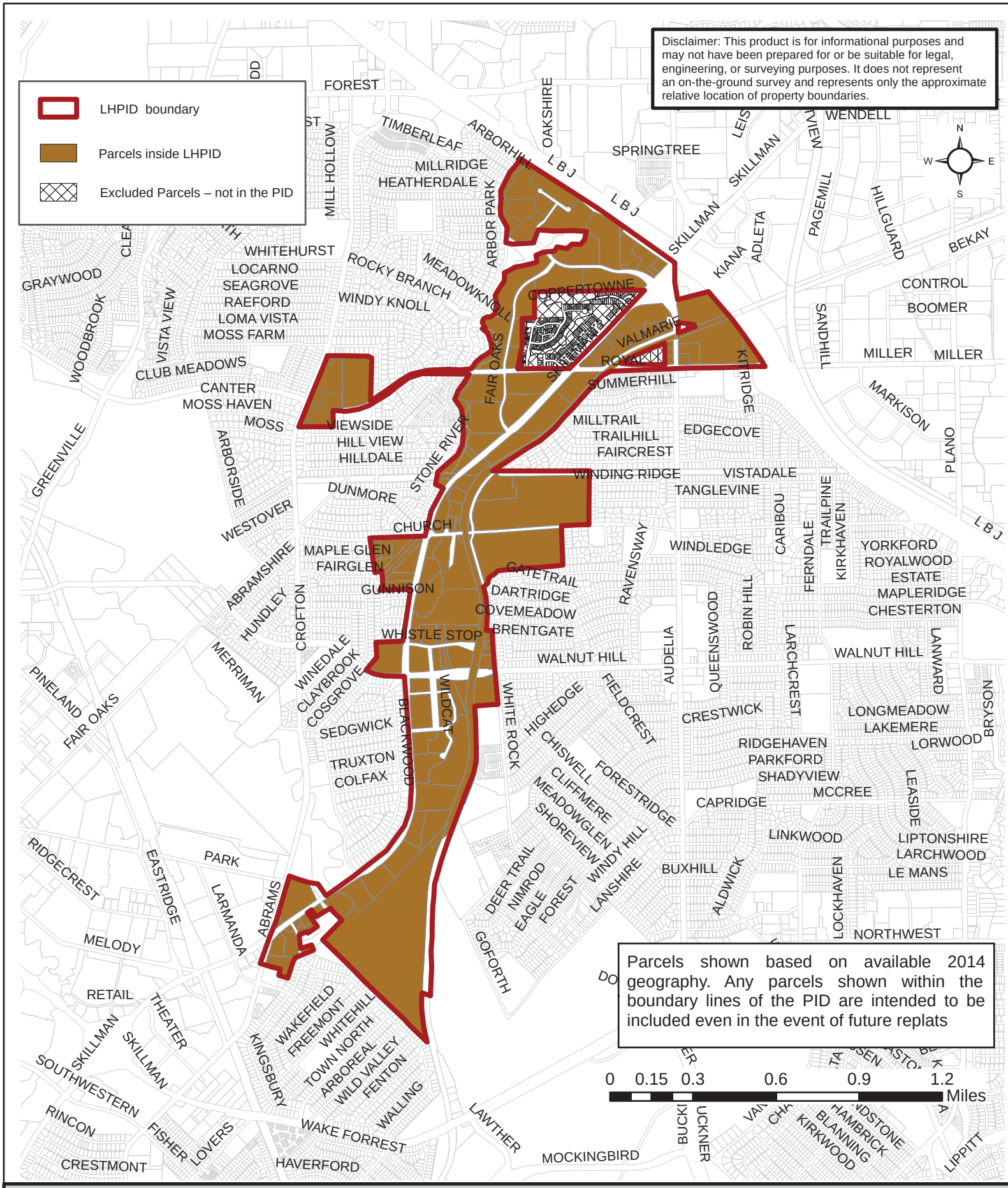


Exhibit A - Lake Highlands PID Boundary Map

City of Dallas
Office of Economic Development
Created 8/2015

Exhibit B

LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT
EXISTING AND EXPANDED PID FIVE YEAR SERVICE PLAN (2016-2020)

	2016		2017		2018		2019		2020	
INCOME										
Net Assessment	$420,016.16		$467,348.34		$516,072.27		$676,092.69		$862,974.45	
Interest on Cash Balance	$300.00		$300.00		$400.00		$400.00		$400.00	
Surplus Carried Forward	$0.00		$0.00		$0.00		$0.00		$0.00	
Total Income	**$420,316.16**		**$467,648.34**		**$516,472.27**		**$676,492.69**		**$863,374.45**	
EXPENSES										
Renewal/Creation Fee		0%								
Public Safety [1]	$189,142.27	45%	$210,441.75	45%	$232,412.52	45%	$304,421.71	45%	$388,518.50	45%
Improvements [2]	$138,704.33	33%	$154,323.95	33%	$170,435.85	33%	$223,242.59	33%	$284,913.57	33%
Promotion [3]	$25,218.97	6%	$28,058.90	6%	$30,988.34	6%	$40,589.56	6%	$51,802.47	6%
Administration [4]	$42,031.62	10%	$46,764.83	10%	$51,647.23	10%	$67,649.27	10%	$86,337.44	10%
Audit	$8,406.32	2%	$9,352.97	2%	$10,329.45	2%	$13,529.85	2%	$17,267.49	2%
Insurance	$16,812.65	4%	$18,705.93	4%	$20,658.89	4%	$27,059.71	4%	$34,534.98	4%
Total Expenses	**$420,316.16**		**$467,648.34**		**$516,472.27**		**$676,492.69**		**$863,374.45**	
Surplus Carried Forward	$0.00		$0.00		$0.00		$0.00		$0.00	

Notes:

[1] Regular Security Patrol, patrol vehicle lease and related expenses

[2] Supplemental and enhanced median upkeep, non-standard ROW improvements, park improvements

[3] Website, marketing and outreach, marketing materials, promotion, business development

[4] Office supplies, administration, notice mailings

Exhibit C
LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT
2015 ASSESSMENT PLAN

The cost of the services and improvements provided by the Lake Highlands Public Improvement District will be paid primarily by assessments against real properties within the Lake Highlands Public Improvement District boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District.

The service area is identified on the enclosed map. All properties will be assessed at a uniform rate. The proposed assessment rate for the 2015 is proposed at $0.13 per $100.00 of appraised value. Each subsequent year, a recommended assessment rate will be determined by the budget prepared by the management corporation. Assessment will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

Properties not liable for assessment include City rights-of-way, City-owned park properties and properties not owned by the City of Dallas but have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (exempt under the provisions of Section 11.24 and 11.28 of the Property Tax Code), and property owned by persons already receiving and qualifying of for the 65-or-older homestead exemption (under Section 11.13(c) or (d) of the Texas Property Tax Code. Payment of assessment by other exempt jurisdictions must be established by contract.

The District's assessments will be collected by Dallas County or other collection agent as determined by the City of Dallas, in accordance with management contract between the City of Dallas and the Lake Highlands Improvement District Corporation, the non-profit management corporation for the District.

AGENDA ITEM # 21

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 6

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 H D and 45 E

SUBJECT

Authorize **(1)** approval of the proposed Oak Lawn-Hi Line Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

In accordance with the Public Improvement District Assessment Act (Act) in Chapter 372 of the Texas Local Government Code, the City Council calls and holds a public hearing to hear and pass on any objections to the annual assessment to be levied against property in the Public Improvement District (PID) and approves the Service Plan for each PID.

The Oak Lawn-Hi Line Improvement District Corporation provided the proposed District 2016 Service Plan and proposed 2015 Assessment Plan for review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 9, 2015.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

(a) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include enhance security and public safety within the District, litter and graffiti control, public improvements, landscape improvements including planting, hardscape and street furniture within public open space and public right-of-way and related services and improvements that are authorized by the Act.

(b) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $341,027 in 2016 and reach $383,848 in 2020. The total estimated assessments to be collected for during the next five year period is approximately $1,615,236. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(c) **Boundaries.** The boundaries of the District are shown on the attached Map of the District.

(d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.15 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections.

BACKGROUND (Continued)

The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(e) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way and City parks are not subject to assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 24, 2009, City Council authorized creation of the Oak Lawn-Hi Line Public Improvement District by Resolution No. 09-1679.

On September 10, 2014 City Council authorized the assessment rate for 2014 by Ordinance No. 29461.

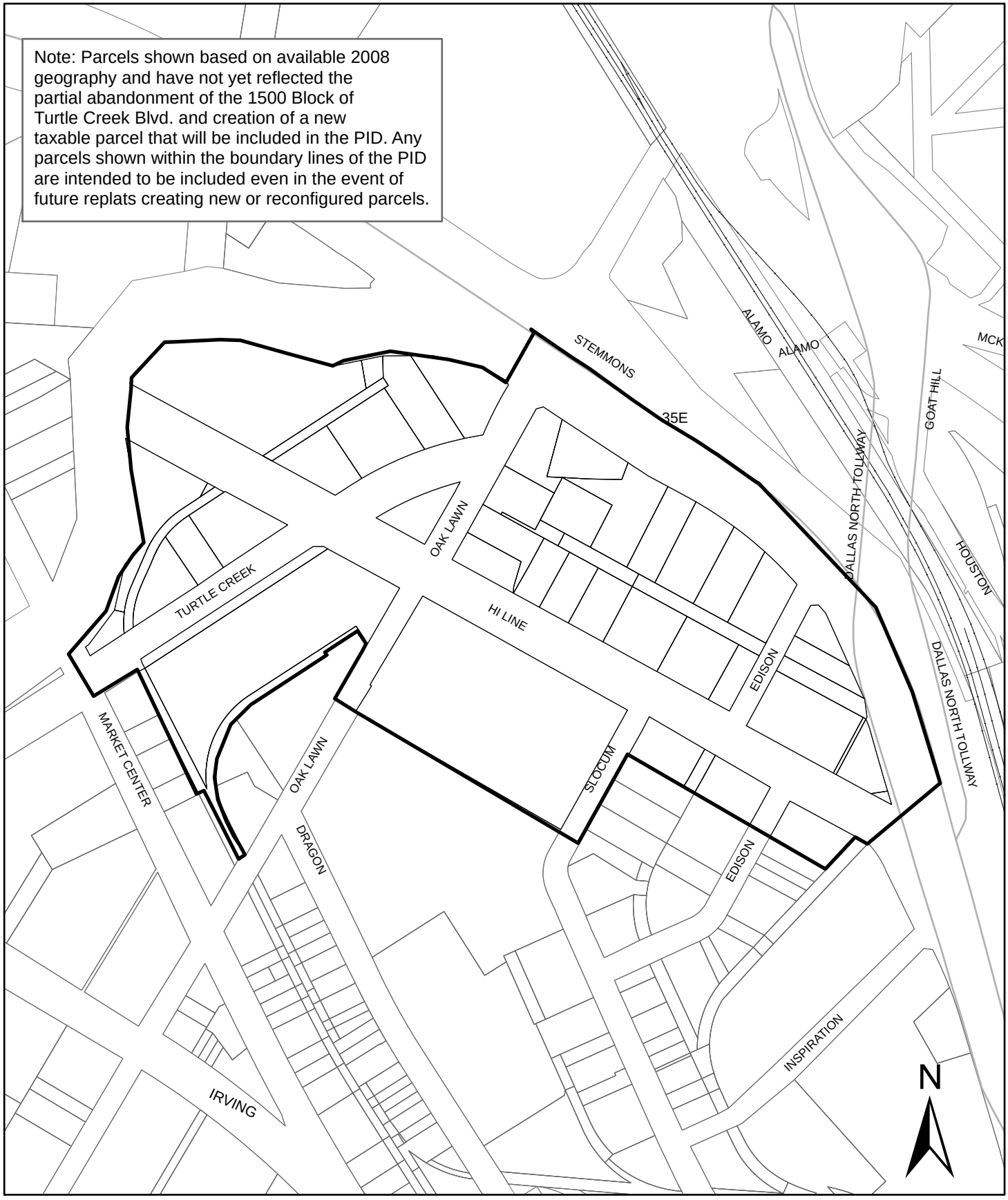
Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.



Oak Lawn - Hi Line Public Improvement District

PID Boundary

CITY OF DALLAS

Office of Economic Development
July 2009

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code ("Act") allows for the creation of public improvement districts; and

WHEREAS, on June 24, 2009, City Council authorized the creation of the Oak Lawn-Hi Line Public Improvement District (District), as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit to the property in the District, designated Oak Lawn-Hi Line Improvement District Corporation as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 09-1679; and

WHEREAS, on September 10, 2014, City Council authorized the 2015 Service Plan and 2014 Assessment Plan by Ordinance No. 29461; and

WHEREAS, the Oak Lawn-Hi Line Improvement District Corporation provided City staff with the proposed District 2016 Service Plan and 2015 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2016 Service Plan and 2015 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2015 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2016 Service Plan and the proposed 2015 Assessment Plan for the Oak Lawn-Hi Line Improvement District Corporation will consider approval of the final 2016 Service Plan and 2015 Assessment Plan, subject to the public hearing on September 9, 2015.

The City Council makes the following findings concerning the Service Plan for the public improvement district:

(a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.

Section 1. (Continued)

(b) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include enhance security and public safety within the District, litter and graffiti control, public improvements, landscape improvements including planting, hardscape and street furniture within public open space and public right-of-way and related services and improvements that are authorized by the Act.

(c) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $341,027 in 2016 and reach $383,848 in 2020. The total estimated assessments to be collected for during the next five year period is approximately $1,615,236. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.

(e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.15 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections.

Section 1. (Continued)

The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(f) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way and City parks are not subject to assessment.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 9, 2015, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2015 assessment roll on file with the City Secretary; approving the Service Plan for 2016; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

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.

Exhibit A

Note: Parcels shown based on available 2008 geography and have not yet reflected the partial abandonment of the 1500 Block of Turtle Creek Blvd. and creation of a new taxable parcel that will be included in the PID. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.



Oak Lawn - Hi Line Public Improvement District

PID Boundary

CITY OF DALLAS

Office of Economic Development
July 2009

Exhibit B

Oak Lawn-Hi Line Public Improvement District--Five Year Service Plan

	BUDGET 2016		BUDGET 2017*		BUDGET 2018*		BUDGET 2019*		BUDGET 2020*	
INCOME										
BALANCE FORWARD										
Net assessment revenue	$304,237		$313,364		$322,765		$332,448		$342,421	
Interest on cash balances	$82		$84		$87		$90		$92	
Other income & contributions	$36,708		$37,830		$38,988		$40,176		$41,334	
TOTAL INCOME	$341,027		$351,278		$361,840		$372,714		$383,848	
EXPENDITURES										
Public Safety	$119,234	35%	$122,811	35%	$115,762	32%	$119,234	32%	$122,811	32%
Area Maintenance/Improvements	$179,703	53%	$178,993	51%	$204,944	57%	$211,390	57%	$217,963	57%
General Administrative	$31,008	9%	$38,338	11%	$30,105	8%	$31,008	8%	$31,938	8%
Promotion	$1,082	0%	$1,136	0%	$1,030	0%	$1,082	0%	$1,136	0%
Insurance and Audit	$10,000	3%	$10,000	3%	$10,000	3%	$10,000	3%	$10,000	3%
TOTAL EXPENDITURES	$341,027	100%	$351,278	100%	$361,840	100%	$372,714	100%	$383,848	100%

Oak Lawn-Hi Line Public Improvement District--Assessment Plan

Assessments are proposed to be set at the maximum rate of $0.15 per $100 of taxable value until increases in taxable value through real property improvements and appreciation permit District expenditures to be met at a lower assessment rate.

**The Oak Lawn-Hi Line PID is authorized by the City Council thru 2016. Expenses for 2017 thru 2020 are estimates pending successful renewal of the PID in 2016.*

Notes

1. Expenditures are anticipated to exceed net assessment revenue and interest income. Deficits will be met with property owner
2. Public Safety Consists of contract security patrols inside PID boundary.
3. Landscape maintenance to include turf, trees and periodic flower changes as well as litter and graffiti control. Maintenance of above standard improvements including benches, trash receptacles and bike racks is included.
4. General Administrative costs include management fee, annual tax preparation, bookkeeping charges and postage for public no
5. Promotion is public information dissemination primarily through the Dallas Design District weblog
6. Insurance expense provides for liability coverage binder and cost of required annual financial audit

Exhibit C

OAK LAWN - HI LINE PUBLIC IMPROVEMENT DISTRICT
2015 ASSESSMENT PLAN

The cost of the services and improvements provided by the Oak Lawn-Hi Line Public Improvement District will be paid primarily by assessments against real properties within the Oak Lawn-Hi Line Public Improvement District boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District.

The cost of improvements and services in the district will be assessed by application of a single rate applied to all non-exempt property on the combined value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The 2015 assessment rate is proposed at $0.15 per $100.00 of appraised value. The annual assessments rate, during the seven-year life of the District, will not exceed $0.15 per $100.00 of appraised value as determined by the Dallas Central Appraisal District.

The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District, which is specially benefited. City rights-of-way and city parks are not subject to assessment. Properties otherwise exempt from ad valorum taxes are not subject to assessment. Payment of assessment by other exempt jurisdictions must be established by contract.

The Oak Lawn Hi Line PID assessments will be collected by the Dallas County Tax Office in accordance with the contract with the City of Dallas and in accordance with the management contract between the City of Dallas and the Oak Lawn-Hi Line Improvement District Corporation.

AGENDA ITEM # 22

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 12

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 5 T U X Y

SUBJECT

Authorize **(1)** approval of the proposed Prestonwood Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

In accordance with the Public Improvement District Assessment Act (Act) in Chapter 372 of the Texas Local Government Code, the City Council calls and holds a public hearing to hear and pass on any objections to the annual assessment to be levied against property in the Public Improvement District (PID) and approves the Service Plan for each PID.

The Prestonwood Homeowners Association provided the proposed District 2016 Service Plan and proposed 2015 Assessment Plan for review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 9, 2015.

The public improvement district Service Plan is outlined in the following way:

(a) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include enhancing public safety and security related improvements within the District as authorized by the Act.

BACKGROUND (Continued)

(b) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin in 2016 at approximately $303,580 and continue at the same level through 2020. The total estimated assessments to be collected during the next five year period is approximately $1,539,259. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(c) **Boundaries.** The boundaries of the District are shown on the attached Map of the District.

(d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.07 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(e) **Apportionment of costs between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property.

BACKGROUND (Continued)

No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 14, 1997, City Council authorized the establishment of the Prestonwood Public Improvement District by Resolution No. 97-1575.

Additionally, the Prestonwood PID was renewed for a period of seven years in 2004 and 2011.

On September 10, 2014 City Council authorized the assessment rate for 2014 by Ordinance No. 29462.

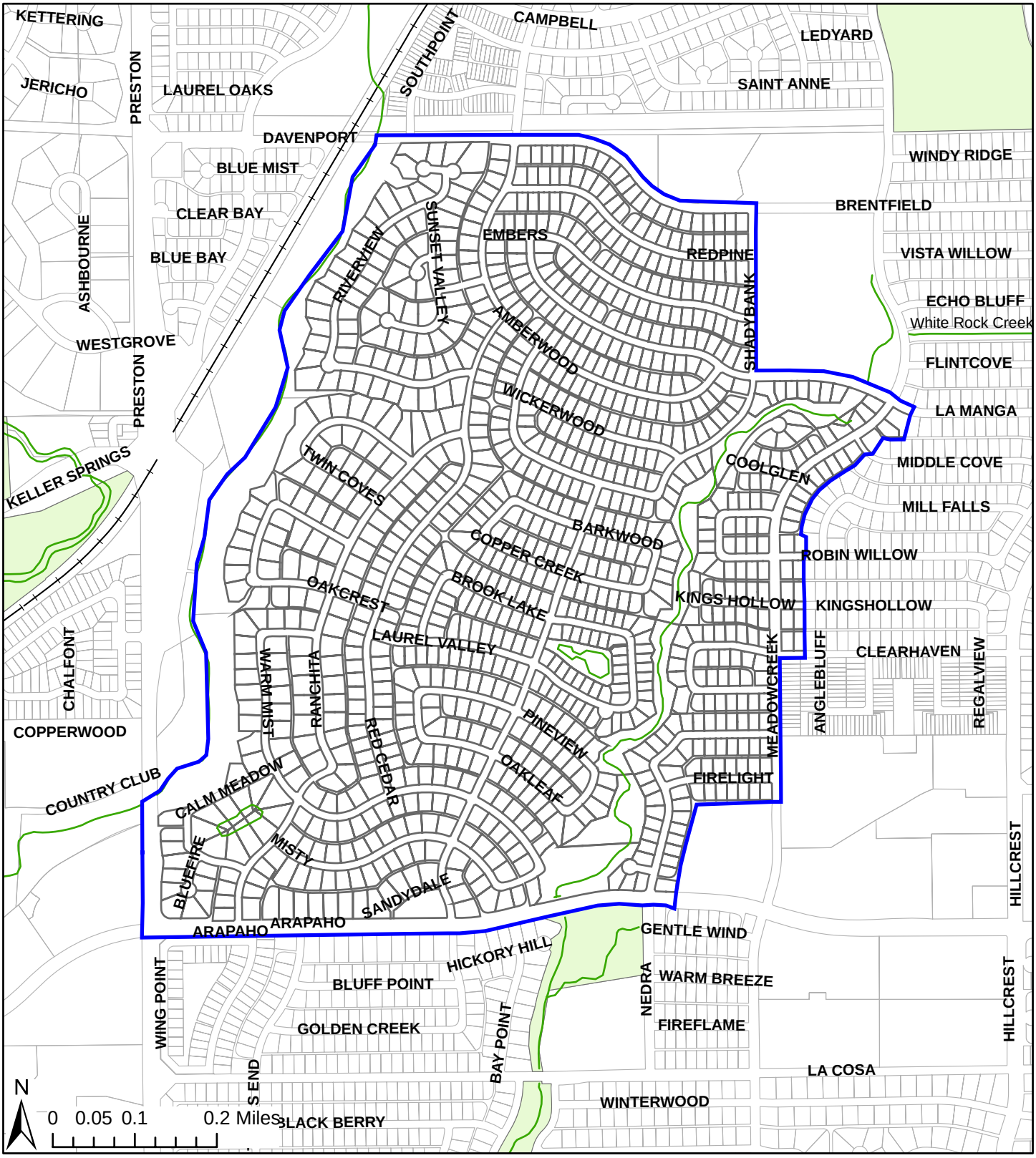
Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.



Prestonwood PID Boundary Map

Prestonwood PID Boundary

City of Dallas

Office of Economic Development
August 2006

August 26, 2015

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code ("Act") allows for the creation of public improvement districts; and

WHEREAS, on May 14, 1997, City Council authorized the creation of the Prestonwood Public Improvement District (District), as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit to the property in the District, designated Prestonwood Homeowners Association, Inc., as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 97-1575; and

WHEREAS, City Council has subsequently authorized the renewal of the Prestonwood Public Improvement District (District) in 2004 and 2011; and

WHEREAS, on September 10, 2014, City Council authorized the 2015 Service Plan and 2014 Assessment Plan by Ordinance No. 29462; and

WHEREAS, the Prestonwood Homeowners Association provided City staff with the proposed District 2016 Service Plan and 2015 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2016 Service Plan and 2015 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2015 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2016 Service Plan and the proposed 2015 Assessment Plan for the Prestonwood Public Improvement District will consider approval of the final 2016 Service Plan and 2015 Assessment Plan, subject to the public hearing on September 9, 2015.

Section 1. (Continued)

The City Council makes the following findings concerning the Service Plan for the public improvement district:

(a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.

(b) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include enhancing public safety and security related improvements as authorized by the Act.

(c) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin in 2016 at approximately $303,580 and continue at the same level through 2020. The total estimated assessments to be collected for during the next five year period is approximately $1,539,259. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.

(e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.07 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor.

Section 1. (Continued)

Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(f) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

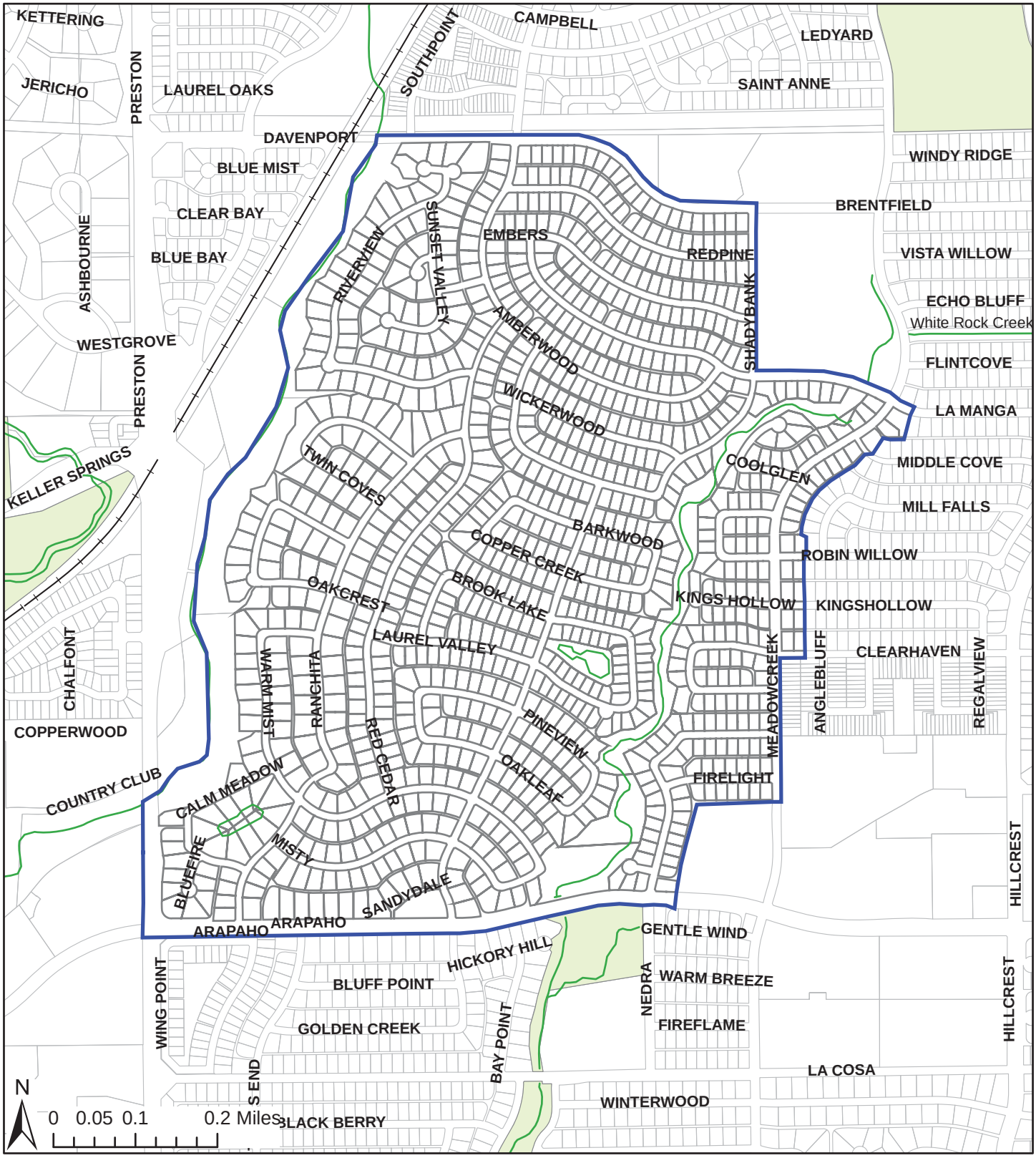
Section 3. That a public hearing shall be held at 1:00 p.m. on September 9, 2015, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2015 assessment roll on file with the City Secretary; approving the Service Plan for 2016; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

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.

EXHIBIT A



Prestonwood PID Boundary Map

Prestonwood PID Boundary

City of Dallas

Office of Economic Development
August 2006

EXHIBIT B

Prestonwood Public Improvement District

Service Plan 2016-2020

Estimated annual assessment rate requirement	0.060%		0.078%	0.078%	0.078%	0.078%
Revenue & Reserves	**2016**		**2017**	**2018**	**2019***	**2020***
Calendar Year Beginning Balance	$ 77,078		$ 5,894	$ 5,083	$ 4,272	$ 3,461
Gross Assessment Revenue [3]	$ 239,549		$ 311,519	$ 311,519	$ 311,519	$ 311,519
PID Oversight Charge from City	$ (7,154)		$ (8,750)	$ (8,750)	$ (8,750)	$ (8,750)
Exempt Jusrisdictions	$ -		$ -	$ -	$ -	$ -
Interest on Cash balances	$ -		$ -	$ -	$ -	$ -
Total Income & Reserves	$ 309,474		$ 308,663	$ 307,852	$ 307,041	$ 306,230
PID Services						
Public Safety [1]	$ 289,080	93.4%	$ 289,080	$ 289,080	$ 289,080	$ 289,080
Audit & Insurance [2]	$ 12,000	3.9%	$ 12,000	$ 12,000	$ 12,000	$ 12,000
Administrative	$ 2,500	0.8%	$ 2,500	$ 2,500	$ 2,500	$ 2,500
Total Disbursements	$ 303,580	98.1%	$ 303,580	$ 303,580	$ 303,580	$ 303,580
Reserve	$ 5,894	1.9%	$ 5,083	$ 4,272	$ 3,461	$ 2,650

Assumptions

[1] No increase in average hourly rate for contracted officers.

[2] Annual audit fees of $5,000; insurance expense shared with PHA.

[3] Assessment Rate is anticipated to increase in 2018 to cover costs of services. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections.

* Pending a succesful renewal in 2018

Exhibit C
Prestonwood Public Improvement District
2015 Assessment Plan

The cost of the services and improvements provided by the Prestonwood Improvement District will be paid primarily by assessments against real properties within Prestonwood Public Improvement District (PID) boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District.

The 2015 assessment rate for the property in the Prestonwood PID is proposed at $0.0700 per $100.00 of value. Assessments will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for the payment of assessments against exempt City property in the District which is specifically benefitted. City rights-of-way, parks and cemeteries are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract. No such contract is in place, nor is any proposed.

The Prestonwood PID's assessments will be collected by the Dallas County Tax Office in accordance with the contract with the City of Dallas and in accordance with the management contract between the City of Dallas and the Prestonwood Homeowners Association.

AGENDA ITEM # 23

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 T U X Y

SUBJECT

Authorize **(1)** approval of the proposed South Side Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

In accordance with the Public Improvement District Assessment Act (Act) in Chapter 372 of the Texas Local Government Code, the City Council calls and holds a public hearing to hear and pass on any objections to the annual assessment to be levied against property in the Public Improvement District (PID) and approves the Service Plan for each PID.

The South Side Quarter Development Corporation provided the proposed District 2016 Service Plan and proposed 2015 Assessment Plan for review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 9, 2015.

The public improvement district Service Plan is outlined in the following way:

(a) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include improved security; safety and security related services to promote the District; services to enhance and protect property values, improve infrastructure, streetscape, and service of common areas; business recruitment; marketing; and other services and improvements as authorized by the Act.

BACKGROUND (Continued)

(b) **Estimated Cost of the Services and Improvements.** During the next four (4) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $126,700 in 2016 and reach $133,450 in 2019. The total estimated assessments to be collected for during the next five year period is approximately $614,517. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(c) **Boundaries.** The boundaries of the District are shown on the attached map of the District.

(d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for property in the standard area for 2015 will be $0.12 per $100.00 and the annual assessment rate for property in the premium area for 2015 will be $0.15 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(e) **Apportionment of costs between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property.

BACKGROUND (Continued)

Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 10, 2005, City Council authorized creation of the South Side Public Improvement District by Resolution No. 05-2230.

Additionally, the South Side PID was renewed for a period of seven years on June 13, 2012 by Resolution No. 12-1585.

On September 10, 2014 City Council authorized the assessment rate for 2014 by Ordinance No. 29463

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

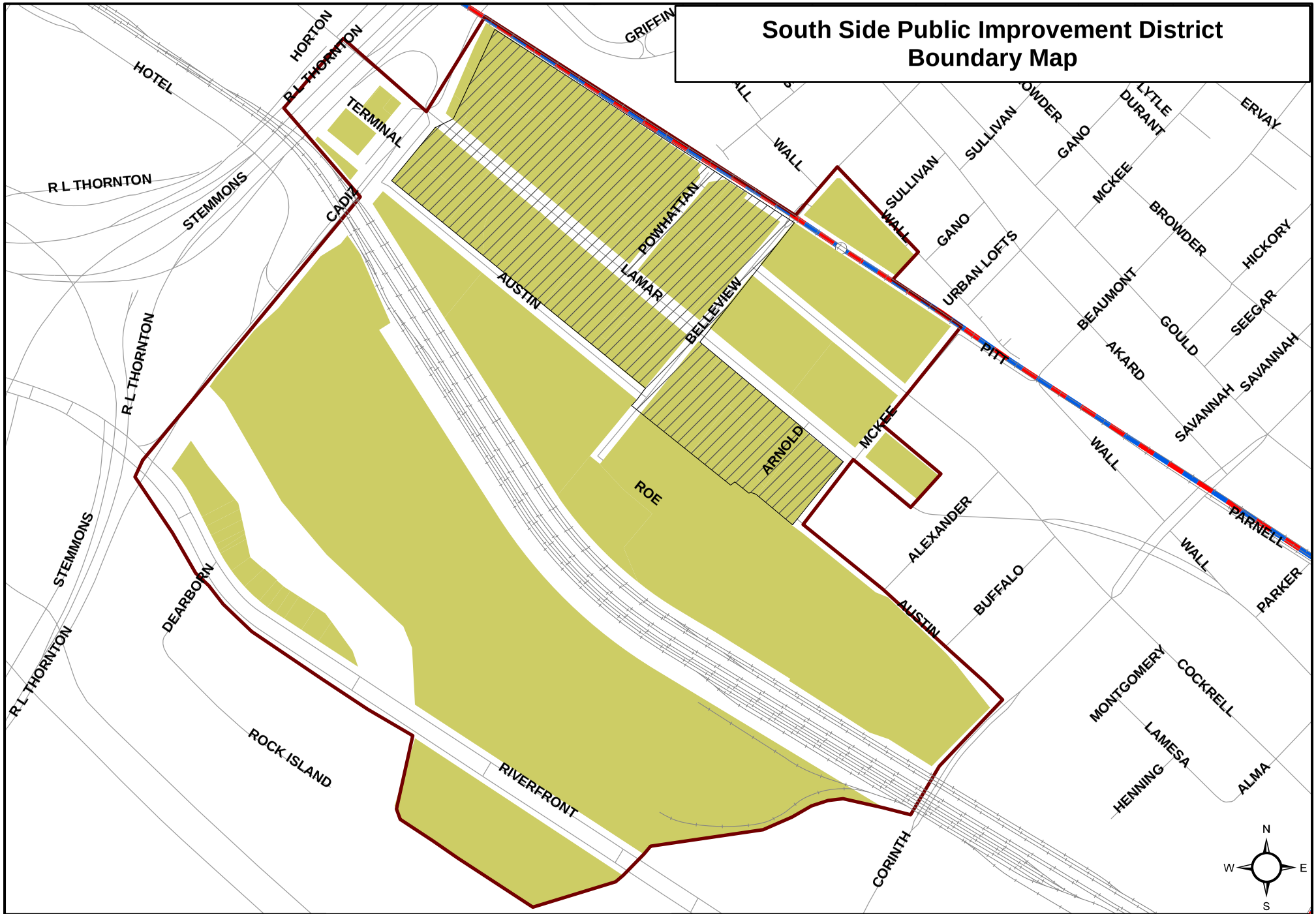
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

South Side Public Improvement District Boundary Map



City of Dallas
Office of Economic Development
Created August 2015

0 0.05 0.1 0.2 Miles

Parcels shown based on available 2014 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.

Legend

South Side PID Boundary

SouthSide PID Premium Boundary

August 26, 2015

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code ("Act") allows for the creation of public improvement districts; and

WHEREAS, on August 10, 2005, City Council authorized the creation of the South Side Public Improvement District (District) as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit to the property in the District, designated the South Side Quarter Development Corporation as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 05-2230; and

WHEREAS, City Council has subsequently authorized the renewal of the South Side Public Improvement District (District) in 2012; and

WHEREAS, on September 10, 2014, City Council authorized the 2015 Service Plan and 2014 Assessment Plan by Ordinance No. 29463 and

WHEREAS, the South Side Quarter Development Corporation provided City staff with the proposed District 2016 Service Plan and 2015 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2016 Service Plan and 2015 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2015 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2016 Service Plan and the proposed 2015 Assessment Plan for the South Side Public Improvement District will consider approval of the final 2016 Service Plan and 2015 Assessment Plan, subject to the public hearing on September 9, 2015.

Section 1. (Continued)

The City Council makes the following findings concerning the Service Plan for the public improvement district:

(a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries, and it is advisable to continue the District and to provide the services and improvements described in this resolution.

(b) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include improved security; safety and security related services to promote the District; services to enhance and protect property values, improve infrastructure, streetscape, and service of common areas; business recruitment; marketing; and other services and improvements as authorized by the Act.

(c) **Estimated Cost of the Services and Improvements.** During the next four (4) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $126,700 in 2016 and reach $133,450 in 2019. The total estimated assessments to be collected for during the next five year period is approximately $614,517. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.

(e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for property in the standard area for 2015 will be $0.12 per $100.00, and the annual assessment rate for property in the premium area for 2015 will be $0.15 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year.

Section 1. (Continued)

The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(f) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 9, 2015, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2015 assessment roll on file with the City Secretary; approving the Service Plan for 2016; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

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.

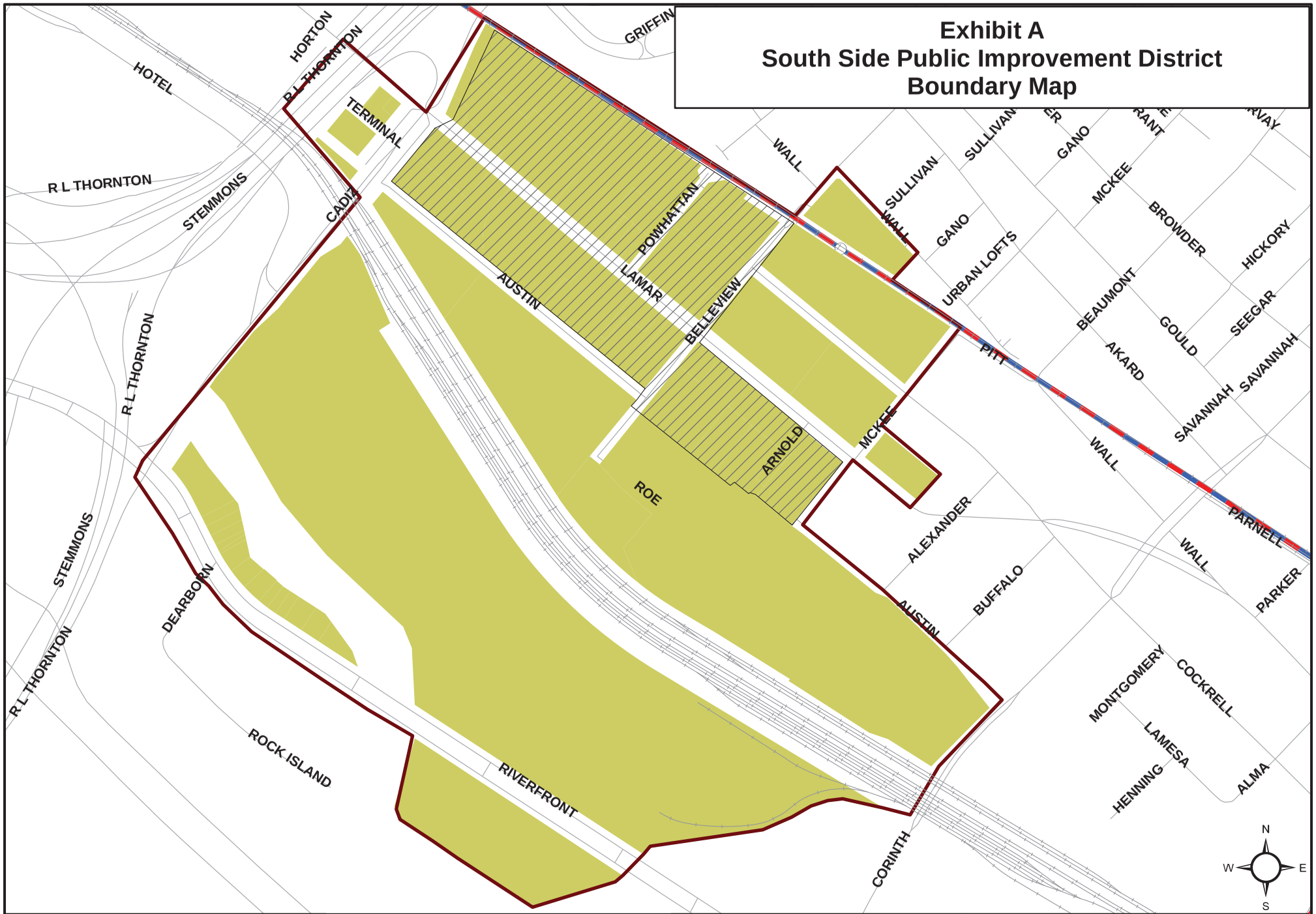

Exhibit A
South Side Public Improvement District
Boundary Map
HOTEL
HORTON
R L THORNTON
GRIFFIN
TERMINAL
WALL
SULLIVAN
GANO
MCKEE
BROWDER
HICKORY
R L THORNTON
STEMMONS
CADIZ
POWHATTAN
LAMAR
BELLEVIEW
AUSTIN
URBAN LOFTS
BEAUMONT
GOULD
SEEGAR
AKARD
SAVANNAH
PITT
ARNOLD
MCKEE
ROE
ALEXANDER
PARNELL
BUFFALO
PARKER
DEARBORN
ROCK ISLAND
RIVERFRONT
CORINTH
MONTGOMERY
COCKRELL
LAMESA
HENNING
ALMA
N
W
E
S
City of Dallas
Office of Economic Development
Created August 2015
0
0.05
0.1
0.2
Miles
Parcels shown based on available 2014 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.
Legend
South Side PID Boundary
SouthSide PID Premium Boundary

Exhibit B

South Side Public Improvement District
Service Plan 2014-2019

	2015	2016	2017	2018	2019	*2020
NET TOTAL ASSESSMENTS	**$117,042.53**	**$132,474.50**	**$127,500.00**	**$131,500.00**	**$133,000.00**	**$135,000.00**
Surplus/Deficit from previous year	**$12,914.00**	**$3,956.53**	**$9,731.03**	**$7,531.03**	**$6,331.03**	**$5,881.03**
Estimated Annual Income to District	**$129,956.53**	**$136,431.03**	**$137,231.03**	**$139,031.03**	**$139,331.03**	**$140,881.03**
Public Improvements						
Distinctive lighting/signs						
Water, wastewater, drainage						
Fountains						
Special Supplemental Services						
Park improvements (1)	$33,000.00	$35,000.00	$37,000.00	$37,000.00	$37,500.00	$40,000.00
Public safety/security (2)	$60,000.00	$60,000.00	$60,000.00	$62,500.00	$62,500.00	$62,500.00
Public art projects (3)	$0.00					
Business recruitment/marketing (4)	$15,000.00	$15,000.00	$15,500.00	$15,500.00	$15,500.00	$16,000.00
Cultural events (5)	$7,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00
Administration	$1,000.00	$1,500.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00
Audit (6)	$7,000.00	$7,000.00	$7,000.00	$7,200.00	$7,200.00	$7,500.00
Insurance (7)	$3,000.00	$3,200.00	$3,200.00	$3,500.00	$3,750.00	$4,000.00
Estimated Annual Expenses to District	**$126,000.00**	**$126,700.00**	**$129,700.00**	**$132,700.00**	**$133,450.00**	**$137,000.00**
SURPLUS (DEFICIT)	**$3,956.53**	**$9,731.03**	**$7,531.03**	**$6,331.03**	**$5,881.03**	**$3,881.03**

(1) Dog park/pedestrian area/plaza improvements. Excess funding from the admin category has been applied here.

(2) RHI security group patrol and ensure safety throughout PID

(3) mural and artistic updates to beautify PID

(4) marketing and promotional ads & events, website maintainance & development

(5) events and programs to enrich the culture of the historic area. Public art merged into this category.

(6) Audit line item also includes quarterly and annual accounting charges. Audit expenses higher than originally estimated.

(7) Insurance line item covers both insurance and legal fees. Insurance costs higher than originaly expected.

* The South Side PID is authorized by the City Council through 2019. Expenses for 2020 are estimates pending successful renewal of the PID in 2019.

*Net assessment revenue is the gross assessment minus administrative cost charged per account by Dallas County ($2.75 per account). Net assessment is allocated among budget categories.



SOUTH SIDE QUARTER DEVELOPMENT CORPORATION

The Creative District in the Heart of Dallas

Exhibit C
SOUTH SIDE QUARTER PUBLIC IMPROVEMENT DISTRICT
2015 ASSESSMENT PLAN

The cost of the services and improvements provided by the South Side Public Improvement District will be paid primarily by assessments against real properties within the South Side Public Improvement District boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District.

The 2015 assessment rate for the property in the premium service area is proposed at $0.15 per $100.00 of value. The 2015 assessment rate for the property in the standard service area is proposed at $0.12 per $100.00. Assessments will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas shall not be responsible for payment of assessments against exempt City property including City rights-of-way and parks. Payment of assessments by other tax-exempt owners must be established by contract. No such contracts are in place at present.

The South Side PID's assessments will be collected by the Dallas County Tax Office in accordance with the contract with the City of Dallas and in accordance with the management contract between the City of Dallas and the South Side Quarter Development Corporation.

1401 S. Lamar Dallas, Texas 75215
(214) 426-0771 • Fax (214) 426-6217 • www.southsidequarter.org

AGENDA ITEM # 24

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize **(1)** approval of the proposed Tourism Public Improvement District ("District") Service Plan for 2015-16, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on Dallas hotels with a 100 or more rooms, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

In accordance with the Public Improvement District Assessment Act (Act) in Chapter 372 of the Texas Local Government Code, the City Council calls and holds a public hearing to hear and pass on any objections to the annual assessment to be levied against property in the Public Improvement District (PID) and approves the Service Plan for each PID.

Dallas Tourism Public Improvement District Management Corporation provided the proposed District Service Plan for 2015-16 and proposed 2015 Assessment Plan for review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 9, 2015.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

(a) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include marketing, business recruitment, and promotional activities authorized by the Act for improvement and promotion of the district, including the provision of incentives by the Dallas Convention and Visitors Bureau to organizations to encourage them to bring their large and city wide meetings to Dallas and to fund additional marketing by the Dallas Convention and Visitors Bureau to increase hotel stays within the City.

(b) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $14,606,231 in 2016 and reach $16,439,442 in 2020. The total estimated assessments to be collected during the next five year period is approximately $76,778,678. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the hotel property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against hotel property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(c) **Boundaries.** The boundaries of the District are shown on the attached Map of the District.

(d) **Method of Assessment.** The District assessment will be levied on hotels with 100 or more rooms (“qualifying hotels”) located within the District. The proposed cost of the services and improvements to be provided shall be assessed in a manner that results in imposing equal shares of the cost of the services qualifying on hotels that are similarly benefitted. Under the Act, the apportionment of the cost of the services against property in the TPID territory must be made on the basis of special benefits accruing to the property because of the services and improvements provided. Accordingly, those qualifying hotels that sell more rooms will pay a greater portion of the assessment since those properties benefit more from the promotion and marketing services provided by the District. The total cost of the services and improvements to be provided shall be apportioned at a rate of 2% of room-nights sold at qualifying hotels located within the District territory until the budget for services and improvements for the year is reached. Rooms that are not subject to the City’s hotel occupancy tax shall not be included for the District assessment.

BACKGROUND (Continued)

The future cost of services and improvements that are budgeted in the 2016 Service Plan may be increased beyond the amount shown subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the costs of services and improvements in the approved Service Plan would also be subject to a public hearing and the city council passing on all objections

(e) Apportionment of costs between the District and the Municipality as a Whole. City-owned hotels located within the District territory such as the Omni Hotel are subject to the District assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2012, City Council authorized the creation of the Tourism Public Improvement District for a five year period by Resolution No. 12-1581.

On September 10, 2014, City Council authorized the assessment rate for 2014 by Ordinance No. 29467.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

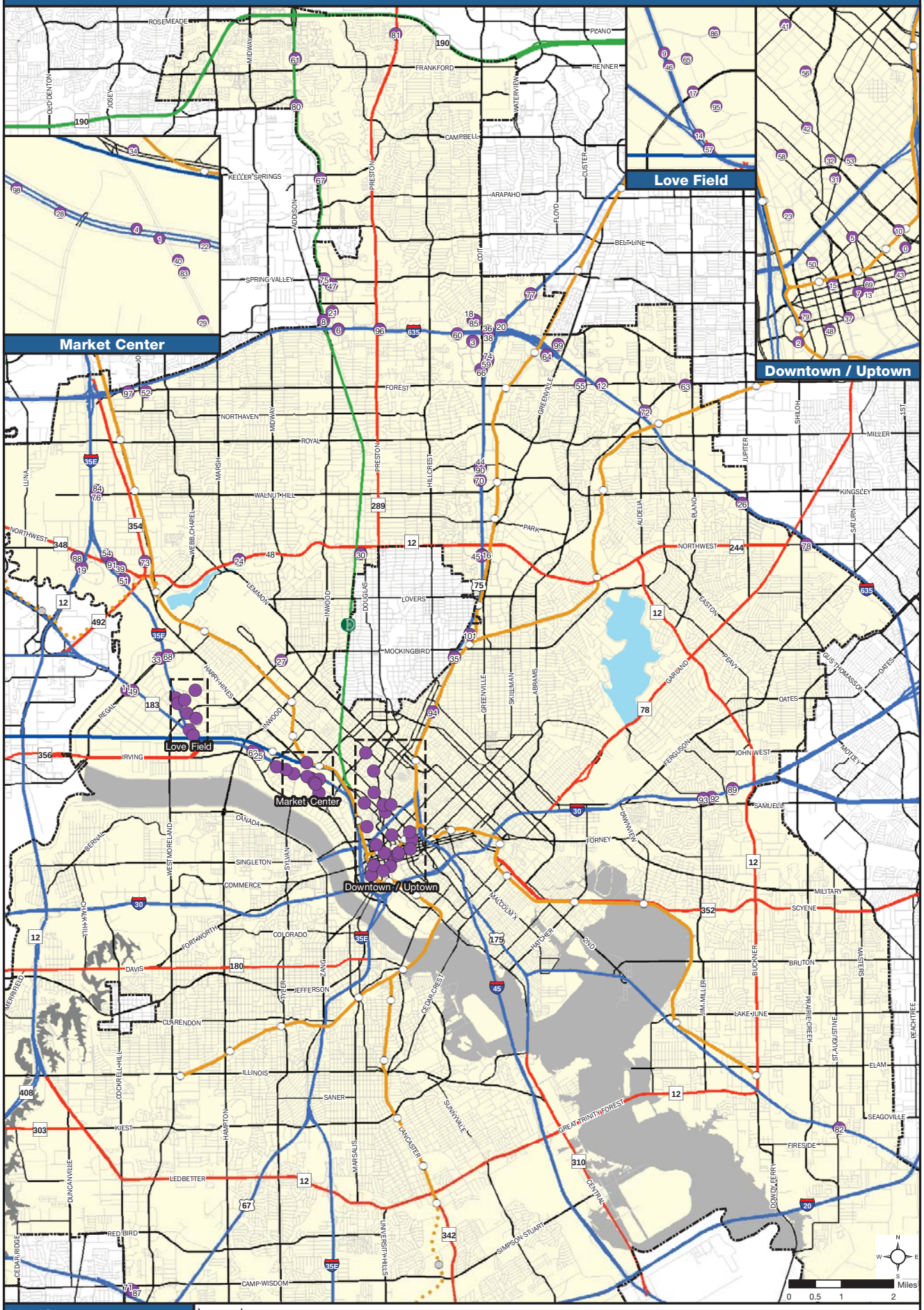
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

Tourism PID Hotels



DALLAS
ECONOMIC DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 7.20.11, Updated 7.24.12 - Tourism PID_11x17.TCG

Legend

- Proposed PID Hotel
- Rail Station
- Future Station
- DART Light Rail
- Commuter Rail
- Future DART Light Rail
- Freeway
- Tollway
- Highway
- Arterial
- Local Road
- Escarpment
- Flood Plain
- Lake
- City of Dallas

Source: Hotels - Texas State Comptrollers Office, 2011 - Hotels with 100+ rooms; All Other Data - City of Dallas, 2011

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code ("Act") allows for the creation of public improvement districts; and

WHEREAS, on June 13, 2012, City Council authorized the creation of the Tourism Public Improvement District (District), as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit on hotel properties within the City, designated the Dallas Tourism Public Improvement District Management Corporation as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 12-1581; and

WHEREAS, on September 10, 2014, City Council authorized the Service Plan for 2014-15 and 2014 Assessment Plan by Ordinance No. 29467; and

WHEREAS, the Dallas Tourism Public Improvement District Management Corporation provided City staff with the proposed District Service Plan for 2015-16 and 2015 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed Service Plan for 2015-16 and 2015 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the special assessment on Dallas hotels with a 100 or more rooms, to provide funding for the District for the purpose of increasing hotel activities within the City.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed Service Plan for 2015-16 and the proposed 2015 Assessment Plan for the Tourism Public Improvement District will consider approval of the final Service Plan for 2015-16 and 2015 Assessment Plan, subject to the public hearing on September 9, 2015.

The City Council makes the following findings concerning the Service Plan for the public improvement district:

(a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit on hotel properties within the City's boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.

Section 1. (Continued)

(b) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include marketing, business recruitment, and promotional activities authorized by the Act for improvement and promotion of the district, including the provision of incentives by the Dallas Convention and Visitors Bureau to organizations to encourage them to bring their large and city wide meetings to Dallas and to fund additional marketing by the Dallas Convention and Visitors Bureau to increase hotel stays within the City

(c) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $14,606,231 in 2016 and reach $16,439,442 in 2020. The total estimated assessments to be collected during the next five year period is approximately $76,778,678. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the hotel property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against hotel properties that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.

(e) **Method of Assessment.**–The District assessment will be levied on hotels with 100 or more rooms (“qualifying hotels”) located within the District. The proposed cost of the services and improvements to be provided shall be assessed in a manner that results in imposing equal shares of the cost of the services on qualifying hotels that are similarly benefitted. Under the Act, the apportionment of the cost of the services against property in the District territory must be made on the basis of special benefits accruing to the property because of the services and improvements provided. Accordingly, those qualifying hotels that sell more rooms will pay a greater portion of the assessment since those properties benefit more from the promotion and marketing services provided by the District. The total cost of the services and improvements to be provided shall be apportioned at a rate of 2% of room-nights sold at qualifying hotels located within the District territory until the budget for services and improvements for the year is reached. Rooms that are not subject to the City’s hotel occupancy tax shall not be included for the TPID assessment.

Section 1. (Continued)

The future cost of services and improvements that are budgeted in the 2016 Service Plan may be increased beyond the amount shown subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the costs of services and improvements in the approved Service Plan would also be subject to a public hearing and the city council passing on all objections.

(f) Apportionment of costs between the District and the Municipality as a Whole. City-owned hotels located within the District territory such as the Omni Hotel are subject to the District assessment

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 9, 2015, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of a special assessment on Dallas hotels with a 100 or more rooms, to provide funding for the District for the purpose of increasing hotel activities within the City of Dallas

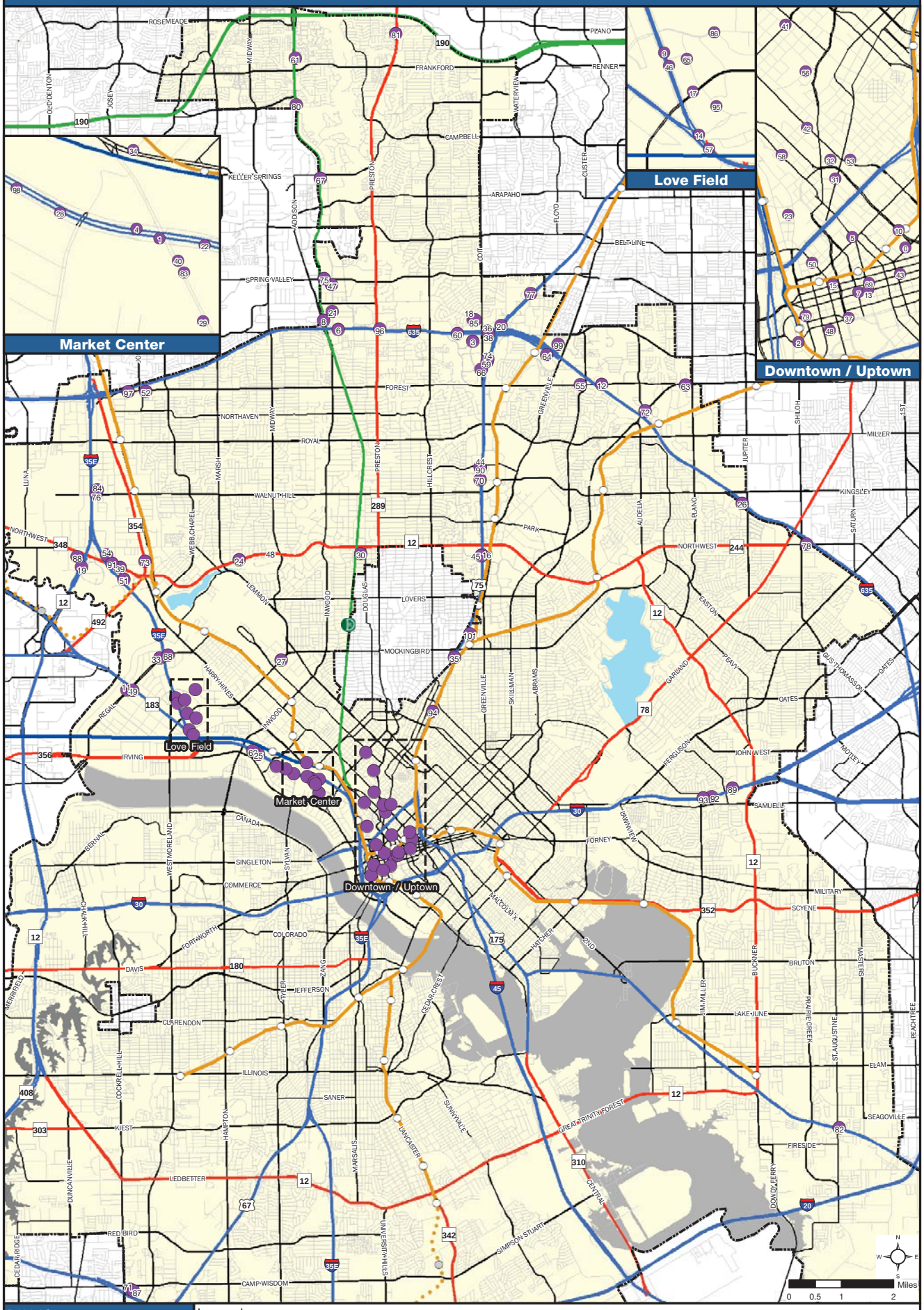
Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2015 assessment roll on file with the City Secretary; approving the Service Plan for 2015-16; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2015-16; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

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.

Tourism PID Hotels

Exhibit A



DALLAS
ECONOMIC DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 7.20.11, Updated 7.24.12 - Tourism PID_11x17.TCG

Legend

- Proposed PID Hotel
- Rail Station
- Future Station
- DART Light Rail
- Commuter Rail
- Future DART Light Rail
- Freeway
- Tollway
- Highway
- Arterial
- Local Road
- Escarpment
- Flood Plain
- Lake
- City of Dallas

Source: Hotels - Texas State Comptrollers Office, 2011 - Hotels with 100+ rooms; All Other Data - City of Dallas, 2011

Exhibit B

Tourism Public Improvement District (PID) Service Plan						
FISCAL YEAR	**2015-16 [1]**	**2016-17 [2]**	**2017-18**	**2018-19**	**2019-2020**	**TOTAL**
Assessment Revenue	$ 14,461,615	$ 14,895,463	$ 15,342,327	$ 15,802,597	$ 16,276,675	$ 76,778,678
Investment Income	$ 144,616	$ 148,955	$ 153,423	$ 158,026	$ 162,767	$ 767,787
TOTAL INCOME	**$ 14,606,231**	**$ 15,044,418**	**$ 15,495,751**	**$ 15,960,623**	**$ 16,439,442**	**$ 77,546,465**
Marketing (Promotion/Advertising)	$ 4,381,869	$ 4,513,325	$ 4,648,725	$ 4,788,187	$ 4,931,833	$ 23,263,939
Marketing Support for DCVB	$ 730,312	$ 752,221	$ 774,788	$ 798,031	$ 821,972	$ 3,877,323
Marketing/Event Application Pool	$ 1,095,467	$ 1,128,331	$ 1,162,181	$ 1,197,047	$ 1,232,958	$ 5,815,985
Marketing Reserve	$ 365,156	$ 376,110	$ 387,394	$ 399,016	$ 410,986	$ 1,938,662
Marketing Sub-total	$ 6,572,804	$ 6,769,988	$ 6,973,088	$ 7,182,280	$ 7,397,749	$ 34,895,909
Site Visits & Familiarization Tours	$ 1,460,623	$ 1,504,442	$ 1,549,575	$ 1,596,062	$ 1,643,944	$ 7,754,646
Incentives & Sales Efforts [3]	$ 5,477,337	$ 5,641,657	$ 5,810,906	$ 5,985,234	$ 6,164,791	$ 29,079,924
Incentives & Sales Efforts Reserve	$ 365,156	$ 376,110	$ 387,394	$ 399,016	$ 410,986	$ 1,938,662
Incentives Sub-total	$ 7,303,116	$ 7,522,209	$ 7,747,875	$ 7,980,312	$ 8,219,721	$ 38,773,232
Start-up expenses	$ -	$ -	$ -	$ -	$ -	$ -
Insurance and Audit	$ 146,062	$ 150,444	$ 154,958	$ 159,606	$ 164,394	$ 775,465
Research	$ 292,125	$ 300,888	$ 309,915	$ 319,212	$ 328,789	$ 1,550,929
Administration	$ 292,125	$ 300,888	$ 309,915	$ 319,212	$ 328,789	$ 1,550,929
Operations Sub-total	$ 730,312	$ 752,221	$ 774,788	$ 798,031	$ 821,972	$ 3,877,323
TOTAL EXPENSES	**$14,606,231**	**$15,044,418**	**$15,495,751**	**$15,960,623**	**$16,439,442**	**$ 77,546,465**
NET Balance	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Notes:

[1] *Assessment collections are higher than originally anticipated due to increased occupancy at the hotels that comprise the District.*

[2] *Budget includes the final 10 months from the Tourism PID's initial five year term. Accordingly, expenses are estimated and are subject to the PID's successful early re-petition and renewal.*

[3] *Incentive funds are committed to future scheduled events. These funds will not be expended until the event occurs.*

Exhibit C

Tourism Public Improvement District
2015 Assessment Rate

The cost of the services and improvements provided by the Tourism Public Improvement District ("District") will be levied by special assessment against Dallas hotels located within the District territory with 100 or more rooms ("qualifying hotels") based on hotel room nights sold. The total cost of the services and improvements to be provided shall be apportioned at a rate of 2% of room-nights sold at qualifying hotels until the budget for services and improvements for the year is reached. Rooms that are not subject to the City's hotel occupancy tax shall not be included for the District assessment.

AGENDA ITEM # 25

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 35 M and 36 A B E F J K

SUBJECT

Authorize **(1)** approval of the proposed University Crossing Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

In accordance with the Public Improvement District Assessment Act (Act) in Chapter 372 of the Texas Local Government Code, the City Council calls and holds a public hearing to hear and pass on any objections to the annual assessment to be levied against property in the Public Improvement District (PID) and approves the Service Plan for each PID.

The University Crossing Improvement District Corporation (dba UCPID, Inc.) provided the proposed District 2016 Service Plan and proposed 2015 Assessment Plan for review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 9, 2015.

The public improvement district Service Plan is outlined in the following way:

(a) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include police safety patrol's for the area, safety awareness and education programs, landscaping, banner program, installation and maintenance of trash containers, promotion of the University Crossing area, implement signage and wayfinding systems, management of new and existing public and green space, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

BACKGROUND (Continued)

(b) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $746,788 in 2016 and reach $732,077 in 2020. Carryover funds accumulated through 2016 will be used to support capital improvement projects related to the Mockingbird Lane Pedestrian Bridge and Trail Expansion. The total estimated assessments to be collected during the next five year period is approximately $3,554,311. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(c) **Boundaries.** The boundaries of the District are shown on the attached Map of the District.

(d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.10 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. With the exception of Southern Methodist University (SMU), the real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. SMU has agreed to participate in the University Crossing Public Improvement District (PID) by contract with the University Crossing Improvement District Corporation through special assessment based on all taxable and tax exempt real property owned by SMU or SMU affiliates within the University Crossing PID.

BACKGROUND (Continued)

(e) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 12, 2013, City Council authorized creation of the University Public Improvement District by Resolution No. 13-1016.

On September 10, 2014 City Council authorized the assessment rate for 2014 by Ordinance No. 29465.

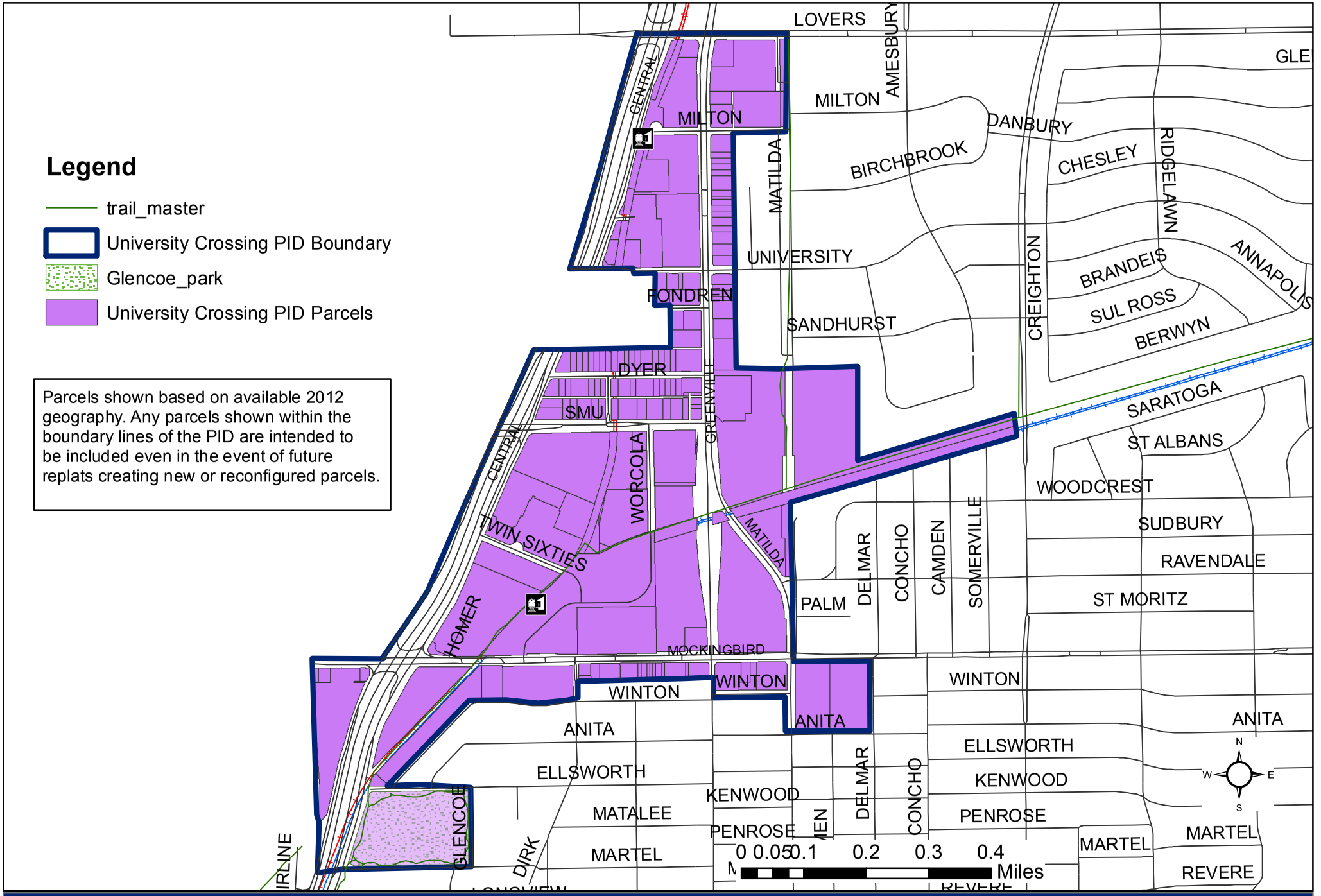
Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.



University Crossing Public Improvement District Map

City of Dallas
Office of Economic Development
www.Dallas-EcoDev.org
Created 4/2013

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code ("Act") allows for the creation of public improvement districts; and

WHEREAS, on June 12, 2013, City Council authorized the creation of the University Crossing Public Improvement District (District), as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit to the property in the District, designated University Crossing Improvement District Corporation (dba UCPID, Inc.) as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 13-1016; and

WHEREAS, on September 10, 2014, City Council authorized the 2015 Service Plan and 2014 Assessment Plan by Ordinance No 29465; and

WHEREAS, the UCPID, Inc. provided City staff with the proposed District 2016 Service Plan and 2015 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2016 Service Plan and 2015 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2015 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2016 Service Plan and the proposed 2015 Assessment Plan for the University Crossing Public Improvement District will consider approval of the final 2016 Service Plan and 2015 Assessment Plan, subject to the public hearing on September 9, 2015.

The City Council makes the following findings concerning the Service Plan for the public improvement district:

(a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.

Section 1. (Continued)

(b) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District police safety patrol's for the area, safety awareness and education programs, landscaping, banner program, installation and maintenance of trash containers, promotion of the University Crossing area, implement signage and wayfinding systems, management of new and existing public and green space, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

(c) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $746,788 in 2016 and reach $732,077 in 2020. Carryover funds accumulated through 2016 will be used to support capital improvement projects related to the Mockingbird Lane Pedestrian Bridge and Trail Expansion. The total estimated assessments to be collected during the next five year period is approximately $3,554,311. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.

(e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.10 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor.

Section 1. (Continued)

Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. With the exception of Southern Methodist University (SMU), the real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. SMU has agreed to participate in the University Crossing Public Improvement District (PID) by contract with the University Crossing Improvement District Corporation through special assessment based on all taxable and tax exempt real property owned by SMU or SMU affiliates within the University Crossing PID.

(f) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 9, 2015, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2015 assessment roll on file with the City Secretary; approving the Service Plan for 2016; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

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.

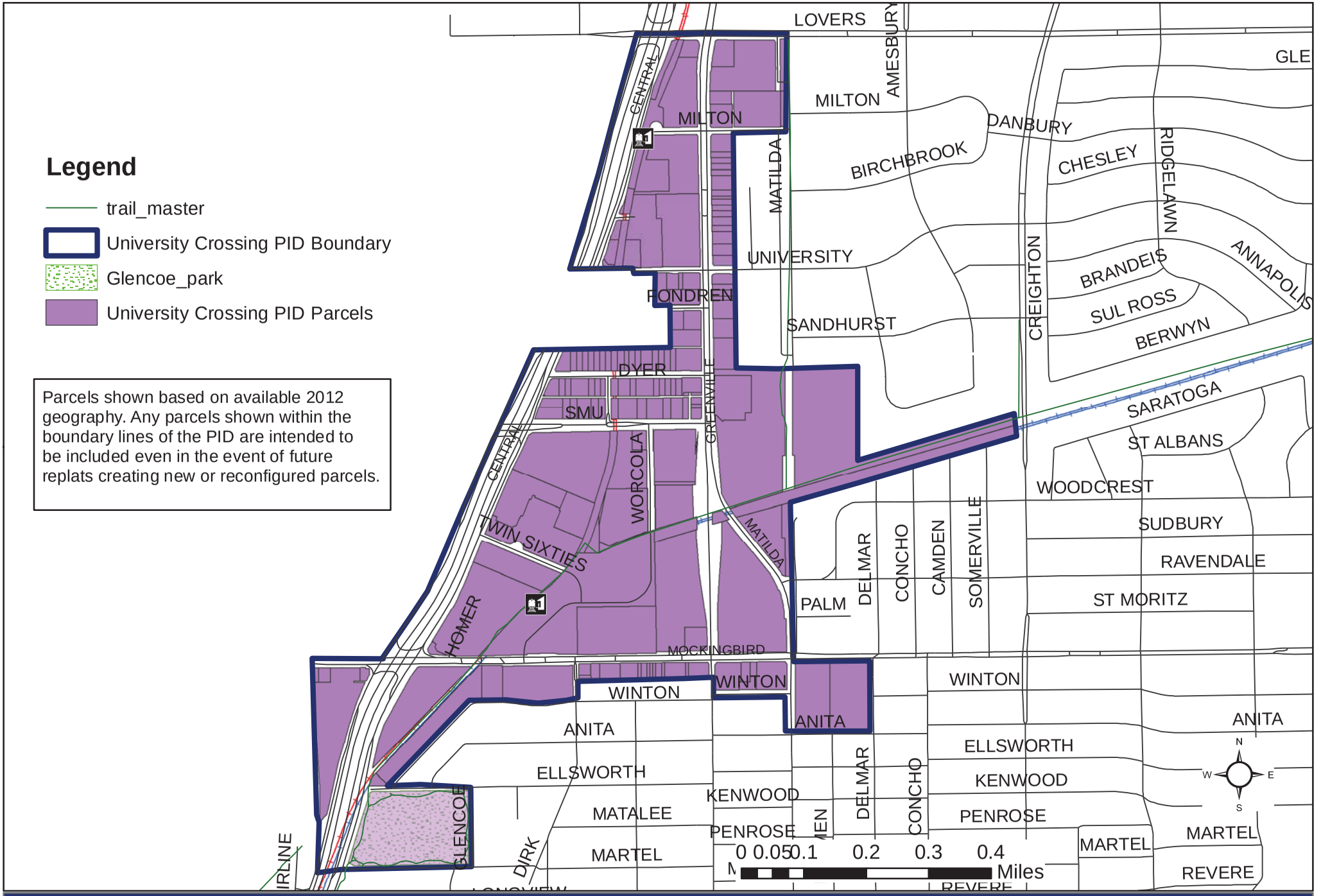


Exhibit A
University Crossing Public Improvement District
Boundary Map

City of Dallas
Office of Economic Development
www.Dallas-EcoDev.org
Created 4/2013

Exhibit B
University Crossing Public Improvement District - Five-Year Budget

	2016 Budget	2017 Budget	2018 Budget	2019 Budget	2020 Budget
INCOME					
Fund balance from previous year[1]	47,000	0	2,000	3,000	4,000
Net assessment revenue[9]	696,788	703,755	710,792	717,899	725,077
Exempt jurisdictions	0	0	0	0	0
Interest on cash balances	3,000	3,000	3,000	3,000	3,000
Other income & contributions	0	0	0	0	0
TOTAL INCOME[1]	**$746,788**	**$706,755**	**$715,792**	**$723,899**	**$732,077**
EXPENDITURES					
Security[2]	195,000	185,000	185,000	187,000	190,000
Improvements[3]	197,788	180,000	180,000	185,000	189,000
Public Area Maintenance[4]	180,000	178,000	186,792	187,000	187,000
Promotion and Communication[5]	70,000	60,755	60,000	60,899	61,077
Organization & Administration[6]	82,000	80,000	80,000	80,000	80,000
Audit & Insurance[7]	22,000	23,000	24,000	24,000	25,000
TOTAL EXPENDITURES	**$746,788**	**$706,755**	**$715,792**	**$723,899**	**$732,077**
FUND BALANCE/RESERVES[8]	**$0**	**$2,000**	**$3,000**	**$3,000**	**$3,000**

NOTES:

1 The income is net of City/County PID and collection fees based on a $0.10 per $100 contribution on the total tax value of the area minus the $2.75 per account County fee and approximately $4,947 in City fees.

2 Police patrol of the University Crossing area, owner safety coordination, etc.

3 Public Improvements, landscape, parks and pedestrian amenities for the PID.

4 Sidewalk, public planters, waste disposal, clean area programs, and landscape improvements throughout the University Crossing area.

5 University Crossing area coordination among owners, program services for area promotion

6 Expenses of the PID and salary of PID director.

7 Annual audit of the PID finances and liability insurance for the PID.

8 Fund balances carried over from 2014 and 2015 will be used across all major categories to support the Mockingbird Lane Pedestrian Bridge and Trail Expansion construction to begin in October 2015 and continue through 2017.

9 Per City of Dallas Resolution creating the UCPID, the 7-year cumuluate income shall not exceed $4,152,000. Should the tax values for taxed properties in the UCPID continue to grow and force the UCPID annual assessment over the $4,152,000 ceiling, the UCPID shall consider the following 1) working toward a PID renewal before the standard 7-year renewal process to reconfigure the assessment model or 2) working toward lowering the assessment of properties to stay within the cumulative income model set forth in the resolution creating the UCPID. The determination for taking either action will be determined after construction of the Mockinbird pedestrian and Katy Trail expansion are complete in late 2017/early 2018.

Exhibit C
University Crossing Public Improvement District
Assessment Plan 2015

The costs of the services and improvements by the District will be paid primarily by special assessment against properties in the District. Annual assessments are based on the total value of real property and real property improvements as determined by the Dallas Central Appraisal District ("DCAD").

The University Crossing Public Improvement District (PID) proposed assessment rate for 2015 is $0.10 per $100 of appraised value. Actual assessment rates and levies will be set by the Dallas City Council subject to a maximum of $0.15 per $100 of value and according to procedures stipulated by Chapter 372 of the Texas Local Government Code. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment. With the exception of Southern Methodist University (SMU), payment of assessments by other exempt jurisdictions and entities must also be established by contract. SMU has agreed to participate in the University Crossing PID by contract with the University Crossing Improvement District Corporation through special assessment based on all taxable and tax exempt real property owned by SMU or SMU affiliates within the University Crossing PID.

AGENDA ITEM # 26

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 35 X Y and 45 A B C F G K

SUBJECT

Authorize **(1)** approval of the proposed Uptown Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

In accordance with the Public Improvement District Assessment Act (Act) in Chapter 372 of the Texas Local Government Code, the City Council calls and holds a public hearing to hear and pass on any objections to the annual assessment to be levied against property in the Public Improvement District (PID) and approves the Service Plan for each PID.

The Uptown, Inc., provided the proposed District 2016 Service Plan and proposed 2015 Assessment Plan for review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 9, 2015.

The public improvement district Service Plan is outlined in the following way:

(a) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include public safety and security, lighting, sidewalk and streetscape, operation and maintenance of public improvements, landscaping improvements including plantings, hardscape, trolley operation and capital improvements, District marketing and promotional activities and improvements authorized by the Act.

BACKGROUND (Continued)

(b) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $1,985,521 in 2016 and reach $2,582,143 in 2020. The total estimated assessments to be collected during the next five year period is approximately $11,035,589. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(c) **Boundaries.** The boundaries of the District are shown on the attached Map of the District.

(d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.0450 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections.

The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Property owned by tax-exempt religious organizations will be exempt from assessment as will property owned by persons already receiving and qualifying for 65-or-older homestead exemption under Section 11.13 (c) or (d) of the Texas Property Tax Code. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

BACKGROUND (Continued)

(e) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 23, 1993, City Council authorized the creation of the Uptown Public Improvement District by Resolution No. 93-2501.

Additionally, the Uptown PID was renewed for a period of five years in 2000 and for periods of seven years in 2005 and 2012.

On September 10, 2014 City Council authorized the assessment rate for 2014 by Ordinance No. 29464.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

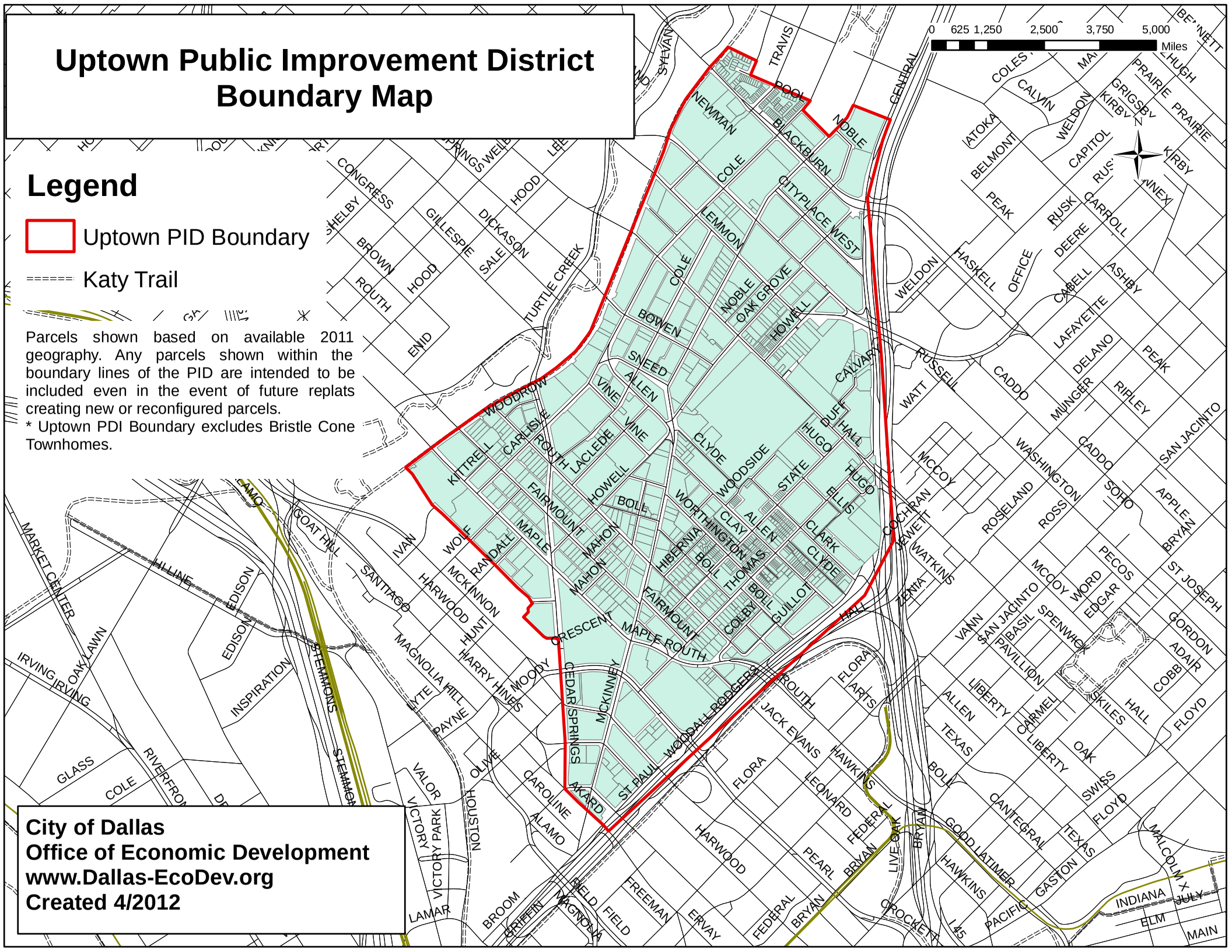
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

Uptown Public Improvement District Boundary Map



WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code ("Act") allows for the creation of public improvement districts; and

WHEREAS, on June 23, 1993, City Council authorized the creation of the Uptown Public Improvement District (District), as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit to the property in the District, designated the Uptown, Inc. as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 93-2501; and

WHEREAS, City Council has subsequently authorized the renewal of the Uptown Public Improvement District in 2000, 2005 and 2012; and

WHEREAS, on September 10, 2014, City Council authorized the 2015 Service Plan and 2014 Assessment Plan by Ordinance No. 29464; and

WHEREAS, the Uptown, Inc. provided City staff with the proposed District 2016 Service Plan and 2015 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2016 Service Plan and 2015 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2015 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2016 Service Plan and the proposed 2015 Assessment Plan for the Uptown Public Improvement District will consider approval of the final 2016 Service Plan and 2015 Assessment Plan, subject to the public hearing on September 9, 2015.

The City Council makes the following findings concerning the Service Plan for the public improvement district:

(a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.

Section 1. (Continued)

(b) **Nature of the Services and Improvements.** The proposed services and improvements to be provided in the District include public safety and security, lighting, sidewalk and streetscape, operation and maintenance of public improvements, landscaping improvements including plantings, hardscape, trolley operation and capital improvements, District marketing and promotional activities and improvements authorized by the Act.

(c) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $1,985,521 in 2016 and reach $2,582,143 in 2020. The total estimated assessments to be collected during the next five year period is approximately $11,035,589. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.

(e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be $0.0450 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. The annual assessment rate shall not exceed $0.15 per $100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections.

Section 1. (Continued)

The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Property owned by tax-exempt religious organizations will be exempt from assessment as will property owned by persons already receiving and qualifying for 65-or-older homestead exemption under Section 11.13 (c) or (d) of the Texas Property Tax Code. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(f) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 9, 2015, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2015 assessment roll on file with the City Secretary; approving the Service Plan for 2016; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

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.

Uptown Public Improvement District
Boundary Map
Exhibit A

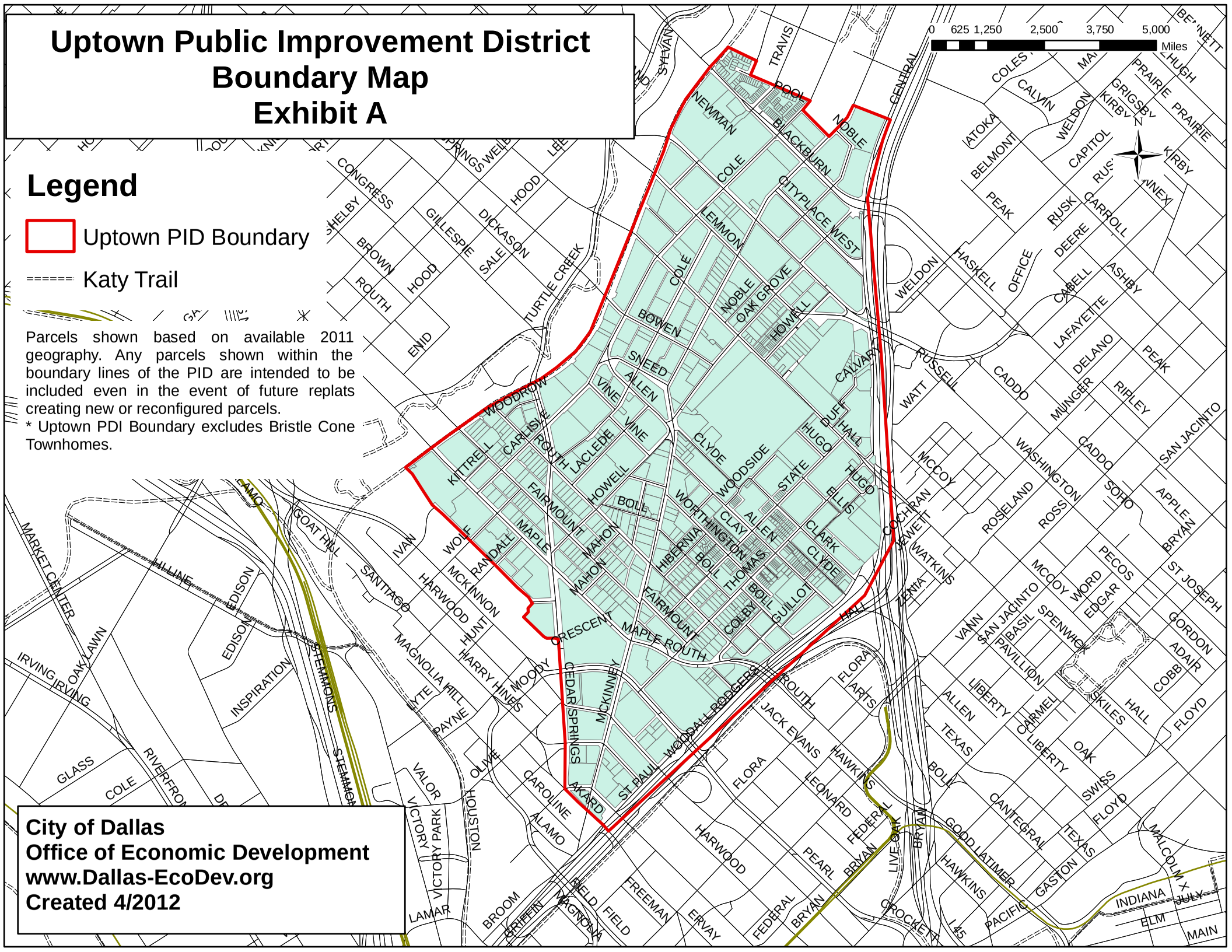


Exhibit B

UPTOWN PUBLIC IMPROVEMENT DISTRICT
SERVICE PLAN (2016 - 2020)

Income	**2016**	**2017**	**2018** [2]	**2019** [2]	**2020** [2]
Net Assessments	$1,935,521	$2,039,408	$2,149,529	$2,389,988	$2,521,143
Interest	$2,000	$2,000	$2,000	$2,000	$2,000
Uptown Dallas, Inc. service fees (memberships)	$13,000	$13,500	$14,000	$14,000	$14,000
Marketing Sponsorships (for events)	$35,000	$40,000	$45,000	$45,000	$45,000
Total	$1,985,521	$2,094,908	$2,210,529	$2,450,988	$2,582,143
Expenditures					
Capital Improvements (Median Landscaping, gateway markers, walking trails, parks, streetscape, Katy Trail).	$595,656	$628,472	$663,159	$735,296	$774,643
Services (Off-duty police, trolley operations, traffic & parking, marketing and promotion)	$446,380	$473,727	$502,632	$562,747	$595,536
Landscape Improvements (Landscape, tree care, street & sidewalk sweeping, trash cans, graffiti removal, grates).	$595,656	$628,472	$663,159	$735,296	$774,643
Finance & Administration (Staff Salaries & benefits, rent, office expenses, audit, insurance).	$297,828	$314,236	$331,579	$367,648	$387,321
Griggs Park Improvements	$0	$0	$0	$0	$0
Contingency [1]	$50,000	$50,000	$50,000	$50,000	$50,000
Total	$1,985,521	$2,094,908	$2,210,529	$2,450,988	$2,582,143

[1] Contingency funds: Allowance made for anticipated tax refunds due to protests by property owners

[2] Expenses are estimated and are subject to the PID's successful early re-petition and renewal

EXHIBIT C

2015 ASSESSMENT PLAN

Uptown Public Improvement District

The cost of the services and improvements provided by the Uptown Public Improvement District will be paid primarily by special assessments against properties in the District. Annual assessments will be based on the total value of real property and improvements as determined by the Dallas Central Appraisal District.

All property owners not exempt from assessment will be assessed at a uniform rate. In 2015, the proposed rate continues to be 4.5 cents per $100 of value. Assessments will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

The City of Dallas shall not be responsible for payment of assessments against exempt City property in the District. The District's cemeteries, which operate on a nonprofit basis and are not specifically benefited by most of the improvements and services, are one class of tax-exempt properties. Accordingly, the cemeteries will be exempt from assessment. Property owned by tax-exempt religious organizations will be exempt from assessment and property owned by persons already receiving and qualifying for 65-or-older homestead exemption under Section 11.13 (c) or (d) of the Texas Property Tax Code. Payment of assessment by other exempt jurisdictions must be established by contract. No such contracts are in place, nor are any proposed. City rights-of-way and city parks are exempt from assessment. Properties otherwise exempt from ad valorem taxes are not subject to assessment.

UPID's assessments will be collected by Dallas County or other contractor chosen by the City of Dallas, in accordance with the management contract between the City of Dallas and Uptown Dallas, Inc., the non-profit corporation that manages the District.

AGENDA ITEM # 27

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 13

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 26 F K L N Q R S T U V Y and Z; 27 N and S

SUBJECT

Authorize **(1)** approval of the proposed Vickery Meadow Public Improvement District ("District") 2016 Service Plan, 2015 Assessment Plan and 2015 assessment roll; **(2)** a public hearing to be held on September 9, 2015, to receive comments concerning the annual assessment for the District; and, at the close of the hearing; **(3)** consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2015 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

In accordance with the Public Improvement District Assessment Act (Act) in Chapter 372 of the Texas Local Government Code, the City Council calls and holds a public hearing to hear and pass on any objections to the annual assessment to be levied against property in the Public Improvement District (PID) and approves the Service Plan for each PID.

The Vickery Meadow Management Corporation provided the proposed District 2016 Service Plan and proposed 2015 Assessment Plan for review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 9, 2015.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

(a) **Nature of the Services and Improvements.** The proposed services and improvements to be provided in the District include public safety, graffiti control, landscaping, park improvements, trash pick-up, neighborhood improvements, acquisition, construction, operation and maintenance of mass transportation facilities, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area as the Vickery Meadow Entertainment District and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

(b) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $628,898 in 2016 and reach $1,543,208 in 2020. The total estimated assessments to be collected during the next five year period is approximately $5,210,419, which will result in the District reaching its maximum total budget early and therefore, will be subject to an early renewal. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(c) **Boundaries.** The boundaries of the District are shown on the attached Map of the District.

(d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is divided into two classes of property as shown on the map of the District. The costs of the services and improvements shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The first class of property is designated as the “Standard Service Area” per Exhibit A and shall be assessed in 2015 at $0.05 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. The second class of property is designated as the “Premium Service Area” per Exhibit A and shall be assessed in 2015 at $0.10 per $100.00 of appraised value by the Dallas Central Appraisal District. The premium service area provides more security services, community programming, and marketing services due to greater density and demand on services than the standard service area. Once levied, this assessment rate shall not increase during the 2016 service plan year.

BACKGROUND (Continued)

Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(e) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 23, 1993, City Council authorized creation of the Vickery Meadow Public Improvement District by Resolution No. 93-2502.

Additionally, the Vickery Meadow PID was renewed for a period of five years in 1998 and 2003, and seven years in 2008 and 2015.

On September 10, 2014, City Council authorized the assessment rate for 2014 by Ordinance No. 29468.

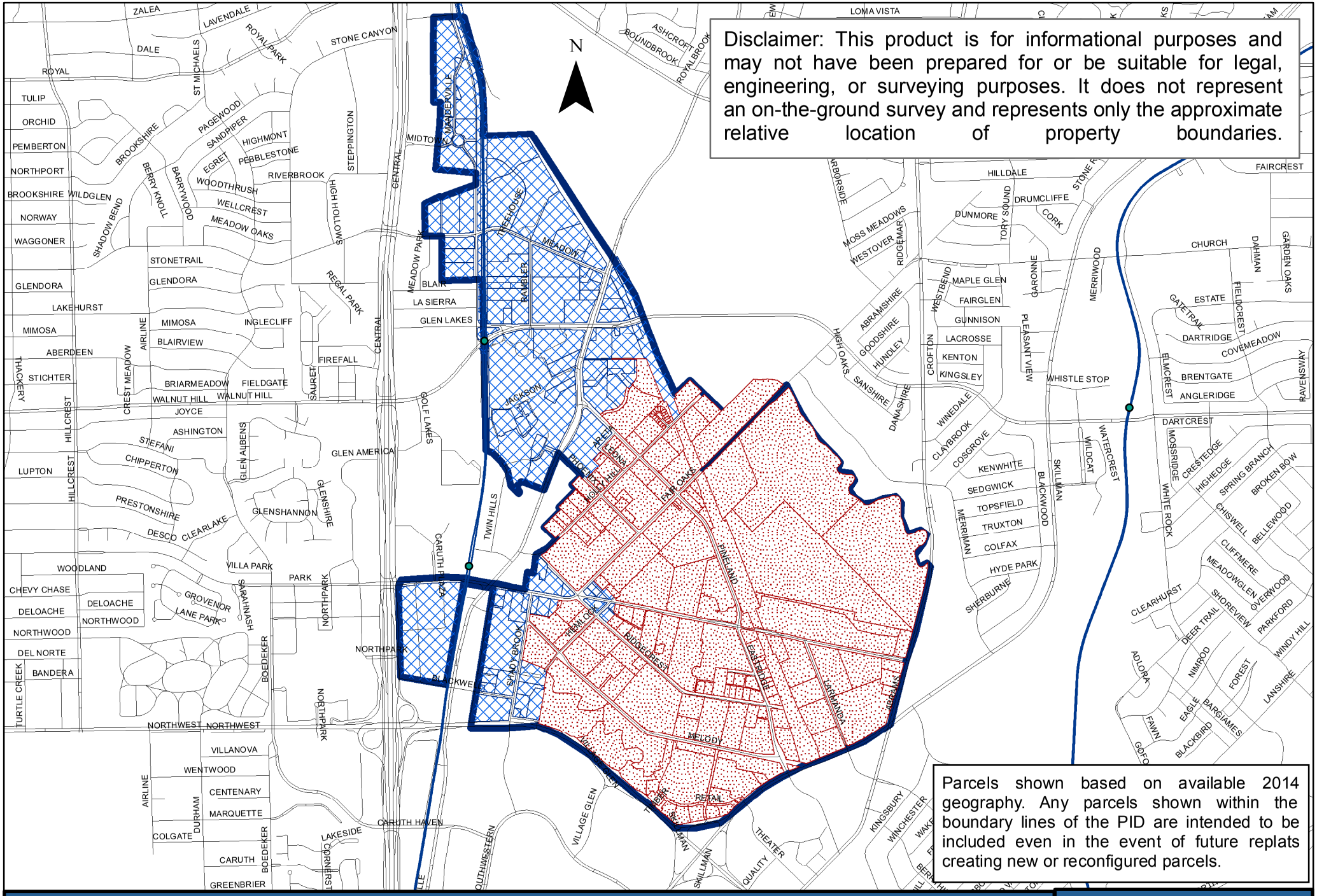
Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.


Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
N
Parcels shown based on available 2014 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.
Vickery Meadow PID Boundary Map
VMPID Standard Service Area
VMPID Premium Service Area
Vickery Meadow PID Boundary
DALLAS ECONOMIC DEVELOPMENT
Area Redevelopment Division
214.670.1685
dallas-ecodev.org
Created 07/2015

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code ("Act") allows for the creation of public improvement districts; and

WHEREAS, on June 23, 1993, City Council authorized the creation of the Vickery Meadow Public Improvement District (District), as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit to the property in the District, designated Vickery Meadow Management Corporation as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 93-2502; and

WHEREAS, City Council has subsequently authorized the renewal of the Vickery Meadow Public Improvement District (District) in 1998, 2003, and 2008; and

WHEREAS, on September 10, 2014, City Council authorized the 2015 Service Plan and 2014 Assessment Plan by Ordinance No. 29468; and

WHEREAS, the Vickery Meadow Management Corporation provided City staff with the proposed District 2016 Service Plan and 2015 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2016 Service Plan and 2015 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2015 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2016 Service Plan and the proposed 2015 Assessment Plan for the Vickery Meadow Public Improvement District will consider approval of the final 2016 Service Plan and 2015 Assessment Plan, subject to the public hearing on September 9, 2015.

Section 1. (Continued)

The City Council makes the following findings concerning the Service Plan for the public improvement district:

(a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.

(b) **Nature of the Services and Improvements**. The proposed services and improvements to be provided in the District include enhanced security and public safety, neighborhood improvements, landscaping, trash/litter removal, graffiti control, marketing and promotional activities, recreation programming, cultural enhancements, economic development, Midtown Park and Park Lane area improvements, business recruitment to promote the area as the Vickery Meadow District, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

(c) **Estimated Cost of the Services and Improvements.** During the next five (5) year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately $628,898 in 2016 and reach $1,543,208 in 2020. The total estimated assessments to be collected during the next five year period is approximately $5,210,419, which will result in the District reaching its maximum total budget early and therefore, will be subject to an early renewal. The District shall incur no bonded indebtedness. Unless a specific purpose is identified in the service plan, any over collections of assessments for any year shall be returned to the property owners or the assessment rate shall be reduced in the following year so that such surplus cash may be absorbed by the cost of services and improvements to be provided by the management company for that following year. The city shall not levy assessments against property owners that exceed the total amount budgeted for the entire term of the PID without a new petition securing consent of the property owners to such increases in the service plan and city council approval.

(d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.

(e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is divided into two classes of property as shown on the map of the District. The costs of the services and improvements shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The first class of property is designated as the “Standard Service Area” per Exhibit A and shall be assessed in 2015 at $0.05 per $100.00 of appraised value as determined by the Dallas Central Appraisal District.

Section 1. (Continued)

The second class of property is designated as the "Premium Service Area" per Exhibit A and shall be assessed in 2015 at $0.10 per $100.00 of appraised value by the Dallas Central Appraisal District. The premium service area receives more security services, community programming, and marketing services due to greater density and demand on services than the standard service area.

Once levied, this assessment rate shall not increase during the 2016 service plan year. Future annual assessment rates, however, may be increased up to a maximum of $0.15 per $100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(f) Apportionment of costs between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

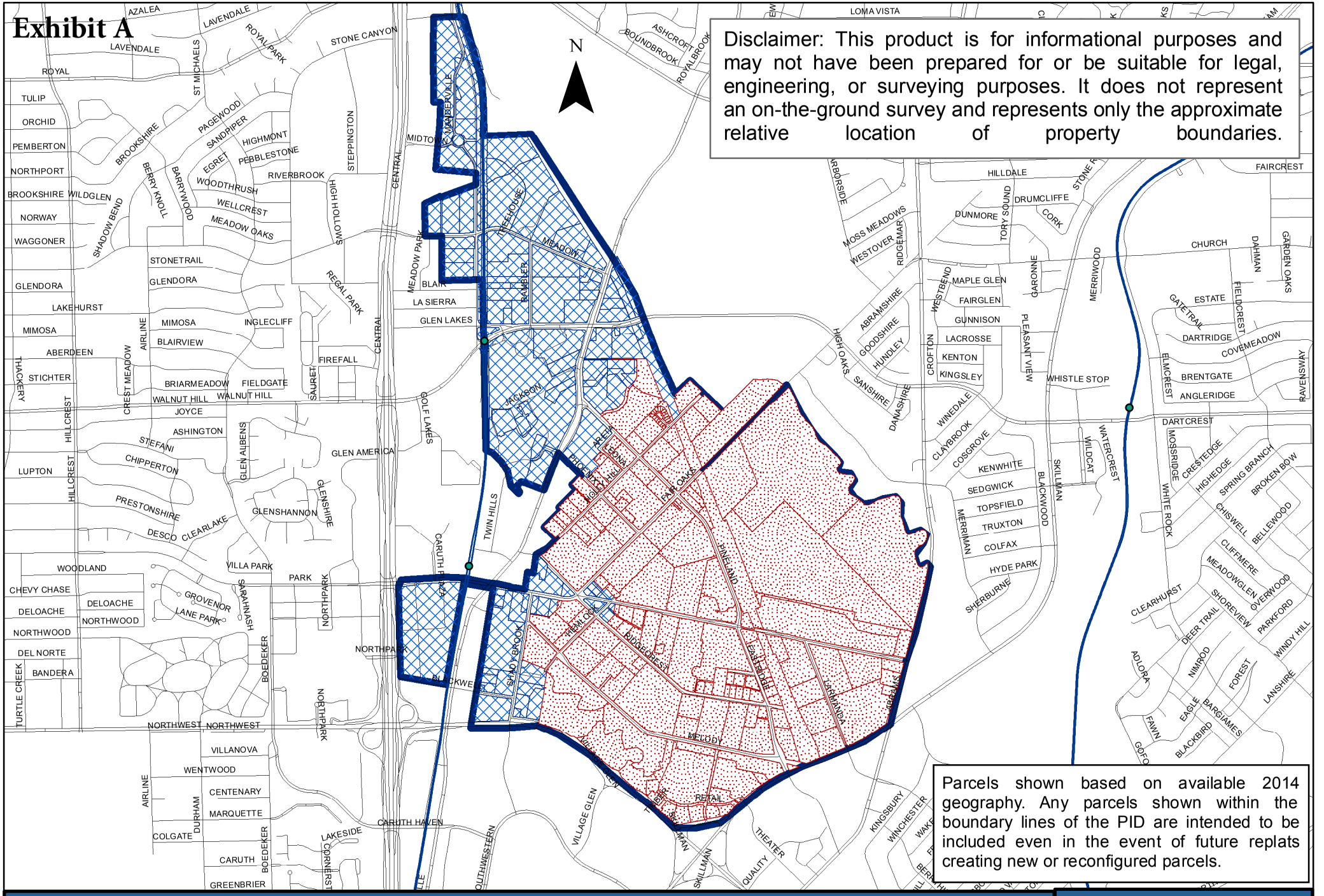
Section 3. That a public hearing shall be held at 1:00 p.m. on September 9, 2015, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2015 assessment roll on file with the City Secretary; approving the Service Plan for 2016; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2016; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

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.

Exhibit A



Vickery Meadow PID Boundary Map

- VMPID Standard Service Area
- VMPID Premium Service Area
- Vickery Meadow PID Boundary

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Exhibit B

VICKERY MEADOW PUBLIC IMPROVEMENT DISTRICT
SERVICE PLAN (2015-2019)

	2015 BUDGET		2016* BUDGET		2017* BUDGET		2018* BUDGET		2019* BUDGET		2020* BUDGET
REVENUES:											
Gross Assessment	$642,385.00		$642,640.00		$698,817.00	$0.00	$948,817.00	$0.00	$1,449,117.00	$0.00	$1,550,555.00
PID Oversight Charge from the City	-$28,053.00	$0.00	-$15,555.00		-$15,843.00	$0.00	-$15,843.00	$0.00	-$16,143.00	$0.00	-$16,143.00
Net Assessment	$614,332.00	$0.00	$627,085.00		$682,974.00	$0.00	$932,974.00	$0.00	$1,432,974.00	$0.00	$1,534,412.00
Interest Income	$415.00		$650.00		$1,400.00		$1,500.00		$1,600.00		$1,600.00
Surplus Carried Forward [9]	$250,000.00		$4,323.74		$3,160.29		$3,437.67		$4,689.56		$7,196.32
TOTAL REVENUE	**$864,747.00**	**$0.00**	**$632,058.74**		**$687,534.29**	**$0.00**	**$937,911.67**	**$0.00**	**$1,439,263.56**	**$0.00**	**$1,543,208.32**
DISBURSEMENTS:											
Administrative Expenses [1]	$69,179.76	8%	$50,564.70	8%	$55,002.74	8%	$93,791.17	10%	$143,926.36	10%	$154,320.83
Park Lane Place Improvements (VM TIF) [2]	$43,237.35	5%	$31,602.94	5%	$34,376.71	5%	$46,895.58	5%	$71,963.18	5%	$77,160.42
Midtown Park Improvements [3]	$4,323.74	1%	$3,160.29	1%	$3,437.67	1%	$4,689.56	1%	$7,196.32	1%	$15,432.08
Community Service Expenses [4]	$43,237.35	5%	$31,602.94	5%	$34,376.71	5%	$37,516.47	4%	$57,570.54	4%	$46,296.25
Safety & Security Expenses [5]	$276,719.04	32%	$202,258.80	32%	$220,010.97	32%	$281,373.50	30%	$431,779.07	30%	$462,962.50
Property Standard Expenses [6]	$354,546.27	41%	$259,144.08	41%	$281,889.06	41%	$393,922.90	42%	$604,490.69	42%	$648,147.49
Public Relations Expenses [7]	$43,237.35	5%	$31,602.94	5%	$34,376.71	5%	$46,895.58	5%	$71,963.18	5%	$77,160.42
Economic Development Expense [8]	$17,294.94	2%	$12,641.17	2%	$13,750.69	2%	$18,758.23	2%	$28,785.27	2%	$46,296.25
Insurance & Audit Expenses	$8,647.47	1%	$6,320.59	1%	$6,875.34	1%	$9,379.12	1%	$14,392.64	1%	$15,432.08
TOTAL DISBURSEMENTS	**$860,423.27**		**$628,898.44**		**$684,096.62**		**$933,222.11**		**$1,432,067.24**		**$1,543,208.32**

Notes:

1. Office Management & Items Required by PID Contract
2. Improvements of common areas in the Park Lane Development, lower than expected; based on development timeline
3. Improvements of common areas in the Mid-Town Development, lower than expected; based on delayed development
4. Community Enrichment Activities, Youth Development Activities, & Special Events
5. Crime Database, Security Patrols, & Crime Prevention
6. Landscaping, Litter Removal, & Graffiti Abatement
7. Marketing & Promotional Activities
8. Neighborhood Planning & Recruitment
9. Increases in Projected Values in 2018-2019 is contingent on completion of the Mid-Town Development
10. The Public Improvement District started 2015 with a fund balance of $250,000.000 planned for large-scale street improvements and enhanced landscaping. Time table has been delayed due to staff transitions. The new Executive
11. Based on increase in Net Assessment, Vickery Meadow Public Improvement District will reach its maximum total budget prior to the end of the original seven-year service plan and will be subject to an early renewal beginning January 1, 2021

EXHIBIT C

VICKERY MEADOW IMPROVEMENT DISTRICT
2015 ASSESSMENT PLAN

The costs of the services and improvements by the Vickery Meadow Improvement District will be paid primarily by assessments against real properties within the District's boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District ("DCAD").

The 2015 assessment rate for the property in the premium service area is proposed at $.10 per $100 value. The 2015 assessment rate for the property in the standard service area is proposed at $.05 per $100 value. Assessments will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code. The City of Dallas shall not be responsible for payment of assessments against exempt City property including City rights-of-way and parks. Payment of assessment by other tax-exempt owners must be established by contract. No such contracts are in place at present.

The Vickery Meadow PID assessments will be collected by the Dallas County Tax Office in accordance with the contract with the City of Dallas and in accordance with the management contract between the City of Dallas and the Vickery Meadow Management Corporation.

AGENDA ITEM # 28

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2, 6, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 E

SUBJECT

Authorize an amendment to the services contract with the law firm of Stutzman, Bromberg, Esserman & Plifka, a Professional Corporation for services relating to the transfer of ownership of the North Parking Garage to the City to: **(1)** extend the term of the contract through December 31, 2015; **(2)** receive and deposit funds in the amount of $20,000 from Anland GP, L.P., the North Parking Garage developer; and **(3)** increase the contract amount from $50,000 to a total contract amount not to exceed $70,000 for additional services related to the operating and management agreement with Center Operating Company, the American Airlines Center operator, with the additional $20,000 in funding to be advanced to the City Anland GP, L.P. - Financing: Private Funds

BACKGROUND

On June 13, 2012, City Council authorized the execution of a development agreement with Anland GP, L.P., (Anland) to construct a public parking garage (North Parking Garage) in the Victory Sub-district of the Sports Arena TIF District. The garage has been constructed and the City took ownership in July.

Since 2012, John Bromberg of Stutzman, Bromberg, Esserman & Plifka, a Professional Corporation has provided legal services associated with the construction and transfer of title for the North Parking Garage to the City, the Master Development Agreement for the American Airlines Center and the Parking Rights Agreements. A total of $50,000 has been spent for Bromberg's services over the past three years. Mr. Bromberg's services will extend beyond the original scope of the 2012 contract and will include additional services concerning the transfer of the backup Management Agreement with Anland for non-event times to the Arena operator. Prior to closing on the North Parking Garage, the City entered into a backup Management Agreement with Anland to ensure the garage would be available for AAC parking and secured during non-event times until a management agreement can be worked out with the Center Operating Company (COC).

BACKGROUND (Continued)

COC operates the AAC and all parking in the district dedicated to AAC event parking, including the Platinum Garage, per the Parking Rights Agreements for the AAC.

The $20,000 increase is for additional services relating to ongoing negotiations with COC for management and maintenance of the garage during both American Airlines Center (AAC) event and non-event times.. It is anticipated that this process would take an additional 90 days. If the City is unable to execute a management agreement with COC, then the City will have the responsibility of securing the garage during non-arena events.

Anland will advance the $20,000 to the City for this increase and the City will pay Mr. Bromberg for his services under the city's existing services contract.

ESTIMATED SCHEDULE OF THE PROJECT

Service Contract Start	November 2012
Service Contract Completion	December 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 23, 2012, City Council conducted a public hearing and received comments on amendments to the Sports Arena TIF District Project and Reinvestment Zone Financing Plans and authorized an ordinance amending Ordinance No. 23688, previously approved on October 28, 1998, and Ordinance No. 24002, previously approved on August 25, 1999, to (1) add two new sub-districts within the Sports Arena TIF District: (a) Riverfront Gateway Sub-district and (b) West Dallas Sub-district; (2) increase the geographical area of the Sports Arena TIF District to add approximately: (a) 4.5 acres to the Victory Sub-district (generally the original Sports Arena TIF District boundary); (b) 33 acres in the Riverfront Gateway Sub-district; and (c) 89.2 acres in the West Dallas Sub-district; (3) extend the termination date of the Sports Arena TIF District for a 10 year period from the City Council established termination date of December 31, 2018, to December 31, 2028, for the Victory Sub-district and establish a termination date for the Riverfront Gateway and West Dallas Sub-districts of December 31, 2042; (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; (5) increase the Sports Arena TIF District budget from $25,498,568 NPV (approximately $46,961,785 total dollars) to $94,409,005 NPV (approximately $273,599,175 total dollars), an increase of $68,910,437 NPV (approximately $226,637,390 total dollars); (6) create an Economic Development TIF Grant Program within the District and adopt program guidelines; (7) make corresponding modifications to the Sports Arena TIF District map, budget and Project and Reinvestment Zone Financing Plans by Ordinance No. 28672.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On June 13, 2012, City Council authorized a development agreement with Anland GP, L.P., and dedication of TIF funding for the construction of a single use public parking garage on the northwest corner of the intersection of Victory Avenue and Olive Street in an amount not to exceed $33,271,841, by Resolution Nos. 12-1568 and 12-1569.

On April 10, 2013, City Council authorized a development agreement with Anland GP, L.P., and dedication of TIF funding for design enhancements to be incorporated into the North Parking Garage in an amount not to exceed $3,600,000 by Resolution Nos. 13-0648 and 13-0649.

On June 26, 2013, City Council authorized an amendment to the development agreement with Anland GP, L.P. to (1) remove the execution of separate Operation/Management agreements by the City for operation of the garage during event and non-event times as a condition of TIF Reimbursement for the North Parking Garage; and (2) clarify minimum parking space requirements may be subject to reduction depending on size of parking spaces by Resolution No. 13-1137.

On October 21, 2013, City Manager authorized a contract for the legal services of John Bromberg as outside counsel for the City of Dallas, Office of Economic Development and Sports Arena TIF District regarding the North Parking Garage Project in an amount not to exceed $50,000, by Administrative Action 13-6587.

On November 12, 2013, City Council authorized the City Manager, upon completion of the North Parking Garage, to execute a (1) Special Warranty Deed; and (2) Designation of Third Party Parcel and Designation/Move instrument approved as to form by the City Attorney, and to accept the conveyance of the North Parking Garage as a single use public parking garage to the City of Dallas, or an entity designated by the City, from Victory North Parking Garage, LLC, in accordance with the Development Agreement approved by Resolution Nos. 12-1568 and 12-1569 previously approved on June 13, 2012, as amended, and subject to such customary and reasonable closing documents as may be required by the City Attorney by Resolution No. 13-1922.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

$20,000 - Private Funds

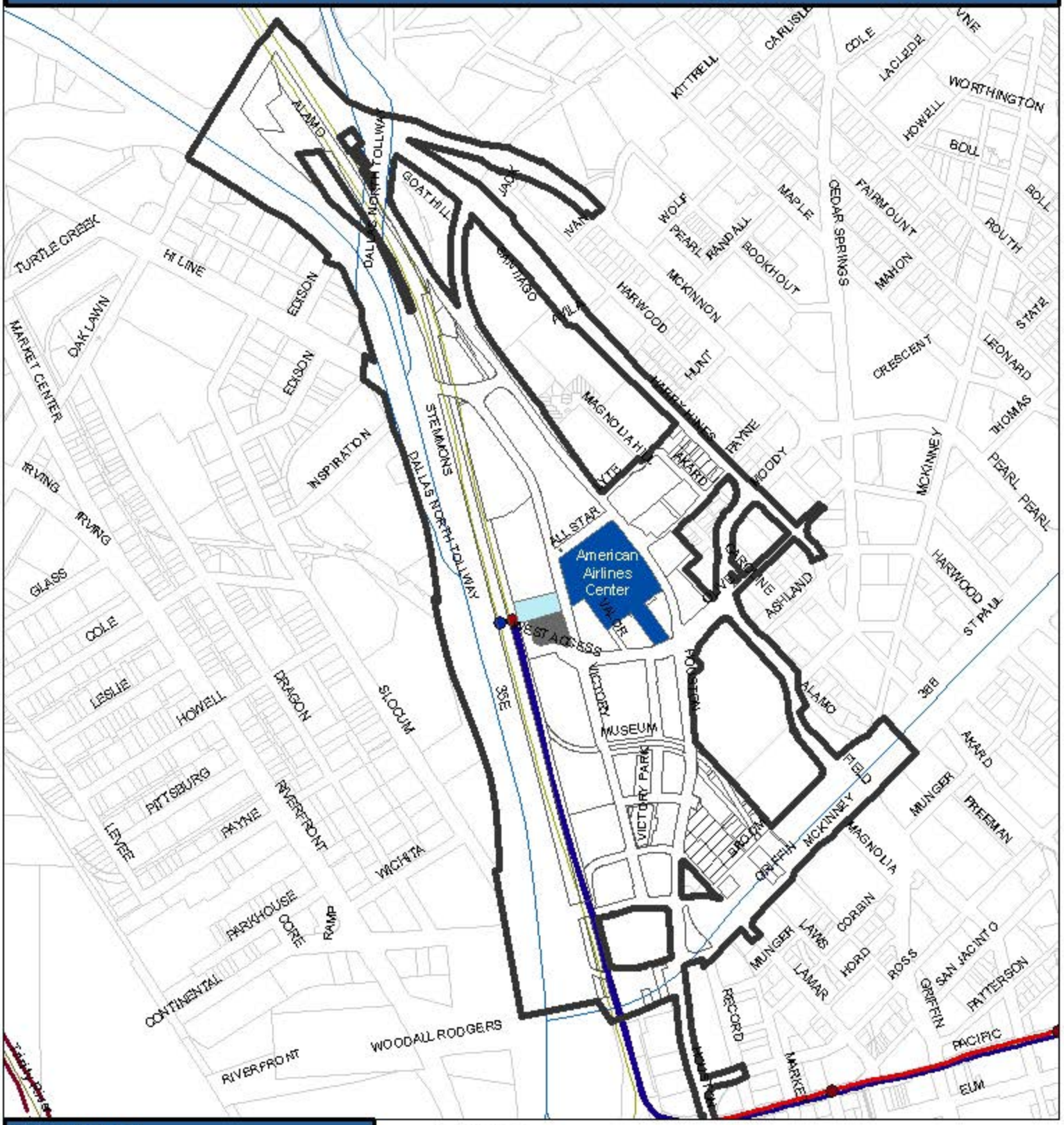
PROJECT COUNCIL DISTRICT

District 2

MAP

Attached.

North Parking Garage Location Map
Sports Arena TIF District - Victory Sub-district



City of Dallas
Office of Economic Development

Area Redevelopment Division
http://www.Dallas-EcoDev.org

Created 05/2012

Legend

- Victory Sub-district
- DART Plaza (Victory LRT Station)
- North Parking Garage

N
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WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on October 28, 1998, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seven, City of Dallas, Texas ("Sports Arena TIF District") in accordance with the Tax Increment Financing Act, as amended, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act") to promote development and redevelopment through the use of tax increment financing by Ordinance No. 23688; as amended; and

WHEREAS, on August 25, 1999, City Council authorized the Sports Arena Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 24002; as amended; and

WHEREAS, on May 23, 2012, City Council conducted a public hearing and received comments on amendments to the Sports Arena TIF District Project and Reinvestment Zone Financing Plans and authorized an ordinance amending Ordinance No. 23688, previously approved on October 28, 1998, and Ordinance No. 24002, previously approved on August 25, 1999, to (1) add two new sub-districts within the Sports Arena TIF District: (a) Riverfront Gateway Sub-district and (b) West Dallas Sub-district; (2) increase the geographical area of the Sports Arena TIF District to add approximately: (a) 4.5 acres to the Victory Sub-district (generally the original Sports Arena TIF District boundary); (b) 33 acres in the Riverfront Gateway Sub-district; and (c) 89.2 acres in the West Dallas Sub-district; (3) extend the termination date of the Sports Arena TIF District for a 10 year period from the City Council established termination date of December 31, 2018, to December 31, 2028, for the Victory Sub-district and establish a termination date for the Riverfront Gateway and West Dallas Sub-districts of December 31, 2042; (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; (5) increase the Sports Arena TIF District budget from $25,498,568 NPV (approximately $46,961,785 total dollars) to $94,409,005 NPV (approximately $273,599,175 total dollars), an increase of $68,910,437 NPV (approximately $226,637,390 total dollars); (6) create an Economic Development TIF Grant Program within the District and adopt program guidelines; (7) make corresponding modifications to the Sports Arena TIF District map, budget and Project and Reinvestment Zone Financing Plans by Ordinance No. 28672; and

WHEREAS, on June 13, 2012, City Council authorized a development agreement with Anland GP, L.P., and dedication of TIF funding for the construction of a public parking garage (North Parking Garage) on the northwest corner of the intersection of Victory Avenue and Olive Street in an amount not to exceed $33,271,841, by Resolutions No. 12-1568 and 12-1569; and

WHEREAS, on April 10, 2013, City Council authorized a development agreement with Anland GP, L.P., and dedication of TIF funding for design enhancements to be incorporated into the North Parking Garage in an amount not to exceed $3,600,000 by Resolution Nos. 13-0648 and 13-0649.

WHEREAS, on June 26, 2013, City Council authorized an amendment to the development agreement with Anland GP, L.P. to (1) remove the execution of separate Operation/Management agreements by the City for operation of the garage during event and non-event times as a condition of TIF Reimbursement for the North Parking Garage; and (2) clarify minimum parking space requirements may be subject to reduction depending on size of parking spaces by Resolution No. 13-1137.

WHEREAS, on October 21, 2013, City Manager authorized a contract for the legal services of John Bromberg regarding the North Parking Garage Project in an amount not to exceed $50,000, by Administrative Action 13-6587.

WHEREAS, on November 12, 2013, City Council authorized the City Manager, upon completion of the North Parking Garage, to execute a (1) Special Warranty Deed; and (2) Designation of Third Party Parcel and Designation/Move instrument approved as to form by the City Attorney, and to accept the conveyance of the North Parking Garage as a single use public parking garage to the City of Dallas, or an entity designated by the City, from Victory North Parking Garage, LLC, in accordance with the Development Agreement approved by Resolution Nos. 12-1568 and 12-1569 previously approved on June 13, 2012, as amended, and subject to such customary and reasonable closing documents as may be required by the City Attorney by Resolution No. 13-1922.

WHEREAS, in furtherance of the Sports Arena TIF District Project Plan and Reinvestment Zone Financing Plan and to promote within the Sports Arena TIF District: (1) development and diversification of the economy, (2) elimination of unemployment and underemployment, and (3) development and expansion of commerce, the City desires to provide economic incentives to Anland GP, L.P., for the North Parking Garage in the Victory Sub-district of the Sports Arena TIF District; and

WHEREAS, the expenditure of TIF funds supporting this development is consistent with promoting development and redevelopment of the Sports Arena TIF District in accordance with the purposes for its creation, the City's revised Public/Private Partnership Guidelines and Criteria, the ordinance adopted by the City Council approving the Project and Financing Plan, as amended, and is for the purpose of making public improvements consistent with and described in the Project and Financing Plan, as amended, for the Sports Arena TIF District.

NOW, THEREFORE,

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

August 26, 2015

Section 1. That the City Manager, upon approval as to form by the City Attorney is hereby authorized to execute an amendment to the contract with the law firm of Stutzman, Bromberg, Esserman & Plifka, a Professional Corporation approved by Administrative Action No. 13-6587, on October 21, 2013, for services relating to transfer of ownership of the North Parking Garage to the City to: (1) extend the term of the contract through December 31, 2015; (2) receive and deposit funds in the amount of $20,000 from Anland GP, L.P., the North Parking Garage developer; and (3) increase contract amount from $50,000 to a total contract amount not to exceed $70,000 for additional services related to the operating and management agreement with Center Operating Company, the American Airlines Center operator, with the additional $20,000 in funding to be advanced to the City by Anland GP, L.P.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit $20,000 from Anland GP, L.P., into the Victory Sub-district of the Sports Arena TIF District: Fund 0038, Department ECO, Unit 9630, Activity SATI, Revenue Source 8492.

Section 3. That the Chief Financial Officer is hereby authorized to encumber and disburse funds from the Victory Sub-district of the zone and subject to future appropriations from:

Fund 0038, Department ECO, Unit 9630, Object 3070, Activity SATI, CT ECO9630J250.

To the law firm of Stutzman, Bromberg, Esserman & Plifka, Vendor No. 508597, in an amount not to exceed $20,000.

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 ITEM # 29

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 56Z 57S

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Dallas Area Habitat for Humanity (Habitat) has submitted a proposal and development plan to DHADC for 4 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Habitat to the City's Land Bank, the sale of those lots from DHADC to Habitat and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Habitat will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Habitat and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Habitat will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,279 square feet and from $80,000 to $105,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (4 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive $20,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On July 23, 2015, DHADC approved the development plan and sale of 4 lots from DHADC to Habitat.

Information about this item will be provided to the Housing Committee on August 17, 2015.

FISCAL INFORMATION

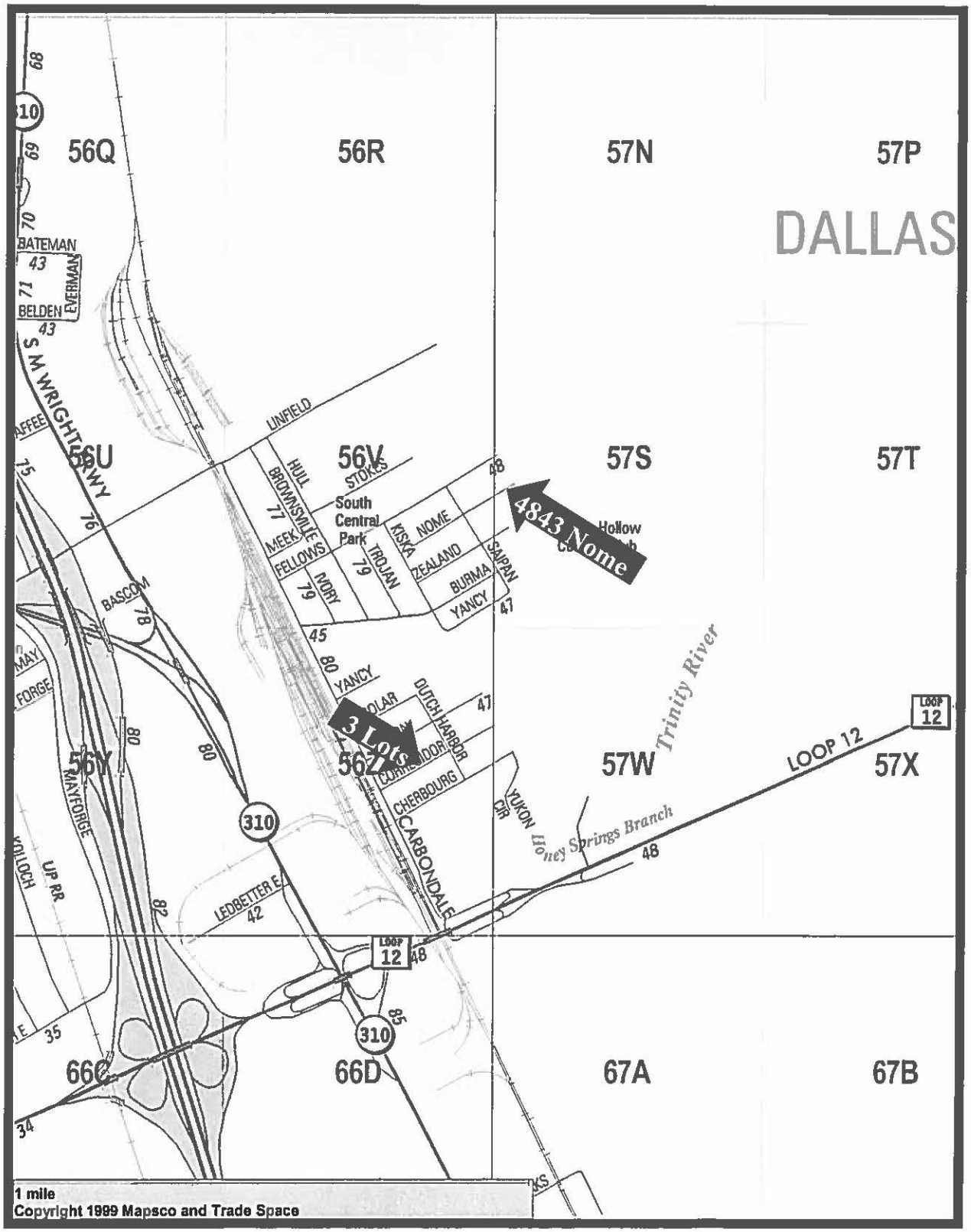
No cost consideration to the City

MAP

Attached

Land Bank (DHADC) Sale of Lots to
Dallas Area Habitat for Humanity

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 4540 Corregidor	56Z	7	$ 7,083.99
2. 4548 Corregidor	56Z	7	$ 9,972.58
3. 4551 Corregidor	56Z	7	$11,607.99
4. 4843 Nome	57S	7	$ 1,908.61



MAPSCO 56Z & 57S

August 26, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Dallas Area Habitat for Humanity (Habitat) submitted a proposal and development plan to DHADC for 4 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Habitat and authorize the sale of the said 4 lots from DHADC to Habitat to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 4 lots shown on Exhibit "A" from DHADC to Habitat is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**4540 Corregidor** Lot 10, Central Avenue Addition Block F/7647	Dallas Area Habitat for Humanity	1	$5,000.00
2	**4548 Corregidor** Lot 12, Central Avenue Addition No. 2 Block F/7647	Dallas Area Habitat for Humanity	1	$5,000.00
3	**4551 Corregidor** Lot 28, Central Avenue Addition Block D/7647	Dallas Area Habitat for Humanity	1	$5,000.00
4	**4843 Nome** Lot 25, Central Avenue Addition No. 3 Block B/7648	Dallas Area Habitat for Humanity	1	$5,000.00
TOTAL				**$20,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 4

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

No.	Street #	Street Name	Lot	Block	Subdivision	DCAD Value
1	4540	Corregidor	10	Corregidor	Central Avenue	$ 2,000.00
2	4548	Corregidor	12	F/7647	Central Avenue	$ 2,000.00
3	4551	Corregidor	28	Corregidor	Central Avenue	$ 2,000.00
4	4843	Nome	25	B/7648	Central Avenue	$ 2,000.00

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 1 on each lot
Square Footage of each home Approximately 1279 AC; 1691 total
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer Brick and/or hardiboard Which sides see elevations for details
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer $80-105,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer_____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer_____

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer_____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer_____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction _1095__ days
Completion of Construction ___1215__ days
Sale of first affordable housing unit to low income households _1305___ days
Sale of last affordable unit to low income households __1305____ days

D. PROPOSED SOURCES AND USES OF THE PROJECT FINANCING

Attach any development budget and commitments or preliminary commitments for financing of this project. Show proposed sources and uses of project financing. State whether you have a line of credit and if so, where and in what amount. Also enclose most recent financial statement.
We have not yet identified a particular group to sponsor the construction of these homes. In addition to specific donors, we rely on mortgages from sales of prior Habitat homes to finance construction of the homes.

E. MARKETING

Submit the Entity's plan for marketing the houses for sale to low and moderate income families for owner occupancy.

F. ADDITIONAL INFORMATION

AGENDA ITEM # 30

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 4, 6

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 43F J K P 44J 55L

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Santos Coria for the construction of affordable houses; **(2)** the sale of 9 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Santos Coria; and **(3)** execution of a release of lien for any non-tax liens on the 9 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Santos Coria has submitted a proposal and development plan to DHADC for 9 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Santos Coria to the City's Land Bank, the sale of those lots from DHADC to Santos Coria and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Santos Coria will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Santos Coria and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Santos Coria will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,200 to 1,800 square feet and from $109,000 to $130,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (1 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (4 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (4 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive $45,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On July 23, 2015, DHADC approved the development plan and sale of 9 lots from DHADC to Santos Coria.

Information about this item will be provided to the Housing Committee on August 17, 2015.

FISCAL INFORMATION

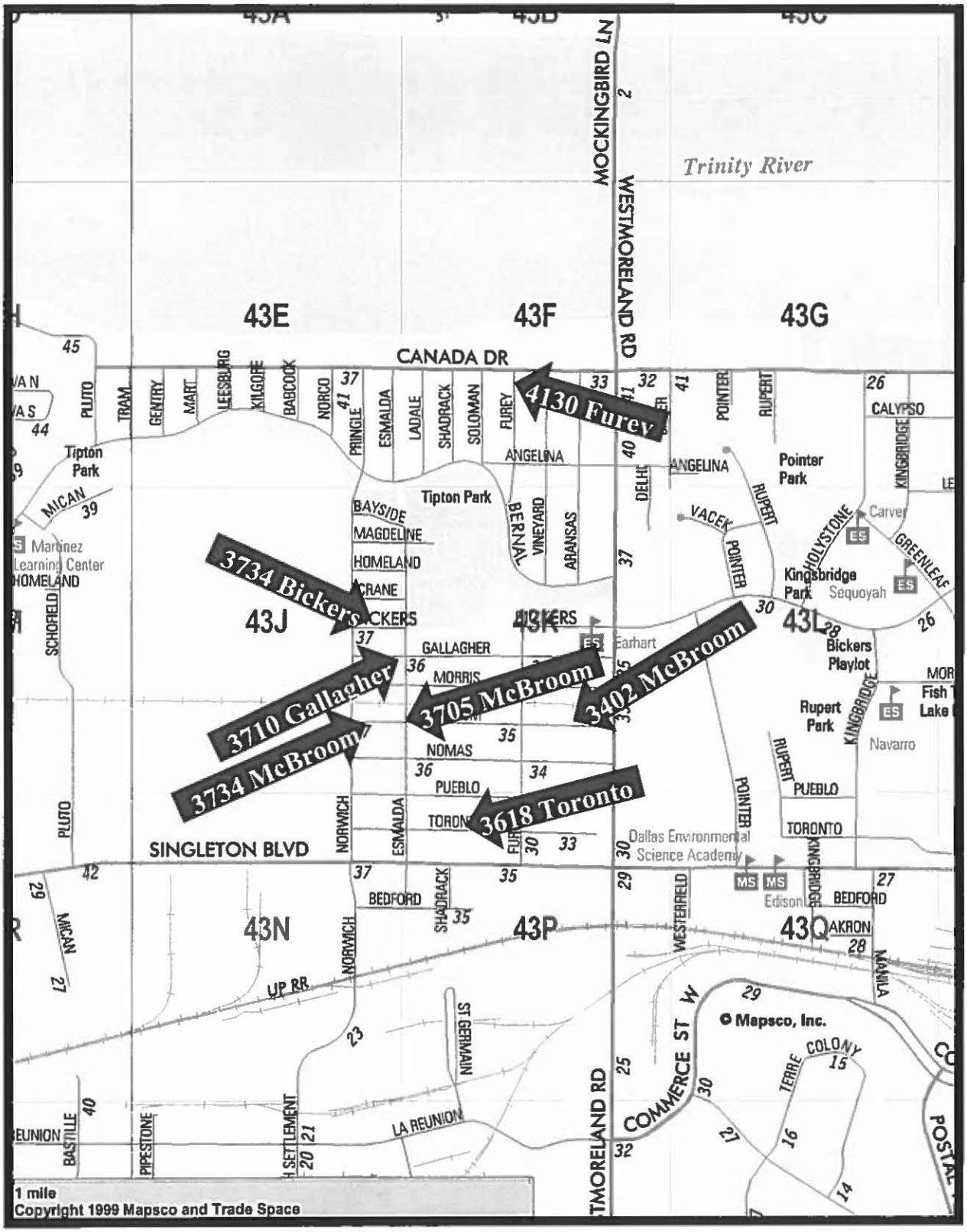
No cost consideration to the City

MAPS

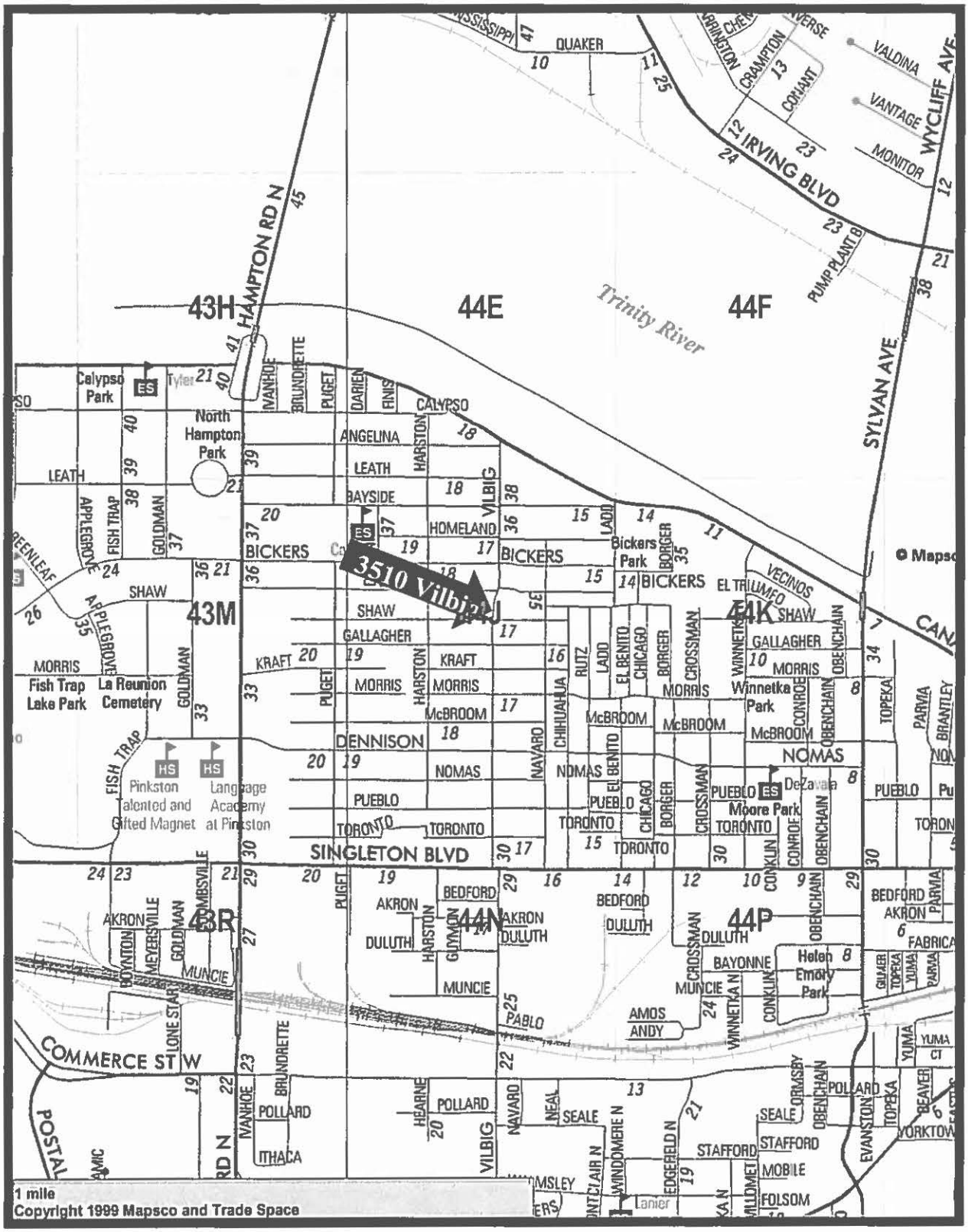
Attached

Land Bank (DHADC) Sale of Lots to Santos Coria

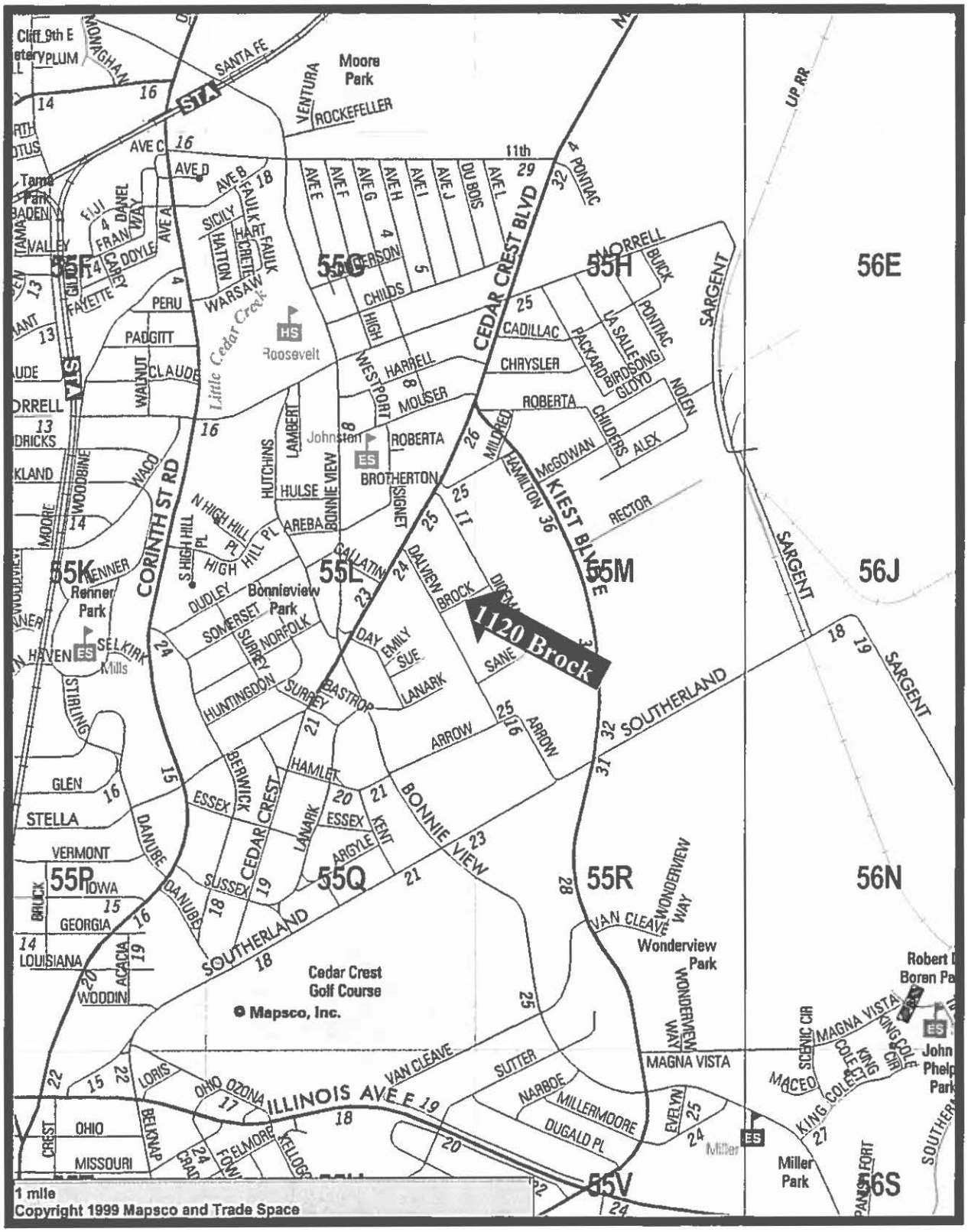
Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 1120 Brock	55L	4	$10,423.10
2. 3734 Bickers	43J	6	$11,977.85
3. 3618 Toronto	43P	6	$ 8,115.19
4. 4130 Furey	43F	6	$ 5,761.53
5. 3510 Vilbig	44J	6	$ 2,652.15
6. 3734 McBroom	43J	6	$11,078.46
7. 3705 McBroom	43K	6	$11,843.31
8. 3402 McBroom	43K	6	$ 6,236.98
9. 3710 Gallagher	43J	6	$13,295.32



MAPSCO 43F J K P


3510 Vilbig
43H
44E
44F
43M
44J
44K
43R
44N
44P
HAMPTON RD N
SYLVAN AVE
IRVING BLVD
WYCLIFF AVE
Trinity River
QUAKER
VALDINA
VANTAGE
MONITOR
PUMP PLANT B
CRAMPTON
CORHANT
Calypso Park
North Hampton Park
CALYPSO
ANGELINA
LEATH
BAYSIDE
HOMELAND
BICKERS
Bickers Park
EL TRIUMFO
VECINOS
SHAW
GALLAGHER
KRAFT
MORRIS
McBROOM
DENNISON
NOMAS
PUEBLO
TORONTO
SINGLETON BLVD
Fish Trap Lake Park
La Reunion Cemetery
Pinkston Talented and Gifted Magnet
Language Academy at Pinkston
Winnetka Park
DeZavala Moore Park
AKRON
BEDFORD
DULUTH
MUNCIE
BAYONNE
Helen Emory Park
AMOS ANDY
PABLO
COMMERCE ST W
POLLARD
ITHACA
SEALE
STAFFORD
MOBILE
FOLSOM
Lanier
HARSTON
VILBIG
PUGET
NAVARO
CHIHUAHUA
RUTZ
LADD
EL BENITO
CHICAGO
BORGER
CROSSMAN
CONKLIN
OBENCHAIN
CONROE
TOPEKA
PARMA
BRANTLEY
YUMA
FABRICA
YORKTOWN
EVANSTON
BEAVER
1 mile
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MAPSCO 44J


1120 Brock
Moore Park
Roosevelt
Johnston
Bonnieview Park
Renner Park
Cedar Crest Golf Course
Wonderview Park
Miller Park
Mapsco, Inc.
55F
55G
55H
55K
55L
55M
55P
55Q
55R
55V
56E
56J
56N
56S
CEDAR CREST BLVD
KIEST BLVD
CORINTH ST RD
SOUTHERLAND
ILLINOIS AVE
SARGENT
MORRELL
1 mile
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MAPSCO 55L

August 26, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Santos Coria submitted a proposal and development plan to DHADC for 9 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Santos Coria and authorize the sale of the said 9 lots from DHADC to Santos Coria to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Santos Coria and the sale of 9 lots shown on Exhibit "A" from DHADC to Santos Coria is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**1120 Brock** Lot G of W.E. Hudson Re-Subdivision of Lots 26-30, Annie Diceman Addition Block C/7533	Santos Coria	1	$5,000.00
2	**3734 Bickers** Lot 1B, Homeland Estates Addition Block 10/7151	Santos Coria	1	$5,000.00
3	**3618 Toronto** East 20 Feet of Lot 4 & the West 30 Feet of Lot 3, Eagle Ford Gardens Addition Block A/7152	Santos Coria	1	$5,000.00
4	**4130 Furey** West Part of Lot 17, Westmoreland Park Addition No. 3 Block 20/7146	Santos Coria	1	$5,000.00
5	**3510 Vilbig** Lot 2, Homestead Manor Annex Addition Block 11/7118	Santos Coria	1	$5,000.00
6	**3734 McBroom** Lot 8.0, West 40 Feet of the East 80 Feet of Lot 8, Eagle Ford Gardens Addition Block G/7152	Santos Coria	1	$5,000.00
7	**3705 McBroom** The Middle 40 Feet of Lot 1, Eagle Ford Gardens Addition Block K/7152	Santos Coria	1	$5,000.00
8	**3402 McBroom** Lot 12, Westmoreland Park Addition Block 2/7144	Santos Coria	1	$5,000.00
9	**3710 Gallagher** Lot 4B, Homeland Estates Addition Block 12/7151	Santos Coria	1	$5,000.00
TOTAL				**$45,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 9

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

SEE ATTACHMENT

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1200-1500
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 0 Number of Carports Detached ____ Attached ____
Type of Exterior Veneer SIDING/BRICK Which sides ALL
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 109,000-125,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 4
Square Footage of each home 1200-1500
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports ____ Detached ____ Attached
Type of Exterior Veneer SIDING/BRICK Which sides ALL
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110,000-130,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 4
Square Footage of each home 1200-1800
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports ____ Detached ____ Attached
Type of Exterior Veneer BRICK/SIDING Which sides ALL
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110,000 -130,000

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 180 days
Completion of Construction 210 days
Sale of first affordable housing unit to low income households 365 days
Sale of last affordable unit to low income households 365 days

AGENDA ITEM # 31

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

Authorize a professional services contract with Babers Group, Inc. to provide consulting services to the City of Dallas related to the City's creation and implementation of a plan to build communities and affirmatively further fair housing, for a term of one year from the date of execution of the agreement - Not to exceed $70,000 - Financing: Current Funds (subject to appropriations)

BACKGROUND

C. Donald Babers had a distinguished 40-year career with the U.S. Department of Housing and Urban Development (HUD). He began his federal career in June 1970 as an intern in HUD's Fort Worth field office. He next worked in HUD's Little Rock, Arkansas, Field Office as an Equal Opportunity Specialist, becoming the Acting Director of the Office of Fair Housing and Equal Opportunity (FHEO).

For 15 years Mr. Babers was the Area Manager for HUD's Dallas Field Office, where his accomplishments included leading the effort to resolve a housing discrimination challenge brought against HUD. His work in helping to settle that case is credited for significantly expanding affordable housing opportunities to lower income public housing residents in 36 East Texas counties.

In 2002, he was appointed Deputy Regional Director of HUD's Fort Worth Regional Office and the HUD Secretary appointed him as Chairman of the Board of the Housing Authority of New Orleans where he oversaw the city's public housing recovery efforts in the aftermath of Hurricane Katrina.

BACKGROUND (continued)

Upon retirement from HUD, Mr. Babers formed a consulting firm, Babers Group, Inc.

Mr. Babers' career at HUD makes his consulting firm uniquely and ideally suited to provide expertise in communicating with HUD offices in Washington D.C. and Fort Worth, as well as to help the City of Dallas with creation and implementation of the City' s plan to build communities and affirmatively further fair housing.

The scope of services will include, but not be limited to:

- Attend city council meetings where housing items are scheduled, all Housing Committee meetings, and all Neighborhood Plus community/stakeholder meetings.
- Work with city staff to develop an Assessment of Fair Housing and implementation strategy with key steps to transform the housing policies.
- Collaborate with the consultant team and staff to analyze Housing procedures and programs and make recommendations to implement the Neighborhood Plus plan consistent with HUD and FHEO requirements.
- Facilitate meetings and discussions between the City and governmental partners including HUD, Environmental Protection Agency, Department Of Transportation, and other agencies as requested.
- Facilitate discussions with elected and appointed officials and community leaders regarding housing programs and national best practices.
- Undertake other duties related to the Neighborhood Plus Plan and policies with regard to Affirmatively Furthering Fair Housing as requested by the City Manager, or any Assistant City Managers, the Housing Department Director, or the Planning and Neighborhood Vitality Director.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 13, 2014, City Council authorized a one-year professional services contract with Babers Group, Inc., by Resolution No. 14-1309.

Information about this item will be provided to the Housing Committee on August 17, 2015.

FISCAL INFORMATION

$70,000 - Current Funds (subject to appropriations)

WHEREAS, Mr. Babers's consulting firm, Babers Group, Inc., is uniquely and ideally qualified to provide expertise in communicating with HUD offices in Washington D.C. and Fort Worth; and

WHEREAS, Babers Group, Inc. will provide consulting services to the City including attending Council meetings; working with other consultants and city staff to develop an Assessment of Fair Housing and implementation strategy; collaborating with the consultant team and staff to analyze housing programs and make recommendations to implement the Assessment of Fair Housing plan consistent with HUD and Office of Fair Housing and Equal Opportunity requirements; facilitating meetings and discussions between the City and governmental partners; and facilitating discussions with elected and appointed officials and community leaders regarding housing programs and national best practices to Affirmatively Further Fair Housing; and

WHEREAS, the City wishes to enter into a professional service contract with Babers Group, Inc.

NOW, THEREFORE,

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

SECTION 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into a professional services contract with Babers Group, Inc. for a term of one year from the date of execution of the agreement in an amount not to exceed $70,000.

SECTION 2. That the Chief Financial Officer is hereby authorized to make periodic payments in accordance with the terms and conditions of the contract in an amount not to exceed $70,000 (subject to appropriations) from:

Babers Group, Inc. VENDOR # VC0000012753

FUND	DEPT	UNIT	OBJ	CT	AMOUNT
0001	HOU	5510	3070	HOU551J999	$70,000

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 ITEM # 32

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 55F

SUBJECT

Authorize an amendment to Resolution No. 15-1200, previously approved on June 17, 2015, for a conditional grant agreement with Sphinx Development Corporation to change the name of the developer to SDC Compton Housing, LP (SDC) to pay for a portion of the construction costs for a single family development for 49 homes in South Dallas located on Eighth and Corinth Streets – Financing: No cost consideration to the City

BACKGROUND

In 2006, a master plan was created for the Fiji-Compton Area that would guide the implementation of several redevelopment components. The Fiji-Compton Area is a 23.43 acre site located along Corinth Street between two DART light rail stations. The economic development goals for the Fiji-Compton area include: 130 units of new senior housing, a new 60 room assisted living facility (34,500 square foot), 49 new townhomes, 19,200 sq. ft. of office space, and a mixed use building with 12,200 sq ft. of commercial/retail space with 74 one and two bedroom apartments above. The 130 units of senior housing have provided the impetus for spin-off development within the Fiji-Compton Area.

On February 2, 2015, the City posted a Notice of Funding Availability (NOFA) in the amount of $4M, of which $2M was 2012 General Obligation Bond Funds. The NOFA requested proposals from developers to build single family homes in the city limits of Dallas. Sphinx Development Corporation (SDC) submitted a proposal to the City of Dallas for the development of 49 single family townhomes to be developed.

The proposal includes a grant of $1,225,000 in general obligation bond funds for the remaining development cost gap. The units will be 3 and 4 bedroom at approximately 1400 sq. ft. The developer has obtained private financing with Texas Legacy Bank for the balance of the development costs.

BACKGROUND (continued)

The developer currently owns the property under SDC Compton Housing, LP and this item will amend the developer name from Sphinx Development Corporation to SDC Compton Housing, LP to allow the development to move forward for contract execution.

Liens and deed restrictions will be filed on each phase of development for performance purposes. The $25,000 in gap funds will be released as each is built. As each home is sold to a buyer at or below 140% AMFI, liens and deed restrictions will be released.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 17, 2015, City Council approved the conditional loan agreement to Sphinx Development Corporation, by Resolution No. 15-1200.

Information about this item will be provided to the Housing Committee on August 17, 2015.

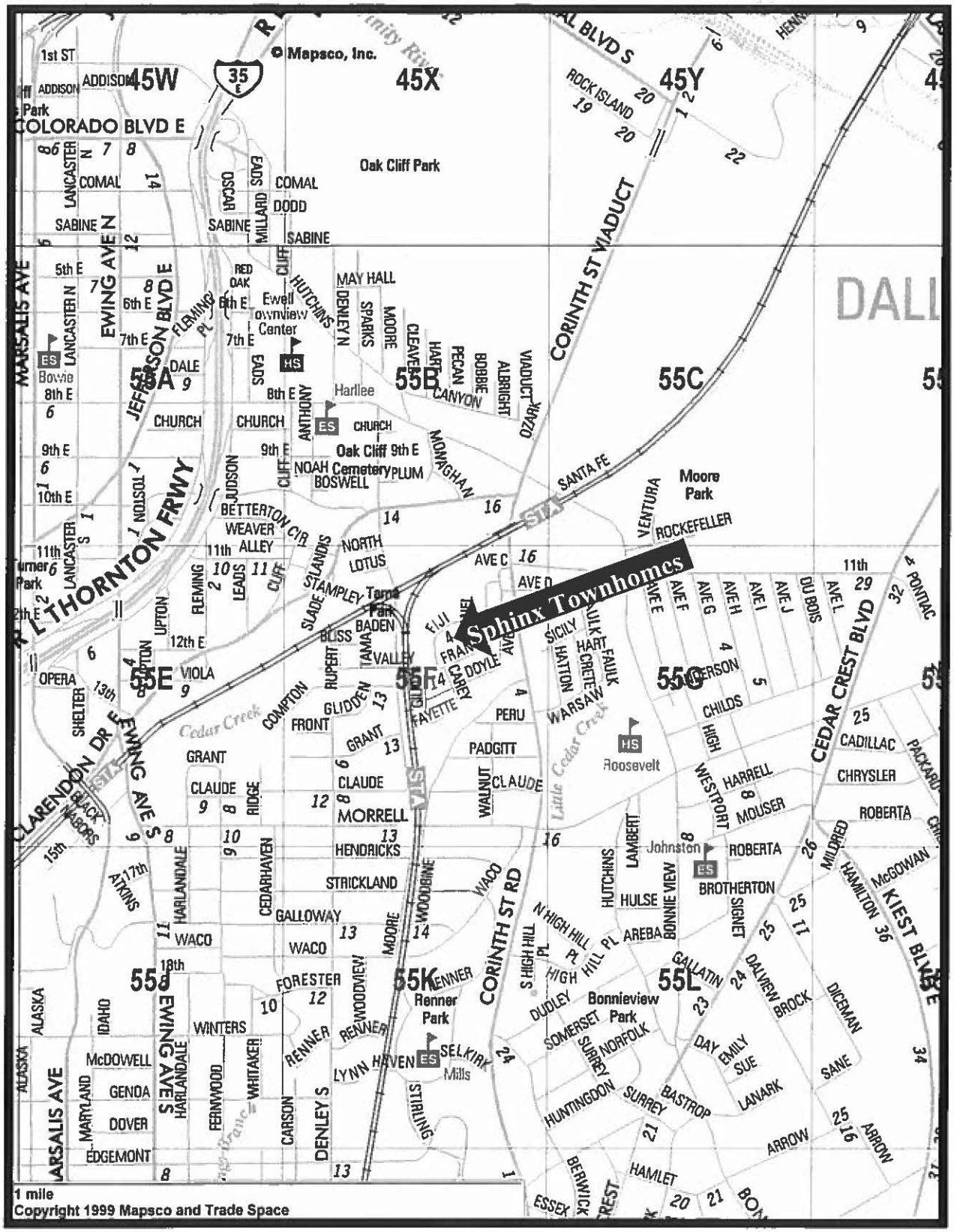
FISCAL INFORMATION

No cost consideration to the City

OWNER	DEVELOPER
SDC Compton Housing, LP	**SDC Compton Housing, LP**
Jay Oji	Jay Oji

MAP

Attached


Sphinx Townhomes
© Mapsco, Inc.
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 55F

WHEREAS, affordable housing is a high priority of the City of Dallas; and

WHEREAS, the City of Dallas seeks to support economic growth in the Southern area of the city and economic development in connection with transit-oriented developments; and

WHEREAS, the City Council finds that it is in the best interest of the City to promote local economic development and to stimulate development activity in the city, in particular, the Fiji-Compton area; and

WHEREAS, on June 15, 2015, the Housing Committee was briefed on the project and the recommended proposal for City Council consideration; and

WHEREAS, the redevelopment of the Property will further the City's goals for development in the Southern Sector; and

WHEREAS, the City desires for Sphinx Development Corporation to develop 49 single family townhomes to sell to buyers below 140% AMFI;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to execute an amended conditional grant agreement with SDC Compton Housing, LP (SDC) to pay for a portion of the construction costs for a single family development in South Dallas located on Eighth Street and Corinth Street.

Section 2. The terms of the grant agreement include:

(a) SDC or its wholly owned subsidiary will execute a lien through a Deed of Trust and Deed Restriction for performance.
(b) SDC will start construction by October 31, 2015 and have until December 31, 2016 to complete the build out and sales to buyers.
(c) Funds will be used for gap construction subsidy up to $25,000 for up to 49 units.
(d) SDC must build and sell homes to families with incomes at or below 140% of area median family income.
(e) The City will release SDC's lien and deed restrictions upon sale.
(f) The City will subordinate lien and deed restrictions to other interim finance lenders.

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 the loan terms and deed restrictions for forgiveness of debt.

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 ITEM # 33

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Intergovernmental Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

Authorize approval of the Dallas/Fort Worth International Airport Board's FY 2016 Proposed Budget - Financing: No cost consideration to the City

BACKGROUND

In accordance with the contract and agreement between the owner cities of Dallas and Fort Worth, The Dallas/Fort Worth International Airport Board is required to submit its annual budget to the owner cities by August 15th for approval by September 30th of each year.

PRIOR ACTIONS/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Dallas/Fort Worth International Airport Board submitted its FY 2016 Proposed Budget to the Dallas City Secretary's Office for approval on July 31, 2015.

Information about this item will be provided to the Dallas City Council on August 19, 2015.

FISCAL INFORMATION

No cost consideration to the City.

August 26, 2015

WHEREAS, the Dallas/Fort Worth International Airport (“the Airport”) serves the aviation needs of the owner cities of Dallas and Fort Worth; and

WHEREAS, the Dallas/Fort Worth International Airport Board (“the Board”) presented the FY 2016 Proposed Budget to the City Council of the City of Dallas for its approval in accordance with the Contract and Agreement between the cities of Dallas and Fort Worth, dated April 15, 1968, as amended, which established the Board as the operating Board of Directors for the Airport;

Now, Therefore,

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

SECTION 1. That the City Council hereby approves the Dallas/Fort Worth International Airport Board's FY 2016 Proposed Budget, attached hereto as **Exhibit A**.

SECTION 2. That the approvals and authorization contained in this resolution are further conditioned upon similar approvals by the City Council of the City of Fort Worth.

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.

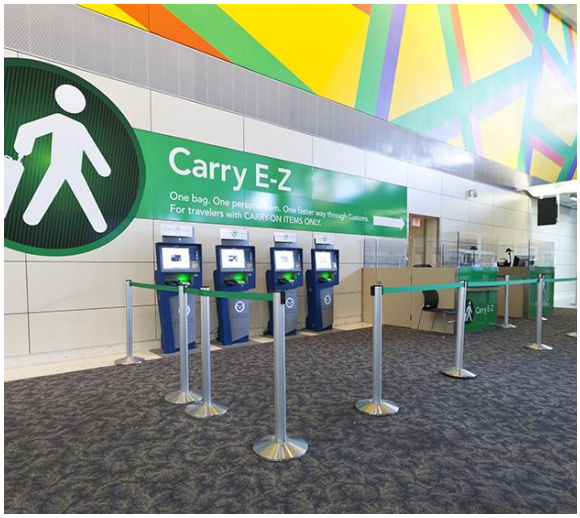
DALLAS/FORT WORTH
INTERNATIONAL AIRPORT

Exhibit A

FY 2016 PROPOSED BUDGET









Finance Department
P.O. Box 619428
DFW Airport, Texas 75261-9428

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DFW's Vision Statement

"DFW International Airport - Connecting the World"

Board of Directors



Lillie M. Biggins
Board Chair
Fort Worth



Sam Coats
Vice Chair
Dallas



Francisco Hernandez
Secretary
Fort Worth



Mayor
Mike Rawlings
Dallas



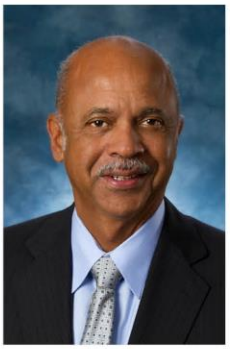
Mayor
Betsy Price
Fort Worth



William Meadows
Fort Worth



Regina Montoya
Dallas



Curtis E. Ransom
Dallas



Bridget Moreno Lopez
Dallas



William Tsao
Dallas



Bernice J. Washington
Dallas



Council Member
Darlene Freed
Grapevine

DFW's Mission Statement

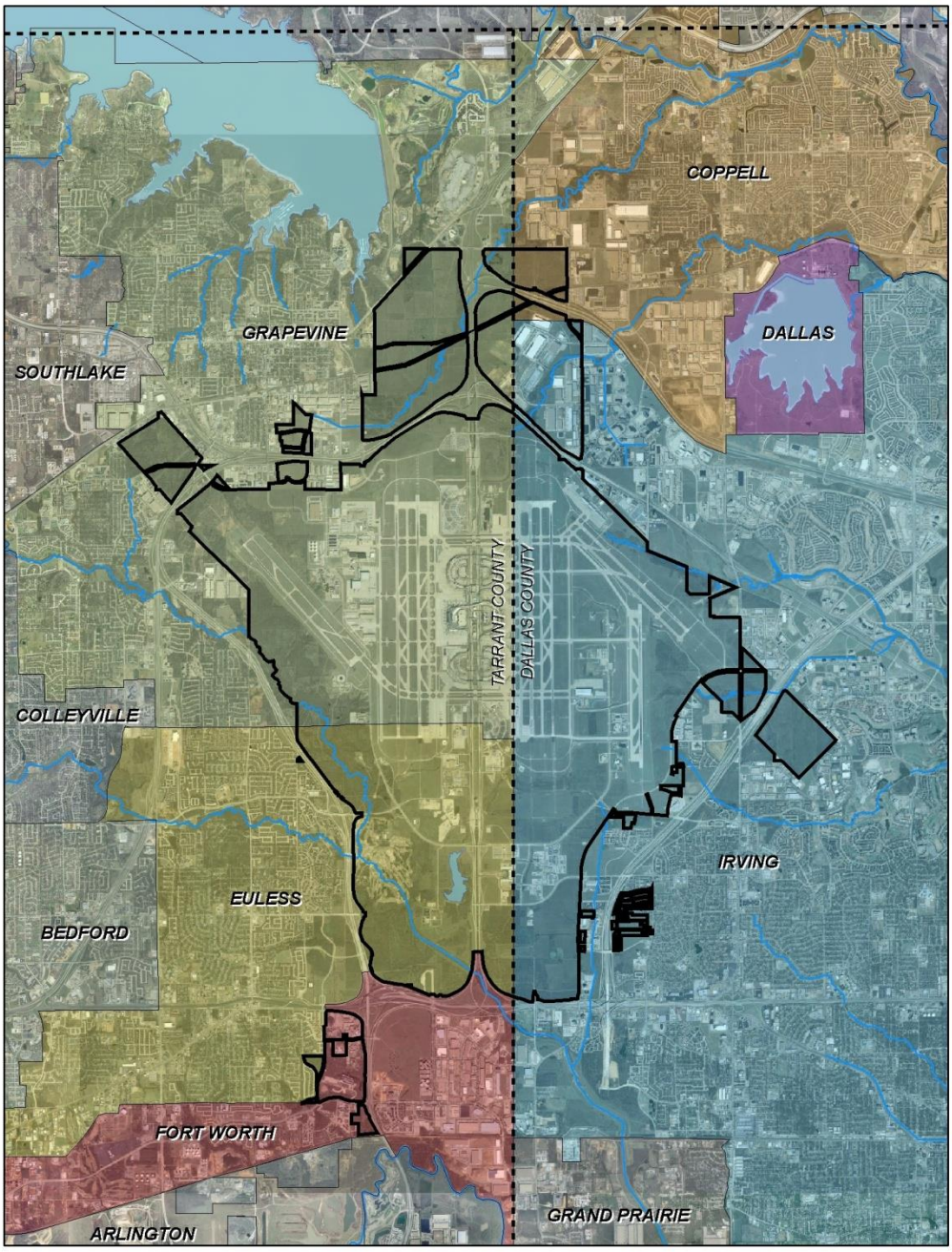
DFW International Airport will provide
our customers outstanding facilities and services,
expanding global access and economic benefits to those we serve.

DFW's Primary Business Goal

Grow the core business of domestic and international passenger
and cargo airline service.

Airport Background

The Dallas/Fort Worth International Airport (the "Airport" or "DFW") was created by a "Contract and Agreement" between the cities of Dallas, Texas, and Fort Worth, Texas ("the Cities") on April 15, 1968 for the purpose of developing and operating an airport as a joint venture between the Cities. Although owned by Dallas and Fort Worth, DFW is located within the boundaries of the Cities of Grapevine, Coppell, Irving, Euless, and Fort Worth; and within Dallas and Tarrant Counties.



Source: DFW Airport Information Technology Services/GIS Group

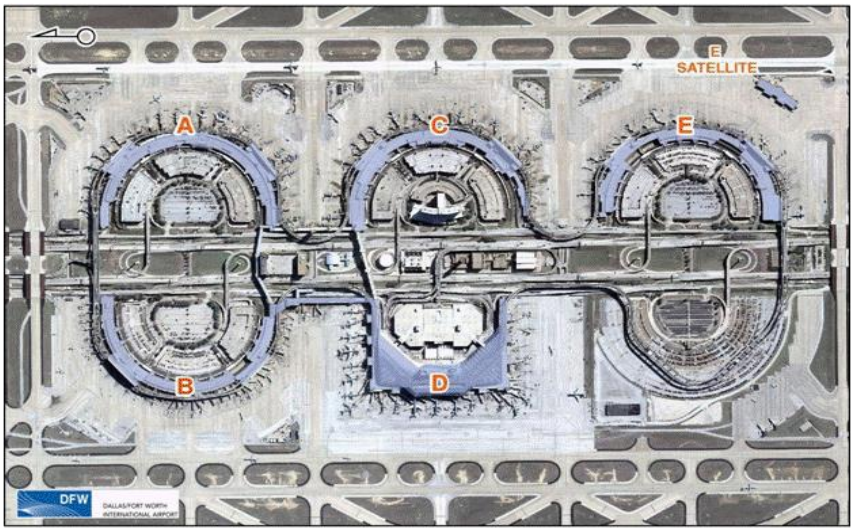
DFW is a located within a four-hour flight time of 98% of the U.S. population and currently ranks third among the world's busiest airports in terms of operations and ninth in terms of passengers. Its central location is the focal point of one of the nation's largest intermodal hubs, connecting air, rail, and interstate highway systems. DFW currently operates daily passenger flights to 204 destinations worldwide, including 149 nonstop domestic destinations and 55 nonstop international destinations. There are 27 passenger carriers and 17 cargo carriers serving DFW. The Airport is recognized as a premier inland cargo hub, served by major international cargo carriers. According to a study conducted by The University of Texas in Denton (UNT), DFW is the primary economic engine for North Texas, driving $31.6 billion of economic impact, supporting 143,000 jobs, and generating $9.4 billion in payroll annually.

DFW Infrastructure

Airfield – DFW's 7 runways provide one of the largest airfield capacities in the United States; 5 runways are configured as north/south parallels and 2 diagonals. Four of DFW's runways are 13,400 feet in length. DFW is focused on the future and continues to work to support next generation aircraft such as the Airbus A380 and the Boeing 747-8F. Per FAA benchmark studies, the Airport's designated hourly capacity arrival/departure flow is approximately 170 aircraft operations per hour under reduced instrument flight rule (IFR) weather conditions and approximately 226-264 aircraft operations per hour under optimum visual flight rule (VFR) weather conditions, a condition that prevails approximately 92% of the time.

Terminals – DFW has 5 terminals (A, B, C, D, and E) totaling 6.3 million square feet of building space, including 174 aircraft boarding gates (10 of the gates are newly constructed regional jet gates at Terminal B), 373 ticketing positions with supporting self-service kiosks, and 15 security checkpoints. As of June 30, 2015, 17 of the gates were closed for renovation as part of the Terminal Renewal and Improvement Program (TRIP). Collectively, the airlines averaged 6.7 turns per active gate for the first six months of FY 2015.

DFW Terminal Complex



American Airlines operates domestic service and international departures in Terminals A and C, and both domestic and international service in Terminal D. Envoy Aviation Group f/k/a American Eagle ("Envoy") operates domestic and international service in Terminals B and D.

All other domestic flights and certain Canadian pre-cleared flights operate from Terminal E. All international flights requiring U. S. Customs and Immigration clearance operate from DFW's Terminals D and B. Terminal D has 2.2 million square feet and 27 gates. All terminal gate leases expire September 30, 2020 per the terms of the Airline Lease and Use Agreement which became effective on October 1, 2010. DFW's Federal Inspection Service (FIS) facilities are located in Terminal D. The Airport's FIS facility is approximately 406,000 square feet with 36 inspection booths, 54 automated passport control kiosks, and 8 baggage carousels.

DFW is responsible for all of the janitorial and facility maintenance in Terminals B, D and E, and baggage maintenance in Terminals B and E. Most of the maintenance and janitorial functions are contracted out to third parties. Costs associated with maintenance of these facilities are included in DFW's operating budget. American Airlines is responsible for the majority of the facilities maintenance, custodial services, and all of the jet bridge and baggage maintenance in Terminals A and C. In Terminal D, American Airlines maintain their preferentially leased jet bridges and the entire baggage system for the terminal. The cost of these maintenance activities are paid directly by American Airlines and not included in DFW's budget or financial statements.

Transit System – DFW's people mover system (Skylink) transports passengers and employees between terminals on the secure side. DFW operates 16 to 24 fully automated cars on Skylink during normal operations. Skylink cars circle the 5 terminals in 2 directions, and trains arrive an average of every 2 minutes at each terminal. There are 2 Skylink stations in each terminal. The average customer ride is about 5 minutes. DFW also uses buses to transport passengers and employees between terminals on the non-secure side, as well as to the Grand Hyatt Hotel, parking lots and the Rental Car Center (RAC). DFW uses 29 buses to shuttle passengers between the terminals and Grand Hyatt (Terminal Link); 62 buses between remote and express parking lots and the terminals; 5 buses for various DFW activities and service between the Trinity Railway Express CenterPoint station and the terminals; 32 buses between employee parking lots and the terminals; and 54 buses between the terminals and the RAC.

Airport Operations Center/Emergency Operations Center (AOC/EOC) – The Airport Operations Center/Emergency Operations Center (AOC/EOC) and DPS 911 Dispatch Center serves as a single point of contact to centralize communications for DFW's passengers, guests, tenants, employees, and contractors, with an emphasis on Communication, Collaboration and Coordination (C3). This includes the 9-1-1 call management of police, fire and emergency medical response teams and 3-1-1 non-emergency services. The AOC/EOC/911 facility is the fusion and coordination center that provides Executive Management and aviation stakeholders with the situational awareness needed to efficiently and quickly manage Airport Board resources and partner with aviation stakeholders when responding not only to routine/daily infrastructure deficiencies, but also irregular operations and emergency incidents. The combined facility handles an average of 32,969 calls per month and generates an average of 3,621 work orders per month.

DFW Controlling Documents

In addition to the Contract and Agreement between the Cities, DFW is governed by several other key documents, including the Master Bond Ordinance and the Use Agreements between DFW and the Signatory Airlines. Collectively, these agreements are called the Controlling Documents.

The Controlling Documents define how DFW manages its business affairs. DFW does not collect any local tax revenue to fund its operations. The Controlling Documents require that Gross Revenues of the Airport be deposited into the "102 Revenue and Expense Fund" (102 Fund). Gross Revenues are defined as all Airport revenues and receipts except: bond proceeds; Passenger Facility Charge (PFC) proceeds used to fund capital projects (rather than for debt service); interest earned on unspent bonds; proceeds in the Capital Accounts; grant proceeds used to fund capital projects; and sale of land or mineral rights, including natural gas royalties.

Strategic Plan

DFW's executive team continues to focus on key priorities for the organization. These priorities support the Strategic Plan and have a multi-year time horizon and connect the long term plan (Strategic Plan) with our annual goal setting process. Below are some highlights of those priorities:

Customer Experience

- Further strengthen customer-centric culture
- Segment customer needs and preferences with focus on premium/international
- Improve passenger facilitation
- Leverage technology

Airline Partnerships/Relationships

- Focus on airline partnerships to include all air carriers
- Make progress on strategic opportunities (i.e. TRIP, major MII votes, and terminal expansion)
- Many "touch points" with tactical, operational, and business relationship elements
- Achieve strong financial results

Connect the World Initiatives

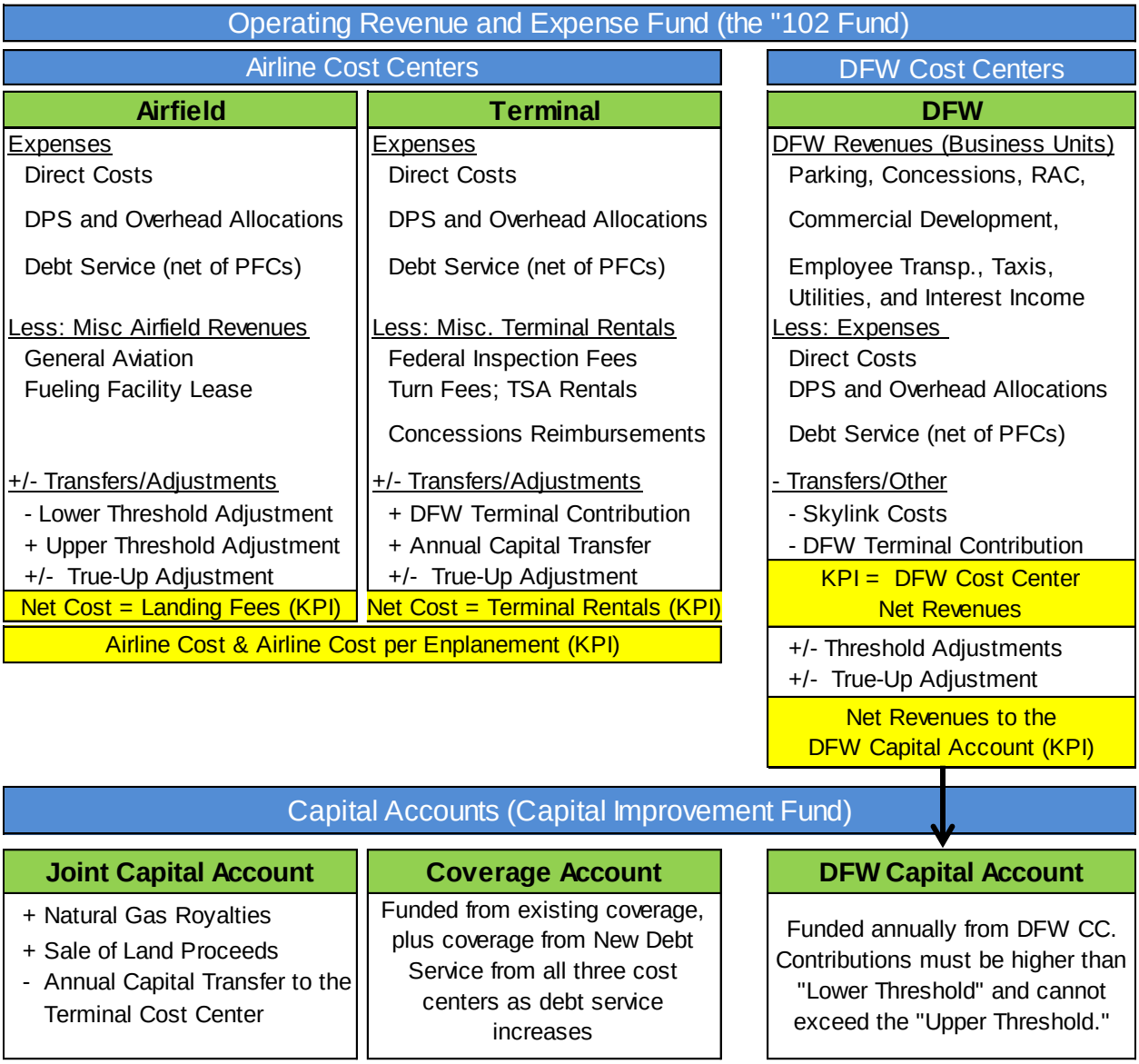
- Launch Connect The World initiative aligning regional stakeholders
- Establish framework and governance structure

The Strategic Plan is a critical document that includes DFW's Vision and Mission Statements and identifies the critical strategies to achieve DFW's Primary Business Goal of growing the core business of domestic and international passenger and cargo airline service. DFW takes a balanced approach to its Strategic Plan. Management focuses its Key Drivers/Results of being cost competitive, satisfying the customer, and achieving operational excellence, through engaged employees. A copy of DFW's full Strategic Plan is available at www.dfwairport.com. A schematic of the DFW Strategic Plan follows:



Airline Use Agreement Rate Model

The Use Agreement is a hybrid model, whereby the Signatory Airlines pay landing fees and terminal rentals based on the net cost to provide those services, and DFW retains a portion of the net revenues from non-airline business units (e.g., parking) in the DFW Cost Center (DFW CC). The following chart is a summary of the current Airline Use Agreement rate model:



Airline Cost Centers – The Airline Cost Centers are cost recovery in nature, such that the amount charged to the airlines equals the cost to provide services, after certain adjustments. Landing fees and terminal rental rates are based on the net cost to operate and maintain the airfield and terminals, respectively. DFW charges the direct operating and maintenance costs for the airfield and terminals, plus allocated Department of Public Safety (DPS) and overhead costs, plus debt service, net of Passenger Facility Charges (PFCs), to each cost center; then, subtracts ancillary revenues generated in these cost centers; and credits or charges certain transfers and/or adjustments (see True-Up Adjustments below). The budgeted landing fee rate is determined by dividing the net cost of the airfield by estimated landed weights. The budgeted average terminal rental rate is determined by dividing the net cost of the terminal cost center divided by leasable square footage. The Use Agreement requires the Airport to charge an equalized terminal rental rate for all 5 terminals.

The amount paid by the airlines for landing fees and terminal rent fees less airline incentive payments equals airline cost, which is an airport industry Key Performance Indicator (KPI). Another common industry KPI is passenger airline cost per enplaned passenger or CPE. This KPI for passenger airlines is calculated by dividing the amount paid by passenger airlines for landing fees and terminal rent fees less airline new service incentive payments (i.e., collectively, airline cost) by the number of enplanements.

DFW Cost Center – All non-airline business units, plus interest income, are included in the DFW Cost Center. The DFW Cost Center is also responsible for all costs associated with the Skylink people mover system. The net revenues from this cost center are transferred to the DFW Capital Account providing the net revenues are not lower than the Lower Threshold or not higher than the Upper Threshold. If either of these occur, then a Threshold or True-Up Adjustment is required. One of DFW's most important KPIs is Net Revenues from the DFW Cost Center. This KPI measures the net revenues generated by DFW's non-airline business units, after adjusting for the cost of Skylink, and drives the amount of cash flow that can be transferred to the DFW Capital Account each year.

Joint Capital Account - Funds in the Joint Capital Account (JCA) require DFW and airline approval before money can be spent. The JCA is funded from the proceeds from natural gas royalties and the sale of land, plus interest income on the account. Supplemental funding for projects paid from the JCA comes from grants and the issuance of debt. Per the terms of the Use Agreement, an Annual Capital Transfer (described below) is made from the JCA to the Terminal Cost Center to lower airline cost through FY 2017.

Coverage Account – The Airport established the Coverage Account as part of the new Use Agreement in order to implement rolling coverage. Each year, the Coverage Account is rolled into the 102 Fund as a source of revenue, and then transferred back into the Coverage Account as excess revenue at the end of the year. The Coverage Account must equal 25% of aggregate debt service each year. If new debt is issued, each cost center must generate the incremental coverage required to fund 25% of the new debt service. These incremental coverage amounts are collected in the 102 Fund through rates and charges during the fiscal year.

DFW Capital Account – This is DFW's discretionary account and is funded primarily from the Net Revenues of the DFW Cost Center, plus interest income. Supplemental funding for projects paid from the DFW Capital Account comes from grants and the issuance of debt. Funds in this account may be used for any legal purpose without airline approval.

Threshold Adjustments – The Use Agreement established a Lower Threshold and an Upper Threshold for Net Revenues from the DFW Cost Center to limit the amount transferred annually to the DFW Capital Account. If DFW Cost Center Net Revenues are budgeted to be less than the Lower Threshold ($43.1 million in FY 2016), an incremental charge (i.e., a Lower Threshold Adjustment) is collected through landing fees in an amount sufficient to achieve the Lower Threshold amount. Conversely, if DFW Cost Center Net Revenues are budgeted to be greater than the Upper Threshold ($64.6 million in FY 2016), then 75% of the excess is credited to the Airfield Cost Center as an Upper Threshold Adjustment. This reduces budgeted landing fees. The remaining 25% may be retained in the DFW Cost Center and transferred to the DFW Capital Account at the end of the fiscal year. The benefit of the Lower Threshold Adjustment is that it guarantees that DFW will have a minimum level of cash to transfer to the DFW Capital Account so that DFW can replace assets on a timely basis. Conversely, the Upper Threshold limits the Airport's ability to generate significantly more net revenues and serves to reduce airlines' costs as non-airline revenues increase. It also places a limit on DFW's ability to

significantly increase its coverage ratios. The Threshold Amounts are adjusted annually for inflation.

True-Up Adjustments – At the end of each fiscal year, DFW performs a reconciliation or true-up, such that revenues collected equal the actual net cost to operate and maintain the airfield and the terminals. Any difference becomes a True-Up Adjustment and is either charged or credited to that cost center in the next fiscal year. The True-Up Adjustments for the Airline Cost Centers are applied back to that cost center the following year beginning in January. DFW Cost Center True-Up Adjustments are applied against landing fees beginning in the following January.

Annual Capital Transfer – Per the terms of the Use Agreement, an annual transfer is made from the Joint Capital Account to the Terminal Cost Center to reduce the cost of the terminals to the airlines for a period of 7 years. This transfer was $28 million in FY 2011 (first year of the new Use Agreement) and will be $8 million in FY 2016. The transfer will be reduced by $4 million each year through FY 2017 when it will be eliminated.

DFW Terminal Contribution – Per the terms of the Use Agreement, an annual transfer is made from the DFW Cost Center to the Terminal Cost Center to pay for DFW's share of common use and leasable, but unleased space, in Terminals D and E. This amount is $4.1 million in FY 2016.

DFW's Fund Structure

Although DFW uses the word "fund" to describe the designation of the source and prospective use of proceeds, DFW is an Enterprise Fund and does not utilize traditional fund accounting commonly used by government organizations. The table below summarizes the primary funds used by DFW:

Number	Fund Description	Primary Use
101	Fixed Assets and Long Term Debt	Capital Assets/Debt
102	Operating Revenues and Expenses	Operations
252	Passenger Facility Charges (PFC)	Capital/Debt Service
320s/330s	Joint Capital Account and Bond Funds	Capital/Bond Proceeds
340s	DFW Capital Account and Bond Funds	Capital/Bond Proceeds
500-600s	Debt Service and Sinking Funds	Principal and Interest
907/910	Public Facility Improvement Corporation (PFIC)	Rental Car Facility/Grand Hyatt Hotel

DFW's financial statements are issued in conformance with Generally Accepted Accounting Principles (GAAP) and include all of DFW's funds, whereas the Annual Budget focuses on revenues and expenses included in the 102 Fund. DFW manages its day-to-day operations primarily through the 102 Fund in accordance with the Controlling Documents.

Basis of Budgeting

The 102 Fund Budget is commonly called the Operating Budget, but contains elements that are not expenses under GAAP such as debt service, reserve requirements, and certain expenditures that may be capitalized under GAAP.

Capital expenditures are funded through the issuance of Joint Revenue Bonds, grants, PFCs, or through the DFW or Joint Capital Accounts. From a process standpoint, the Board of Directors approves the Operating Revenue and Expense budget. The Board reviews the capital budget as part of the Annual Budget process and the Financial Plan process. The Board approves contracts associated with capital projects.

FY 2016 Budget Comparisons to Other Periods

FY 2015 Outlook – DFW employs continuous forecasting techniques to project revenues and expenses for the full 12 months of the fiscal year (called the Outlook). Most of the tables and charts in this budget document include FY 2015 Outlook comparisons to provide the best basis for comparison (rather than comparing to the FY 2015 Budget). The detailed Outlook in this Budget Book was developed in a bottoms-up process such that every account was reforecast. This was completed in May 2015.

Financial Plan – DFW issued its first 10-year Financial Plan in December 2010 and this plan is updated annually with the latest update in March 2015. This Plan was the basis for the negotiation of the Use Agreement with the airlines and has been linked to DFW's Strategic Plan to establish long-term goals for the KPIs shown in yellow in the DFW Business Model discussed above (Airline Cost, CPE, and Net Revenues from DFW Cost Center). Management's long term goal is to achieve or exceed the targets for these KPIs since this was the basis for the Airline Use Agreement. Accordingly**,** comparisons to the current Financial Plan for Fiscal Year 2016 are included in this Budget Book. A copy of the 2015 Financial Plan is available at www.dfwairport.com.

Presentation of Amounts and Prior Years Actuals – The FY 2016 Budget is presented in tables and charts that are rounded to millions and thousands. Some columns and charts may not appear to add-up or foot due to rounding differences. Certain prior year amounts have been reclassified to reflect the FY 2016 presentation.

Budget Schedule

DFW's fiscal year begins October 1. The FY 2016 Expense Budget was compiled by the various DFW departments in May and then reviewed and modified by management in May and June. Presentations were made to representatives of the Signatory Airlines on May 22, and June 10, 2015, with follow up information provided. A preview of the FY 2016 Budget will be presented to the Finance Committee on June 30, 2015. The final recommended Budget will be presented to and approved by the Board on July 02, 2015. The FY 2016 Budget must be submitted to the City Managers of Dallas and Fort Worth by August 15, 2015, with approval of the two City Councils by September 30, 2015.

FY 2016 Key Performance Indicators

The table below compares the Key Performance Indicators (KPIs) of the FY 2015 Outlook, the FY 2016 estimates contained in the FY 2015 Financial Plan (called the FY 2016 Financial Plan), and the FY 2016 Budget. Each KPI is discussed further below.

				Increase (Decrease)	
Key Performance Indicators	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	FY16B vs. FY15OL	FY16B vs. FY16FP
Total 102 Expenditure Budget (Ms)	$717.5	$812.4	$791.7	$74.2	($20.7)
Airline Costs (Ms)	$301.4	$386.6	$351.4	$50.1	($35.2)
Airline Cost Per Enplanement (CPE)	$8.71	$11.17	$10.32	$1.61	($0.85)
DFW Cost Center Net Revenues (Ms)	$110.4	$102.9	$107.8	($2.5)	$4.9
Total Passengers (Ms)	63.5	65.3	64.4	0.9	(0.9)
Total Landed Weights (Bs)	40.7	40.9	41.7	1.0	0.8

FY 2016 Budget Comparisons and Walkforward

The table below compares the Annual 102 Fund Budget for the FY 2015 Outlook, the FY 2016 Financial Plan, and the FY 2016 Budget. The Budget is comprised of operating expenses and debt service. The FY 2016 Budget is $791.7 million, a $74.2 million (10.3%) increase over the FY 2015 Outlook, but $20.7 million (2.5%) less than projected for FY 2016 in the latest Financial Plan. Consistent with prior years, the Budget request also includes an amount of contingency outside the rate base. This contingency may only be accessed with Board approval. The major increases in the FY 2016 Budget as compared to the FY 2015 Outlook result from debt service related to the Terminal Renewal and Improvement Program and an incremental $13.3 million for strategic priorities. Excluding these two items, the FY 2016 budget is increasing only 2.0%.

					Increase (Decrease)	
Annual Budget (Millions)	FY15 Budget	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	FY16B vs FY15OL	FY16B vs FY16FP
Operating Expenses	$391.4	$393.8	$411.7	$421.8	$28.0	$10.1
Gross Debt Service	333.3	323.7	400.7	370.0	46.2	(30.7)
Total 102 Fund Expenditures	$724.7	$717.5	$812.4	$791.7	$74.2	($20.7)
Contingency O/S Rate Base				10.0		
Total Budget w/ Contingency				$801.7		

During the budget process, the planned activity for FY 2016 is reviewed and aligned with DFW's overall Strategic Plan. Following are some assumptions that were used in preparing the FY 2016 Budget.

Grow the Core Business Total passenger traffic is budgeted to be 64.4 million (a record), a 0.9 million (1.4%) increase over the FY 2015 Outlook. This compares to a projected 2.5%

increase in the Financial Plan. This growth is slightly lower than recent years' growth of 2 to 3 percent due to American Airlines announcement that they will be restraining capacity growth. DFW expects a 1.3%, 1.1% and 2.0% increase in originating, destination and connecting passengers, respectively, compared to the FY 2015 Outlook. International passengers are budgeted to increase to 3.3 million, 0.1 million (3.8%) over the FY 2015 Outlook. DFW continues to pursue expanded service to international destinations.

Landed weights are also increasing year over year primarily due to American Airlines replacing older, lighter MD80 aircraft with newer, heavier Boeing 737-800 airplanes.

Strategic Priorities DFW continues efforts to address strategic priorities and improve the overall customer experience both from a passenger and airline perspective. An incremental $13.3 million ($10.6 million plus the 25% operating reserve) of service and security enhancements has been budgeted including: $5.4 million for customer service and custodial enhancements to improve the customer experience in the terminals; $2.3 million for information technology security and disaster recovery efforts, $1.5 million for public safety costs to increase security presence in the terminals and curbside and ensure compliance with TSA regulations; $1.4 million for AA rebanking costs primarily related to additional busing and fuel costs. DFW has decided to change its accounting practice for Passenger Facility Charges (PFCs), to allow an additional $15 million of PFCs to be used to reduce net debt service (see further discussion on page 15).

Cost Competiveness Management seeks to reduce costs and identify efficiencies each year. The FY 2016 Budget reflects cost efficiencies of $6.3 million that includes $2.2 million for one-time costs incurred in FY 2015 that is not included in the FY 2016 Budget. In addition, there is $1.0 million in savings associated with winter storm costs and $0.6 million associated with lower utility costs from locking in lower rates. Other savings of $1.6 million include reduced facility maintenance and conveyance contracts, baggage handling contracts, other professional services, computer supplies and badging supplies. There is also savings associated with defined benefit contributions of $0.9 million.

Terminal Renewal and Improvement Program (TRIP) The TRIP began in FY 2011 and has phased construction through FY 2021. For FY 2016, 3 renovated sections of 3 terminals, along with associated parking garages, will open at various times during the fiscal year. At the same time, other sections will be closed to start construction. This requires DFW to make significant efforts to maintain customer service and constrains DFW's ability to grow terminal parking and concessions revenues. This phased approach also requires additional maintenance and technology support efforts. As renovated sections of terminals and garages open, DFW begins to pay debt service on the facilities ($46.2 million more in FY 2016 than in FY 2015); however debt service is $30.7 million lower than the Financial Plan as the result of delayed openings.

The following table summarizes the major changes in operating expense between the FY 2015 Outlook, the FY 2016 Financial Plan, and the FY 2016 Budget (detailed by the DFW Cost Center and the Airline Cost Centers). Operating expenses increased $28.0 million (7.1%) from the FY 2015 Outlook, of which, $16.1 million relates to the Airline Cost Centers and $11.9 million relates to the DFW Cost Center.

Explanations of the changes in the walkforward are discussed in the Operating Expenses section.

Operating Expenses (in millions)	Total	DFW	Airline
FY 2015 Outlook	$393.8	$150.6	$243.2
Merit & salary annualization	5.2	2.4	2.8
Strategic priorities	10.6	3.1	7.5
Fixed contract increases	6.3	2.8	3.5
Other contract increases	4.6	1.8	2.8
Other increases	1.7	0.7	1.0
Operating expense increases	28.5	10.8	17.6
Contingency & Reserves			
Restore contingency	3.5	1.2	2.3
Adjust operating reserve	2.4	0.8	1.6
Total contingency & reserves	5.9	2.0	3.8
Net increases before cost reductions	34.3	12.8	21.4
Cost reductions	(6.3)	(0.9)	(5.3)
Net Increase	28.0	11.9	16.1
FY 2016 Expense Budget	$421.8	$162.5	$259.3

102 Fund Exposures

Revenues - The FY 2016 Budget includes several exposure items that could result in DFW not obtaining its revenue budget targets. The total revenue exposure for FY 2016 is estimated at $4.7 million.

Revenues (in millions)	
Concessions Advertising Not Under Contract	$2.2
Concessions Food and Retail Revenue	1.0
Parking Revenues	1.0
Rental Car Revenues	0.5
Total Revenue Exposures	4.7

The FY 2016 budget includes $2.2 million of advertising revenues that are not currently under contract. If these contracts do not materialize, DFW will be challenged to achieve its concessions revenue budget. AA adjusted its flight schedule in late March 2015, resulting in shorter connection times for passengers. This is known as a “rebanking” of flight schedules. The FY 2016 concessions budget has already been reduced 6% to account for the impact of rebanking; however, management has only had a few months to determine the actual impact of rebanking. If rebanking has a larger impact, up to $1 million of additional exposure could exist. Parking revenues budget carries an exposure of $1.0 million due to limited parking capacity due to TRIP construction. Rental car revenues have an estimated exposure of $0.5 million from possible changes in the rental car pricing that is not under DFW control.

Expenses - From an expense standpoint, the largest unknown relates to the cost of winter storms. Over the past two years DFW has had to overcome significant costs in excess of the budgeted amounts. The budget includes $3.5 million of CEO contingency (included in the rate base) and a $10 million Board controlled contingency (outside of the rate base) to mitigate operating expense exposure.

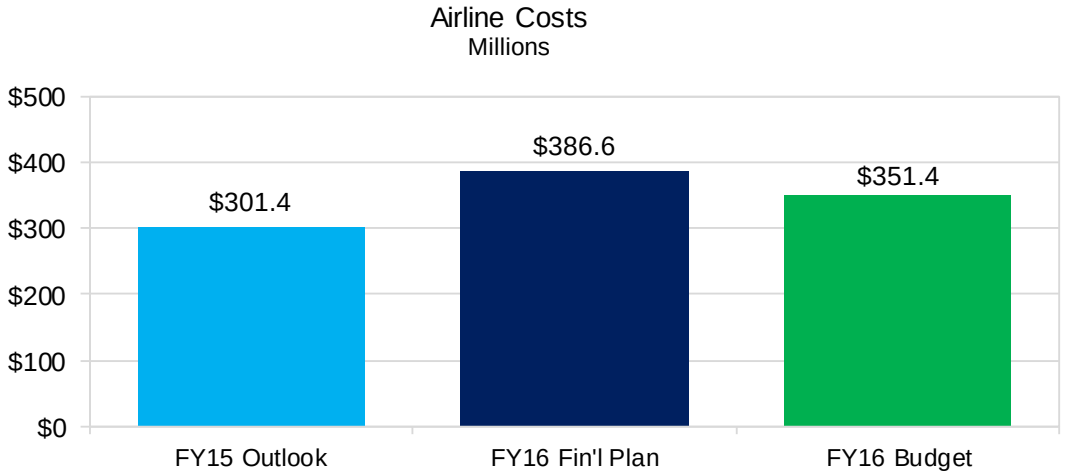
Change in Budget Practices

Capitalized Interest - In the past, debt service was charged to the rate base beginning on the actual date of beneficial occupancy of capital projects. If beneficial occupancy was delayed from what was budgeted, then DFW would increase borrowing to fund the additional capitalized interest and defer the start of debt service charged to the rate base. This normally resulted in significant positive variances to the debt service budget due to schedule slippage. Beginning in FY 2016, DFW will modify this practice and will charge debt service to the rate base on the budgeted date of beneficial occupancy. This will allow DFW to reduce the need to issue additional debt and eliminate most of the debt service budget variances in the future.

Passenger Facility Charges (PFCs) - DFW collects a $4.50 PFC from revenue enplaned passengers. DFW committed as part of the Use Agreement negotiations to use PFCs to offset debt service to achieve a prescribed level of net debt service through FY 2020. Past budgets have reflected this practice. Recently, PFC collections have exceeded the Financial Plan estimates. These excess collections have been maintained in a PFC reserve fund. During FY 2015, management determined that the level of PFCs in the reserve fund was more than necessary and that a two month PFC reserve was sufficient. This change in practice resulted in an additional $10 million of PFCs to be used to offset debt service in FY 2015 (reflected in the Outlook) and $15 million of additional PFC collections to flow into the FY 2016 Budget. These incremental funds were not assumed in the FY 2015 Budget or the FY 2015 Financial Plan. Beginning in FY 2016, DFW will transfer the budgeted amount of PFCs to reduce debt service each year rather than the actual amount. At year end, DFW will true-up the two-month reserve and let the difference flow through the following year's budget.

Airline Cost

Airline cost represents the fees paid to DFW by the passenger and air cargo carriers, primarily for landing fees and terminal rents. Cost per enplanement (discussed below) is based solely on passenger airline cost. The FY 2016 Airline Cost Budget is $351.4 million, $50.1 million (16.6%) higher than the FY 2015 Outlook, and $35.2 million (9.1%) less (better) than the FY 2016 Financial Plan. The reduction from the Financial Plan is primarily due to lower net debt service costs that were anticipated in the Financial Plan, primarily the utilization of increased PFCs.

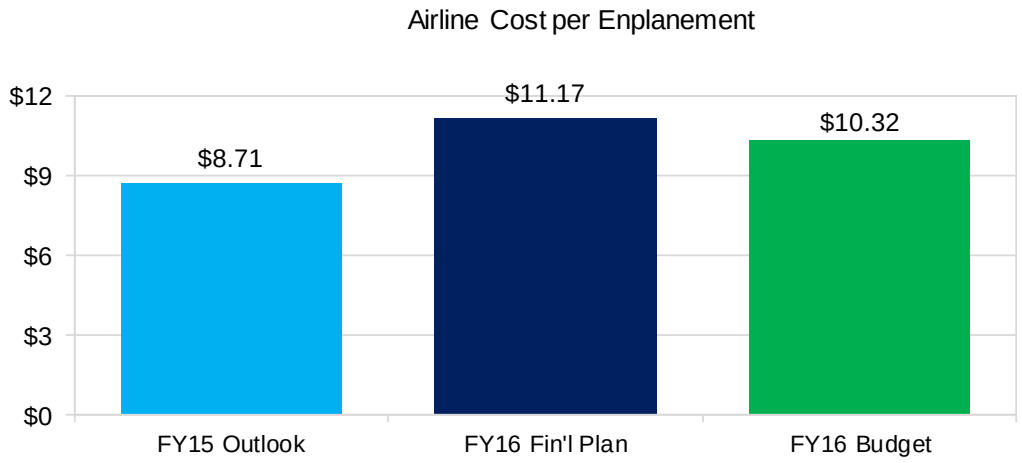


Following is a walkforward of airline cost from the FY 2015 Outlook to the FY 2016 Budget. Approximately 66.5% of the increase is related to debt service and fixed Use Agreement items. Variances are explained in the Airlince Cost Centers section.

Airline Cost Walkforward	Millions
FY 2015 Outlook	$301.4
Debt & Use Agreement Items	
Increased Debt Service (net of PFCs)	28.9
Lower Joint Capital Contribution	4.0
Increased Threshold Adjustment	(0.4)
Total Debt and Use Agreement	32.5
Net Operating Expenses	
Increased Operating Costs, net	16.0
Lower Transfer from DFW Cost Center	1.7
Other	(0.2)
Total Net Operating Expenses	17.5
Total Increase	50.1
FY 2016 Budget	$351.4

Passenger Airline Cost per Enplanement (CPE)

CPE Trending at DFW – CPE is defined as total passenger airline cost (i.e., revenue paid to DFW) divided by the number of enplaned passengers. CPE is a common measure used by the airline industry. The denominator, enplaned passengers, is used because it is a key revenue/cost driver for the airlines. However, this is not the case for an airport. Airport costs are based on the cost to operate and maintain its facilities and runways. Notwithstanding this issue, DFW (and the industry) use this indicator as a performance measure.

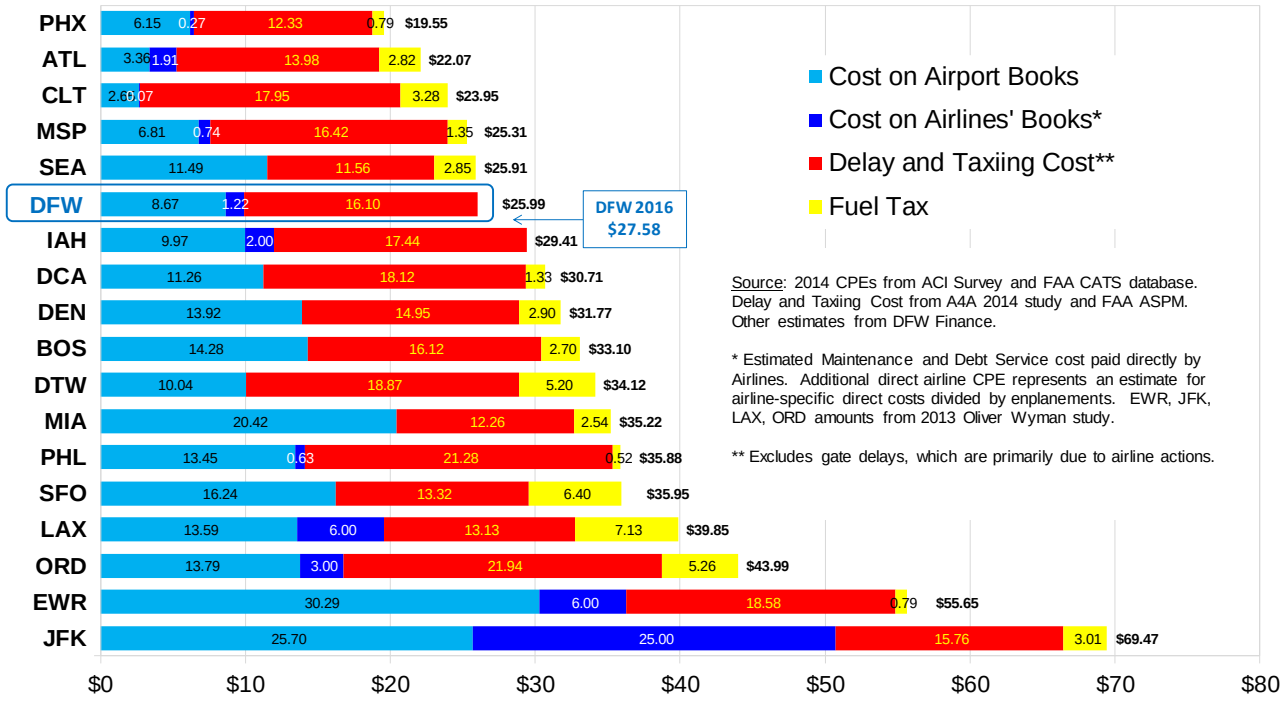


The FY 2016 CPE of $10.32 represents an increase of $1.61 (18.5%) from the FY 2015 Outlook. From the walkforward above, the increase is driven primarily by debt service and fixed Use Agreement adjustments. The FY 2016 CPE of $10.32 is $0.85 (7.6%) less (better) than the 2016 Financial Plan primarily due to lower net debt service.

CPE Benchmarked to Other Airports – DFW's goal is to have a competitive CPE. The following chart benchmarks DFW's fully loaded CPE with the fully loaded CPE projections for DFW's competitive set of 17 large U.S. hub airports using the latest data available from ACI surveys from FY 2014. Fully loaded cost is the most meaningful comparison because it includes most of the costs incurred by airlines to operate at an airport, including what they pay the airport (light blue), what they pay directly for terminal maintenance and terminal debt service (dark blue), an estimate of what costs the airlines incur for delay and taxiing (red), and an estimate for fuel taxes (yellow).

DFW's cost structure is projected to continue to increase through the completion of TRIP due to higher debt services costs. The chart highlights that DFW's FY 2015 results were the sixth lowest CPE and remains in the first third for large hub airports. DFW is well-positioned from a cost standpoint compared to AA's hubs.

Fully Loaded C.P.E. - DFW 2015 vs Competitive Set 2014



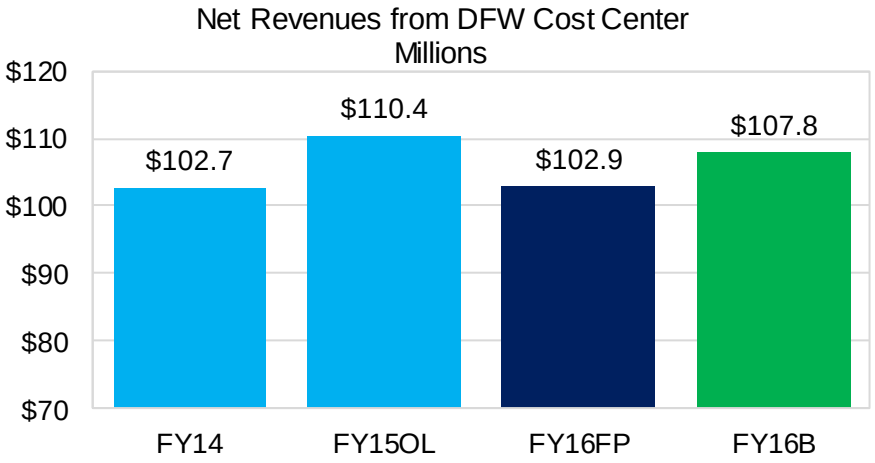
Source: 2014 CPEs from ACI Survey and FAA CATS database. Delay and Taxiing Cost from A4A 2014 study and FAA ASPM. Other estimates from DFW Finance.

* Estimated Maintenance and Debt Service cost paid directly by Airlines. Additional direct airline CPE represents an estimate for airline-specific direct costs divided by enplanements. EWR, JFK, LAX, ORD amounts from 2013 Oliver Wyman study.

** Excludes gate delays, which are primarily due to airline actions.

Net Revenues from DFW Cost Center

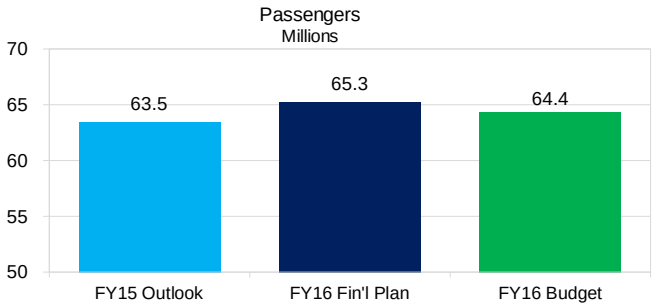
The following chart compares net revenues from the DFW Cost Center. The FY 2016 net revenues budget is $107.8 million, a $2.5 million (2.3%) decrease from the FY 2015 Outlook and $4.9 million (4.8%) better thant the Financial Plan. The decrease from the FY 2015 Outlook is primarily attributable to increased O&M and debt service expenses offset by higher revenues. See the DFW Cost Center section for more detail.



Passengers

The FY 2016 Budget for passengers is 64.4 million, a 0.9 million (1.4%) increase over the FY 2015 Outlook primarily due to connecting traffic. This will be a record number of passengers for DFW. The budget of 64.4 million is 0.9 million (1.4%) lower than the Financial Plan primarily due to the recent announcement by American Airlines that they planned to constrain the future growth of capacity which will reduce passenger growth.

Passenger statistics can be divided into several categories as shown in the following table. Originating passengers begin their trip at DFW. Destination passengers live elsewhere and fly to DFW for work or pleasure. People who travel through DFW to get to their final destination are connecting passengers. Enplanements represent all passengers boarding a plane at DFW.



				Increase (Decrease)	
Passengers (Millions)	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	FY16B vs FY15OL	FY16B vs. FY16FP
Originating	13.9	14.3	14.0	0.2	(0.3)
Destination	12.9	13.3	13.0	0.1	(0.3)
Connecting	36.7	37.7	37.3	0.6	(0.3)
Total Passengers	63.5	65.3	64.4	0.9	(0.9)
Enplanements	31.7	32.6	32.1	0.4	(0.5)

Changes in these passenger metrics are important because they are the key revenue drivers for parking (originating passengers), concessions (enplanements), and rental car (destination passengers) revenues. See further discussion in the DFW Cost Center section.

Revenues Overview

The table below summarizes 102 Fund revenues by cost center and compares the FY 2015 Outlook, the FY 2016 Financial Plan, and the FY 2016 Budget.

Millions	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	Increase (Decrease) FY16B vs. FY15OL	Increase (Decrease) FY16B vs. FY16FP
Revenues					
Airfield Cost Center	$142.0	$157.0	$149.9	$7.9	($7.1)
Terminal Cost Center	230.1	287.9	267.2	37.1	(20.7)
DFW Cost Center	310.6	328.8	327.9	17.3	(0.9)
PFCs/CFCs/Other	145.3	141.6	154.8	9.5	13.2
Total Revenues	$827.9	$915.3	$899.8	$71.9	($15.5)

FY 2016 airfield and terminal cost center revenues are higher than the FY 2015 Outlook primarily due to increased landing fees and terminal rentals necessary to recover higher debt service and operating expenses attributable to these cost centers. However, the revenues are lower than the Financial Plan due to lower debt service than assumed in the Plan.

FY 2016 DFW Cost Center revenues are higher than the FY 2015 Outlook primarily due to higher parking, concessions, and employee transportation revenues. Parking revenues increased $7.2 million from the FY 2015 Outlook and reflect a full year impact of $1 increase for TollTag transactions between 0 - 30 minutes, $1 increase for 2 - 4 hour parking in the central terminal area, $2 increase for TollTag customers for full day parking in the central terminal area, and $2 increase for valet customers. Concessions revenue increased $2.6 million from the FY 2015 Outlook due to the net impact of increasing enplanements and the opening of new concessions. See the DFW Cost Center section for a detail overview of these revenues.

Passenger Facility Charges (PFCs) are collected from revenue enplaned passengers and are used to offset debt service from debt issued prior to TRIP. Customer Facility Charges (CFCs) are collected from rental car customers based on the number of transaction days and are used to pay for debt service on the rental car facility. Other Revenues relate to funds transferred from the Public Facility Improvement Corporation (PFIC) to pay for debt service associated with the Grand Hyatt Hotel. These revenues are higher than the FY 2015 Outlook and the Financial Plan primarily due to increased PFCs and the change in practice to allow more PFCs to flow through to the rate base. See the discussion of this practice change on page 15.

Capital Programs and Debt Financing

DFW has 2 capital accounts, the Joint Capital Account which normally requires both DFW and airline approval to access funds, and the DFW Capital Account which DFW may use at its sole discretion. The Joint Capital Account receives funds from natural gas royalties, grants, debt proceeds, and interest income on the available cash balances. The DFW Capital Account is funded from net revenues from the DFW Cost Center, grants, debt proceeds (for commercial development) and interest income.

The largest component of DFW's capital program is the Terminal Renewal and Improvement Program (TRIP) in the Joint Capital Account. The TRIP program is currently budgeted at $2.7 billion over the next 6 years. This revised program cost now includes airline Majority-in-Interest (MII) approval for an additional $647 million "*re-baseline*" initiative to accommodate cost and schedule pressures experienced in the early phases of the TRIP program. This increase was approved by the airlines in the Summer of 2014. The TRIP "*re-baseline*" is discussed in more detail in the "Capital Budget" section. As of June 2015, DFW has awarded $1.6 billion in contracts for TRIP. Also included in the Joint Capital Account is $762 million of various other projects which DFW has received airline MII approval. Additionally, DFW has a large number of capital projects currently underway and funded from the DFW Capital Account. DFW's capital program is discussed in more detail in the Capital section and in the Financial Plan.

DFW has borrowed sufficient funds to complete Terminals A and E and the first two phases of Terminal B. The next expected bond issue will be in the late summer of FY 2016 for the remainder of Terminal B and the initial phase of Terminal C.

The FY 2016 Budget reflects an updated TRIP schedule resulting in relatively minor changes to in-service dates of terminal sections from the Financial Plan. As explained in other sections in the Budget Book, an updated TRIP schedule is expected to result in less debt service for FY 2016 than was estimated for FY 2016 in the Financial Plan.

Natural Gas Revenues – The Use Agreement requires natural gas royalties to be deposited into the Joint Capital Account. Estimated natural gas royalty revenues for FY 2016 are $5.2 million, which is approximately $1.0 million below DFW's forecast for FY 2015.



Airline Cost Centers



There are two airline cost centers, the airfield and the terminal. The airlines pay DFW landing fees to cover the net cost of the airfield and terminal rents to cover the net cost to operate and maintain the terminals. Federal Aviation Administration (FAA) regulations prohibit an airport from making a profit on aviation activities. Consequently, the landing fees and terminal rentals must be set to cover the anticipated net cost to provide the services only. At the end of each fiscal year, DFW performs a reconciliation or true-up of actual costs paid and revenues received. If there is a variance (i.e., if revenues collected exceed or are lower than the actual cost), then the Airport provides a credit or adds an incremental charge in the following fiscal year to settle the difference. DFW anticipated a better than budget performance in FY 2015. Accordingly, the FY 2015 Outlook includes a current year rate reduction of $12.3 million and a $5.2 million true-up credit.

Airfield Cost Center

The table below compares the FY 2015 Outlook, the FY 2016 estimates contained in the FY 2015 Financial Plan (called the FY 2016 Financial Plan in the tables), and the FY 2016 Budget for the Airfield Cost Center. Note that revenues equal expenses in this cost center in all periods. Revenue variances to the FY 2015 Outlook are explained below. See the Operating Expenses section for expenditure variances.

				Increase (Decrease)	
Airfield CC (in Millions)	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	FY16B vs. FY15OL	FY16B vs. FY16FP
Revenues					
Landing Fees	$97.5	$119.4	$106.6	$9.1	($12.9)
Transfer from DFW CC	34.1	27.0	32.5	(1.6)	5.4
Other	10.4	10.6	10.8	0.4	0.2
Total Revenues	142.0	157.0	149.9	7.9	(7.2)
Expenditures					
Operating Expenses	77.2	77.6	80.4	3.2	2.8
Net Debt Service	64.7	79.4	69.4	4.7	(9.9)
Total Expenditures	142.0	157.0	149.9	7.9	(7.1)
Net Airfield Revenue	$0.0	$0.0	$0.0	$0.0	$0.0

The Airfield is a residual cost center with landing fees as the balancer. The following table compares Airfield Cost Center revenues and expenditures for the FY 2015 Outlook, the Financial Plan, and the FY 2016 Budget showing the landing fee revenues necessary to cover budgeted net airfield costs.

Airfield CC (in Millions)	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	Increase (Decrease) FY16B vs. FY15OL	Increase (Decrease) FY16B vs. FY16FP
Expenditures					
Operating Expenses	$77.2	$77.6	$80.4	$3.2	$2.8
Net Debt Service	64.7	79.4	69.4	4.7	(9.9)
Total Expenditures	142.0	157.0	149.9	7.9	(7.1)
Revenues					
Aircraft Parking	0.1	0.2	0.1	0.0	(0.0)
Corporate Aviation	2.1	1.9	2.3	0.1	0.4
Fuel Facility	5.6	5.8	5.6	0.0	(0.1)
DPS	2.6	2.7	2.9	0.3	0.1
Other	(0.1)	0.0	(0.1)	0.0	(0.1)
Transfer from DFW Cost Center	34.1	27.0	32.5	(1.6)	5.4
Revenues before Landing Fees	44.5	37.5	43.3	(1.2)	5.8
Landing Fees	$97.5	$119.4	$106.6	$9.1	($12.9)

Landing Fee Revenues

The FY 2016 landing fees budget is $106.6 million, an increase of $9.1 million (9.3%) from the FY 2015 Outlook primarily due to the increases in operating expenses and debt service charged to the airfield and a decrease in the transfer from the DFW Cost Center. Landing Fees are $12.9 million (10.8%) less than the Financial Plan due to lower debt service.

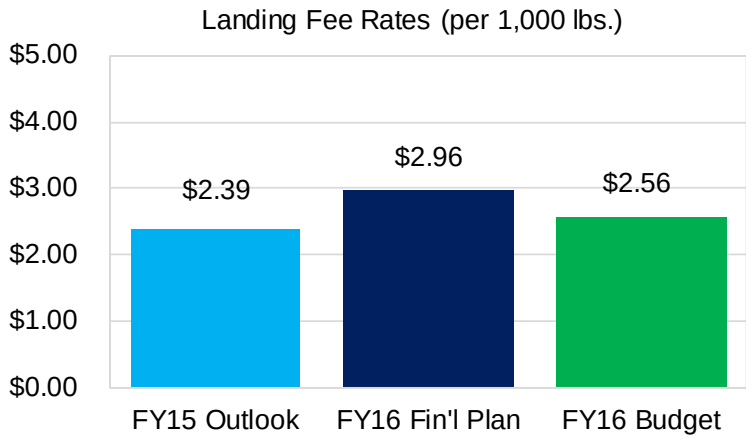
Other Airfield Revenues

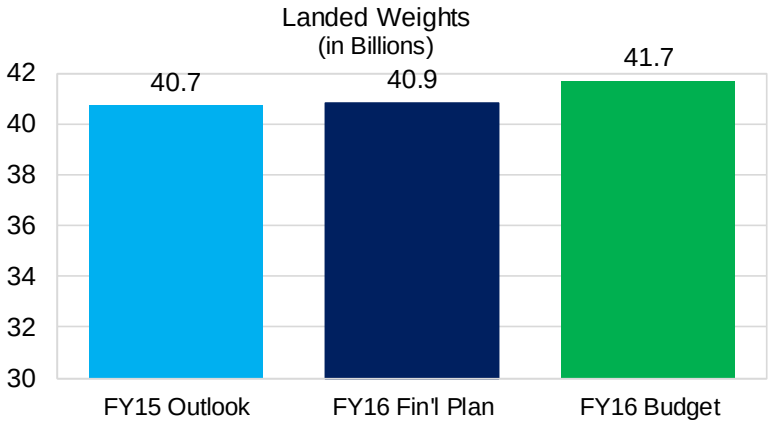
Other airfield revenues include threshold adjustments transferred from the DFW Cost Center, Corporate Aviation (CA) fees, DPS revenues, and airline consortium rent for lease of the fuel farm. The airlines have formed a fuel consortium to operate and maintain the fuel farm. See the DFW Cost Center section for variance explanations.

Landing Fees and Landed Weights

The following charts compare landing fees and landed weights for the FY 2015 Outlook, the FY 2016 Financial Plan, and the FY 2016 Budget. The landing fee rate is assessed per 1,000 pounds of maximum approved landed weight for each specific aircraft as certified by the FAA. Changes in landed weights will not affect total landing fees because DFW must charge the airlines collectively for the cost to operate the airfield. Thus, an increase in landed weights will lower the average landing fee rate, and a decrease in landed weights will cause the landing fee rate to increase.

Signatory landing fees are budgeted at $2.56 in FY 2016, a $0.17 (7.1%) increase from the FY 2015 Outlook. This will generate sufficient revenue to pay for budgeted airfield costs. Landing fees are lower than the FY 2016 Financial Plan by $0.40 (13.5%) primarily due to lower net debt service and higher landed weights.





Cargo

DFW is recognized by the industry as one of the top cargo airports in the world. The Airport's prime location allows assorted cargo to reach millions of U.S. customers by road, while also reaching several continents by plane in a matter of hours. More than 50 million consumers can be reached by truck within 24 hours and reached via truck within 48 hours or less. Approximately 8.2% of all landing fees are budgeted to come from cargo aircraft for the FY 2016 Budget.



Terminal Cost Center

The table below compares the FY 2015 Outlook, the FY2016 Financial Plan, and the FY 2016 Budget for the Terminal Cost Center. Note that revenues equal expenses in this cost center in all periods. Revenue variances between the FY 2016 Budget and the FY 2015 Outlook are explained below. See the Operating Expense section for expenditure variations.

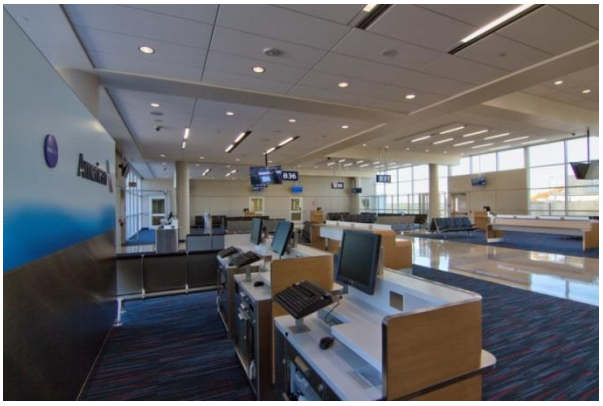
Terminal CC (in Millions)	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	Increase (Decrease) FY16B vs. FY15OL	Increase (Decrease) FY16B vs. FY16FP
Revenues					
Operating Revenue					
Terminal Leases	$161.1	$219.9	$196.5	$35.4	($23.4)
FIS Fees	21.7	22.6	22.4	0.7	(0.2)
Turn Fees & Office Rents	20.9	22.9	25.8	4.9	2.9
Other	14.3	14.5	14.5	0.2	0.0
Total Operating Revenue	218.1	279.9	259.2	41.1	(20.7)
Transfers					
DFW Terminal Contribution	4.2	8.4	4.1	(0.1)	(4.2)
Joint Capital Transfer	12.0	8.0	8.0	(4.0)	0.0
Total Transfers	16.2	16.4	12.1	(4.1)	(4.2)
Total Revenues	234.3	296.3	271.4	37.0	(24.9)
Expenditures					
Operating Expenses	166.0	177.4	178.8	12.8	1.4
Net Debt Service	68.3	118.9	92.5	24.2	(26.4)
Total Expenditures	234.3	296.3	271.4	37.0	(24.9)
Net Terminal Revenue	$0.0	$0.0	$0.0	$0.0	$0.0

The Terminal is a residual cost center with terminal leases as the balancer. The table on the following page compares Terminal Cost Center revenues and expenditures for the FY 2015 Outlook, the FY 2016 Financial Plan, and the FY 2016 Budget showing the terminal lease revenues necessary to cover budgeted net terminal costs.



Terminal CC (in Millions)	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	Increase (Decrease) FY16B vs. FY15OL	Increase (Decrease) FY16B vs. FY16FP
Expenditures					
Operating Expenses	$166.0	$177.4	$178.8	$12.8	$1.4
Net Debt Service	68.3	118.9	92.5	24.2	(26.4)
Total Expenditures	234.3	296.3	271.4	37.0	(24.9)
Revenues					
Operating Revenue					
FIS Fees	21.7	22.6	22.4	0.7	(0.2)
Turn Fees & Office Rents	20.9	22.9	25.8	4.9	2.9
Other	14.3	14.5	14.5	0.2	0.0
Operating Revenues	57.0	60.0	62.7	5.7	2.7
Transfers					
DFW Terminal Contribution	4.2	8.4	4.1	(0.1)	(4.2)
Joint Capital Transfer	12.0	8.0	8.0	(4.0)	0.0
Total Transfers	16.2	16.4	12.1	(4.1)	(4.2)
Revenues before Leases	73.2	76.4	74.9	1.6	(1.6)
Terminal Leases Needed	$161.1	$219.9	$196.5	$35.4	($23.4)

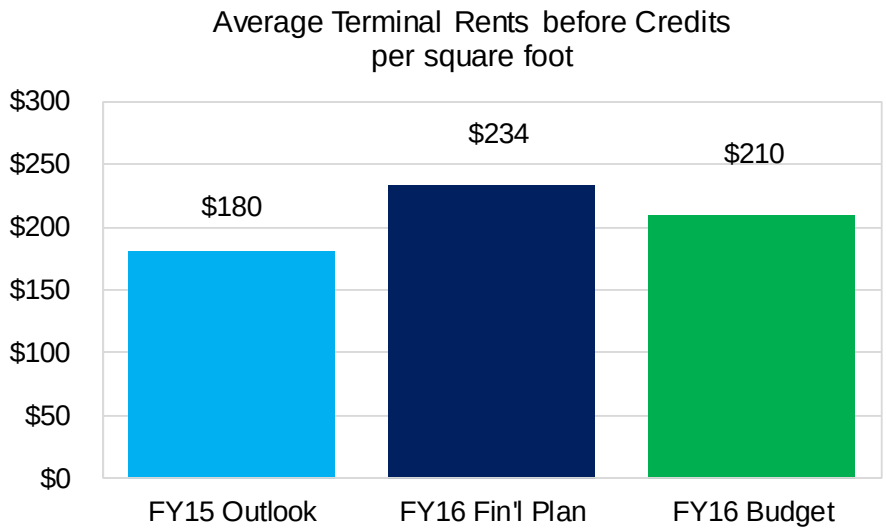
Terminal Leases



The FY 2016 Terminal Lease budget is $196.5 million, a $35.4 million (22.0%) increase from the FY 2015 Outlook due primarily to increases in net debt service charged to the terminals, operating costs, and a reduced Joint Capital Transfer. Terminal lease fees are charged to airlines based on the direct and allocated costs to operate the terminals. Total terminal operations and maintenance cost, including HVAC and other utilities for all 5 terminals, are divided by leasable square feet to calculate an average lease rate per square foot. American Airlines pays directly for the maintenance costs of Terminals A and C. These costs are added into the numerator of this formula to get the fully loaded average rate. American Airlines receives rent credit for their costs. The amount of the rent credit was negotiated as part of the Use Agreement ($38.7 million in FY 2016).

Average Terminal Rents before Credits

The following chart compares average terminal rents before credits for the FY 2015 Outlook, the FY 2016 Financial Plan, and the FY 2016 Budget. The increase in the FY 2016 Budget compared to the FY 2015 Outlook is due to increases in net debt service charged to the terminals, increases in operating costs, and a reduction of $4 million in the transfer credit from the Joint Capital Account compared to FY 2015 as described in the Use Agreement.



Federal Inspection Services (FIS) Fees

Costs are allocated to the FIS based on its percent share of terminal square footage. The FIS budget for FY 2016 is $22.4 million, a $0.6 million (2.8%) increase from the FY 2015 Outlook. The FY 2016 rate is based upon terminal costs reduced by new debt service in the Terminal Cost Center. The rate for FIS per international passenger clearing customs at DFW is expected to be $6.78, compared to a rate of $6.78 in the Financial Plan. DFW expects 3.3 million International FIS passengers in FY 2016 compared to 3.1 million in FY 2015. FIS passengers do not include arriving passengers from a limited number of countries in which passengers clear U. S. Customs in the departing country (e.g., Canada).

Turn Fees and Office Rents

The turn fees and office rents budget for FY 2016 is $25.8 million, a $4.9 million (23.4%) increase from the FY 2015 Outlook. The significant increase is the result of increased air service being provided by foreign flag international carriers. Turn fees are paid by airlines for common use gates in Terminals D and E in lieu of permanently renting space. Per the terms of the current Use Agreement, turn fee rates were initially set at the rates existing at the end of the prior Use Agreement. Annually thereafter, turn fee rates must change at the same percentage as terminal lease rates.

Other Terminal Revenues

The other terminal revenues budget for FY 2016 is $14.5 million, a $0.2 million (1.4%) increase from the FY 2015 Outlook. Other terminal revenues include TSA rents, concessions O & M reimbursements, catering fees, and allocable miscellaneous DPS revenues. Concessionaires are required to reimburse the Airport (for Terminals B, D and E) and American Airlines (for Terminals A and C) for the allocated maintenance cost per square foot of the terminals.

Transfers - Joint Capital Account Transfer

Per the terms of the Use Agreement, an annual transfer is made from the Joint Capital Account to the Terminal Cost Center to subsidize terminal rates. The annual transfer was $28 million in FY 2011 and is reduced by $4 million each year until it is phased-out completely in FY 2018. Accordingly, the FY 2016 amount is $8 million.

Transfers - DFW Terminal Contribution



Per the terms of the Use Agreement, DFW pays for a portion of the terminal cost. This amount is based on DFW's proportionate share of expenses for common use and vacant space in the terminals. From a cost center standpoint, this contribution is shown as a source of cash in the Terminal Cost Center and a use of cash for the DFW Cost Center. DFW can reduce its contribution to the Terminal Cost Center by leasing more space to other airlines or tenants and by reducing costs in the terminals. The DFW terminal contribution is $4.1 million, a $0.1 million (2.4%) decrease from the FY 2015 Outlook and $4.2 million (50.0%) decrease from the Financial Plan primarily due to lower common use turn volume and rate assumptions used in the Financial Plan.

Summary of Airline Costs

The following table compares the summary of airline costs for the FY 2015 Outlook, the FY 2016 Financial Plan, and the FY 2016 Budget. Payments to the airlines for the Air Service Incentive Program (ASIP) are made from the DFW Capital Account and are accounted as rebates to the airlines. Accordingly, these payments are shown as a reduction of airline cost.

				Increase (Decrease)	
Airline Revenue/Costs (in Millions)	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	FY16B vs. FY15OL	FY16B vs. FY16FP
Landing Fees	$97.5	$119.4	$106.6	$9.1	($12.8)
Terminal Leases	161.1	219.9	196.5	35.4	(23.4)
FIS Fees	21.7	22.6	22.4	0.7	(0.2)
Turn Fees & Terminal Office Rents	20.9	22.9	25.8	4.9	2.9
Aircraft Parking	0.1	1.8	0.1	0.0	(1.6)
Sub-total Airline Revenue/Cost	301.4	386.6	351.4	50.1	(35.2)
Less: ASIP	(16.4)	(12.4)	(11.0)	5.4	1.5
Total Airline Cost/Revenue post ASIP	$285.0	$374.2	$340.5	$55.5	($33.7)

Cost Per Enplanement (CPE) Calculation

The following table shows the passenger airline cost per enplanement calculation and compares the CPE for the FY 2015 Outlook, the FY 2016 Financial Plan, and the FY 2016 Budget. This KPI only includes passenger-related airline revenues (i.e., costs) and excludes cargo and general aviation revenues.

Cost Per Enplanement (in Millions)	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	Increase (Decrease) FY16B vs. FY15OL	Increase (Decrease) FY16B vs. FY16FP
Passenger Airline Enplanements[1]	31.7	32.6	32.1	0.4	(0.5)
Passenger Airline Cost per Enplanement					
Airline Cost/Revenue	$302.1	$386.6	$351.4	$49.3	($35.2)
Less: Cargo and GA Landing Fees	(9.3)	(9.6)	(9.0)	0.3	0.6
Sub-total PAX Airline Revenue	292.8	377.0	342.4	49.7	(34.6)
Less ASIP - Passenger Airlines	(16.4)	(12.4)	(11.0)	5.4	1.5
Total PAX Airline Revenue post ASIP	276.4	364.6	331.5	55.1	(33.1)
Cost per Enplanement (CPE)[2]	$8.71	$11.17	$10.32	$1.61	($0.85)

[1]General Aviation enplanements are excluded from CPE calculation

[2]Actual rates, not in millions



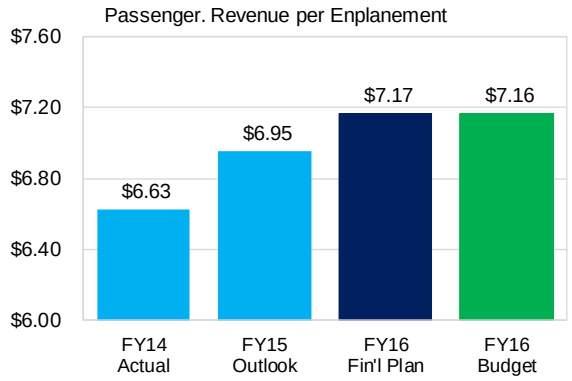
DFW Cost Center Revenues and Expenses

The table below compares the FY 2015 Outlook, the FY 2016 estimates contained in the FY 2015 Financial Plan (called the FY 2016 Financial Plan in the tables), and the FY 2016 Budget for the DFW Cost Center. Net revenues from the DFW Cost Center are transferred to the DFW Capital Account at the end of the fiscal year. For FY 2016, 75% of net revenues in excess of $64.6 million are transferred to the Airfield Cost Center as a "threshold adjustment." Revenue variances are discussed in the rest of this section. Expenditure variances are covered in the Operating Expenses section.

				Increase (Decrease)	
DFW Cost Center (in Millions)	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	FY16B vs. FY15OL	FY16B vs. FY16FP
Revenues					
Revenue Management Revenues					
Parking	$135.9	$142.1	$143.2	$7.2	$1.0
Concessions	68.8	75.0	71.4	2.6	(3.5)
Rental Car (RAC)	31.3	33.8	32.5	1.2	(1.2)
Commercial Development	37.3	39.4	39.4	2.2	0.1
Total Revenue Mgmt Revs	273.3	290.2	286.6	13.2	(3.6)
Employee Transportation	16.0	14.4	18.4	2.3	4.0
Taxis and Limos	9.3	9.4	9.5	0.2	0.1
Utilities & Miscellaneous	6.8	6.9	6.8	0.0	(0.1)
DPS	1.3	1.4	1.4	0.1	0.1
Interest Income	3.8	6.6	5.2	1.4	(1.4)
Total Revenues	310.6	328.8	327.9	17.3	(0.9)
Expenditures					
Operating Expenses	118.5	122.5	129.9	11.5	7.4
Net Debt Service	39.9	53.5	47.0	7.0	(6.6)
Total Expenditures and Debt Service	158.4	176.1	176.9	18.5	0.8
Gross Margin - DFW Cost Center	152.2	152.7	151.0	(1.2)	(1.7)
Less: Terminal Contributions	4.2	8.4	4.1	(0.1)	(4.2)
Less: Skylink	37.6	41.4	39.0	1.4	(2.4)
DFW Cost Center Net Revenues	$110.4	$102.9	$107.8	($2.5)	$4.9
Allocation of DFW CC Net Revenues					
Transfer to Airfield Cost Center	$34.1	$27.0	$32.5	($1.6)	$5.4
Transfer to the DFW Capital Account	76.3	75.9	75.4	(0.9)	(0.5)
Total	$110.4	$102.9	$107.8	($2.5)	$4.9

Passenger Revenues

DFW Cost Center has 4 business units that strive to maximize net revenues (parking, concessions, rental car center, and commercial development). Passenger Revenue per Enplanement measures passenger related revenues from business units that operate to make a profit (i.e. parking, concessions, rental car) but excludes revenue from other business units that are priced to break even (such as employee transportation, ground transportation and non-terminal utilities, and commercial development that is not correlated to passengers. The chart to the right compares Passenger Revenue per Enplanement. The FY 2016 Budget is $0.21 higher than the FY 2015 Outlook because of parking rate increases and growth in Concession revenues. The FY 2016 Budget remains flat to the Financial Plan. More information is included in the business unit write-ups that follow.



Parking Business Unit

Background – The Parking Business Unit (PBU) is DFW's most significant source of non-airline revenue. Customers are charged parking fees based on the length of stay and the parking facility used. The table below highlights DFW's parking products, spaces and parking rates.

DFW Parking Space and Rate Summary

Parking Products	Pre TRIP Renovation Spaces	Spaces Opened / (Closed)	End-of-Year Spaces	Post TRIP Renovation Spaces	FY 2016 Daily Parking Rate[1]
Terminal Lots					$22 all day parking
A (3 structures)	4,914	2,662	7,576	7,576	
B (3 structures)	3,524	(860)	2,664	3,524	
C (4 structures)	5,781	-	5,781	5,781	
D (1 structure)	7,796	-	7,796	7,796	
E (3 structures)	4,050	(444)	3,606	5,685	
Infield (uncovered)	2,449	(1,202)	1,247	1,605	
Total Terminals	28,514	156	28,670	31,967	
Express Lots	8,466	-	8,466	8,466	$11 uncovered; $13 covered
Remote Lots	4,871	-	4,871	4,871	$9 uncovered
Intra-day	n/a	n/a	n/a	n/a	$7 to $9 (up to 6 hours)
Valet	n/a	n/a	n/a	n/a	$29 (uses existing parking facilities)
Meeter-Greeter	n/a	n/a	n/a	n/a	$3 (30 minutes-2 hours)
Pass-throughs/Drop-off	n/a	n/a	n/a	n/a	$2 (0-30 minutes)
Total Public Spaces	41,851	156	42,007	45,304	
Employee Parking	8,784	-	8,784	8,784	

(1) Includes sales tax.

The Airport is unique from an airport parking perspective because the Airport has parking plazas on the north and south ends of International Parkway (i.e., the entrances to the Airport), so that all customers and visitors must go through the plazas to access the Airport. In addition, many patrons drive through the Airport while traveling from north to south or south to north. These patrons pay a $2 pass-through/drop-off fee for the first 30 minutes. Intra-Day fees graduate to $9 with daily rates beginning at 6 hours. Any stay over 6 hours is considered one full day.

DFW collects a privilege fee of 10% (of sales) from off-airport parking and valet providers. The Airport contracts directly with a third party to provide a DFW branded valet service.

The chart below shows the Proposed Vehicle Parking Fees for FY 2016.

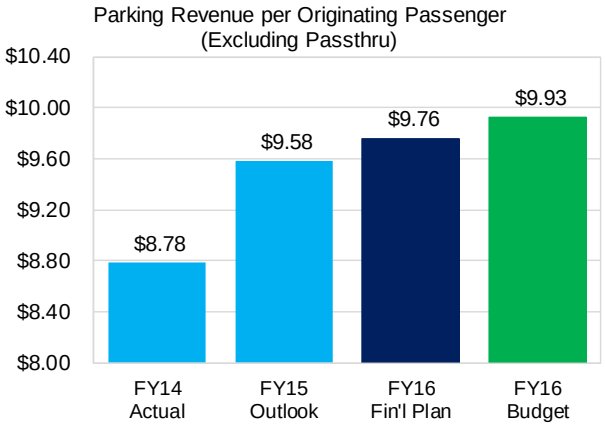
Proposed Vehicle Parking Fees[(1)]

Duration	Terminal	Express Covered	Express Uncovered	Remote
0 min - 30 min	$2	$2	$2	$1
30 min - 2 hours	$3	$2	$2	$1
2 - 4 hours	$7	$3	$3	$2
4 - 6 hours	$9	$4	$4	$3
6 - 24 hours	$22	$13	$11	$9

(1) All Parking fees, excluding valet parking, include sales tax. The sales tax is based on applicable tax jurisdiction.

FY 2016 Budget – The FY 2016 parking revenue budget is $143.2 million, a $7.2 million (5.3%) increase from the FY 2015 Outlook. This reflects a full year impact of $1 increase for TollTag transactions between 0 - 30 minutes, $1 increase for 2 - 4 hour parking in the central terminal area, $2 increase for tolltag customers for full day parking in the central terminal area, and $2 increase for valet customers. The proposed rate increases are expected to generate incremental revenues of $4.8 million. The FY 2016 Budget is $1.0 million (0.7%) higher than the Financial Plan projection due to rate increase. The FY 2016 Budget has an exposure of $1 million due to limited parking capacity due to TRIP construction.

Section C of the Terminal A opened in June 2015, completing the last phase of the new Terminal A garage. A new section of Terminal E garage (section B) is expected to open in December 2015. In addition, passengers parking in Terminal D will experience a full year of a new Parking Guidance System (PGS).



Parking Revenue per Originating Passenger
The primary drivers for parking revenues are originating passengers, parking prices, and average length of stay. The goal is to maximize revenue per originating passenger. The increases in parking revenue per originating passenger for the FY 2016 Budget versus the FY 2015 Outlook and the Financial Plan are due to rate increases.

Concessions Business Unit

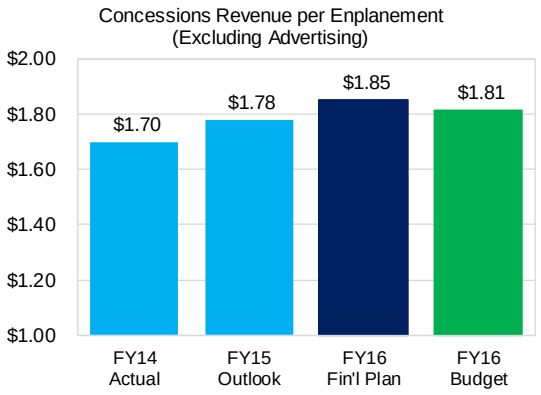


Background – Terminal concessions primarily consist of food and beverage, retail and duty free, advertising, and various customer services/amenities. Concessions agreements generally are for a term of 5 to 10 years and include a Minimum Annual Guarantee (MAG) and percentage rent. As of May 31, 2015, the Airport had 238 total locations and 174 packages. Approximately 91% of packages are currently paying percentage rent. Concessions revenues also include contracts for sponsorships, advertising, and communications services which generally have periodic or one-time payments that may be amortized over the life of the contract. Concessions' goal is to optimize retail, services, and food and beverage options for customers to increase revenue per enplanement; and to grow new revenue streams from sponsorships, communications, and advertising not tied directly to enplanements.

Concession offerings have continued to evolve to better align with customer preferences through the TRIP and Terminal D Master Plan efforts. In December 2014, DFW released Request For Proposal (RFP) for 20 packages to include 34 locations in Terminal B, D, and E. They are currently being reviewed for award. Concessions plan to release RFPs annually through the next 4 years which will include amenities, customer services, retail, and food & beverage.

FY 2016 Budget – The FY 2016 concessions budget is $71.4 million, a $2.6 million (3.8%) increase from the FY 2015 Outlook due to the net impact of increasing enplanements and the opening of new concessions. Terminal A TRIP is scheduled to be completed in June 2016. DFW concession openings and closings in Terminal B and E due to TRIP and new concepts in Terminal D will result in a net of six incremental new locations opening. In March 2015, AA instituted a new approach to its scheduling of flights at DFW consistent with its strategy at other major hub airports. The result of this change, referred to as "rebanking", will be less time between connecting flights. The FY 2016 Budget includes a $1.5 million (6%) reduction in concession percent rent as a result of passengers having less time to shop at concession locations. It is estimated that concessions revenue has an additional exposure of $1 million due to rebanking. Also, concessions revenue has an exposure of $2.2 million due to an assumption that advertising contracts will be renewed in FY 2016.

Concessions Revenue per Enplanement – This is the Concession Business Unit's most significant KPI because it measures the amount of revenue earned by DFW from terminal concessions per enplaned passengers. This is also a standard metric used by the airport industry. The $0.03 increase in concessions revenue per enplanement in FY 2016 as compared to the FY 2015 Outlook is primarily related to the opening of new concessions in Terminal A, B and E that will provide new concession offerings to passengers. Revenue per enplanement is lower than the Financial Plan because of estimated impact of rebanking.



Rental Car Center (RAC) Business Unit

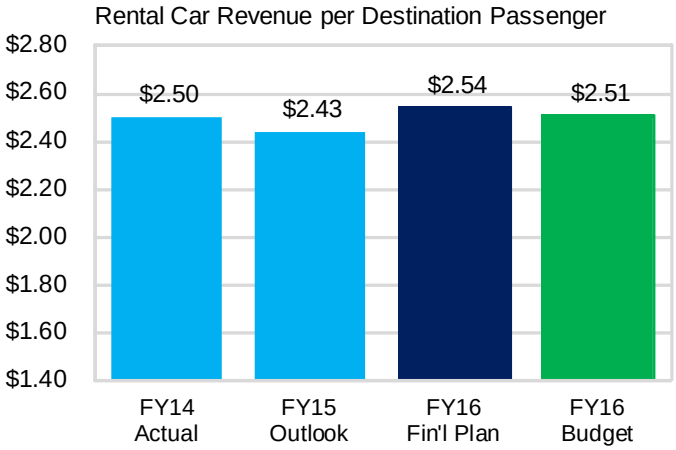


Background – The RAC covers 155 acres and includes a common building with individual counters and back office space for each rental car company. The facility also includes a parking garage for ready and return car spaces, a bus maintenance facility, overflow surface parking areas and individual rental company service sites including car wash racks, maintenance bays and fueling systems. The Airport collects ground lease, percentage rent (10% of sales), and O&M expenses from the rental car companies. The ground lease rate increases 3% each year. There are 8 rental car companies with 12 brands operating from the RAC, providing a total available inventory of approximately 25,000 cars. The largest 3 rental car companies and their market share are Enterprise/Vanguard (33%), Avis/Budget (29%), and Hertz (24%). There are no major off–airport rental car operations competing with the Airport.

DFW management has very little control over rental car company activities. It assists the RAC companies where possible and maintains the RAC facility to high standards. Most RAC patrons are business travelers. RAC sales and DFW revenues tend to follow the economy. DFW revenues can rise or fall based on the number of DFW destination passengers, the percentage of destination passengers renting cars, the average stay per renter, and the average daily price charged for the cars.

FY 2016 Budget – The FY 2016 rental car revenue budget is $32.5 million, a $1.2 million (3.9%) increase from the FY 2015 Outlook due to increases in average daily rate projected for FY 2016. The FY 2016 Budget is $1.2 million (3.7%) lower than the projection in the FY 2016 Financial Plan due to a lower number of transaction days. All other factors are assumed to stay constant with the FY 2015 Outlook because management has no control over these factors. There is an estimated $0.5 million of exposure due to rental car rate risk.

RAC Revenues per Destination Passenger This KPI measures the amount of percentage rent paid by the rental car companies to DFW divided by destination passengers (i.e., passengers from other cities that fly to DFW for business or pleasure). The FY 2016 Budget for RAC revenues per destination passenger is projected to be 3.3% higher than the FY 2015 Outlook primarily due to estimated volume increase and new tenant revenues to be received in FY 2016.



Commercial Development Business Unit



Background – The Airport has a total land mass of 17,207 acres. As of June 5, 2015, 2,116 acres have been commercially developed. Management estimates that approximately 4,177 acres of additional land is available for future development. A commercial development land use plan has been completed and approved by the Board. Management also had a consultant prepare a detailed feasibility study of the full cost and benefits of the different development areas identified in the land use plan. The Airport focuses primarily on developing land that has airport synergy such as logistics and warehousing.



Commercial development revenues include ground leases, foreign trade zone tariff and facility rents generated from non-terminal Airport facilities, and property and surface use fees primarily from natural gas drilling. Multi-year lease agreements are negotiated with tenants on a square foot or acre basis. Some facilities such as the Hyatt Regency Hotel and Bear Creek Golf Course also have percentage rent components. Future development projects include DFW Global Logistics II, Logistics Center III, IV and V, and automobile dealerships.

DFW Airport has relocated its administration and other business offices to the new global headquarters at Southgate Plaza. The three-story, 154,000-square foot building is at the south end of the Airport adjacent to International Parkway near the Rental Car Center. In addition to the headquarters building, Southgate Plaza is a 32-acre mixed-use development that will include a 137-room Hyatt Place Hotel, a restaurant development of Einstein Bros Bagels and a 6,000-square foot United States Postal Service facility, as well as other retail, office and restaurant spaces.

The key drivers for commercial development revenues are acres developed and the average ground rental rate. Approximately 64% of the ground lease revenue is based on negotiated rates and 36% on the airport services ground rental rate which are primarily older leases that have airfield access. The airport services ground rental rate per acre changes with inflation and will be $26,897 in FY 2016.

FY 2016 Budget – The FY 2016 commercial development revenue budget is $39.4 million, a $2.2 million (5.8%) increase from the FY 2015 Outlook. FY 2016 reflects an increase of $1.3 million in new ground lease rents and $0.9 million from existing contracted leases.

Other DFW Revenues and Expenses

The fees charged in this category are established to recover costs (except interest income). Certain categories like taxi fees are regulated such that DFW is supposed to charge break even prices. Due to the new cost allocation methodologies contained in the Use Agreement, a few of these cost centers are not fully recovering their costs. Where there are significant differences, management has elected to manage to a break-even over a number of years to keep price increases reasonable. There are no year-end reconciliations or true-ups in these cost centers.

Employee Transportation – DFW charges fees for employees to access the transportation system that takes employees from the employee parking lots to the terminals. For most employees, the employer (airlines, concessionaires) pays these fees for their employees. The FY 2016 Budget is $18.4 million, a $2.3 million (14.5%) increase from the FY 2015 Outlook and $4.0 million (27.5%) increase from the Financial Plan primarily due to rate increases to cover incremental employee busing costs related to AA rebanking and shifts in cost center allocations pursuant to the Use Agreement.

Taxi, Limo and Shuttle Fees – These fees are paid by taxis, limos, shuttles and other shared-ride transportation companies that require airport access to drop-off and pick-up passengers. In 2015, DFW changed its rules to permit Transportation Network Companies (such as Uber and Lyft) to operate at DFW. Such companies will be subject to fees similar to rates charged to taxis. The FY 2016 Budget is $9.5 million, a $0.2 million (1.9%) increase from the FY 2015 Outlook and $0.1 million (1.4%) increase from the Financial Plan due to anticipated growth in ground transportation, especially limousine service.

Utilities & Miscellaneous – This revenue category represents fees charged to non-airline users of utilities, HVAC, trash removal, water, and certain permit and accounting fees. Utility charges to users are based on the cost to provide the services. The FY 2016 Budget is $6.8 million, flat from the FY 2015 Outlook.

DPS Revenues – The department of public Safety (DPS) receives reimbursements from the TSA for certain services, and for badging and fire training services. The FY 2016 Budget is $6.9 million, a $0.7 million (11.2%) increase from the FY 2015 Outlook primarily due to increased badge renewal fee and fire training center revenues. DPS revenues are allocated to the cost centers on the same basis as DPS expenses, so only $1.4 million is shown in the DFW Cost Center.

Interest Income – Interest income includes interest earned on investments from the Operating Revenue and Expense Fund, the three-month Operating Reserve, and Debt Service Reserve Fund, and the Rolling Coverage Account. The FY 2016 interest income budget is $5.2 million, a $1.4 million (35.4%) increase from the FY 2015 Outlook due higher interest rates and higher reserve balances. The FY 2016 Budget is a $1.4 million (21.3%) decrease from the Financial Plan due to lower interest rates (1.0% in the Financial Plan versus 0.78% in the Budget).

Skylink – Expenses related to Skylink are covered in the DFW Cost Center so that bonds related to Skylink can remain non-AMT. The FY 2016 Budget is $22.2 million, a $0.5 million (2.1%) decrease from the FY 2015 Outlook primarily due to bridge inspections that occur in alternating years.

Terminal Contributions – Per the terms of the Use Agreement, DFW pays terminal cost based on common use space and its share of vacant leasable space. The FY 2016 Budget is $4.1 million, a $0.1 million (2.4%) decrease from the FY 2015 Outlook.



FY 2016 Expense Budget by Major Cost Driver

The FY 2016 Budget is $791.7 million, an increase of $74.2 million (10.3%) from the FY 2015 Outlook and an increase from the FY 2015 Budget of $67.0 million (9.2%). However, the Budget is under the Financial Plan projection for FY 2016 by $20.7 million (2.5%).

					Increase (Decrease)	
Annual Budget (Millions)	FY15 Budget	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	FY16B vs FY15OL	FY16B vs FY16FP
Operating Expenses	$391.4	$393.8	$411.7	$421.8	$28.0	$10.1
Gross Debt Service	333.3	323.7	400.7	370.0	46.2	(30.7)
Total 102 Fund Expenditures	$724.7	$717.5	$812.4	$791.7	$74.2	($20.7)
Contingency O/S Rate Base				10.0		
Total Budget w/ Contingency				$801.7		

Operating Expense Budget Walkforward

The following table is a walkforward between the FY 2015 Outlook and the FY 2016 Budget:

Operating Expenses (in millions)	Total	DFW	Airline
FY 2015 Outlook	$393.8	$150.6	$243.2
Merit & salary annualization	5.2	2.4	2.8
Strategic priorities	10.6	3.1	7.5
Fixed contract increases	6.3	2.8	3.5
Other contract increases	4.6	1.8	2.8
Other increases	1.7	0.7	1.0
Operating expense increases	28.5	10.8	17.6
Contingency & Reserves			
Restore contingency	3.5	1.2	2.3
Adjust operating reserve	2.4	0.8	1.6
Total contingency & reserves	5.9	2.0	3.8
Net increases before cost reductions	34.3	12.8	21.4
Cost reductions	(6.3)	(0.9)	(5.3)
Net Increase	28.0	11.9	16.1
FY 2016 Expense Budget	$421.8	$162.5	$259.3

Detailed Operating Expense Budget Walkforward

	Budget Category (in millions)	Total	DFW	Airline
	FY 2015 Outlook	$393.8	$150.6	$243.2
A	Merit & salary annualization	5.2	2.4	2.8
B	Strategic Priorities			
	Customer service/custodial enhancements	5.3	0.8	4.5
	ITS security & disaster recovery	2.3	0.9	1.4
	DPS security	1.5	0.3	1.2
	Rebanking	1.4	1.1	0.3
	Fire Training Research Center revenue growth	0.2	0.0	0.2
	Total Strategic Priorities	10.6	3.1	7.5
C	Fixed contract increases			
	Healthcare	0.9	0.4	0.5
	Defined contribution pension & OPEB	1.1	0.4	0.7
	Facility maintenance	1.5	0.5	0.9
	Information technology fixed contracts	1.4	0.8	0.5
	Busing (non employee)	0.2	0.2	0.0
	Fuels	1.1	0.3	0.7
	Insurance premiums	0.1	0.1	0.0
	Total Fixed Increases	6.3	2.8	3.5
D	Other contract increases			
	Asset Management projects	2.8	0.8	1.9
	Marketing	0.6	0.5	0.1
	Information technology contracts (non-security relate	0.5	0.2	0.3
	Other contracts	0.7	0.3	0.4
	Total Other contract increases	4.6	1.8	2.8
E	Other			
	Business development, travel, and training	0.6	0.2	0.3
	Other miscellaneous	0.5	0.3	0.2
	Other new headcount	0.6	0.2	0.4
	Total Other increases	1.7	0.7	1.0
	Operating Expense Increases	28.5	10.8	17.6
	Contingency & reserves			
F	Restore contingency	3.5	1.2	2.3
G	Adjust operating reserve	2.4	0.8	1.6
	Total contingency & reserves	5.9	2.0	3.8
	Net increases before cost reductions	34.3	12.8	21.4
H	Cost reductions			
	Other savings	(1.6)	0.1	(1.7)
	FY 2015 one-time projects	(2.2)	(0.4)	(1.9)
	Utilities	(0.6)	(0.3)	(0.3)
	Defined benefit pension	(0.9)	(0.3)	(0.6)
	Winter weather	(1.0)	(0.1)	(0.9)
	Total Cost reductions	(6.3)	(0.9)	(5.3)
	Net increase	28.0	11.9	16.1
	FY 2016 Budget	$421.8	$162.5	$259.3

Note: The reference letters in the previous table are cross-referenced to the variance explanations in the Expense Comparison by Summary Account discussed further in this section.

A. Merit & Salary Annualization **$5.2 million**



This amount represents the cost impact of a 3.5% merit pool for nine months in FY 2016 (beginning the first pay period in January); the annualization of last year's merit increase (for the first quarter of the fiscal year); 3.5% DPS STEP table increase, annualization of last year's vacant positions hired in FY 2015, net of changes in vacancy factor. The change in vacancy factor is based on experience in FY 2015 and the impact of the deferral of vacant positions.

B. Strategic Priorities **$10.6 million**

New strategic priorities included in the FY 2016 Budget are focused on improving the overall customer experience for both, passengers and airlines; security; and revenue growth. These priorities include:



- Customer service/custodial enhancements ($5.3 million) which include continuing and expanded floor care initiatives; continuing enhanced custodial approach for terminals to improve customer service, and annualization of new facilities maintenance contracts awarded in FY 2015. New personnel have been added to increase cleaning in parking garages, add a customer engagement team to utilize social media to engage customers, and a corporate aviation lead to maintain customer service levels to support a 42% increase in service.

- ITS security & disaster recovery ($2.3 million) in response to continued compliance, audit, and best practices. The incremental increase funds incremental security services for network segmentation, perimeter intrusion security, system patching, and upgrades. It includes funding for a second data center which goes live in September 2015 and allows full redundancy of critical systems. It includes new software for disaster recovery, business continuity, and PCI compliance. Seven net new positions support these efforts and to complete ITS reorganization.

- DPS security ($1.5 million) to support desired service levels, provide increased uniformed presence at the terminals and curbside including TRIP related security, ensures adequate training of existing security personnel, and supports new and continually evolving TSA security requirements including changes to badging and background check procedures. Thirty-four new positions are being added to support this initiative, which include 26 new security positions, 6 new police officers, and 2 new access control positions.

- Rebanking ($1.4 million) to support American Airlines (AA) schedule shifts which began in March 2015 as part of a new strategy to allow them to more efficiently use its aircraft. AA has added approximately 1,000 new employees at DFW to service this new schedule. This required DFW to add additional employee busing routes resulting in incremental bus contract and fuel costs increases. Rebanking also required incremental Customs & Border Protection overtime during peak times.

- Fire Training Research Center (FTRC) revenue growth ($0.2 million) increases which include four new civilian positions that will support the continued growth of the FTRC. These positions will be hired beginning in April 2016 and will allow firefighting staff to focus on content development and delivery. The incremental revenue included in the FY 2016 Budget is $0.2 million and expected to be $0.8 million in FY 2017.

C. Fixed Contract Increases **$6.3 million**

Contract increases in this category are related to contracts whose cost escalation is specifically defined within the contract, tied to the Consumer Price Index, or those actuarially determined. Contracts within this category include:

- Healthcare ($0.9 million) includes costs for medical benefits, long and short term disability, and life insurance and represents a 5.0% increase over prior year costs. These costs have increased due to medical inflation but remain quite low.

- Defined contribution pension & OPEB ($1.1 million) is related to current employees who were hired after September 30, 2010 and other post-employment benefits (OPEB). The FY 2016 Budget assumes a 6% contribution which increased 2% over the FY 2015 assumption of 4% based upon increased employee contributions. OPEB increases are actuarially determined for DFW each year.

- Facility maintenance contracts ($1.5 million) include contracts related to terminal facility maintenance, Skylink facilities and operations, landscaping, rodent and pest control, and testing of passenger boarding bridges.

- Information technology fixed contracts ($1.4 million) include contracts for hardware and software maintenance, public address/voice evacuation system maintenance, and CCTV maintenance. Internet service contracts were moved from this category in FY 2016 to Utilities.

- Fuels contracts ($1.1 million) are increasing due to CNG/propane projected rate increases of 8 cents per diesel gallon equivalent (DGE) and a CNG fuel tax credit received in FY 2015 that is not included in the FY 2016 Budget since this program expired.

D. Other Contract Increases **$4.6 million**

Other contract increases are related to those contracts without contractually specified fixed rate increases and are variable in nature based on volume or scope. These type of contract increases include:

- Asset Management projects ($2.8 million) increases in the FY 2016 Budget include pavement and road repairs, storm sewer maintenance, energy and facility systems, and UPS batteries. There are also one-time projects for Terminals B & E passenger boarding bridges rehab, Terminal D hold room renovations, DPS Station 2 refurbishment, Terminal E Satellite refresh, compressor overhaul, and other small projects.



- Marketing ($0.6 million) increases are driven by promotional campaigns for Parking and customer engagement programs; updating the mobile app for GPS turn-by-turn navigation, and non-capitalized rebranding.

- Information technology contract ($0.5 million) increases for expansion of fiber optic cable network throughout DFW facilities.

- Other contracts ($0.7 million) increases for a variety of contracts such as planning studies and projects and outside legal services.

E. Other **$1.7 million**

This category reflects increases for operating expenses not included in other categories and primarily include:

- Business development, travel, and training ($0.6 million) increases to reinstate business development, staff travel, and training to FY 2015 budget levels.

- Other miscellaneous ($0.5) includes increases for Airport Development department services for other Board departments and commercial development/cargo/land use studies.

- Other new headcount ($0.6 million) increases for eight new positions that have been added for two positions in the new Global Strategy Division, a Human Resources Recruiter, an Employee Relations Manager, an AOC Communications Specialist, an Energy, Transportation, and Asset Management Designer, and two Environmental Operations Analysts.

F. Restore CEO Contingency **$3.5 million**

DFW budgets have historically contained a CEO contingency. Over the past nine years it has ranged from $7.5 million to $1.75 million. The CEO contingency is included in the rate base and may be used by the CEO without Board approval. It is recommended that the CEO contingency be $3.5 million in FY 2016. Over the past several years, DFW has experienced extreme abnormal weather which was not included in the budget. This increase will allow for the support of incremental winter weather operations by the airlines.

G. Adjust Operating Reserve **$2.4 million**

DFW is required to have a 90-day cash reserve for operating expenses. The budget in FY 2016 reflects a $2.4 million increase in the Operating Reserve because of budgeted expense changes. In FY 2016, the actual reserve needs to be increased by $6.9 million due to a net cost increase of $28.0 million. In a budget to budget comparison, the resulting Operating Reserve increase is $2.4 million.

H. Cost Reductions **($6.3) million**

Cost reductions related to FY 2015 abnormal winter weather, reduced utility rates, non-recurring expenses, and various other savings have been removed from the FY 2016 Budget.



- Other savings ($1.6 million) are from a variety of projects, contracts, and services that are being reduced in the FY 2016 Budget which includes reductions in facility maintenance contracts, conveyance contracts, Terminal B and E baggage handling system contracts, other professional services contracts, computer supplies, badging supplies, and ITS spares and consumables, and various other small savings.

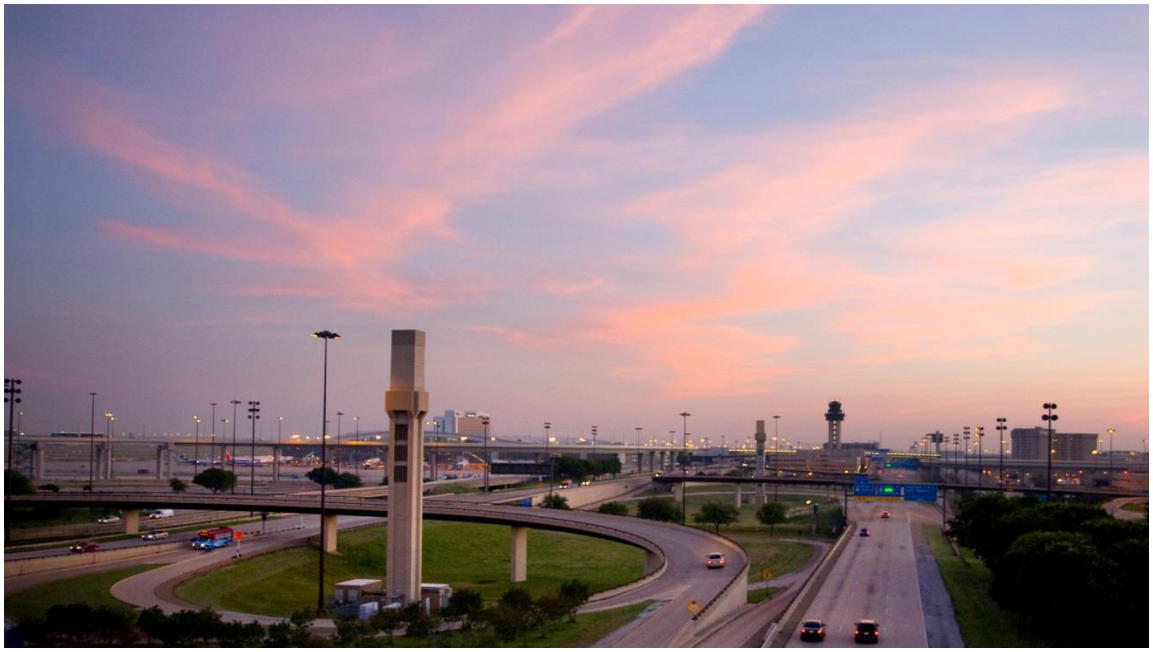
- FY 2015 one-time projects ($2.2 million) were eliminated from the FY 2016 Budget. These projects were completed in FY 2015 and are non-recurring.

- Utility savings ($0.6 million) are primarily due to lower rates associated with partnering with American Airlines to solicit electric service as a combined entity with these rates being locked in through February 2017; and gas savings primarily due to lower rates with these rates being locked in through September 2016.

- Defined benefit pension contribution ($0.9 million) savings are primarily due to better performance on investments.



- Winter weather reductions ($1.0 million) have been taken due to the abnormally severe winter weather that the DFW Metroplex experienced during FY 2015. The impact was increased expenses for deicing, foul weather equipment, and supplies above budget level expenses for average winter weather. The FY 2016 Budget reflects costs for average winter weather of $1.8 million for deicing contract and supplies.



Operating Budget by Category

The tables below compare the FY 2015 Outlook with the FY 2016 Budget by expense category. Variance explanations by major cost driver follow in the walkforward.

Operating Budget (in Millions)	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	Increase (Decrease) FY16B vs. FY15OL	Increase (Decrease) FY16B vs. FY16 F Plan
Salaries & Wages	$126.1	$129.3	$133.7	$7.6	$4.4
Benefits	61.0	64.3	63.8	2.8	(0.5)
Contract Services	143.4	147.3	153.7	10.3	6.3
Utilities	26.4	27.6	26.2	(0.2)	(1.4)
Equipment & Supplies	17.4	17.9	16.7	(0.7)	(1.2)
Insurance	5.3	6.2	5.4	0.1	(0.8)
Fuels	3.6	5.1	5.0	1.4	(0.2)
General, Admin & Other	6.1	6.9	6.9	0.8	0.0
Contingency	0.0	2.0	3.5	3.5	1.5
Subtotal	389.3	406.7	414.9	25.6	8.2
Operating Reserve	4.5	5.0	6.9	2.4	1.9
Total Budget	$393.8	$411.7	$421.8	$28.0	$10.1

	Budget Walkforward (millions)	Sals	Bens	Conts	Util	Supp	Ins	Fuels	G & A	Cont	Op Res	Total
	FY 2015 Outlook	$126.1	$61.0	$143.4	$26.4	$17.4	$5.3	$3.6	$6.1	$0.0	$4.5	$393.8
	Expense Increases											
A	Merit & salary annualization	4.9	0.2									5.2
B	Strategic Priorities											
	Customer service/custodial enhancements	0.3	0.4	4.6								5.3
	ITS security & disaster recovery	0.7	0.3	1.3								2.3
	DPS security	1.1	0.4									1.5
	Fire Training Research Center revenue growth	0.2	0.0									0.2
	Rebanking			1.1				0.3				1.4
C	Fixed Contract Increases											
	Healthcare		0.9									0.9
	Defined contribution pension & OPEB		1.1									1.1
	Facility maintenance			1.5								1.5
	Information technology fixed contracts			1.4								1.4
	Busing (non employee)			0.2								0.2
	Fuels							1.1				1.1
	Insurance premiums						0.1					0.1
D	Other contract increases											
	Marketing			0.6								0.6
	Information technology contracts			0.5								0.5
	Asset Management projects			2.8								2.8
	Other contracts			0.7								0.7
E	Other											
	Business development, travel, and training								0.6			0.6
	Other miscellaneous				0.4				0.2			0.5
	Other new headcount	0.5	0.2									0.6
F	Restore Contingency									3.5		3.5
G	Adjust Operating Reserve										2.4	2.4
	Net Increases before Cost Reductions	7.6	3.7	14.5	0.4	0.0	0.1	1.4	0.8	3.5	2.4	34.3
H	Cost Reductions											
	Other savings			(1.6)								(1.6)
	FY 2015 one-time projects			(2.2)								(2.2)
	Utilities				(0.6)							(0.6)
	Defined benefit pension		(0.9)									(0.9)
	Winter Weather			(0.2)		(0.8)						(1.0)
	Total Cost Reductions	0.0	(0.9)	(4.0)	(0.6)	(0.8)	0.0	0.0	0.0	0.0	0.0	(6.3)
	Net Increase	7.6	2.8	10.4	(0.2)	(0.8)	0.1	1.4	0.8	3.5	2.4	28.0
	FY 2016 proposed budget	$133.7	$63.8	$153.7	$26.2	$16.7	$5.4	$5.0	$6.9	$3.5	$6.9	$421.8

Salaries and Wages

The FY 2016 salaries and wages budget is $133.7 million, a $7.6 million (6.0%) increase from the FY 2015 Outlook of $126.1 million due to a 3.5% merit pool ($2.7 million), DPS STEP table increase of 3.5% ($0.9 million), 60 new positions ($3.1 million), annualization of FY 2015 merit increase ($0.8 million), and overtime ($0.1 million). This year 61 currently vacant positions were deferred for three months. New position dates of hire were staggered based upon Human Resources review and/or operational need.

Benefits

The FY 2016 benefits budget is $63.8 million, a $2.8 million (4.6%) increase from the FY 2015 Outlook of $61.0 million. This is the result of matching and voluntary retirement increases ($1.0 million), OPEB increases ($.0.3 million), DPS retirement increases ($0.2 million), health care increases ($1.4 million); accounting adjustments ($0.4 million), and social security and other net increases ($0.6 million), net of decreased defined benefit pension contributions ($1.1 million).

Contract Services

The FY 2016 contract services budget is $153.7 million, a $10.3 million (7.2%) increase from the FY 2015 Outlook of $143.4 million due to increases in facility maintenance contracts ($1.1 million) such as landscaping, rodent pest control, Terminals B & D facility maintenance contracts, exercising of passenger boarding bridges, and Skylink facilities operations and maintenance; customer service and custodial enhancements increases ($4.6 million) for best in class custodial service, terrazzo floor rejuvenation, and terminal clean team; busing increases ($0.2 million) for terminal link, remote, and express busing; ITS security and disaster recovery efforts ($1.3 million); AA rebanking related employee transportation and CBP reimbursement increases ($1.1 million); marketing contract increases ($0.6 million); computer contracts increases ($1.9 million); Asset Management projects increases ($0.7 million) such as pavement repairs, foam injection, storm sewer maintenance, energy & facility systems, UPS batteries and other one-time projects; and other contract increases ($0.9 million) for planning, outside legal, non-ITS consulting, and governmental relations contracts. These increases are partially offset by cost reductions related to the winter weather ($0.2 million), other savings reductions ($1.2 million) such as conveyances, Terminals B and E baggage handling system, noise compatibility, ITS consulting, airfield paint removal, and NCAA one-time expenses; additional various contract savings ($0.7 million) related to equipment maintenance, professional services, community events, one-time projects, and reclassification of internet contract to utilities.

Utilities

The FY 2016 utilities budget is $26.2 million, a $0.2 million (0.8%) decrease from the FY 2015 Outlook of $26.4 million due to decreases in electricity ($0.5 million); and gas ($0.3 million) offset by increases in water and sewer ($0.2 million); and communications costs ($0.4 million) due to the reclassification of internet contract from contract services to utilities.

Equipment and Supplies

The FY 2016 equipment and supplies budget is $16.7 million, a $0.7 million (3.9%) decrease from the FY 2015 Outlook of $17.4 million primarily due to cost reductions related to the winter storm ($0.9 million) for deicing, winter weather supplies and equipment; badging supplies decrease ($0.2 million), and computer licenses, software, and supplies decrease ($0.2 million). These savings are reduced by increases in general supplies, computer parts, spares, and consumables, uniforms, and other supplies ($0.5 million).

Insurance

The FY 2016 insurance budget is $5.4 million, a $0.1 million (2.8%) increase from the FY 2015 Outlook of $5.3 million primarily due to increased premiums based on claims experience and the value of DFW's assets, due to TRIP improvements and the new parking garages.

Fuels

The FY 2016 fuels budget is $5.0 million, a $1.4 million (38.9%) increase from the FY 2015 Outlook of $3.6 million primarily due to CNG/propane projected rate increases of 8 cents per DGE ($0.2 million), increased employee transportation busing routes due to American Airlines rebanking ($0.3 million), and an FY 15 CNG fuel tax credit not assumed in the FY 2016 Budget since this credit expired on December 31, 2014 ($0.9 million).

General and Administrative (G&A)

The FY 2016 general and administrative budget is $6.9 million, a $0.8 million (13.0%) increase from the FY 2015 Outlook of $6.1 million due to increases in travel ($0.3 million), business development travel ($0.4 million), staff training ($0.1 million); and other increases ($0.2 million) such as board sponsorships and memberships, employee recognition, and postage. These increases are reduced by savings of ($0.2 million) related to other fingerprinting and miscellaneous administrative expenses.

Contingency

The FY 2016 Budget includes $3.5 million of contingency inside the rate base to be spent at the CEO's discretion for projects and unforeseen events that come up during the fiscal year. The FY 2015 Budget included $2.0 million for contingency, however, over the last nine years it has ranged from $7.5 million to $1.75 million. During the last few years, DFW has experienced extreme abnormal weather which was not included in the budget. This increase will allow for the support of incremental winter weather operations by the airlines.

Operating Reserve

DFW is required to have a 90-day cash reserve for operating expenses. The FY 2016 operating reserve budget of $6.9 million is the amount necessary to fund the reserve.

Contingency Outside of Rate Base

Beginning in FY 2010, DFW began to add contingency outside of the rate base to the budget. This is done so that the airlines do not have to pay for the contingency during the year in the rate base, but provides management with flexibility should costs rise unexpectedly and an incentive to budget costs more accurately. This allows management to make investments in the DFW cost center or to pursue marketing initiatives if incremental revenues are generated. Management must obtain Board of Directors' approval prior to using this contingency. Contingency outside the rate base is recommended to be $10.0 million for FY 2016, consistent with the FY 2015 Budget.

Net Debt Service Budget

The FY 2016 net debt service budget is $215.3 million, a $36.9 million (20.7%) increase from the FY 2015 Outlook and a $43.8 million (16.9%) decrease from the FY 2016 Financial Plan as shown in the table below.

Debt Service (in Millions)	FY15 Outlook	FY16 Fin'l Plan	FY16 Budget	Increase (Decrease) FY16B vs. FY15OL	Increase (Decrease) FY16B vs. FY16FP
Debt Service and Coverage					
Existing Debt Service	$228.9	$243.3	$242.0	$13.2	($1.2)
New Debt Service[1]	73.4	132.2	103.8	30.4	(28.4)
PFIC Related Debt Service[2]	18.1	18.3	18.3	0.1	(0.0)
DFWCA Debt Service[3]	3.5	7.0	5.9	2.4	(1.1)
Less Interest Income	(0.1)	0.0	0.0	0.1	0.0
Gross Debt Service and Coverage	$323.7	$400.7	$370.0	$46.2	($30.7)
Offsets to Debt Service					
PFCs for Pre-TRIP Debt Service	$123.7	$116.2	$130.4	$6.8	$14.2
PFIC Transfers[2]	18.1	18.3	18.3	0.2	(0.0)
DFWCA Transfers[3]	3.5	7.0	5.9	2.4	(1.1)
Total Offsets	145.3	141.5	154.6	9.3	13.1
Net Debt Service Paid by Rate Base	$178.4	$259.2	$215.3	$36.9	($43.8)

[1]Shown net of Capitalized Interest

[2]RAC and Grand Hyatt Hotel

[3]Consolidated Headquarters and Terminal E Garage

The Net Debt Service increase of $36.9 million over the FY 2015 Outlook is primarily due to the increase in New Debt Service. Existing Debt Service is scheduled to gradually increase through FY 2017 as agreed upon in the Use Agreement.

DFW reviewed its Passenger Facility Charge (PFC) reserve balance and determined it would be possible to increase PFC application to offset for eligible debt service by $10 million in the FY 2015 Outlook and $15 million for the FY 2016 Budget. The additional $15 million of FY 2016 PFCs reduced the rate base which offsets increased expenses related to strategic priorities. See page 15 for more information.

The increase in New Debt Service is a result of completion of terminal projects in FY 2015 and FY 2016. New Debt Service is not PFC eligible.

Public Facility Improvement Corporation (PFIC) debt service relates to debt associated with the RAC and Grand Hyatt Hotel. This debt service is funded from the PFIC so that the debt service does not impact the rate base. Similarly, DFW Capital Account Debt Service is related to the consolidated headquarters. This is funded with transfers from the DFW Capital Account so it does not impact the rate base.

Positions

The table below summarizes the total number of operating and capital positions assumed in the FY 2016 Budget. Operating positions are paid out of the 102 Fund. Salaries and benefits of capital positions are capitalized and paid from the capital accounts. A summary of positions by department is included at the end of the Department section.

Positions	FY15 Budget	FY16 Changes	FY16 Budget
Operating	1,818	54	1,872
Capital	106	6	112
Total	1,924	60	1,984

Sixty total net new positions have been added for FY 2016, 54 positions are 102 funded and six positions are capital funded. This is comprised of sixty-nine new positions, reduction of one existing positions, and reduction of eight ITS positions through attrition during FY 2016. The positions are detailed in the table below. The additional positions in Environmental Affairs and one of the positions in Energy, Transportation and Asset Management are replacing long term board temporary staff with permanent positions.



Department	Number	Position
Customer Service	1	Customer Engagement Team Manager
Customer Service	3	Customer Engagement Team Specialist
ETAM	2	Garage Infrastructure Techs
ETAM	1	Lead Garage Tech
Operations	1	Corporate Aviation Lead
Public Safety	1	Fire Training Center Business Development Manager
Public Safety	1	Fire Training Center Production AV Tech Specialist
Public Safety	1	Fire Training Center Propane Technical Specialist
Finance	1	Fire Training Center Accountant
Total Strategic Initiatives positions	12	
ITS	1	AVP Technology Security
ITS	1	Security Analyst
ITS	1	Senior Security Engineer
ITS	1	Manager of Security Engineering
ITS	4	ITS Consultants
ITS	2	Program Managers
ITS	2	Project Managers
ITS	1	Portfolio Manager
ITS	1	Data Scientist
ITS	1	Report Writer
ITS	(8)	Positions to be eliminated in FY16 through attrition
Total ITS	7	
Public Safety	6	Police Officers
Public Safety	18	Security Services Guards (6 positions TRIP funded)
Public Safety	3	Security Supervisors
Public Safety	2	Security Services Trainers
Public Safety	3	Security Services Compliance
Public Safety	1	Access Control Office Assistant Manager
Public Safety	1	Access Control Office Administrative Assistant
Total DPS Security	34	
ETAM	1	Designer
Executive Office	1	VP of Int'l Marketing/Public Affairs/Govt. Relations
Executive Office	1	Administrative assistant for VP of Int'l Marketing/PA/GR
Human Resources	1	Recruiter
Human Resources	1	Employee Relations Manager
Operations	1	AOC Communications Specialist
Environment Affairs	2	Environmental Operations Analyst
Total Other positions	8	
Corporate Communications	(1)	Eliminated FY16 position
Total net new positions	60	

Department Overview and Walkforwards

DFW is organized into Divisions, which are comprised of Departments. Each Division page includes a summary of the Division's major functions and a walkforward of the FY 2016 Budget by major cost driver. The table below is a budget comparison by Department, in thousands.

	FY15 Outlook	FY16 Budget	Increase (Decrease) FY16B vs FY15OL	
Energy, Transportation & Asset Mgmt.	$131,901	$138,663	$6,761	5.1%
Public Safety	65,894	68,758	2,864	4.3%
Operations	11,644	11,932	288	2.5%
Environmental Affairs Department	5,227	5,388	161	3.1%
Operations	214,665	224,740	10,075	4.7%
Parking	50,023	51,400	1,377	2.8%
Concessions	3,285	3,326	42	1.3%
Customer Services Department	14,777	15,644	868	5.9%
Marketing Services Department	7,456	7,821	365	4.9%
Revenue Management	75,541	78,192	2,651	3.5%
Human Resources	7,050	7,573	523	7.4%
Procurement & Mat'l Mgmnt	4,470	4,549	80	1.8%
Business Diversity & Development	1,313	1,382	69	5.2%
Risk Management	7,841	7,821	(19)	(0.2%)
Corporate Communications	4,399	4,306	(92)	(2.1%)
Administration & Diversity	25,072	25,632	560	2.2%
Information Technology	40,389	44,109	3,720	9.2%
Finance	6,517	6,750	233	3.6%
Treasury	1,274	1,213	(62)	(4.9%)
Aviation Real Estate	1,430	1,413	(17)	(1.2%)
CFO/Airline Business & Technology	49,611	53,485	3,874	7.8%
International Marketing/Public Affairs	2,986	3,476	489	16.4%
Governmental Relations	1,041	1,204	163	15.7%
Air Service Development	2,182	2,188	6	0.3%
Global Strategy & Development	6,209	6,868	659	10.6%
Commercial Development	2,013	2,408	396	19.7%
Planning Department	1,967	2,941	974	49.5%
Airport Development and Engineering	2,940	3,111	171	5.8%
Airport Development Division	6,920	8,460	1,540	22.3%
Legal	2,550	2,842	292	11.4%
Audit Services	2,539	2,578	39	1.5%
Executive Office	4,894	5,087	193	3.9%
Contingency	0	3,500	3,500	n/a
Non Departmental	5,795	10,397	4,602	79.4%
Total Operating Expenses	$393,796	$421,781	$27,985	7.1%

Expense Budget Walkforward

	Budget Category (in millions)	Total	DFW	Airline
	FY 2015 Outlook	$393.8	$150.6	$243.2
A	Merit & salary annualization	5.2	2.4	2.8
B	Strategic Priorities			
	Customer service/custodial enhancements	5.3	0.8	4.5
	ITS security & disaster recovery	2.3	0.9	1.4
	DPS security	1.5	0.3	1.2
	Rebanking	1.4	1.1	0.3
	Fire Training Research Center revenue growth	0.2	0.0	0.2
	Total Strategic Priorities	10.6	3.1	7.5
C	Fixed contract increases			
	Healthcare	0.9	0.4	0.5
	Defined contribution pension & OPEB	1.1	0.4	0.7
	Facility maintenance	1.5	0.5	0.9
	Information technology fixed contracts	1.4	0.8	0.5
	Busing (non employee)	0.2	0.2	0.0
	Fuels	1.1	0.3	0.7
	Insurance premiums	0.1	0.1	0.0
	Total Fixed Increases	6.3	2.8	3.5
D	Other contract increases			
	Asset Management projects	2.8	0.8	1.9
	Marketing	0.6	0.5	0.1
	Information technology contracts (non-security relate	0.5	0.2	0.3
	Other contracts	0.7	0.3	0.4
	Total Other contract increases	4.6	1.8	2.8
E	Other			
	Business development, travel, and training	0.6	0.2	0.3
	Other miscellaneous	0.5	0.3	0.2
	Other new headcount	0.6	0.2	0.4
	Total Other increases	1.7	0.7	1.0
	Operating Expense Increases	28.5	10.8	17.6
	Contingency & reserves			
F	Restore contingency	3.5	1.2	2.3
G	Adjust operating reserve	2.4	0.8	1.6
	Total contingency & reserves	5.9	2.0	3.8
	Net increases before cost reductions	34.3	12.8	21.4
H	Cost reductions			
	Other savings	(1.6)	0.1	(1.7)
	FY 2015 one-time projects	(2.2)	(0.4)	(1.9)
	Utilities	(0.6)	(0.3)	(0.3)
	Defined benefit pension	(0.9)	(0.3)	(0.6)
	Winter weather	(1.0)	(0.1)	(0.9)
	Total Cost reductions	(6.3)	(0.9)	(5.3)
	Net increase	28.0	11.9	16.1
	FY 2016 Budget	$421.8	$162.5	$259.3

Note: The reference letters in the previous table are cross-referenced to the variance explanations in the following budget comparison and walkforward tables in this section.

Operations Division

Energy, Transportation and Asset Management (ETAM)

ETAM manages DFW's physical infrastructure assets and services to include energy management, thermal energy production and distribution, potable water and sanitary sewer system operation, pretreatment plant operation, spent aircraft deicing fluid collection, storage system operation, Skylink system operation and vehicle fleet maintenance. Services include facilities maintenance, custodial services and commissioning/retro-commissioning of physical assets, infrastructure/facility management, solid waste management, and customer support.

Public Safety (DPS)

It is the mission of the DFW Airport Department of Public Safety to provide the highest level of professional services to the Airport community through efficient planning, mitigation, response, and recovery from natural and manmade events that threaten lives, critical assets, or business continuity.

Operations

Airport Operations is responsible for managing airside and landside operations, ground transportation, Corporate Aviation and technical training. Airport Operations ensures the continuous availability of aviation support services and facilities for efficient and safe operations.

Environmental Affairs

Environmental Affairs implements comprehensive environmental compliance programs throughout DFW Airport, which includes support of the National Environmental Policy Act and the Federal Aviation Administration; regulatory and technical guidance to DFW departments, tenants, and contractors engaging in activities subject to environmental laws, regulations, rules, and enforcement agency policy; and management of a performance-based Environmental Management System and 21 core compliance programs as well as the Noise Compatibility Office.

Budget Comparison and Walkforward

Operations Division
(in thousands)

	FY15 Outlook	FY16 Budget
Asset Management	$131,901	$138,663
Public Safety	65,894	68,758
Operations	11,644	11,932
Environmental Affairs	5,227	5,388
Total Operations Division	$214,665	$224,740
Salaries & Wages	$67,685	$71,170
Benefits	32,785	34,238
Contract Services	73,144	78,250
Equipment & Supplies	16,248	16,884
Insurance	0	0
Utilities	23,610	23,012
Administrative	1,193	1,187
Total Operations Division	$214,665	$224,740

Walkforward from FY 2015 Outlook		Reference
FY 2015 Outlook	$214,665	
Salaries and Wages	3,484	A, B, E
Benefits	1,454	B, C, E, H
Contract Services	5,105	B, C, D, H
Equipment & Supplies	636	C, E, H
Utilities	(599)	H
Administrative	(6)	H
Total Proposed FY 2016 Budget	$224,740	

Revenue Management Division

Parking Operations

Parking Operations consists of Operations, Customer Relations, Ground Transportation Service, and Busing. Parking Operations is responsible for parking products, pricing, service delivery and reporting, handling customer feedback, monitoring electronic parking transactions, billing, and providing transportation services to DFW Remote Lots, Trinity Railway Express, Terminal Link, Express Parking and the Employee Shuttle.

Concessions

The Concessions Department is responsible for the management and administration of all passenger-related concessions and associated revenues within the airport terminals, Rental Car Center (RAC), telecommunications, and selected airport properties outside the terminals.

Customer Service Department

The Customer Service Department oversees the Ambassador Volunteer Program and Terminal Management. All areas of Customer Service focus on meeting public demands, safety, security, and guest relations to allow for improved satisfaction and operational efficiency.

Marketing Services Department

Marketing Services is responsible for developing and executing DFW's trade and consumer marketing plans in order to drive increased revenues and new airline business and for ensuring that a consistent brand image is portrayed to every one of DFW's audiences.

Budget Comparison and Walkforward

Revenue Management Division
(in thousands)

	FY15 Outlook	BY16 Budget
Parking	$50,023	$51,400
Concessions	3,285	3,326
Customer Service	14,777	15,644
Marketing Services	7,456	7,821
Total Revenue Mgmt Division	$75,541	$78,192
Salaries & Wages	$20,259	$20,447
Benefits	11,188	11,469
Contract Services	41,930	44,107
Equipment & Supplies	1,627	1,674
Utilities	2	4
Administrative	534	491
Total Revenue Mgmt Division	$75,541	$78,192

Walkforward from FY 2015 Outlook		Reference
FY 2015 Outlook	$75,541	
Salaries & Wages	188	A, B
Benefits	281	B, C, H
Contract Services	2,177	B, C, D,
Equipment & Supplies	48	E
Utilities	1	E
Administrative	(43)	H
Total FY 2016 Proposed Budget	$78,192	

Administration and Diversity Division

Business Diversity and Development

The Business Diversity & Development Department (BDDD) is responsible for administering the Board's Disadvantaged, Small, and Minority/Women-owned Business Enterprise Programs. BDDD has the overall responsibility to administer, monitor and enforce the DBE, SBE, M/WBE, ACDBE policies, standards and procedures.

Human Resources

Human Resources' (HR) primary functions are to develop and implement programs to enhance the effectiveness of the workforce. HR is responsible for consulting and advising management on employee relations issues, including employee corrective action, complaints, and grievances; assisting employees with concerns; and developing and administering policies and procedures to ensure compliance with federal and state regulations. HR also has responsibility for coordinating the recruitment and staffing activities of DFW. HR also manages and provides strategic direction for DFW Airport's internal communication and diversity programs. HR is responsible for writing and managing the content, messaging, and distribution of all employee communications, in order to educate employees on key DFW Airport initiatives, and create communication vehicles to inform staff of business news and recognize the efforts of DFW Airport employees.

Procurement & Materials Management

Procurement & Materials Management (PMM) provides DFW-wide centralized procurement, materials management, and reprographic services. PMM manages professional services contracts/procurements and P-card program, and prepares Official Board Actions (OBAs) for Board meetings. The Central Warehouse provides central receipt, financial and physical management of inventory, management of excess and obsolete property, and provides DFW-wide mail service. Print Services provides centralized reproduction, printing, and binding services for departments within the Airport.

Risk Management

Risk Management identifies, analyzes and evaluates exposures, intervenes with loss prevention measures that reduce costs, and ensures compliance with applicable laws and regulations and DFW Board Policies. Areas of general administration include claims management, safety training, management of self-funded, fully insured, and partial claims programs involving property and casualty liability, general liability, errors and omissions, employment liability, fiduciary/fidelity exposures, contractual review/interpretation, breach of contract, auto liability, driver safety and workers' compensation liability.

Corporate Communications

The Corporate Communications Department is responsible for elevating the reputation of DFW Airport. In this role, the Department will provide DFW Airport's collective voice through communications, outreach, engagement and collaboration to support the Airport in achieving its primary business goal. The Department is responsible for delivering impactful and results-oriented communications and creating advocacy among the audiences it serves.

Corporate Communications consists of worldwide day-to-day media relations, community engagement, business communications, Board and Owner City relations, and internal communications.

The objectives include enhancing external and internal communications to foster good will, favorably position DFW, proactively advance the Airport's image, and enable an engaged workforce, broadening stakeholder advocacy and support for the Airport's vision through outreach and engagement, and supporting the achievement of business goals through alignment of communications and relationship building.

Budget Comparison and Walkforward

Administration and Diversity Division
(in thousands)

	FY15 Outlook	FY16 Budget
Human Resources	$7,050	$7,573
Procurement & Materials Mgt	4,470	4,549
Business Diversity & Development	1,313	1,382
Risk Mgt	7,841	7,821
Corporate Communications	4,399	4,306
Total Admin & Diversity Division	$25,072	$25,632

Salaries & Wages	$8,550	$9,236
Benefits	4,965	4,936
Contract Services	3,490	3,314
Equipment & Supplies	542	617
Insurance	5,271	5,417
Utilities	0	0
Administrative	2,253	2,111
Total Admin & Diversity Division	$25,072	$25,632

Walkforward from FY 2015 Outlook		Reference
FY 2015 Outlook	$25,072	
Salaries and Wages	687	A, E
Benefits	(29)	C, E, H
Contract Services	(177)	H
Equipment & Supplies	75	E
Insurance	146	C
Administrative	(142)	H
Total FY 2016 Proposed Budget	$25,632	

CFO/Airline Business and Technology Division

Information Technology

Information Technology Services (ITS) is responsible for supporting the technical needs of the DFW Airport community by providing reliable systems, proactively responding to issues, and implementing a wide range of viable technologies that represent meaningful choices in terms of cost and functionality.

ITS is currently divided into 8 functional sections:

- The Technology Lab is responsible for future innovation and the research, development, and piloting of new technologies at the Airport.
- Customer Support manages the Help Desk, Field Technicians, and the frontline ITS Business Consultants.
- IT Programs is responsible for long running technology programs like Disaster Recovery, Asset Management, and Training.
- The IT Project Management Office manages new initiatives and projects to a successful completion.
- Development and Delivery is responsible for the software development and implementation of executive decision support systems, records management, CADD/GIS, web development, and the implementation of work-flow technologies.
- Enterprise Systems is responsible for the support and maintenance of the entire DFW Software Portfolio.
- Infrastructure Operations is responsible for the maintenance and administration of the voice and data communications infrastructure, desktop and server computing environments, databases, storage, and Terminal systems.

Finance

Finance is comprised of 3 groups: Accounting, Financial Planning, and Capital Planning & Accounting. Accounting is responsible for financial reporting, general ledger accounting, internal controls, revenue collections, accounts payable, accounts receivable, payroll, and fixed assets. Financial Planning is responsible for developing and monitoring DFW's Operating Budget and Outlook for revenues and expenses. This group is also responsible for establishing DFW's rates, fees and charges, and performing departmental financial analysis. In addition, Financial Planning analyzes DFW's business units to determine profitability, implementation of activity based costing, project analysis, process improvement and management methodologies for proper allocations of revenues and expenses. Capital Planning and Accounting is responsible for developing and monitoring DFW's Capital Budget and forecast. In 2014, the construction accounting and reporting function (6 positions) was transferred from Airport Development and Engineering to Finance.

Treasury/Cash Management

Treasury/Cash Management is responsible for providing strategic financial management for the Airport. This includes overseeing debt issuance/management, cash management, banking relations, DFW investments, retirement fund investments, and grants and PFC administration.

Aviation Real Estate

Aviation Real Estate serves as the liaison between the Airport and the tenants of all passenger terminals and aviation-related facilities, including air cargo and hangars. Through permits and leases, Aviation Real Estate manages the contractual relationship with the tenants. The department is also responsible for aviation facilities' strategic planning, with the goal of maximizing efficiency within the terminals and other aviation facilities.

Budget Comparison and Walkforward

CFO/Airline Business & Technology
(in thousands)

	FY15 Outlook	FY16 Budget
ITS	$40,389	$44,109
Finance	6,517	6,750
Treasury	1,274	1,213
Aviation Real Estate	1,430	1,413
Total CFO Division	$49,611	$53,485
Salaries & Wages	$18,223	$20,186
Benefits	8,404	8,783
Contract Services	17,196	18,471
Equipment & Supplies	2,613	2,384
Utilities	2,796	3,194
Administrative	378	467
Total CFO Division	$49,611	$53,485

Walkforward from FY 2015 Outlook		Reference
FY 2015 Outlook	$49,611	
Salaries and Wages	1,962	A, B,
Benefits	379	B, C, H
Contract Services	1,275	B, C, D, H
Equipment & Supplies	(230)	H
Utilities	398	E
Administrative	89	E
Total FY 2016 Proposed Budget	$53,485	

Global Strategy and Development

International Marketing Services/Public Affairs

International Marketing Services/Public Relations Department is responsible for developing and executing DFW's trade and consumer international marketing and international media relations in order to drive increased revenues and new airline business and for ensuring that a consistent brand image is portrayed to every one of DFW's international audiences. This Department is responsible for international media responsiveness and the department also leads special international events planning and dignitary visits.

Governmental Relations

The Government Relations Department directs the government affairs function at the airport; provides strategic expertise to airport staff and board members related to state and federal governmental issues; and serves as a point of contact for congressional and legislative representatives and staff, and state and federal agencies. The work involves monitoring and interpreting legislative and regulatory action at all levels, keeping executive staff informed of impact to DFW Airport and/or the aviation industry, and leading the Airport's educational and advocacy advocates to state and federal government entities.

Air Service Development

Air Service Development is responsible for developing and implementing both the comprehensive air service strategy as well as the marketing programs designed to attract new entrants, domestic and international carriers to DFW. In addition, Air Service Development encourages existing DFW carriers to both enter into new markets as well as to increase service in markets which are already served. Increases in air service either through new entrant carriers, or via existing carriers provide substantial economic benefit for the Dallas/Fort Worth Metroplex.

Air Service Development focuses on both domestic and international passenger and cargo airlines, respectively. This department is responsible for formulating strategic plans that include targeting top target markets and airlines, monitoring airline business trends, targeting potential airline services, and presenting business case presentations for target airlines to review. Through the business case presentations, Air Service Development promotes DFW by highlighting its numerous advantages and world-class facilities, and provides analytical demonstrations of the viability of the DFW market for new airlines and new service.

Budget Comparison and Walkforward

Global Strategy & Development
(in thousands)

	FY15 Outlook	FY16 Budget
International Marketing/Public Affairs	$2,986	$3,476
Governmental Relations	1,041	1,204
Air Service Development	2,182	2,188
Total Global Strategy Division	$6,209	$6,868
Salaries & Wages	$1,566	$1,782
Benefits	503	576
Contract Services	2,789	3,002
Equipment & Supplies	32	37
Insurance	0	0
Utilities	0	0
Administrative	1,319	1,471
Total Global Strategy Division	$6,209	$6,868

Walkforward from FY 2015 Outlook		Reference
FY 2015 Outlook	$6,209	
Salaries and Wages	216	A, E
Benefits	73	C, E, H
Contract Services	213	D
Equipment & Supplies	4	E
Administrative	152	E
Total FY 2016 Proposed Budget	$6,868	

Airport Development Division

Commercial Development

The Commercial Development Department plans, develops, markets and leases aviation-related industrial/warehouse, cargo/distribution facilities, mixed-use office, retail and hospitality spaces and available land at DFW. Commercial Development also evaluates and implements business opportunities that diversify DFW's revenue stream such as the exploration and production of natural gas, the Bear Creek Golf Course, management of Foreign Trade Zones and negotiations of ROW for highway, utilities and passenger rail. The Commercial Development Department plans, develops, markets and leases airline hangars, air-cargo and logistics facilities, hotels, gas/convenience stores, and commercially available land at DFW. Commercial Development also evaluates and implements business opportunities that diversify DFW's revenue stream.

Planning

Planning is responsible for directing and coordinating the overall planning activities of DFW including facilities, airfield, and transportation/roadway planning, and for directing DFW's signage program.

Airport Development and Engineering (ADE)

Airport Development and Engineering (ADE) has overall responsibility for the efficient, economical design and construction of capital facility developments and major rehabilitation projects at DFW. Airport Development and Engineering (ADE) also provides technical support services and/or personnel to other departments at DFW as needed in fulfilling DFW's mission. With the exception of uncapitalized projects and Code Compliance activities related to 3rd party permits, all costs are funded by the capital funds (3XX funds), not the 102 fund.

Budget Comparison and Walkforward

Airport Development Division
(in thousands)

	FY15 Outlook	FY16 Budget
Commercial Development Department	$2,013	$2,408
Planning Department	1,967	2,941
Airport Development Department	2,940	3,111
Total Airport Development Division	$6,920	$8,460
Salaries & Wages	$2,889	$3,269
Benefits	1,219	1,399
Contract Services	2,664	3,558
Equipment & Supplies	21	31
Insurance	0	0
Utilities	0	0
Administrative	128	204
Total Airport Development Division	$6,920	$8,460

Walkforward from FY 2015 Outlook		Reference
FY 2015 Outlook	$6,920	
Salaries and Wages	380	A
Benefits	181	C, H
Contract Services	894	D
Equipment & Supplies	10	E
Administrative	76	E
Total FY 2016 Proposed Budget	$8,460	

Legal

The Legal Department is responsible for providing advice and counsel to the Airport Board and Staff and for overseeing the prosecution and defense of litigation involving DFW Airport. Legal Department attorneys are provided by the Dallas and Fort Worth City Attorney's Offices in accordance with the 1968 Contract and Agreement.

Budget Comparison and Walkforward

Legal
(in thousands)

	FY15 Outlook	FY16 Budget
Salaries & Wages	$228	$223
Benefits	126	126
Contract Services	2,164	2,455
Equipment & Supplies	6	7
Insurance	0	0
Utilities	0	0
Administrative	26	31
Total Legal	$2,550	$2,842

Walkforward from 2015 Outlook		Reference
FY 2015 Outlook	$2,550	
Salaries & Wages	(5)	A
Benefits	(0)	C, H
Contract Services	291	E
Administrative	5	E
Total FY 2016 Proposed Budget	$2,842	

Audit Services

The Department of Audit Services is an independent appraisal function that reviews and evaluates DFW activities as a service to the Board of Directors and management. The Department of Audit Services reports directly to the Board of Directors through the Finance/Audit Committee. The Department performs work contributing to the safeguarding of assets; economical and efficient use of resources; accomplishment of established objectives and goals; compliance with laws, regulations, and DFW policies; and the reliability and integrity of information used by decision-makers.

Budget Comparison and Walkforward

Audit Services
(in thousands)

	FY15 Outlook	FY16 Budget
Salaries & Wages	$1,511	$1,517
Benefits	632	672
Contract Services	333	320
Equipment & Supplies	16	21
Insurance	0	0
Utilities	0	0
Administrative	46	48
Total Audit Services	$2,539	$2,578

Walkforward from 2015 Outlook		Reference
FY 2015 Outlook	$2,539	
Salaries & Wages	5	A
Benefits	40	C, H
Contract Services	(13)	D, H
Equipment & Supplies	5	E
Administrative	2	E
Total FY 2016 Proposed Budget	$2,578	

Executive Office

The Chief Executive Officer, as the chief administrator and executive officer of the DFW Airport Board, recommends policies to the Board of Directors for the planning, constructing, maintaining, operating and regulating of DFW. The Chief Executive Officer, along with the Executive Staff (6 Executive Vice Presidents and support staff), oversees the implementation of adopted policies and is responsible for conducting monthly and special meetings with the Board of Directors. This budget also includes salaries and wages of support staff for the CEO and Executive Staff.

Budget Comparison and Walkforward

Executive Office
(in thousands)

	FY15 Outlook	FY16 Budget
Salaries & Wages	$2,728	$2,864
Benefits	1,104	1,154
Contract Services	426	201
Equipment & Supplies	22	20
Insurance	0	0
Utilities	0	0
Administrative	615	4,349
Total Executive Office	$4,894	$8,587

Walkforward from 2015 Outlook		Reference
FY 2015 Outlook	$4,894	
Salaries & Wages	136	A
Benefits	49	C, H
Contract Services	(224)	H
Equipment & Supplies	(2)	H
Administrative	3,734	E, F
Total FY 2016 Proposed Budget	$8,587	

Airport Non-Departmental

The Airport Non-Departmental budget reflects the change in operating reserve, payroll accruals, incentive compensation, affordable health care act fees, supplemental retirement, and any other expenses that are recognized at a Board-wide, rather than a departmental, level. These include Outlook adjustments made at a high level, medical insurance claims stop loss reimbursement, and medical claim overruns.

Budget Comparison and Walkforward

DFW Non-Departmental
(in thousands)

	FY15 Outlook	FY16 Budget
Salaries & Wages	$2,481	$3,033
Benefits	99	467
Contract Services	(729)	0
Equipment & Supplies	(161)	0
Insurance	0	0
Utilities	0	0
Administrative	(401)	23
Operating Reserve	4,505	6,874
Total Non-Departmental	$5,795	$10,397

Walkforward from 2015 Outlook		Reference
FY 2015 Outlook	$5,795	
Salaries & Wages	552	Payroll accrual, longevity, and other Outlook adjustments
Benefits	368	Benefit adjustmens made in Outlook and LHD over/under
Contract Services	729	Prior year soil remediation credit
Equipment & Supplies	161	Outlook adjustments
Administrative	423	Outlook adjustments
Operating Reserve	2,369	Operating Reserve requirement increase
Total FY 2016 Proposed Budget	$10,397	

Position Walkforward

Division/Department/Section	FY15 Adjusted Budget	Transfers	Changes	FY 16 Budget
Operations				
Energy, Transportation & Asset Mgmt.	313		4	317
Public Safety	562		37	599
Airport Operations	120		2	122
Environmental Affairs	28		2	30
Total Operations	1,023	0	45	1,068
Revenue Management				
Customer Service	47		4	51
Marketing Services	16	(1)		15
Parking Operations	298			298
Concessions	24			24
Total Revenue Management	385	(1)	4	388
Administration & Diversity				
Human Resources	32	5	2	39
Procurement & Materials Mgmt	40			40
Risk Management	18	(6)		12
Business Development & Diversity	9			9
Corporate Communications	22		(1)	21
Total Admin & Diversity	121	(1)	1	121
CFO, Airline Business and Technology				
Aviation Real Estate	8			8
Finance	61.5		1	62.5
Treasury Management	8			8
Information Technology Services	150	1	7	158
Total Finance & ITS	228	1	8	237
Global Strategy & Development				
International Marketing/Public Affairs	5	2		7
Governmental Relations	2			2
Air Service Development	9			9
Total Global Strategy & Development	16	2	0	18
Airport Development Division				
Airport Development	91	(1)		90
Commercial Development	15			15
Planning	14	1		15
Total Airport Development Division	120	0	0	120
Legal	3.5			3.5
Audit Services	15			15
Executive Office	13	(1)	2	14
Total DFW	1,924	0	60	1,984

Capital Budget

DFW has 2 capital accounts in its Construction and Improvement Fund: the DFW Capital Account and the Joint Capital Account. The DFW Capital Account is DFW's discretionary account. It may be used for any legal purpose and does not require airline approval. DFW uses this fund for renewals and replacements and other discretionary projects. Funding for the DFW Capital Account is transferred from the net revenues from the DFW Cost Center, interest income, grants, and bond proceeds for commercial development projects.

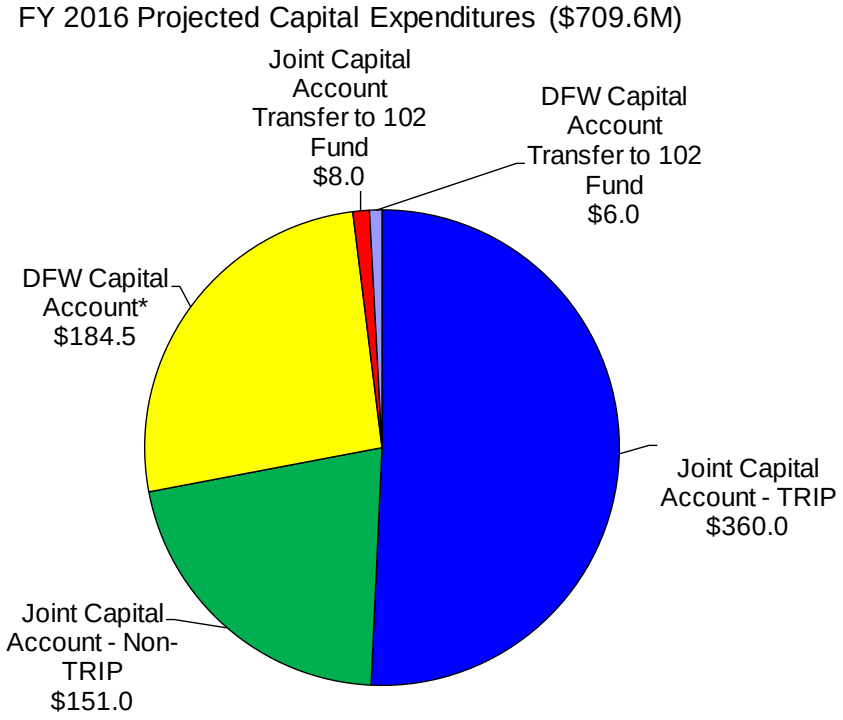
The Joint Capital Account requires airline approval for money to be spent. Since the FY 2011 Use Agreement, DFW has received airline approval for $2.7 billion of bond funding for the Terminal Renewal and Improvement Program (TRIP), which includes $797 million of additional approved scope and budget increases beyond the original $1.92 billion program budget. Included in this increase was $647 million of TRIP "*re-baseline*" scope and cost additions which are discussed in more detail in the paragraph below. Additionally, $762 million of non-TRIP project approvals, including $220 million for other "pre-approved" projects related to Airfield, Roadway/Rail, Utilities, Parking, and various other projects, $128 million for terminal gate expansion projects, $197.6 million for a new parking garage at Terminal A, and various other projects, for a total of $3.48 billion of approved projects (see table for details on following page – "*MII Approvals Since New Use Agreement*"). Funding for this account comes from bond proceeds, natural gas royalties, sale of land proceeds, grants, and interest income. The Use Agreement provides for a Joint Capital Account Transfer of $8 million in FY 2016 to the Terminal Cost Center to subsidize terminal rentals.

During FY 2015, the TRIP program underwent a $647 million "*re-baseline*" initiative in light of cost and schedule pressures experienced on the initial phases of the program. The re-baseline activities entailed a comprehensive evaluation of both a lessons-learned on already completed TRIP terminal sections, as well as extensive stakeholder reviews of go-forward scope and cost reforecasting. Included in this re-baseline was $263 million of new scope as follows: 1) Airline request to add $100 million of incremental schedule and cost impacts of a scope addition involving the build back of the "high Terminal C gates" (gates C35-C39) currently planned to be demolished as part of TRIP, 2) $163 million of various other required new scope which was jointly agreed upon by both the airlines and DFW Airport. These incremental costs are included in the following table and charts.

Since the TRIP schedule impacts the annual debt service expense and revenue budgets, the FY 2016 expense budget was adjusted in anticipation of relatively minor slides in the opening dates of the remaining terminal sections scheduled to be completed during FY 2016. These anticipated delays resulted in slightly less FY 2016 TRIP debt service and terminal concessions revenue than was previously estimated for FY 2016 in the FY 2015 Financial Plan.

Projected Capital – Uses of Cash by Capital Account

DFW projects to spend approximately $709.6 million on capital expenditures in FY 2016 as summarized in the following chart.



**$84.9M is debt financed for Commercial Development and other projects.*

The following table summarizes total projected capital expenditures for projects to be in progress during FY 2016.

			Active Projects in FY 2016				
Capital Budget (Millions)	Actual FY 2014	Forecast FY 2015	Prior Years	Projected FY 2016	Future Years*	Total Budget	
DFW Capital Account	$143.0	$220.0	$51.1	$184.5	$135.9	$371.6	
Joint Capital Acccount							
TRIP	247.0	344.0	1,060.0	360.0	1,303.0	2,723.0	**
Non-TRIP	178.0	197.0	119.8	151.0	314.8	585.6	
Transfers to 102	16.0	15.0	103.0	14.0	40.0	112.0	
Total Capital	$584.0	$776.0	$1,333.9	$709.6	$1,793.8	$3,792.2	

*Future years repersents spend through FY2020 for all projects except TRIP which is FY2021.

** Includes $4.7M of projects pending MII approval

The table on the following page summarizes the airline MII approvals that DFW Airport has received thus far, including those projects in the new Use Agreement.

DFW Airport MII Approvals Since New Use Agreement Dated Oct 1, 2010

Item#	Project Name	$'s in Millions TRIP	Non-TRIP	Total
MII Approvals In New Use Agreement:				
1	TRIP (base scope - escalated)	$1,922.0		$1,922.0
2	$220M Pre-Approved Capital Projects		220.0	220.0
3	Term D South Extension (4 add'l gates)		80.0	80.0
4	Term D North Extension (B/D Connector - B1, B2, B3)		10.0	10.0
5	Term B North Stinger (10 new gates) add'l MII approval		0.0	0.0
	Total Use Agreement MII Approved Projects	1,922.0	310.0	2,232.0
MII Approvals Subsequent to New Use Agreement:				
6	TRIP (cost/scope increase to base - Term B BHS)	17.5		$17.5
7	TRIP Programming & Schematic Design Cost (excluded from TRIP budget)		32.0	32.0
8	TRIP: Terminal A, B, C, & E Window Replacement	40.0		40.0
9	Funding of Design costs for add'l Add/Alt projects		2.0	2.0
10	TRIP: Natural Gas Lines (Term B, C, & E only)	3.9		3.9
11	N. Express Covered Parking Expansion (1,000 spaces) Ph 1 *		14.0	14.0
12	Term D North Extension (B/D Connector - B1, B2, B3) Budget Increase		11.0	11.0
13	Less: $20M taken from Term D South Ext (Item #3) for B-North Stinger		(20.0)	(20.0)
14	Term B North Stinger (10 new gates) add'l MII approval		40.0	40.0
15	Aircraft Operation Area (AOA) Snow/Ice Removal Equipment		9.5	9.5
16	Skylink Bond Issuance		1.0	1.0
17	Terminal A Parking Garage Reconstruction (All sections)		176.7	176.7
18	1W/5E Employee Parking *		0.0	0.0
19	D-South Expansion: D15/16 A-380 Jetbridge (Design Only)		0.5	0.5
20	FY11 ADE Overhead (JCA cash funded)		2.7	2.7
21	FY11 Natural Gas Reimbusables (JCA cash funded)		1.7	1.7
22	FY12 ADE Overhead (JCA cash funded)		2.7	2.7
23	FY12 Natural Gas Reimbusables (JCA cash funded)		1.5	1.5
24	FY13 - FY20 Natural Gas Reimbursables (annual NTE $1.4M) (JCA cash funded)		11.2	11.2
25	TRIP: Terminal Electric Vault Replacement	9.2		9.2
26	Snow & Ice Facility Modifications (old USPS facility)		0.9	0.9
27	N.Express Public Covered Parking Expansion (phase 2)		5.5	5.5
28	TRIP Annual Transition Costs (NTE $2M/yr through 2017)	14.0		14.0
29	TRIP: Terminal A Concession Loading Dock	4.0		4.0
30	D Hardstand Equip for International Ops		1.9	1.9
31	Central Terminal Area (CTA) Strategy Study (Phase 1 & 2)		2.0	2.0
32	FY13 - FY20 ADE Overhead ($3.5M annual NTE through FY20)		28.0	28.0
33	DPS Station #1 Rehab/Expansion (partial design only)		1.0	1.0
34	TRIP: Reimb TRIP Contingency for Term A & B (AA's AOF/Next Gen)	11.2		11.2
35	Automated Passport Control (APC) Phase 1 for U.S. Citizens		1.7	1.7
36	TRIP: AA Terminal (A, B, & C) Branding/Cust Service elements	14.0		14.0
37	Design B/D Sterile Corridor Extension (from B4 - ~B9)		2.8	2.8
38	TRIP: AA Reimb for TRIP Self-Perform Work (assumes new scope)	5.5		5.5
39	Design - Term E Roadway Improvements		2.9	2.9
40	TRIP Contracting Capacity - Terminal A		0.0	0.0
41	Terminal A Parking Garage - Additional funds to item #17		20.9	20.9
42	Project Re-allocation between Categories $220M Pre-approved & Taxiway "L"		0.0	0.0
43	D-South Expansion: D15/16 A-380 Jetbridge (construction, design approved in #19)		3.8	3.8
44	TRIP - Terminal A Concessions Storage	2.3		2.3
45	TRIP - Passenger Information Centers (ph 1: 1st 7 of 21 locations)	1.2		1.2
46	Terminal E Roadway Improvements (construction only, design approved in #39)		30.5	30.5
47	TRIP - Budget Increase (A, B, E & C, w/$100M C-high gate buildback)	640.0		640.0
48	TRIP - Concessions Storage Areas (Term B, E, and C)	6.1		6.1
49	TRIP: Enhanced Security Checkpoint (11 locations)	0.8		0.8
50	TRIP: Curbside Signage (upper+lower lvl) Term A Design Only	0.3		0.3
51	TRIP: Curbside Lighting (LED)-Lower Lvl (A, B, C, & E Design Only)	0.1		0.1
52	Winter Weather: Airside Deicing Equipment (3 snow blowers @ $735K ea)		2.2	2.2
54	Access Control Mgt System Automation (Badging Office in Term D)		3.0	3.0
55	DPS Station #1 (remaining design + construction). Partial design approved in #33.		24.8	24.8
56	TRIP: Term A Pax Tunnel between section B & A/C Connector	21.0		21.0
57	D-South Expansion: F Ramp Expansion (net of grants)		16.5	16.5
58	D-South Expansion: D5 Bus Gate for Hardstand Operations		3.2	3.2
59	TRIP - Concessions Loading Dock @ Term E-North	5.2		5.2
60	Taxiway "Y" Bridge Strengthening for ADG VI (A-380) (net of grants)		4.6	4.6
61	"T" Rail Station @ Terminal B (Design drip-funding)		4.0	4.0
62	FY15 Hardstand Equipment		0.8	0.8
	MII APPROVALS SINCE NEW USE AGREEMENT	**796.5**	**452.1**	**1,248.5**
	TOTAL MII APPROVALS INCLUDING NEW USE AGREEMENT PROJECTS	**$2,718.5**	**$762.1**	**$3,480.5**

The following table shows cash flow projections, gross of grant reimbursements, for the DFW capital projects. New projects (projects not included in FY 2015 capex spend) are highlighted in blue and are subject to change.

DFW CAPITAL ACCOUNT (In Millions)	Prior		Future
Project Name	Years	FY16	Years
Term E Parking Garage (section B)	14.3	58.3	4.0
Air Service Incentive Plan (ASIP)	16.3	11.0	32.1
Passport Park - DFW (Ph I)	0.0	8.2	8.4
Rehab Airfield Pavements FY14	0.3	7.6	15.3
Other Discretionary (Annual)	0.0	7.1	130.0
Terminal "D" Annual Capital Renewal	1.1	5.8	55.9
Rehabilitate Airfield Pavements FY13	10.5	5.5	0.0
TSA Checked Bag Resolution Area (CBRA)	0.0	4.5	22.5
SH 161 Mixed Use (East of 161)	0.0	3.9	3.9
Coppell Freeway Commercial DD#3	0.0	3.3	3.3
NW Logistics (Ph II)	0.0	3.1	2.0
Term E Parking Garage (section C)	1.6	3.0	46.5
Rehabilitate Airfield Lighting Systems FY16 - FY20	0.0	3.0	18.0
Replace Express Vans	1.4	2.8	10.4
Rehabilitate Airfield Lighting Systems FY15	2.6	2.7	0.0
ITS Sys Ops Refresh	0.0	2.5	2.5
Logistics Center III, IV, V	0.0	2.1	0.0
Walnut Hill Industrial (Ph I)	1.5	2.0	3.0
AOC AV Equip Refresh	0.0	1.7	0.8
PCS PCI-compliant Credit Card Reader changeout	0.1	1.6	0.7
Replace General Purpose Vehicles	0.2	1.6	6.0
Business Reporting/Business Intelligence System	0.7	1.5	0.3
Replace Heavy Equipment	3.3	1.5	5.4
Rehabilitate Storm Water Treatment Plant	0.4	1.5	4.6
EVIDS Head-End Sys Replacement	0.0	1.4	5.6
EVIDS Content Mgt/Digital Messaging	1.2	1.2	2.4
Replace Computer-Aided Dispatch (CAD)/Records Mgt Sys (RMS)	1.6	1.2	1.4
IT Term Sys group Reloc from S.Tower to Term B	1.1	1.2	0.0
Rapid Intervention Vehicles (RIV)	0.0	1.2	0.0
Relocate ACO Term B	0.3	1.2	0.3
AOC Telecom	0.0	1.1	0.6
Term D Bag Makeup Unit Renewal	0.0	1.1	2.4
Skylink Renewal Program	3.3	1.0	8.2
Bear Creek - DFW (Ph I)	0.0	1.0	0.0
Projects <1M	**34.8**	**27.1**	**91.9**
TOTAL DFW CAPITAL ACCOUNT	51.1	184.5	135.9
ADD: TRANSFER TO 102 (Debt Service for Airport Headquarters and Terminal E Garage)	3.0	6.0	36.0
TOTAL USES OF DFW CAPITAL ACCOUNT	$54.1	$190.5	$171.9

The following projects will be funded from the Joint Capital Account during FY 2016. Spend amounts are gross of grant reimbursements. New projects (projects not included in FY 2015 capex spend) are highlighted in blue and are subject to change.

JOINT CAPITAL ACCOUNT (In Millions) Project Name	Prior Years	FY16	Future Years
Terminal Renewal and Improvement Program (TRIP)	$1,060.0	$360.0	$1,303.0
TOTAL JOINT CAPITAL ACCOUNT (TRIP)	1,060.0	360.0	1,303.0
Non-TRIP:			
Airside Deicing Equip Expansion: Snow Removal FY15/16	0.1	27.7	0.0
"T" Rail Station @ Terminal B	1.3	18.4	31.4
T/W "Lima" Reconstruction*	28.4	17.4	5.3
D-South Expansion: F Ramp Expansion*	0.3	15.0	35.7
DPS Station #1 Reconstruction/Expansion*	2.2	14.1	9.4
D-South Expansion: Customs Egress / Int'l Bag Claim Expansion	0.0	5.7	7.0
ITS Radio System Expansion*	7.2	5.1	1.4
Taxiway "Y" Bridge Strengthening (A380) Construction*	0.4	4.6	8.2
Term E - Concessions Loading Docks*	0.0	4.1	1.2
Rehabilitate Landside Roads & Bridges Ph 4*	0.6	3.6	3.7
Airside Deicing Facilities Expansion: Maint/Storage	0.0	3.4	9.6
D-South Expansion: Term D ATO Optimization	0.0	3.1	2.0
Landside Deicing Equip Expansion: Snow Removal	0.0	2.8	0.0
Rehab & Reconfigure Water Pump Stations*	0.3	2.3	3.9
D-South Expansion: D5 Bus Gate*	1.2	2.1	0.0
Term E-Satellite Relife	0.0	2.0	4.0
Term E Roadway Improvements *	31.5	2.0	0.0
Rehab E. Side Plant Chillers *	0.0	1.9	1.5
D-South Expansion: Gate expansion	0.0	1.8	155.9
Rehabilitate Deicing System Large Storage Areas*	0.4	1.8	5.4
Airside Deicing Infrastructure Expansion: Connect NE Holdpad	0.0	1.4	3.9
FY16 Hardstand Equipment	0.0	1.4	0.0
Access Control Mgt Sys*	0.0	1.0	2.0
Projects <1M	**47.3**	**8.6**	**2.0**
* MII Approved Projects			
TOTAL JOINT CAPITAL ACCOUNT (NON-TRIP)	119.8	151.0	314.8
TOTAL JOINT CAPITAL ACCOUNT	1,179.8	511.0	1,617.8
ADD: USE AGREEMENT CAPITAL TRANSFER TO 102	100.0	8.0	4.0
TOTAL USES OF JOINT CAPITAL ACCOUNT	1,279.8	519.0	1,621.8
TOTAL USES OF JOINT + DFW CAPITAL ACCOUNT	$1,333.9	$709.6	$1,793.8

Capital Project Approval Process

In FY 2010, DFW management developed a 10-year capital plan as the basis for negotiating the Use Agreement. The FY 2016 projects from the list on the prior page were derived from that plan. Most of the new projects are officially in a "planning status." When the project manager is ready to initiate the project, a detailed capital worksheet is prepared including alternatives, and presented to the Capital Committee for review and approval. CEO approval is required for projects equal to or greater than $750,000. Projects on this list may be modified or eliminated if planning assumptions on costs and benefits do not materialize upon more detailed analysis. It is possible that new projects may arise during the fiscal year due to the dynamic nature of an airport. This "just-in-time" capital planning process provides flexibility to manage the process most effectively. From a process standpoint, the Board of Directors does not approve an overall capital budget. Instead, the Board reviews projects to be funded with bond proceeds before the bonds are sold and reviews individual capital projects as contracts for those projects are brought to the Board for approval.

Major Capital Project Descriptions

There are several major capital initiatives in the FY 2016 Capital Budget including:

- Terminal Renewal and Improvement Program (TRIP) – As DFW's domestic terminals approach end of useful life, a major rehabilitation/ redevelopment program is underway for Terminals A, B, C and E. The current approved budget is $2.7 billion. Each TRIP terminal contains 3 sections, which are being reconstructed 1 terminal section at a time to maintain sufficient gate capacity to meet airline operational requirements. The first terminal section, Terminal A – Section A, was completed in March 2013 with 3 additional terminal sections in Terminals A, B, and E completed and opened in FY 2015. The last section of Terminal A - Section C, will be completed in the summer FY 2016, along with the second section of Terminal B and E during FY 2016. Total program completion is scheduled for early Spring FY 2021 with completion of the last section of Terminal C. Approximately $360 million is anticipated to be spent during FY 2016.

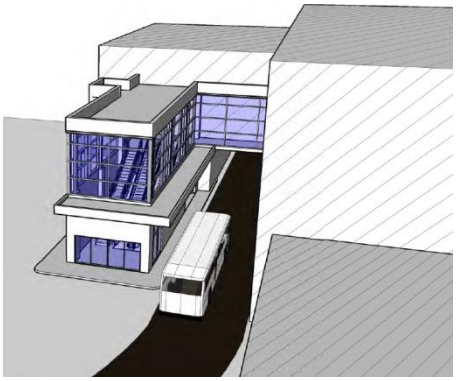


- Parking Expansion – Parking capacity at Terminal A will be expanded by approximately 54% through the reconstruction of a new more efficient parking garage with approximately 7,576 spaces to replace the prior 4,914 space parking garage and implement roadway improvements. This garage is being constructed in 3 phases, lasting approximately 1 year per phase. Section A/phase 1 of this new parking garage, along with the associated roadway improvements opened in March 2013. Section B/phase 2 opened in May 2014. The final section C/phase 3 opened in June of 2015 (shown in picture to right). Also, a reconstruction of Terminal E – section B and C is planned which will increase total Terminal E Garage parking spaces from 4,050 to 5,672, or a 40% increase in capacity, as well as improve the associated roadways to alleviate traffic congestion in front of Terminal E. The roadways associated with the Terminal E parking



garage were completed in early Summer FY 2015, with full completion of the last parking garage section scheduled for Winter FY 2016. Approximately $63 million is anticipated to be spent during FY 2016 on these new parking projects.

- Terminal Gate and Terminal D Passenger Processing Capacity Expansion – Additional gate capacity is planned in D-South to meet increased forecasted gate demand. Projects include Programming and Schematic Design (PSD) for future potential gate expansion south of Terminal D which was pre-approved in the Use Agreement. Forecasted gate demands and the eventual gate expansion are currently being analyzed as part of a holistic Central Terminal Area study to identify the timing, configuration, and location of future gate expansion. Current and near-term forecasted international flights are also requiring interim hardstand operations until additional contact gates can be constructed. This growth will drive expansion of passenger processing capacity in Terminal D, to include ticket counters and Security Screening Checkpoint (SSCP) expansion, as well as construction of an additional bus gate at D5 (shown in picture to right) to accommodate increased hardstand operations. Approximately $13 million is anticipated to be spent during FY 2016.



- Airfield Reconstruction and Expansion – As part of DFW's ongoing airfield pavements rehabilitation program, a $51 million project ($15.3 million net of AIP grants) for reconstruction of Taxiway "L" is underway to reconstruct a major east side taxiway which has reached the end of useful life. Design is complete using 75% AIP grant funding and construction is underway with completion anticipated in Spring of FY 2017. Approximately $17.4 million ($5.2 million net of grants) is anticipated to be spent during FY 2016. Additionally, a $51 million expansion of the Terminal D - South aircraft ramp adjacent to the west of the future Terminal "F" is programmed with 75% AIP grant funding (shown in picture to right). This expansion is required to meet current and future demand for additional aircraft parking positions for hardstand operations, primarily for international flights at Terminal D, which cannot be accommodated on a terminal contact gate due to current gate capacity constraints. Approximately $15 million is anticipated to be spent in FY 2016, $5.1M net of grants. FY 2016 will also include a $14 million airfield project to strengthen Taxiway "Y" bridge, one of the north crossover taxiways for aircraft movements over International Parkway to cross between the west and east side of DFW Airport. This is needed to accommodate the increasing use of heavier Aircraft Design Group (ADG) VI aircraft, i.e., A-380 and 747-800, which exceeds the current load bearing capacity of current cross taxiway bridges. Approximately $4.6M is anticipated to be spent in FY 2016, $1.8 million net of grants.



- Expand Winter Weather Deicing Capacity – DFW is currently working with the airlines to obtain MII approval to fund the expansion of deicing capacity in 3 major areas: 1) Purchase of additional airside and landside snow removal equipment to remove snow and ice on DFW's large expanse of airfield pavements, 2) Expansion of facilities to



maintain and store the numerous pieces of large airfield equipment, 3) Expansion of infrastructure to store and treat Spend Aircraft Deicing Fluid (SADF). These 3 major deicing capacity expansion areas will enable DFW to ensure airfield capacity will meet airline operational demand during winter storm events as well as perform gate deicing at Terminal D. Approximately $35.8 million is anticipated to be spent in FY 2016.

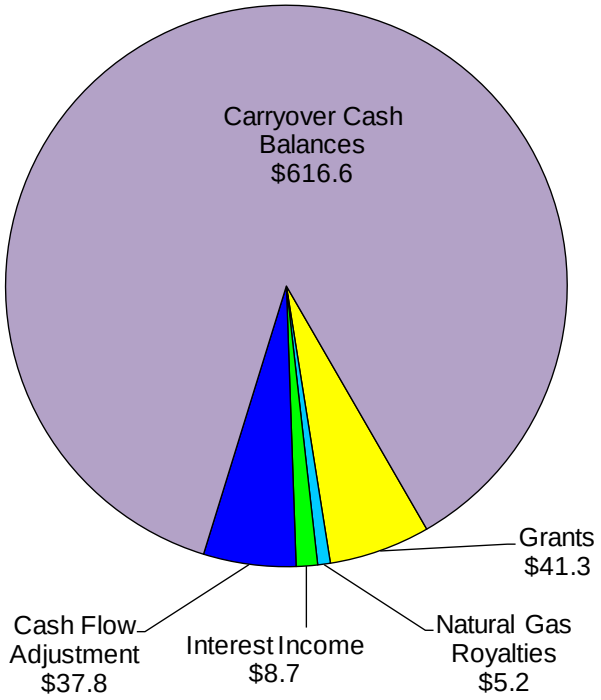
- Commercial Development and Other – Several locations are planned for Commercial Development, including various developments at Passport Park (shown in picture to right) in southeast quadrant of DFW, Walnut Hill Industrial, Coppell Industrial, Bear Creek and others. Additionally, construction will continue into FY 2016 on Southgate development to complete the US Post Office, and 3 restaurants. Also, future development is planned for 3 sites off Royal Lane between SH114/SH635 for warehouse, distribution, office and assembly facilities. Approximately $24.6 million is anticipated to be spent during FY 2016.



Capital Projects - Sources of Cash

DFW's capital programs are funded from a variety of sources as shown in the following chart.

FY 2016 Capital Sources of Cash ($709.6M)



The following table highlights the walkforward of DFW's capital funds.

Airport Capital Funds Walkforward
(In Millions)

Capital Walkforward	Joint Capital	DFW Capital	Total
Beginning Cash (10/1/15)	$1,655.6	$193.6	$1,849.2
Sources of Funds:			
Grants	24.8	16.5	41.3
Debt	-	-	-
Natural Gas Royalties	5.2	-	5.2
Interest Income	8.7	0.3	8.7
Cash Flow Adjustment	37.8	-	37.8
Total Sources	76.5	16.5	93.0
Less:			
Capital Uses	(511.0)	(184.5)	(695.6)
DFW Capital Account Transfer to 102	.0	(6.0)	(6.0)
Joint Capital Account Transfer to 102	(8.0)	-	(8.0)
Total Uses	(519.0)	(190.5)	(709.6)
Total Ending Cash Balance	1,213.1	19.6	1,232.6
Add: Cash From DFW Cost Center *	.0	76.4	76.4
Ending Cash (9/30/16)	$1,213.1	$96.0	$1,309.0

** FY15 O&M DFW Cost Center Outlook to be received in DFW Capital Acct in first Quarter FY16*

AGENDA ITEM # 34

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Library

CMO: Joey Zapata, 670-1204

MAPSCO: N/A

SUBJECT

Authorize **(1)** the acceptance of four grants through the Texas State Library and Archives Commission for the period September 1, 2015 through August 31, 2016: Special Projects Grant in the amount of $75,000, Library Cooperation Grant in the amount of $73,808, Impact Grant in the amount of $7,446, and Texas Reads Grant in the amount of $3,000; **(2)** the receipt and deposit of program income in the amount of $10,000 for the Library Cooperation Grant generated from GED Testing Center activities; **(3)** the establishment of appropriations in the amount of $10,000 in the GED Testing Center Program income fund to be used for other eligible activities; and **(4)** execution of the grant agreements - Total not to exceed $169,254 - Financing: Texas State Library and Archives Commission Grant Funds ($159,254) and Estimated Program Income ($10,000)

BACKGROUND

Texas State Library and Archives Commission (TSLAC) awards competitive grants to libraries and regional library systems across the state to support literacy and educational initiatives. The Dallas Public Library received four of these grants from TSLAC.

Special Projects Grant, in the amount of $75,000, to provide continued staffing for its Homeless Engagement Initiative at the J. Erik Jonsson Central Library. The collaborative project between the Dallas Public Library, the Friends of the Dallas Public Library and CitySquare's AmeriCorps program provides services to approximately 1,500 homeless customers annually. This grant will support a full- time Coordinator II and part-time Library Associate who will oversee the specialized services and community partnerships available through this program.

BACKGROUND (Continued)

Library Cooperation Grant, in the amount of $73,808, to provide continued staffing for the GED Testing Center at the J. Erik Jonsson Central Library. The GED Testing Center was established with a gift from Atmos Energy, through the Friends of the Dallas Public Library, and provides GED test-taking and workforce development resources to approximately 3,100 adults a year. This grant will support the salary of a full-time Coordinator II and part-time Library Associate who oversee operations of the Testing Center.

Impact Grant for Family and Early Childhood Literacy, in the amount of $7,446, for Family and Early Childhood Literacy, to implement the Children's Center Preschool STEM Traveling Workshop Program. Designed to be mobile, the STEM workshops are capable of traveling to system-wide branch locations, daycare centers and to social agencies that serve children in need. Through hands-on projects and experiments intended to be age and skill set appropriate, programs offered through the STEM workshops will introduce preschoolers to topics such as buoyancy, magnetism, weight and balance, and building while broadening their vocabulary and language skills.

Texas Reads Grant, in the amount of $3,000, to implement the Stay-and-Play Program. Library staff will incorporate child-friendly sensory toys and manipulatives into the storytelling process and as a post-storytime activity to aid children in further developing their literacy skills through play, as well as developing the motor skills and social skills necessary for successful participation in preschool.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Arts, Culture Libraries Committee on August 17, 2015.

FISCAL INFORMATION

$159,254 - Texas State Library and Archives Commission Grant Funds
$10,000 - Estimated Program Income generated from the GED Testing Center Activities

WHEREAS, the Texas State Library has awarded the City of Dallas, Dallas Public Library, funds to enhance community engagement and child literacy efforts, including the Special Projects Grant to support staff salaries for the Library's Homeless Engagement Initiative, the Library Cooperation Grant to support staff salaries for the GED Testing Center, the Impact Grant that will introduce preschoolers, via a traveling workshop, to topics such as buoyancy, magnetism, weight and balance, and building while broadening their vocabulary and language skills and the Texas Reads Grant to further develop children's literacy skills through play, as well as developing the motor skills and social skills necessary for successful participation in preschool; and

WHEREAS, it is recommended that the City Manager is authorized to accept the grant funds in an amount not to exceed $159,254; and

WHEREAS, it is recommended that the program income generated by the Library Cooperation Grant - GED Testing Center, estimated to be $10,000 for FY 2015-16, be retained by the Library to carry out eligible activities in accordance with the Texas State Library and Archives Commission.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to **(1)** accept four grants through the Texas State Library and Archives Commission for the period September 1, 2015 through August 31, 2016: Special Projects Grant (Grant No. 478-16003, CFDA No. 45.310) in the amount of $75,000; Library Cooperation Grant (Grant No. 479-16004, CFDA No. 45.310) in the amount of $73,808 (which includes $10,000 in program income); Impact Grant (Grant No. 475-16009, CFDA No. 45.310) in the amount of $7,446; and the Texas Reads Grant (Grant No. 451-16005, CFDA No. 45.310) in the amount of $3,000; and **(2)** execute the grant agreements and other documents required by the grant.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds into Fund F459, Department LIB, Unit 1773, Revenue Source 6506 in an amount not to exceed $75,000; Fund F460, Department LIB, Unit 1774, Revenue Source 6506 in an amount not to exceed $73,808; Fund F461, Department LIB, Unit 1775, Revenue Source 6506 in an amount not to exceed $7,446; and Fund F462, Department LIB, Unit 1776, Revenue Source 6506 in an amount not to exceed $3,000.

Section 3. That the City Manager is hereby authorized to establish appropriations in accordance with the grant agreements in Special Projects Fund F459, Department LIB, Unit 1773, various object codes in an amount not to exceed $75,000; Library Cooperation Fund F460, Department LIB, Unit 1774, various object codes in an amount not to exceed $73,808; Impact Fund F461, Department LIB, Unit 1775, various object codes in an amount not to exceed $7,446; and Texas Reads Fund F462, Department LIB, Unit 1776, various object codes in an amount not to exceed $3,000.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds from Fund F459, Department LIB, Unit 1773, various object codes in an amount not to exceed $75,000; Fund F460, Department LIB, Unit 1774, various object codes in an amount not to exceed $73,808; Fund F461, Department LIB, Unit 1775, various object codes in an amount not to exceed $7,446; and Fund F462, Department LIB, Unit 1776, various object codes in an amount not to exceed $3,000 in accordance with the grant agreements for the Special Projects Grant, Library Cooperation Grant, Impact Grant, and Texas Reads Grant.

Section 5. That the Chief Financial Officer is hereby authorized to receive and deposit program income in an amount not to exceed $10,000 for the Library Cooperation Grant in Fund F460, Department LIB, Unit 1776, Revenue Source 7291.

Section 6. That the City Manager is hereby authorized to establish appropriations in F460, Department LIB, Unit 1776 in various object codes in an amount not to exceed $10,000 for the estimated program income.

Section 7. That the Chief Financial Officer is authorized to disburse grant funds from F460, Department LIB, Unit 1176, various object codes in an amount not to exceed $10,000 in accordance with the grant agreements.

Section 8. That the City Manager is hereby authorized to reimburse to the granting agency 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 9. 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 10. 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.

Grant Name		CFDA #	Amount	Salary	Fund No.	Unit No.
Special Projects FY2016	Federal Grant	**45.310**	75,000	Yes	F459	1773
Library Cooperation FY2016	Federal Grant	**45.310**	73,808	Yes	F460	1774
Impact FY2016	Federal Grant	**45.310**	7,446	No	F461	1775
Texas Reads 2016	Federal Grant	**45.310**	3,000	No	F462	1776

AGENDA ITEM # 35

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 46K L P Q R

SUBJECT

Authorize a contract for wayfinding and parking lot signage at Fair Park located at 1200 Second Avenue - Phoenix I Restoration and Construction, Ltd., best value proposer of three - Not to exceed $142,460 - Financing: Current Funds

BACKGROUND

On July 9, 2015, three proposals were received for wayfinding and parking lot signage at Fair Park with one of these being unresponsive due to the lack of the bid bond. Phoenix I Restoration and Construction, Ltd. was selected as the best value proposer for the Base Price and Alternate Nos. 1, 2 and 3, in the amount of $142,460. The scope of work is for wayfinding, parking and interpretive signage. The contract award will be funded by Current Funds in the amount of $142,460.

Proposals based on RFCSP are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criterion with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criteria.

The following is a list of the rating criteria and values for each criteria:

Rating Criteria	Value
1. Proposed Construction Contract Award	45%
2. Qualifications/Experience/References for Prime Firm	20%
3. Subcontractor Experience	10%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	5%
	100%

ESTIMATED SCHEDULE OF PROJECT

Began Design	March 2014
Completed Design	June 2015
Begin Construction	November 2015
Complete Construction	May 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board denied approval of advertisement for bids on June 4, 2015.

The Park and Recreation Board reconsidered and approved the advertisement for bids on June 18, 2015.

The Park and Recreation Board authorized award of the contract on August 6, 2015.

Information about this item will be provided to the Quality of Life Committee on August 24, 2015.

FISCAL INFORMATION

Current Funds - $142,460

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Phoenix I Restoration and Construction, Ltd.

White Male	24	White Female	5
Black Male	0	Black Female	0
Hispanic Male	37	Hispanic Female	0
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following proposals were received and opened on July 9, 2015:

*Denotes successful proposer

Proposal	Base Bid	Alternate Nos. 1, 2 and 3**	Total Bid	Score
*Phoenix I Restoration and Construction, Ltd. 14032 Distribution Way Farmers Branch, Texas 75234	$109,960	$32,500	$142,460	2765.00
Architectural Graphics, Inc.	$172,220	$41,972	$214,192	1968.55
SSG Signs & Lighting			***Non-responsive	

**Alternate No. 1 - provides for installation of additional signage: two pedestrian, one wayfinding, and one parking.
**Alternate No. 2 - provides for installation of one interpretive sign.
**Alternate No. 3 - provides for installation of three interpretive bollard signs.

***SSG Signs & Lighting was deemed non-responsive due to not meeting specifications.

Note: The best and final offer from Phoenix I Restoration and Construction, Ltd. for Base Bid and Alternate Nos. 1, 2 and 3 was for $142,460.

OWNER

Phoenix I Restoration and Construction, Ltd.

Dale A. Sellers, President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for wayfinding and parking lot signage at Fair Park located at 1200 Second Avenue - Phoenix I Restoration and Construction, Ltd., best value proposer of three - Not to exceed $142,460 - Financing: Current Funds

Phoenix I Restoration and Construction, Ltd. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$142,460.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$142,460.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

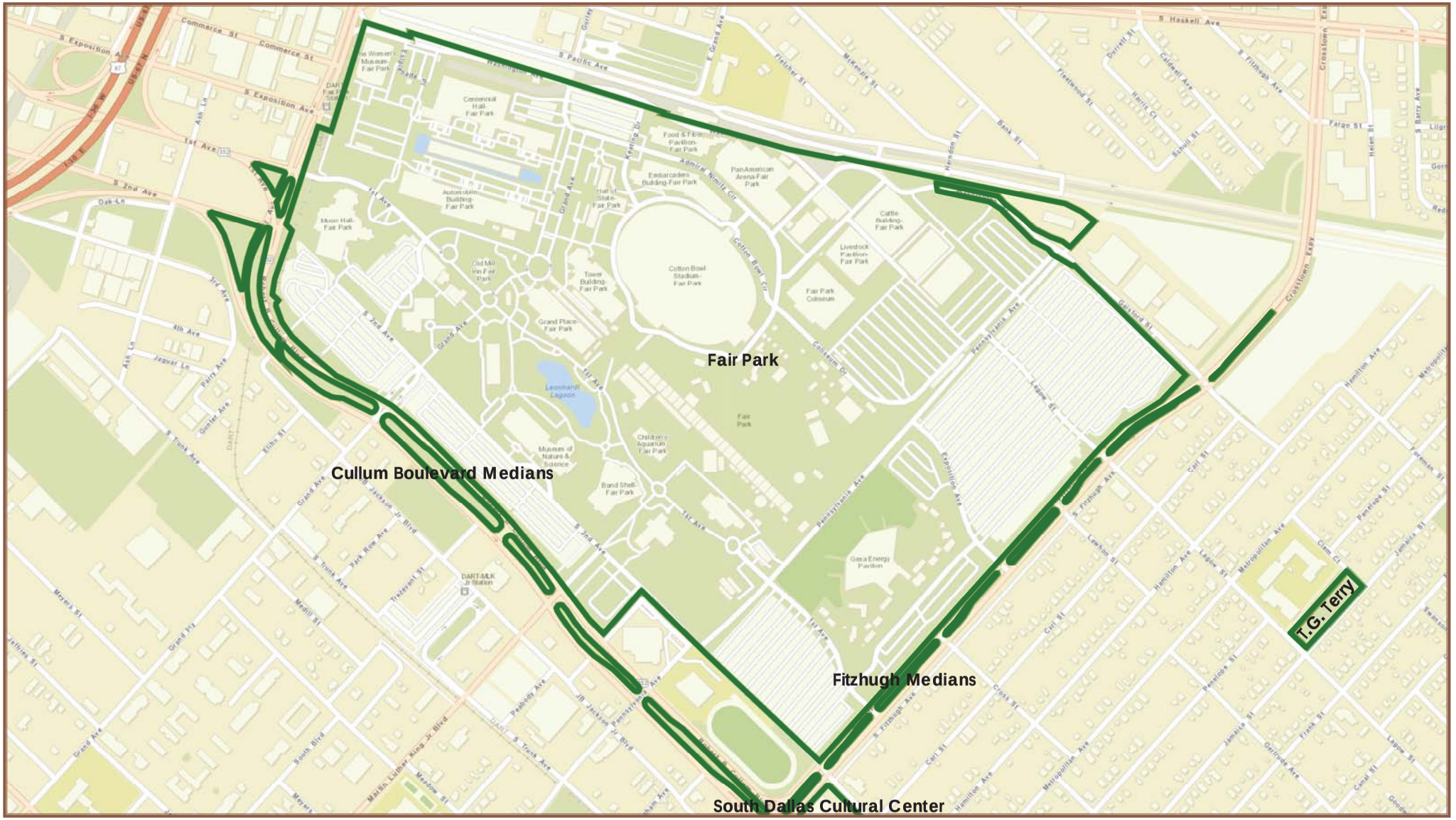
Local	Certification	Amount	Percent
Instant Rain Designs, LLC	WFWB61739N0516	$9,074.00	6.37%
Total Minority - Local		$9,074.00	6.37%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$9,074.00	6.37%	$9,074.00	6.37%
Total	$9,074.00	6.37%	$9,074.00	6.37%



0 245 490 980 1,470 Feet

N

Fair Park
(1200 Second Avenue)

Mapsco
46 K L P Q R

District
7

August 6, 2015

August 26, 2015

WHEREAS, on July 9, 2015, three competitive sealed proposals were received for wayfinding and parking lot signage at Fair Park with one being non-responsive due to not meeting specifications.

Proposers	Base Bid	Alternate Nos. 1, 2 and 3**	Total Bid	Score
Phoenix I Restoration and Construction, Ltd.	$109,960	$32,500	$142,460	2765.00
Architectural Graphics, Inc.	$172,220	$41,972	$214,192	1968.55
SSG Signs & Lighting			***Non-responsive	

**Alternate No. 1 - provides for installation of additional signage: two pedestrian, one wayfinding, and one parking.
**Alternate No. 2 - provides for installation of one interpretive sign.
**Alternate No. 3 - provides for installation of three interpretive bollard signs.

***SSG Signs & Lighting was deemed non-responsive due to not meeting the specifications.

Note: The best and final offer from Phoenix I Restoration and Construction, Ltd. for Base Bid and Alternate Nos. 1, 2 and 3 was for $142,460.

WHEREAS, it has been determined that acceptance of the best and final offer from Phoenix I Restoration and Construction, Ltd., in an amount not to exceed $142,460, is the best value for the City of Dallas.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a contract with Phoenix I Restoration and Construction, Ltd. for wayfinding and parking lot signage at Fair Park, in an amount not to exceed $142,460.

SECTION 2. That the President of the Park and Recreation Board and City Manager are hereby authorized to execute a contract with Phoenix I Restoration and Construction, Ltd., after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse an amount not to exceed $142,460 to Phoenix I Restoration and Construction, Ltd. from Current Fund, Fund 0001, Department PKR, Unit 9487, Object 4599, Activity PK04, CT-PKR15019520, Program PKFP9487, Commodity 91200, Vendor VC0000003594.

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 ITEM # 36

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2, 7

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 46-E F K L P Q R U; 47-N S

SUBJECT

Authorize a public hearing to be held on September 22, 2015 to receive comments on the proposed use of subsurface portions of Crockett Park, Fair Park, and Juanita J. Craft Park totaling approximately 430,503 square feet (9.88 acres) for the installation of a thirty-foot diameter drainage relief tunnel - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns a total of approximately 286 acres of parkland located at 501 North Carroll Avenue (Crockett Park), 1200 South Second Avenue (Fair Park), and 4500 Spring Avenue (Juanita J. (J.J.) Craft Park) known as Crockett Park, Fair Park, and J.J. Craft Park respectively.

Trinity Watershed Management (TWM) has requested a reservation of approximately 430,503 square feet (9.88 acres) of subsurface land for the installation of a thirty-foot diameter drainage relief tunnel. TWM's planned improvements involve tunnel boring at a depth of between 70 to 150 feet below the parkland surface. The entire drainage relief tunnel to be constructed is approximately five miles in length with surface operations beginning near White Rock Creek at Scyene Road and terminating near Woodall Rodgers Freeway. No surface construction or operations will be on parkland. The drainage relief tunnel passes under various City and non-City properties including residential and commercial properties, streets, and the parks identified above.

The project will provide flood control relief to a portion of the Mill Creek, Peaks Branch, East Peaks Branch, and State Thomas Watersheds in the City of Dallas. By intercepting surface drainage north of the drainage relief tunnel at five intake sites, the project will provide stormwater relief to the area south of the drainage relief tunnel. This area includes surface drainage relief to several parks including Buckner Park, Crockett Park, City Park, Fair Park, Exall Park, and J.J. Craft Park to name a few. No surface rights are to be granted to and none have been requested by TWM.

BACKGROUND (Continued)

In compliance with the law, TWM has determined that there is a need and that no feasible and prudent alternative exists and that all reasonable care has been taken so as to not 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 park land.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized the public hearing on August 6, 2015.

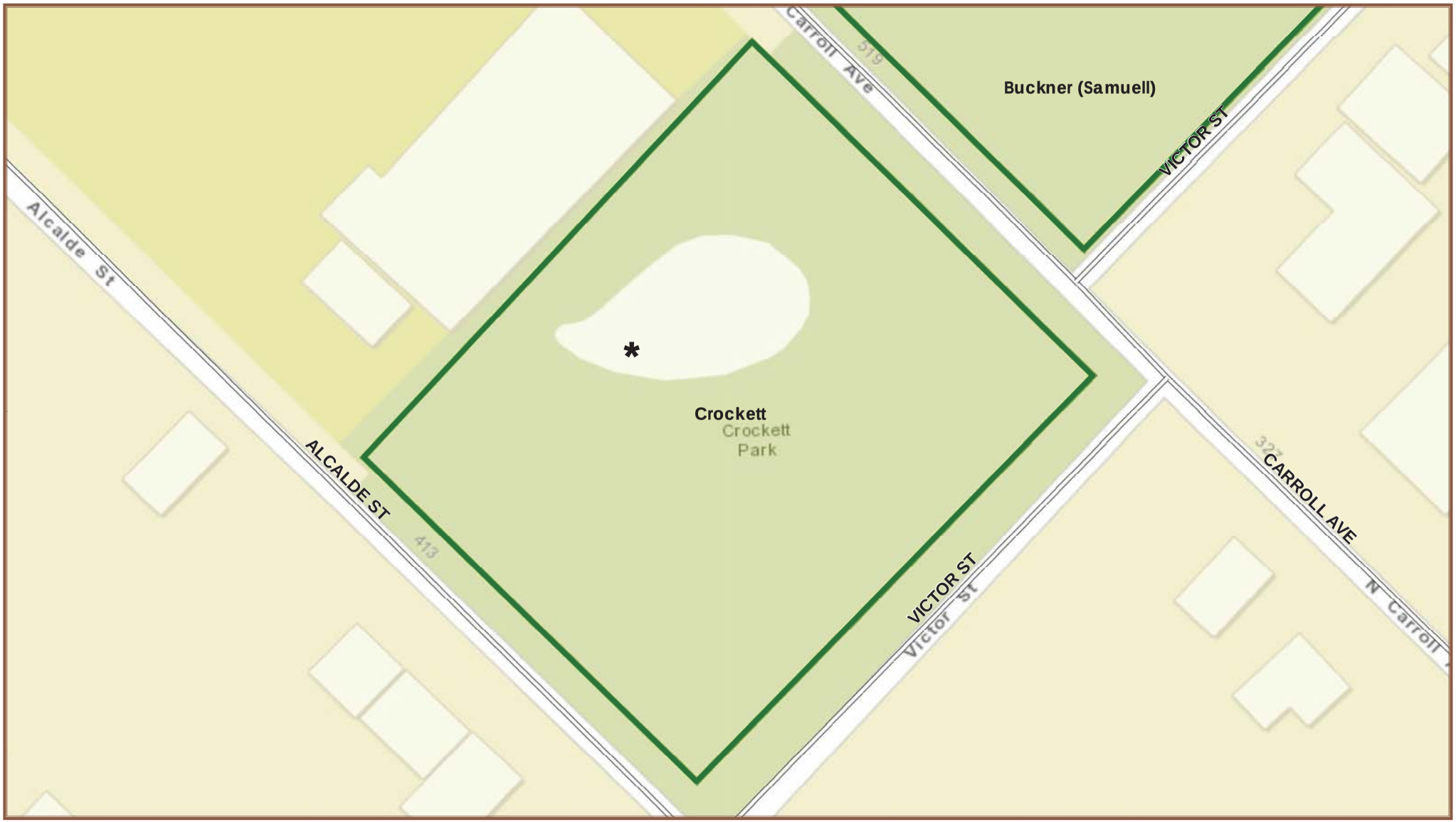
Information about this item will be provided to the Quality of Life Committee on August 24, 2015.

FISCAL INFORMATION

No cost consideration to the City.

MAPS

Attached

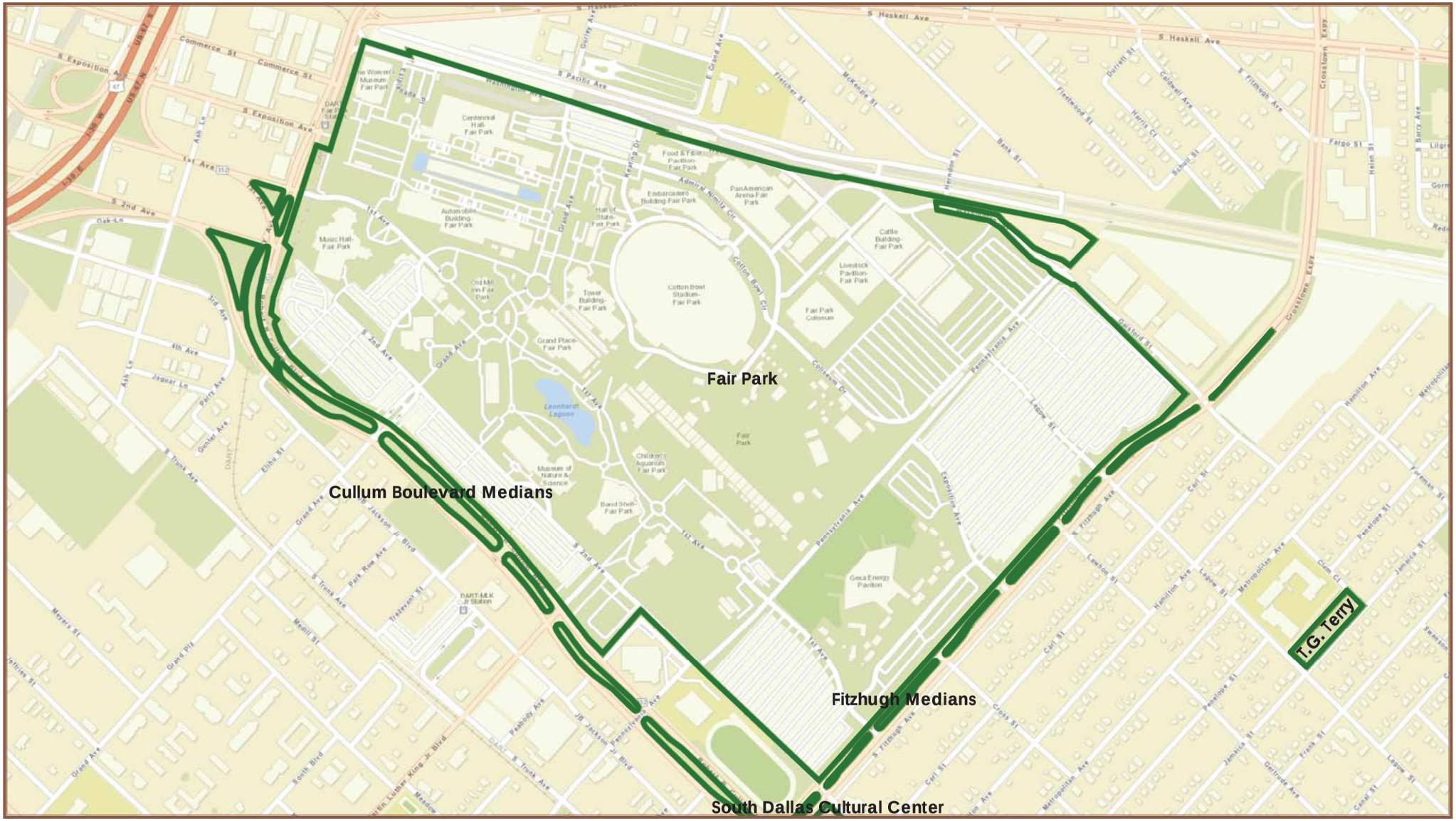


Crockett Park
(501 North Carroll Avenue)

Mapsco
46 E F

District
2

August 6, 2015



0 245 490 980 1,470 Feet

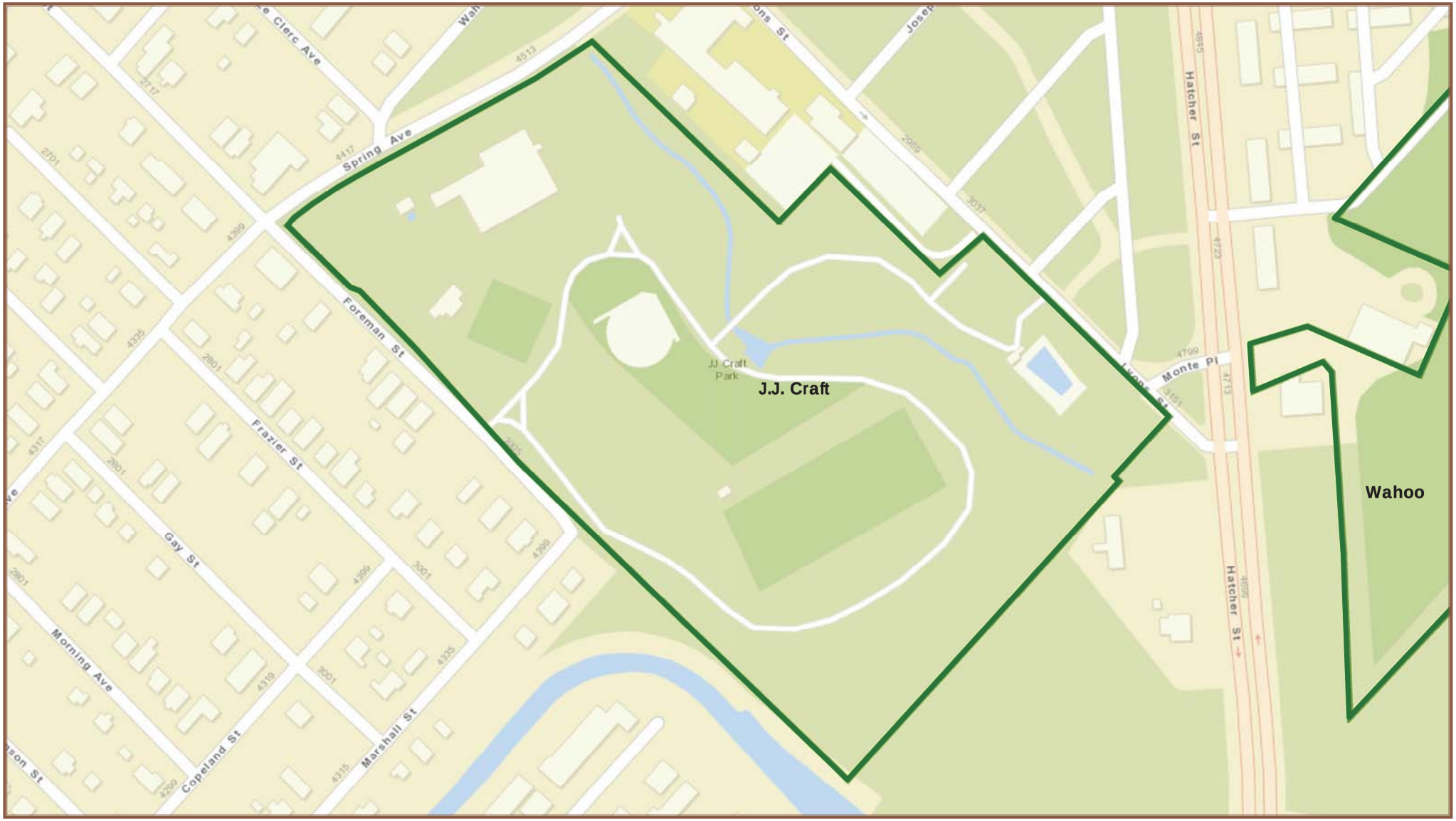
N

Fair Park
(1200 Second Avenue)

Mapsco
46 K L P Q R U

District
7

August 6, 2015



0 75 150 300 450 Feet

N

J. J. Craft Park
(4500 Spring Avenue)

Mapsco
47 N S

District
7

August 6, 2015

August 26, 2015

WHEREAS, the City of Dallas owns land in Dallas known as Crockett Park, Fair Park, and Juanita J. (J.J.) Craft Park which were acquired for park purposes and have been maintained as parkland; and

WHEREAS, the Trinity Watershed Management (TWM) department has requested the use of 430,503 square feet (9.88 acres) of subsurface area, as described in Exhibit A, for the installation of a thirty-foot diameter drainage relief tunnel; and

WHEREAS, the Texas Parks and Wildlife Code, Chapter 26 (Section 26.001 through 26.004), requires that before a municipality may approve any program or project that requires the use or taking of any public land designated and used as park land, the governing body of such public municipality must determine that there is no feasible and prudent alternative to the use or taking of such land, and that the program or project includes all reasonable planning to minimize harm to the remainder of the park; and

WHEREAS, prior to making this determination, notice must be given and a public hearing be held relative to the proposed change of park use; and

WHEREAS, City Council desires to give notice and hold such hearing in accordance with the law with respect to the utilization of Crockett Park, Fair Park, and J. J. Craft Park.

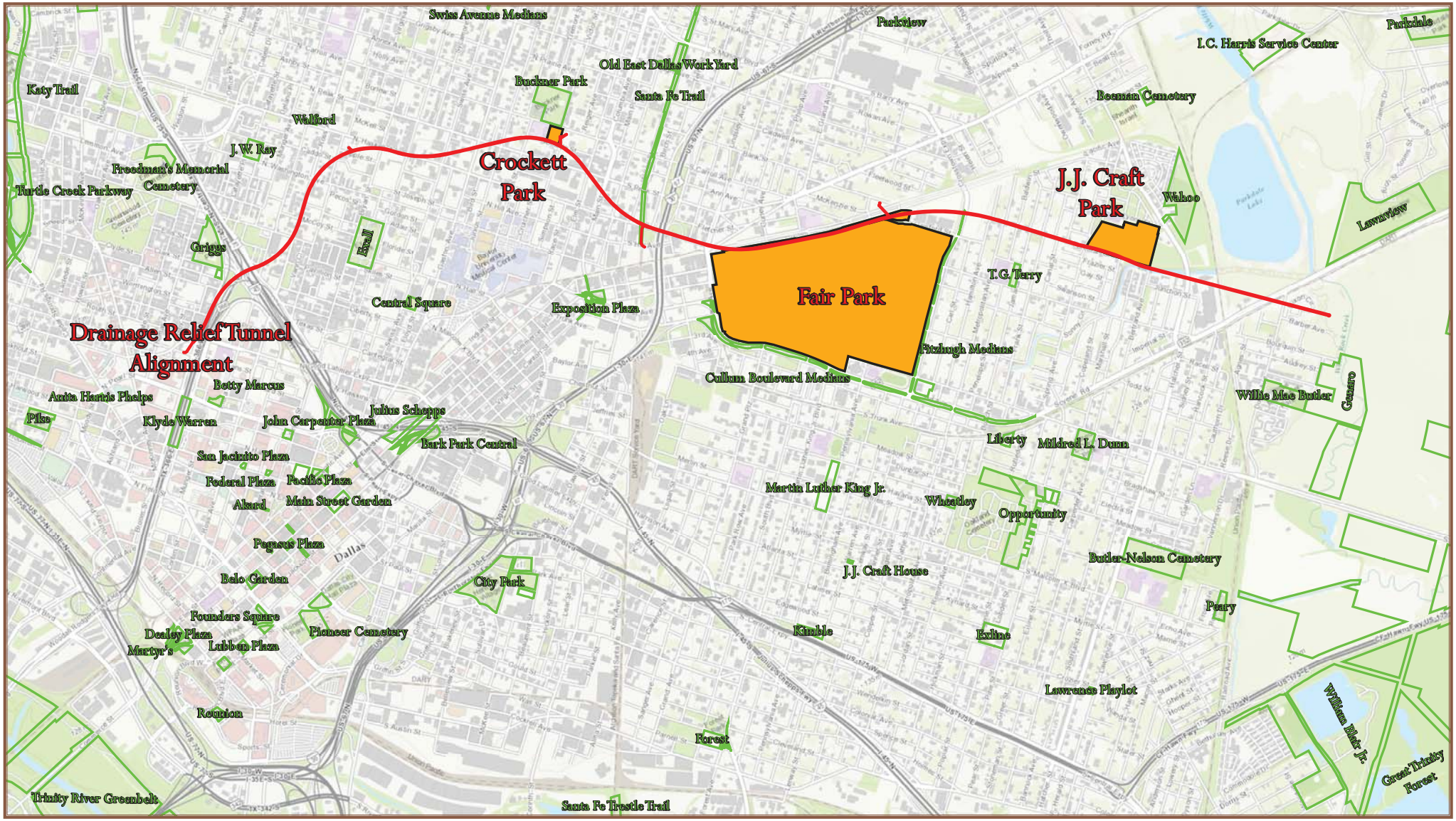
Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Park and Recreation Department is hereby authorized and directed to advise in writing of such proposed use of the park property by delivering a notice for publishing to the official newspaper to be advertised once each week for three consecutive weeks, the last publication to be not less than one week nor more than two weeks before the date of the hearing, which shall be held in the City Council Chambers at 11:00 a.m. on September 22, 2015.

SECTION 2. 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, taking and conveyance of park land, consistent with the Texas Parks and Wildlife Code and the Texas Local Government Code.

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.



0 875 1,750 3,500 5,250 Feet

August 6, 2015

TWM Drainage Relief Tunnel Subsurface Easements

(Tunnel Provides Surface Drainage Relief to Watersheds South of Tunnel)

Exhibit A

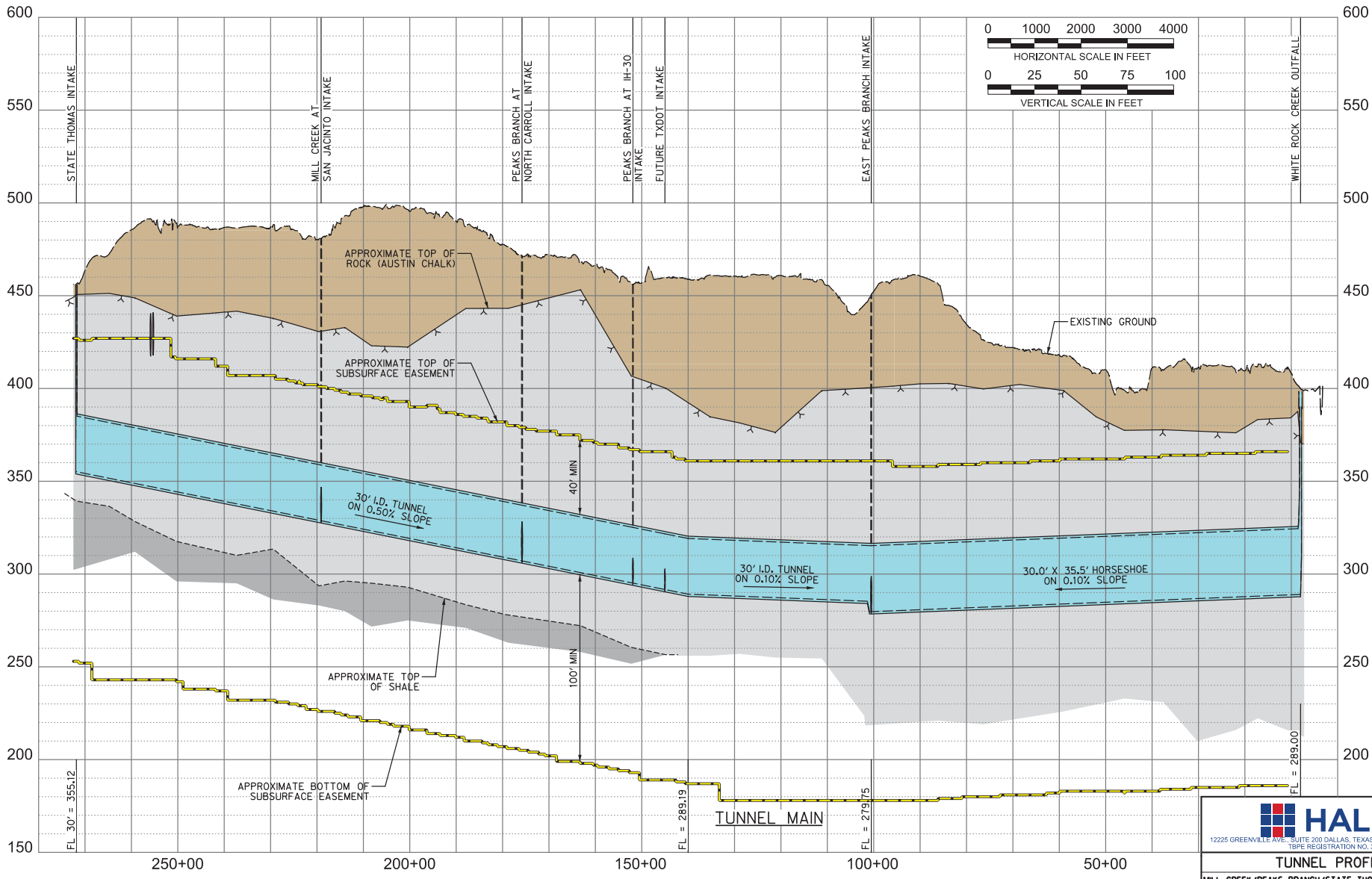


Exhibit A

HALFF
12225 GREENVILLE AVE., SUITE 200 DALLAS, TEXAS 75243 (214) 346-6200 (TEL)
TBPE REGISTRATION NO. 312

TUNNEL PROFILE
MILL CREEK/PEAKS BRANCH/STATE THOMAS DRAINAGE RELIEF
TRINITY WATERSHED MANAGEMENT
CITY OF DALLAS, TEXAS

05/07/15 FIGURE 2

PDF_2D_CLR_MW_MR_300.plt
Sheet
1:52:33 PM ah1120 HALFF I:\25000\25298\CADD\Sheets\Exhibits\25298-PPVT-PROF-RFQ.dgn

Exhibit A

FIELD NOTES DESCRIBING A 4,681 SQUARE FOOT (0.1075 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916a [SSE])
OFFICIAL CITY OF DALLAS BLOCK F/797
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FROM THE CITY OF DALLAS

BEING a 4,681 square foot (0.1075 acre) tract of land, situated in the John Grigsby Survey, Abstract Number 495, in the city of Dallas, Dallas County, Texas, Official City of Dallas Block F/797 same being a portion of that certain tract of land conveyed the City of Dallas, by deed recorded in Volume 88173, Page 5068, Deed Records, Dallas County, Texas, (D.R.D.C.T.), same being a portion of Lot 2, Block F/797, platted as Tract 2, same being of DAVID CROCKETT ELEMENTARY SCHOOL (REPLACEMENT FACILITY) AND BUCKNER PARK, an addition to the City of Dallas as recorded in Volume 88031, Page 683, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a PK nail found (controlling monument) at the northwesterly corner of said Lot 2, same being the southeasterly corner of Lot 1, Block F/797 of said addition, and being in the northeasterly line of Alcalde Street (Variable Width R.O.W.), having coordinates of N:6976007.01, E:2499660.07;

THENCE North 44 degrees 34 minutes 15 seconds East, departing the northeasterly line of said Alcalde Street, along the common lot line of said Lots 1 and 2, for a distance of 22.42 feet to the beginning of a curve to the right, having a radius of 1,430.00 feet and a chord which bears South 41 degrees 36 minutes 02 seconds East, for 262.50 feet, having coordinates of N:6976022.98, E:2499675.80 (not monumented);

THENCE southeasterly, along said curve to the right, through a central angle of 10 degrees 31 minutes 56 seconds, over and across said Lot 2, for an arc distance of 262.87 feet to the northerly line of a Right-of-Way dedication at the intersection of the northwesterly line of Victor Street (80' R.O.W.) with the northeasterly line of aforementioned Alcalde Street, also being the southerly line of said Lot 2, having coordinates of N:6975826.72, E:2499850.06 (not monumented);

THENCE South 89 degrees 40 minutes 29 seconds West, along the north line of said dedication, also being the southerly line of said lot 2, for a distance of 7.59 feet to a 1/2" capped iron rod found (controlling monument), same being on the northeasterly line of said Alcalde Street, having coordinates of N:6975826.67, E:2499842.47;

THENCE North 45 degrees 19 minutes 31 seconds West, along the northeasterly line of said Alcalde Street, also being the southwesterly line of said Lot 2, for a distance of 256.54 feet to the POINT OF BEGINNING and containing 4,681 square feet or 0.1075 acres of land, more or less.

Exhibit A

FIELD NOTES DESCRIBING A 4,681 SQUARE FOOT (0.1075 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916a [SSE])
OFFICIAL CITY OF DALLAS BLOCK F/797
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FROM THE CITY OF DALLAS

Basis of Bearings: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (TXNC 4202), NORTH AMERICAN DATUM 1983 (NAD83). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000136506 TO THE STATE PLANE COORDINATES.

A plat of even survey date herewith accompanies this description.

I, Dustin D. Davison, a Registered Professional Land Surveyor, do hereby certify that the legal description Hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

6.3.15

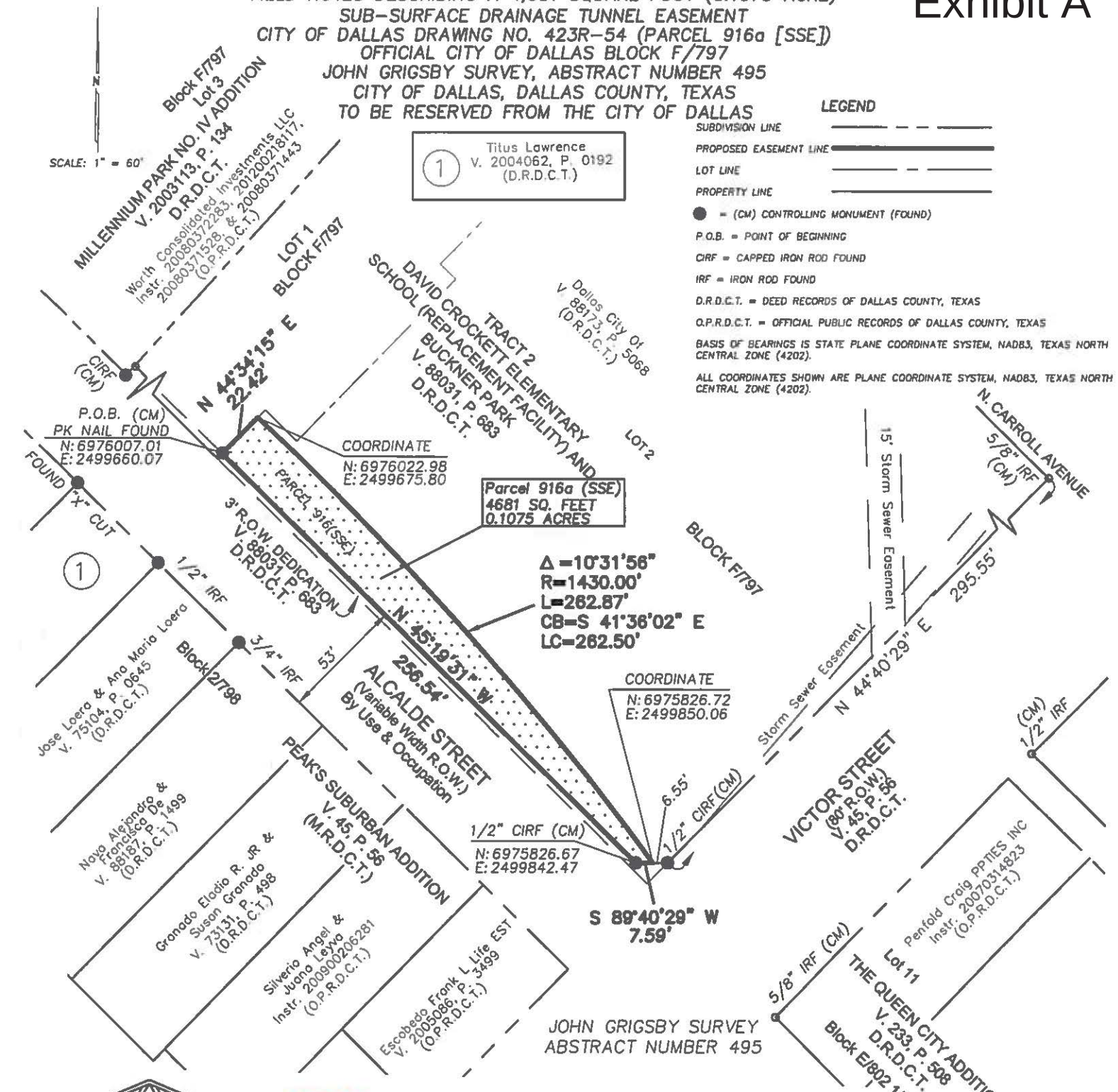
Dustin D. Davison, R.P.L.S.
Texas Registration No. 6451



FIELD NOTES APPROVED:
DER 6-11-15

Exhibit A

FIELD NOTES DESCRIBING A 4,681 SQUARE FOOT (0.1075 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916a [SSE])
OFFICIAL CITY OF DALLAS BLOCK F/797
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FROM THE CITY OF DALLAS



STATE OF TEXAS
REGISTERED
DUSTIN D. DAVISON
6451
PROFESSIONAL
LAND SURVEYOR

6-3-15

Dustin D. Davison, R.P.L.S.
Registration No. 6451

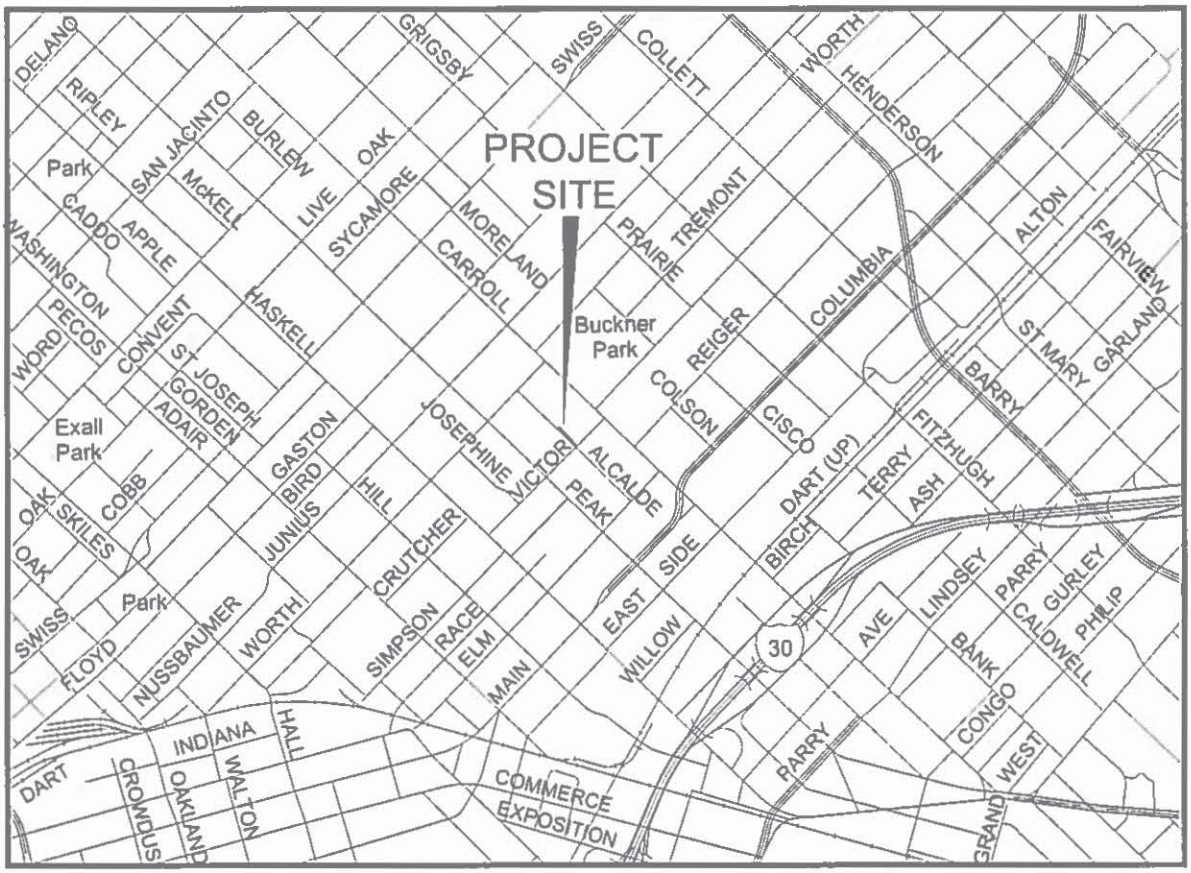
ARS Engineers, Inc.
12801 N. Central Expressway Suite 1260
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169
Engineering Firm #F-819 Surveying Firm #101319-00

PROJECT NO. 30107002
Filename:P:\30107002 MillCreek-HV\Parcel Maps\916\916-SSE.dwg
Date:Wednesday, June 03, 2015 Time:1:31 PM Plotted by:Dustin Davison

FIELD NOTES DESCRIBING A 4,681 SQUARE FOOT (0.1075 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916o [SSE])
OFFICIAL CITY OF DALLAS BLOCK F/797
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FROM THE CITY OF DALLAS

Exhibit A

MAPSCO: 046-E



LOCATION MAP

NOT TO SCALE

ARS
Engineers, Inc.
12801 N. Central Expressway Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169
Engineering Firm #F-819 Surveying Firm #101319-00

PROJECT NO. 30107002
Filename:P:\30107002 MillCreek-HV\Parcel Maps\916\916-SSE.dwg
Date:Wednesday, June 03, 2015 Time:3:31 PM Plotted by:Dustin Davison

Exhibit A

FIELD NOTES DESCRIBING A 21,769 SQUARE FOOT (0.500 ACRE)
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916b [SSE])
OFFICIAL CITY OF DALLAS BLOCK F/797
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL EASEMENT

BEING a 21,769 square foot (0.500 acre) tract of land, situated in the John Grigsby Survey, Abstract Number 495, in the city of Dallas, Dallas County, Texas, Official City of Dallas Block F/797 same being a portion of that certain tract of land conveyed the City of Dallas, by deed recorded in Volume 88173, Page 5068, Deed Records, Dallas County, Texas, (D.R.D.C.T.), same being a portion of Lot 2, Block F/797, platted as Tract 2, same being of DAVID CROCKETT ELEMENTARY SCHOOL (REPLACEMENT FACILITY) AND BUCKNER PARK, an addition to the City of Dallas as recorded in Volume 88031, Page 683, D.R.D.C.T., and being more particularly described as follows:

NOTE: Corners are not monumented due to the depth and nature of the hereon described Sub-Surface Drainage Tunnel Easement.

COMMENCING at a 1/2 inch iron rod found for the north corner of said Lot 2, same being the most easterly corner of Lot 1, of said addition, and further being on the southwesterly line of Carroll Avenue (60' R.O.W.) as evidenced by plat of The Queen City Addition, recorded in Volume 233, Page 508, Deed Records, Dallas County, Texas, having coordinates of N:6976237.71, E:2499859.38;

THENCE South 45 degrees 24 minutes 06 seconds East, along the northeasterly line of said Lot 1 and the southwesterly line of said Carroll Avenue, for a distance of 72.62 feet to the POINT OF BEGINNING of the herein described tract of land, having coordinates of N:6976186.72, E:2499911.09 (not monumented);

THENCE South 45 degrees 24 minutes 06 seconds East, continuing along the northeasterly line of said Lot 1 and the southwesterly line of said Carroll Avenue, for a distance of 204.44 feet to the northerly corner of a R.O.W. Dedication as evidenced in aforementioned DAVID CROCKETT ELEMENTARY SCHOOL (REPLACEMENT FACILITY) AND BUCKNER PARK addition, at the intersection of the southwesterly line of said Carroll Avenue with the northwesterly line of Victor Street (called 80' R.O.W.), having coordinates of N:6976043.28, E:2500056.64 (not monumented);

THENCE South 00 degrees 11 minutes 16 seconds East, along the westerly line of said R.O.W. Dedication as evidenced in said DAVID CROCKETT ELEMENTARY SCHOOL (REPLACEMENT FACILITY) AND BUCKNER PARK addition, for a distance of 14.09 feet to the most easterly corner of said Lot 2, having coordinates of N:6976029.11, E:2500056.69 (not monumented);

THENCE South 44 degrees 40 minutes 29 seconds East, along the northwesterly line of aforementioned Victor Street and the southeasterly line of said Lot 2, for a distance of 251.18

Exhibit A

FIELD NOTES DESCRIBING A 21,769 SQUARE FOOT (0.500 ACRE)
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916b [SSE])
OFFICIAL CITY OF DALLAS BLOCK F/797
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL EASEMENT

feet to the most southerly corner of the herein described tract of land, having coordinates of N:6975850.52, E:2499880.11 (not monumented);

THENCE North 26 degrees 44 minutes 55 seconds East, departing said northwesterly line of Victor Street and over and across said Lot 2, for a distance of 100.00 feet, having coordinates of N:6975939.81, E:2499925.11 (not monumented);

THENCE North 03 degrees 15 minutes 05 seconds West, continuing over and across said Lot 2, for a distance of 247.35 feet to the **POINT OF BEGINNING** and containing 21,769 square feet or 0.500 acres of land, more or less.

Basis of Bearings: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (TXNC 4202), NORTH AMERICAN DATUM 1983 (NAD83). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000136506 TO THE STATE PLANE COORDINATES.

A plat of even survey date herewith accompanies this description.

I, Dustin D. Davison, a Registered Professional Land Surveyor, do hereby certify that the legal description Hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

6.18.15

Dustin D. Davison, R.P.L.S.
Texas Registration No. 6451

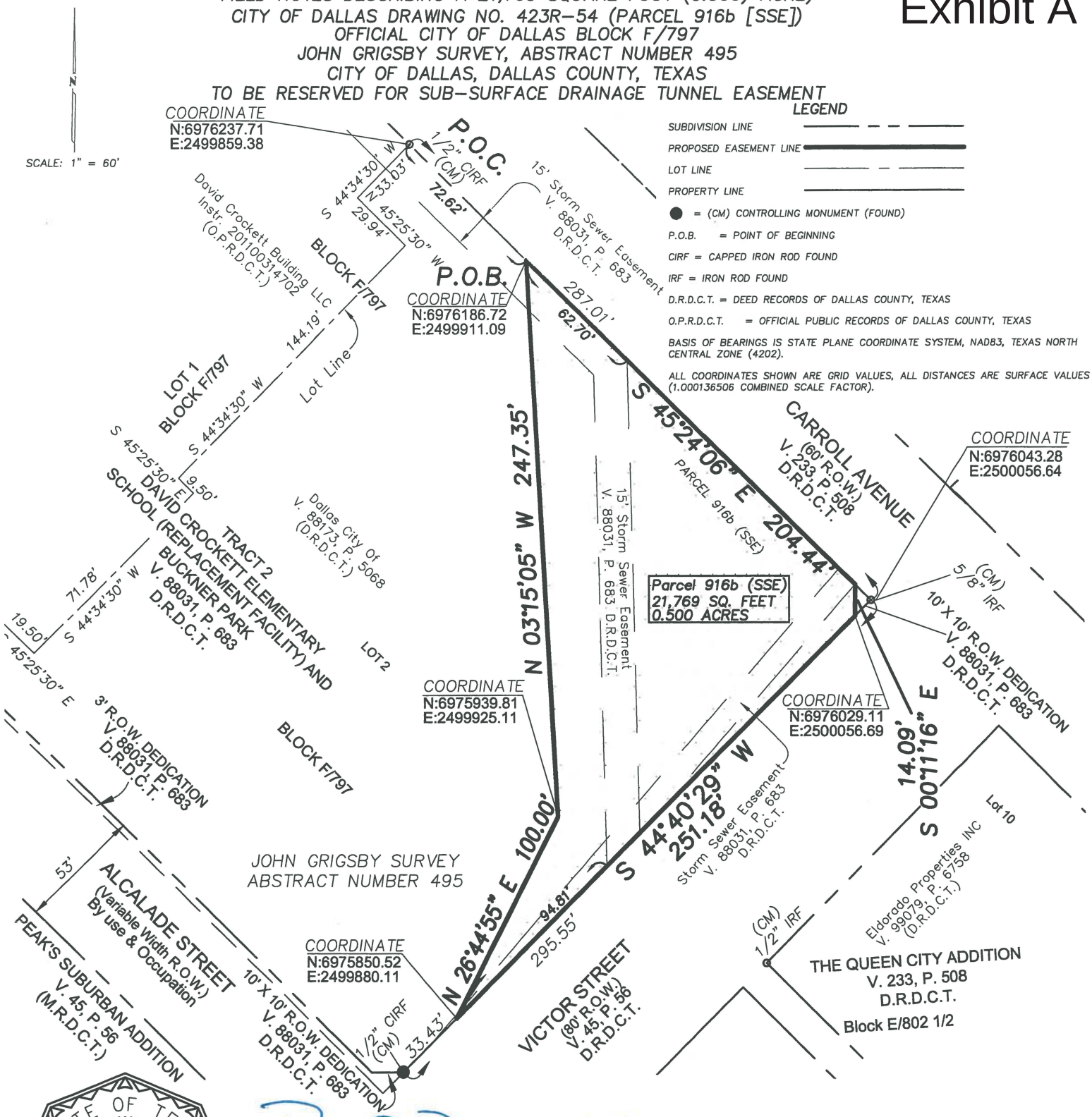




FIELD NOTES APPROVED:
DER 6-19-15

FIELD NOTES DESCRIBING A 21,769 SQUARE FOOT (0.500) ACRE)
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916b [SSE])
OFFICIAL CITY OF DALLAS BLOCK F/797
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL EASEMENT

Exhibit A



LEGEND

SUBDIVISION LINE

PROPOSED EASEMENT LINE

LOT LINE

PROPERTY LINE

● = (CM) CONTROLLING MONUMENT (FOUND)

P.O.B. = POINT OF BEGINNING

CIRF = CAPPED IRON ROD FOUND

IRF = IRON ROD FOUND

D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

BASIS OF BEARINGS IS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).

ALL COORDINATES SHOWN ARE GRID VALUES, ALL DISTANCES ARE SURFACE VALUES (1.000136506 COMBINED SCALE FACTOR).

STATE OF TEXAS
REGISTERED
DUSTIN D. DAVISON
6451
PROFESSIONAL
LAND SURVEYOR

6/18/15

Dustin D. Davison, R.P.L.S.
Registration No. 6451

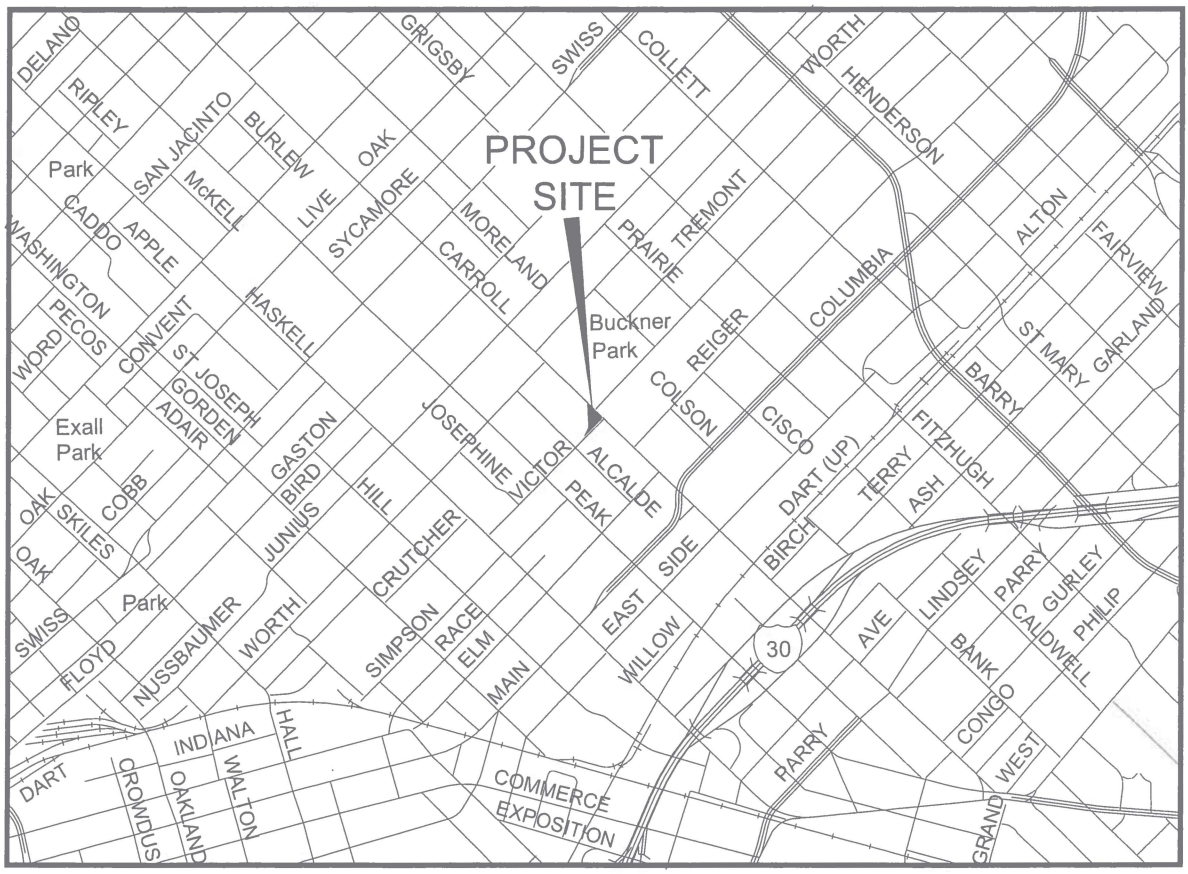
ARS Engineers, Inc.
12801 N. Central Expressway Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169
Engineering Firm #F-819 Surveying Firm #101319-00

PROJECT NO. 30107002
Filename:P:\30107002 MillCreek-HV\Parcel Maps\916\916-SSE-b.dwg
Date:Thursday, June 18, 2015 Time:12:06 PM Plotted by:Dustin Davison

FIELD NOTES DESCRIBING A 21,769 SQUARE FOOT (0.500) ACRE)
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916b [SSE])
OFFICIAL CITY OF DALLAS BLOCK F/797
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL EASEMENT

Exhibit A

MAPSCO: 046-E

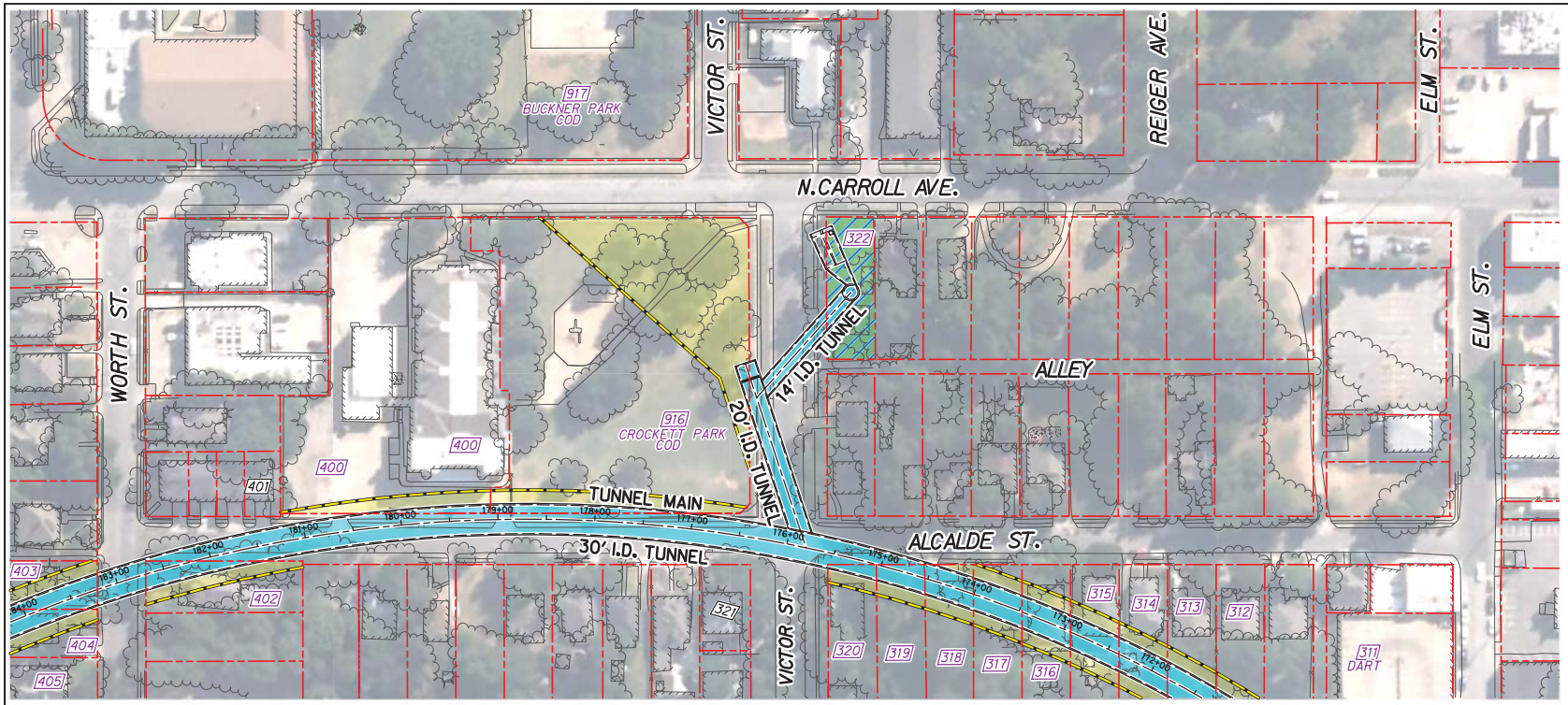


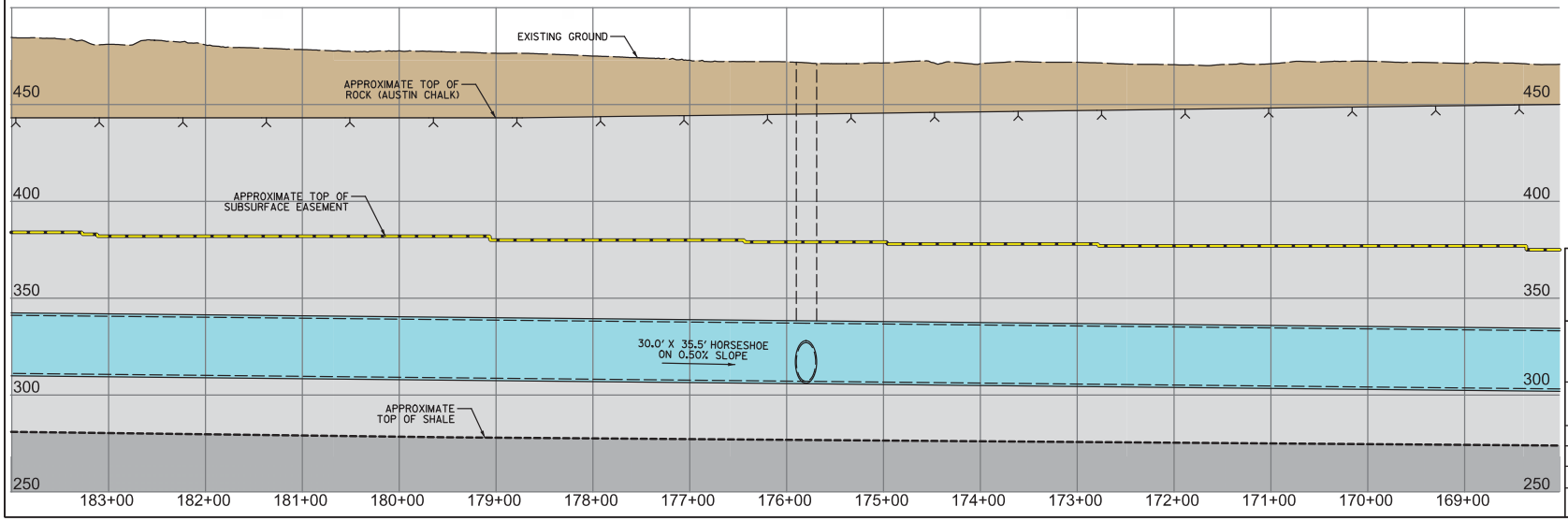
LOCATION MAP

NOT TO SCALE

ARS Engineers, Inc.
12801 N. Central Expressway Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169
Engineering Firm #F-819 Surveying Firm #101319-00

PROJECT NO. 30107002
Filename:P:\30107002 MillCreek-HV\Parcel Maps\916\916-SSE-b.dwg
Date:Thursday, June 18, 2015 Time:11:44 AM Plotted by:Dustin Davison





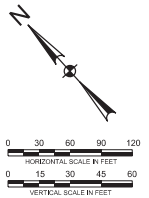


Exhibit A

HALFF
12225 GREENVILLE AVE., SUITE 200 DALLAS, TEXAS 75243 (214) 346-6200 (TEL)
TBPE REGISTRATION NO. 312

TUNNEL ALIGNMENT MAP
CROCKETT PARK
PROFILE

MILL CREEK/PEAKS BRANCH
DRAINAGE RELIEF PROJECT

TRINITY WATERSHED MANAGEMENT

CITY OF DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALFF	HALFF	JULY 2015	AS NOTED	AVO 25299	421Q	5780

PENTABLE: HALFF_CLR_PENTABLE.TBL
SCALES: 1=50
PLOT DRIVER: PDF_2D_CLR_WW_CR_300dpi
DATE: 7/16/2015
TIME: 21:04:42
USER: ahl2D
FILE NAME: ...\Crockett Prof.dgn

Exhibit A

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 1)
BEING A 44,362 SQ. FT. (1.018 AC.) PART OF
THE DALLAS STATE FAIR AND
EXPOSITION ASSOCIATION TRACT,
AND BEING PART OF LOT 2A, CITY OF DALLAS BLOCK C/812
TEXAS STATE FAIRGROUNDS ADDITION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 44,362 square foot (1.018 acre) tract of land situated in the Thomas Lagow Survey, Abstract Number 759, in the City of Dallas, Dallas County, Texas, said tract being part of Lot 2A, Official City of Dallas Block Number C/812 of Texas State Fairgrounds Addition, as shown on plat thereof recorded in Volume 88084, Page 613, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and also being part of that tract of land described in deed to The Dallas State Fair and Exposition Association, as recorded in Volume 75, Page 303, D.R.D.C.T., and being more particularly described as follows (NOTE: Subsurface easement corners are not monumented; coordinates shown herein are state plane grid coordinate values in U.S. Survey Feet; all distances are surface values):

BEGINNING on the north line of said Lot 2A, Block C/812, and the south line of that tract of land described in Deed without Warranty to the State Fair of Texas, Inc., as recorded in Instrument No. 20080349139 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), having coordinates of N=6,971,441.1662 feet, E=2,505,104.6907 feet, from which the northwest corner of said Lot 2A, Block C/812, and the northeast angle point on the northeast right-of-way line of that tract of land described as Reserved for Street Purposes (a variable width right-of-way), shown on and by said plat of Texas State Fairgrounds Addition, bears North 79 degrees 29 minutes 37 seconds West, a distance of 71.40 feet, and a found PK nail (controlling monument) on said south line of the State Fair tract in Instrument No. 20080349139 and the north line of Lot 1A, Block C/812, of said Texas State Fairgrounds Addition, bears North 79 degrees 29 minutes 37 seconds West, a distance of 814.67 feet;

THENCE South 79 degrees 29 minutes 37 seconds East, with the north line of said Lot 2A, Block C/812, and the south line of said State Fair of Texas tract, a distance of 55.69 feet to a coordinate of N=6,971,431.0124 feet, E=2,505,159.4421 feet;

THENCE South 15 degrees 37 minutes 31 seconds East, departing the north line of said Lot 2A, Block C/812, and the south line of said State Fair of Texas tract, over and across said Lot 2A, a distance of 11.67 feet to a coordinate of N=6,971,419.7735 feet, E=2,505,162.5856 feet, and the beginning of a non-tangent circular curve to the right having a radius of 4,345.00 feet, whose chord bears South 72 degrees 37 minutes 21 seconds East, a distance of 449.43 feet;

THENCE Easterly, over and across said Lot 2A, and along said curve, through a central angle of 05 degrees 55 minutes 45 seconds, an arc distance of 449.63 feet to a coordinate of N=6,971,285.5622 feet, E=2,505,591.4470 feet, on the northeast line of said Lot 2A and on the southwest line of that tract of land described in Special Warranty Deed to the State Fair of Texas, Inc., as recorded in Volume 98068, Page 3380, D.R.D.C.T., said coordinate being on the beginning of a non-tangent circular curve to the right having a radius of 459.12 feet, whose chord bears South 48 degrees 17 minutes 47 seconds East, a distance of 8.52 feet;

FIELD NOTES APPROVED:
JER 6-12-15

Exhibit A

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 1)
BEING A 44,362 SQ. FT. (1.018 AC.) PART OF
THE DALLAS STATE FAIR AND
EXPOSITION ASSOCIATION TRACT,
AND BEING PART OF LOT 2A, CITY OF DALLAS BLOCK C/812
TEXAS STATE FAIRGROUNDS ADDITION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE Southeasterly, with said northeast line of Lot 2A and the southwest line of said State Fair of Texas tract, and along said curve, through a central angle of 01 degree 03 minutes 46 seconds, an arc distance of 8.52 feet to the northeast corner of said Lot 2A and the southeast corner of said State of Texas tract, having a coordinate of N=6,971,279.8975 feet, E=2,505,597.8043 feet, and being on the northwest line of Lot 5, Block 2 (2/1435 Official City of Dallas Block Number), Breezy Hill Addition as shown on map or plat thereof recorded in Volume 1, Page 326, D.R.D.C.T.;

THENCE South 41 degrees 55 minutes 55 seconds West, with the southeast line of said Lot 2A, Block C/812, and the northwest line of Lots 5, 4, and 3 in Block 2/1435 of said Breezy Hill Addition, a distance of 93.54 feet to a coordinate of N=6,971,210.3163 feet, E=2,505,535.3029 feet and the beginning of a non-tangent circular curve to the left having a radius of 4,255.00 feet, whose chord bears North 72 degrees 37 minutes 42 seconds West, a distance of 388.04 feet;

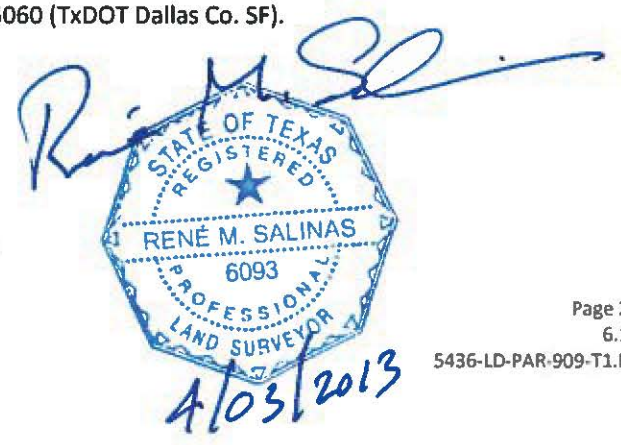
THENCE Westerly, departing the southwest line of said Lot 2A, Block C/812, and the northwest line of said Lot 3, Block 2/1435, and with said curve, over and across said Lot 2A, through a central angle of 05 degrees 13 minutes 37 seconds, an arc distance of 388.17 feet to the southwest line of said Lot 2A, Block C/812, and the northeast right-of-way line of said Reserved for Street Purposes tract, and having coordinates of N=6,971,326.1579 feet, E=2,505,165.0128 feet;

THENCE North 45 degrees 33 minutes 08 seconds West, with the southwest line of said Lot 2A, Block C/812, and said northwest right-of-way line, a distance of 176.26 feet to a coordinate of N=6,971,449.5685 feet, E=2,505,039.1998 feet, and the beginning of a non-tangent circular curve to the right having a radius of 4,345.00 feet, whose chord bears South 76 degrees 48 minutes 13 seconds East, a distance of 69.41 feet;

THENCE Easterly, departing the southwest line of said Lot 2A, Block C/812, and said northwest right-of-way line, and along said curve, over and across said Lot 2A, through a central angle of 00 degrees 54 minutes 55 seconds, an arc distance of 69.42 feet to a coordinate of N=6,971,433.7240 feet, E=2,505,106.7723 feet;

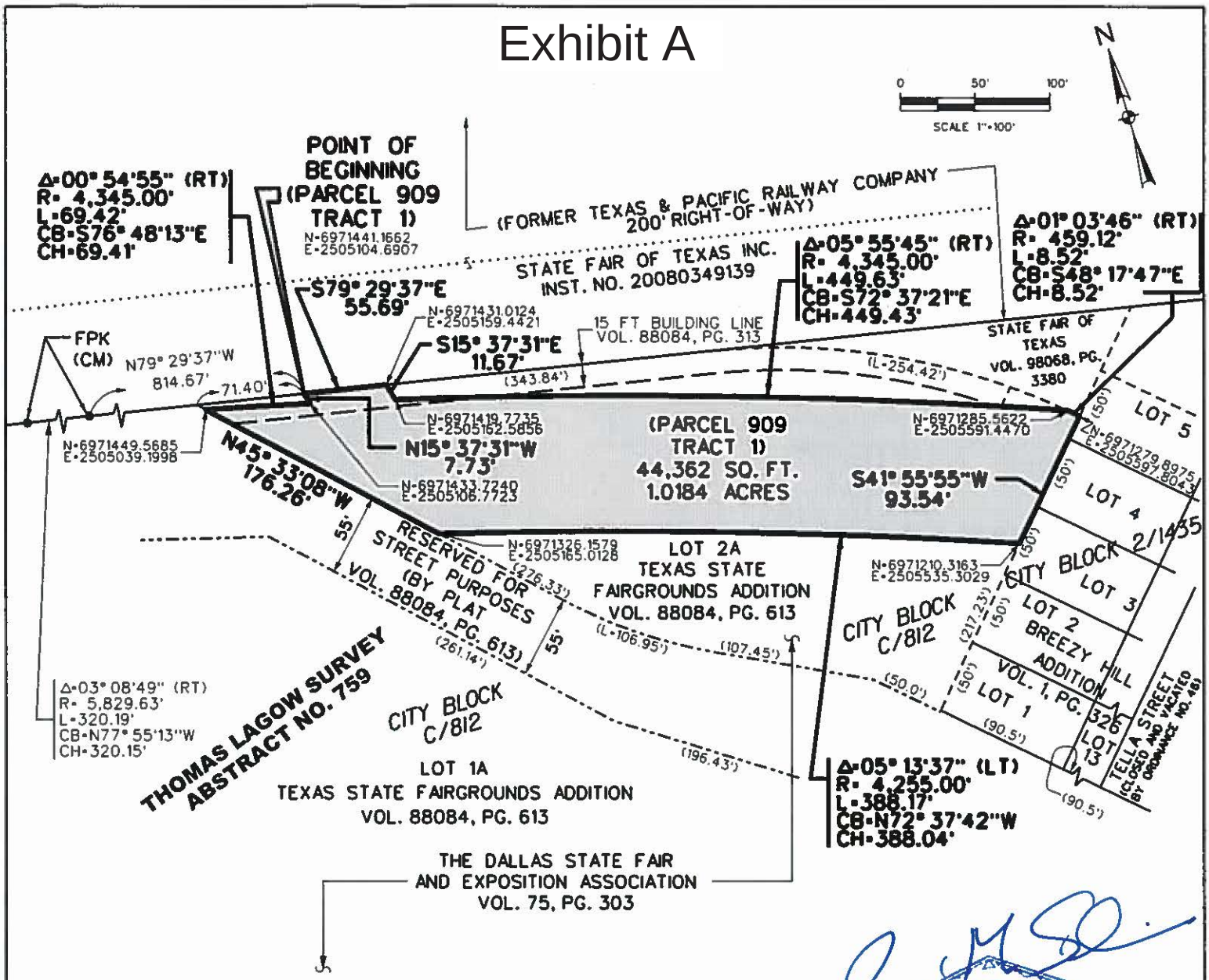
THENCE North 15 degrees 37 minutes 31 seconds West, over and across said Lot 2A, a distance of 7.73 feet to the POINT OF BEGINNING AND CONTAINING 44,362 square feet or 1.0184 acres of land, more or less.

BASIS OF BEARING: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).



FIELD NOTES APPROVED:
6-12-15

Exhibit A



LEGEND:

FPK	FOUND "PK" NAIL
FIRC	FOUND IRON ROD W/CAP
FIR	FOUND IRON ROD
SIR	SET IRON ROD W/ YELLOW "GLD" CAP
ROW	RIGHT-OF-WAY
MON.	MONUMENT
(CM)	CONTROLLING MONUMENT
- - -	PLAT LINE
———	LOT LINE
·····	DEED LINE
—·—·	STREET RESERVATION LINE

STATE OF TEXAS
REGISTERED
RENÉ M. SALINAS
6093
PROFESSIONAL
LAND SURVEYOR

4/03/2013

NOTES:

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET: SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
3. ALL DISTANCES ARE SURFACE VALUES.
4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 1)
BEING A 44,362 SQ. FT. (1.018 AC.) PART OF
THE DALLAS STATE FAIR AND
EXPOSITION ASSOCIATION TRACT,
AND BEING PART OF LOT 2A, CITY OF DALLAS BLOCK C/812
TEXAS STATE FAIRGROUNDS ADDITION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

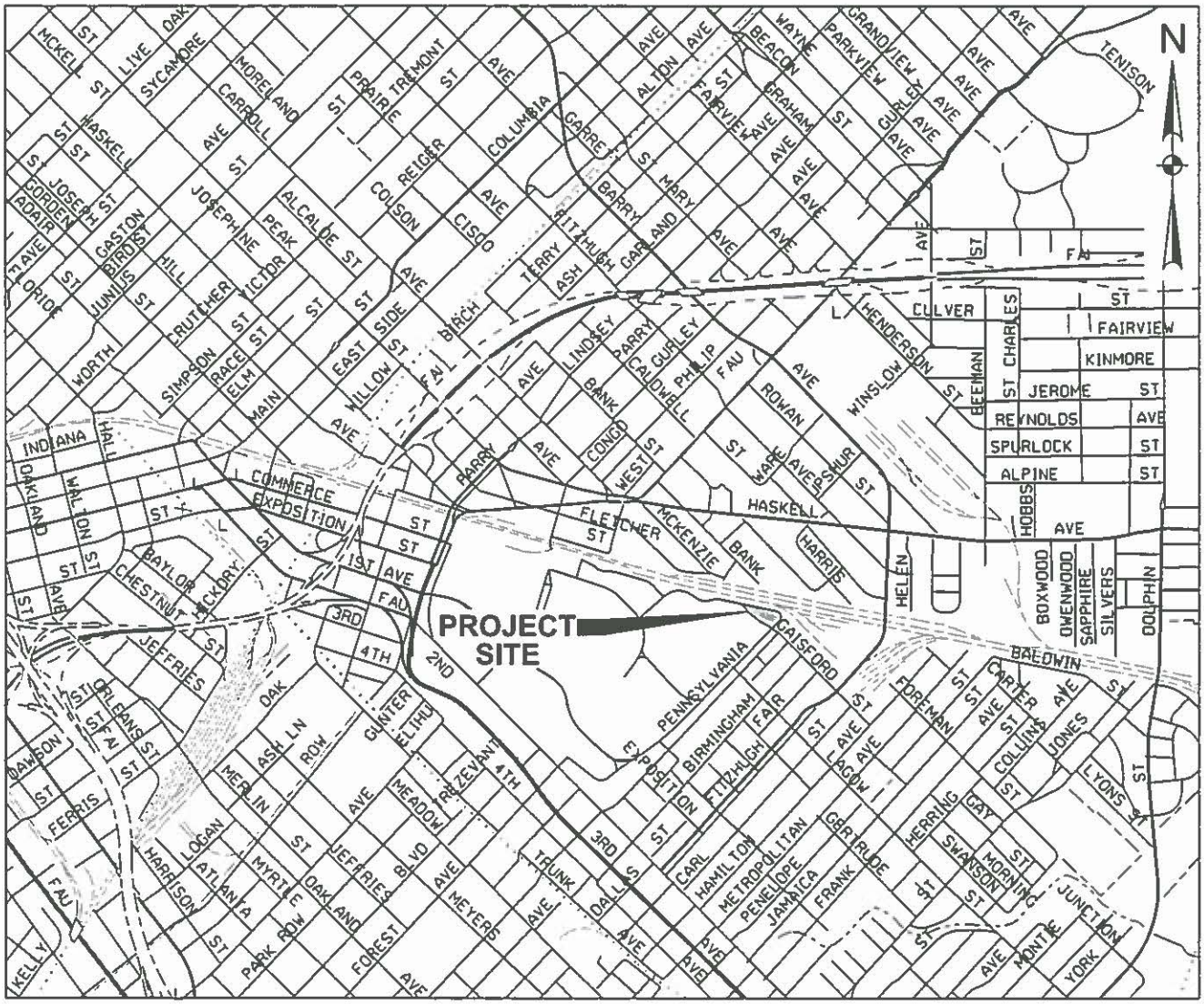
Garcia Land Data, Inc.
T 214-987-0149
F 214-987-4026
6210 Campbell Rd., Ste. 110
Dallas, TX 75248-1388

DATE: 6/11/15
PROJ: 5436 (909)

Exhibit A

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 1)
BEING A 44,362 SQ. FT. (1.018 AC.) PART OF
THE DALLAS STATE FAIR AND
EXPOSITION ASSOCIATION TRACT,
AND BEING PART OF LOT 2A, CITY OF DALLAS BLOCK C/812
TEXAS STATE FAIRGROUNDS ADDITION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

MAPSCO NO. 46-K,L



LOCATION MAP
NOT TO SCALE

Exhibit A

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)
BEING A 273,363 SQ. FT. (6.276 AC.) PART OF
THE DALLAS STATE FAIR AND
EXPOSITION ASSOCIATION TRACT,
AND BEING PART OF LOT 1A, CITY OF DALLAS BLOCK C/812
TEXAS STATE FAIRGROUNDS ADDITION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
AND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 273,363 square foot (6.276 acre) tract of land situated in the John Grigsby Survey, Abstract Number 495,and in the Thomas Lagow Survey, Abstract Number 759, in the City of Dallas, Dallas County, Texas, said tract being part of Lot 1A, Official City of Dallas Block Number C/812 of Texas State Fairgrounds Addition, as shown on plat thereof recorded in Volume 88084, Page 613, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and also being part of that tract of land described in deed to The Dallas State Fair and Exposition Association, as recorded in Volume 75, Page 303, D.R.D.C.T., and being more particularly described as follows (NOTE: Subsurface easement corners are not monumented; coordinates shown herein are state plane grid coordinate values in U.S. Survey Feet; all distances are surface values):

BEGINNING at the easterly northeast corner of said Lot 1A, Block C/812 and having a coordinate of N=6,971,356.8213 feet, E=2,505,055.2125 feet, said corner being on an angle point on the southwest right-of-way line of that tract of land described as Reserved for Street Purposes (a variable width right-of-way), as shown on and by said plat of Texas State Fairgrounds Addition;

THENCE South 45 degrees 33 minutes 08 seconds East, with a northeast line of said Lot 1A, Block C/812, and with said southwest right-of-way line, a distance of 6.19 feet to a coordinate of N=6,971,352.4841 feet, E=2,505,059.6342 feet, and the beginning of a non-tangent circular curve to the left having a radius of 4,255.00 feet, whose chord bears North 78 degrees 06 minutes 08 seconds West, a distance of 207.58 feet;

THENCE Westerly, departing said northeast line and said southwest right-of-way line, and along said curve, over and across said Lot 1A, Block C/812, through a central angle of 02 degrees 47 minutes 44 seconds, an arc distance of 207.60 feet to a coordinate of N=6,971,395.2745 feet, E=2,504,856.5396 feet;

THENCE North 79 degrees 30 minutes 00 seconds West, continuing over and across said Lot 1A, Block C/812, a distance of 631.95 feet to a coordinate of N=6,971,510.4228 feet, E=2,504,235.2552 feet, and the point of curvature of a tangent circular curve to the right having a radius of 5,045.00 feet, whose chord bears North 76 degrees 30 minutes 00 seconds West, a distance of 528.07 feet;

THENCE Westerly, continuing over and across said Lot 1A, Block C/812, and along said curve, through a central angle of 06 degrees 00 minutes 00 seconds, an arc distance of 528.31 feet to a coordinate of N=6,971,633.6814 feet, E=2,503,721.8461 feet;

FIELD NOTES APPROVED:
6-12-15

Exhibit A

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)
BEING A 273,363 SQ. FT. (6.276 AC.) PART OF
THE DALLAS STATE FAIR AND
EXPOSITION ASSOCIATION TRACT,
AND BEING PART OF LOT 1A, CITY OF DALLAS BLOCK C/812
TEXAS STATE FAIRGROUNDS ADDITION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
AND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE North 73 degrees 30 minutes 00 seconds West, continuing over and across said Lot 1A, Block C/812, a distance of 1,202.14 feet to a coordinate of N=6,971,975.0613 feet, E=2,502,569.3668 feet, and the point of curvature of a tangent circular curve to the right having a radius of 2,545.00 feet, whose chord bears North 63 degrees 32 minutes 25 seconds West, a distance of 880.33 feet;

THENCE Westerly, continuing over and across said Lot 1A, Block C/812, and along said curve, through a central angle of 19 degrees 55 minutes 09 seconds, an arc distance of 884.78 feet to the end of said curve having a coordinate of N=6,972,367.2549 feet, E=2,501,781.3567 feet, and being on the common northerly line of said Lot 1A, Block C/812, and the southerly line of that tract of land described in Deed to Dallas Area Rapid Transit (DART), as recorded in Volume 90177, Page 4230, D.R.D.C.T., and from which a found 1/2 inch iron rod (controlling monument) for an ell corner on said common line bears South 45 degrees 32 minutes 27 seconds East, a distance of 0.85 feet;

THENCE North 45 degrees 32 minutes 27 seconds West, with said common line, a distance of 31.20 feet to a 1/2-inch found iron rod and a coordinate of N=6,972,389.1015 feet, E=2,501,759.0936 feet, said iron rod being on an ell corner of said Lot 1A, Block C/812 of Texas State Fairgrounds Addition and said DART tract;

THENCE South 73 degrees 26 minutes 57 seconds East, continuing with said common line, a distance of 286.03 feet to a coordinate of N=6,972,307.6316 feet, E=2,502,033.2399 feet and the beginning of a non-tangent circular curve to the left having a radius of 2,455.00 feet, whose chord bears South 66 degrees 19 minutes 24 seconds East, a distance of 613.39 feet;

THENCE Southeasterly, departing said common line, and along said curve, over and across said Lot 1A, Block C/812, through a central angle of 14 degrees 21 minutes 11 seconds, an arc distance of 615.00 feet to a coordinate of N=6,972,061.3433 feet, E=2,502,594.9247 feet, and the end of said curve;

THENCE South 73 degrees 30 minutes 00 seconds East, continuing over and across said Lot 1A, Block C/812, a distance of 1,202.14 feet to a coordinate of N=6,971,719.9634 feet, E=2,503,747.4040 feet, and the point of curvature of a tangent circular curve to the left having a radius of 4,955.00 feet, whose chord bears South 76 degrees 30 minutes 00 seconds East, a distance of 518.65 feet;

THENCE Easterly, continuing over and across said Lot 1A, Block C/812, and along said curve, through a central angle of 06 degrees 00 minutes 00 seconds, an arc distance of 518.89 feet to a coordinate of N=6,971,598.9036 feet, E=2,504,251.6541 feet;

FIELD NOTES APPROVED:
JER 6-12-15

Exhibit A

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)
BEING A 273,363 SQ. FT. (6.276 AC.) PART OF
THE DALLAS STATE FAIR AND
EXPOSITION ASSOCIATION TRACT,
AND BEING PART OF LOT 1A, CITY OF DALLAS BLOCK C/812
TEXAS STATE FAIRGROUNDS ADDITION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
AND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

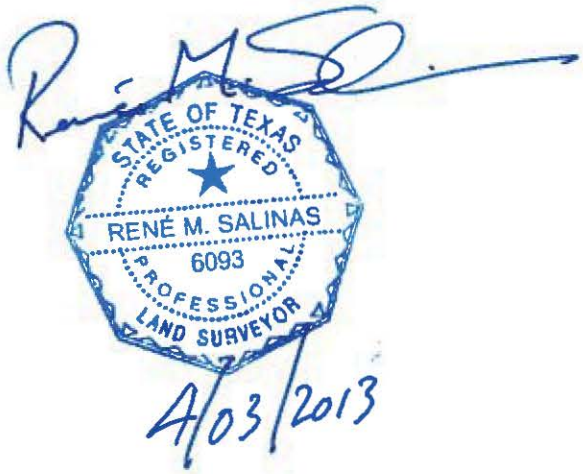
THENCE South 79 degrees 30 minutes 00 seconds East, continuing over and across said Lot 1A, Block C/812, a distance of 471.22 feet to a coordinate of N=6,971,513.0425 feet, E=2,504,714.9191 feet, being on the common northeast line of said Lot 1A, Block C/812, and the aforementioned southwest right-of-way line of said Reserved for Street Purposes tract;

THENCE South 22 degrees 47 minutes 12 seconds East, with said common line, a distance of 21.09 feet to a coordinate of N=6,971,493.5999 feet, E=2,504,723.0868 feet;

THENCE South 08 degrees 40 minutes 16 seconds West, continuing with said common line, a distance of 46.59 feet to a coordinate of N=6,971,447.5487 feet, E=2,504,716.0638 feet;

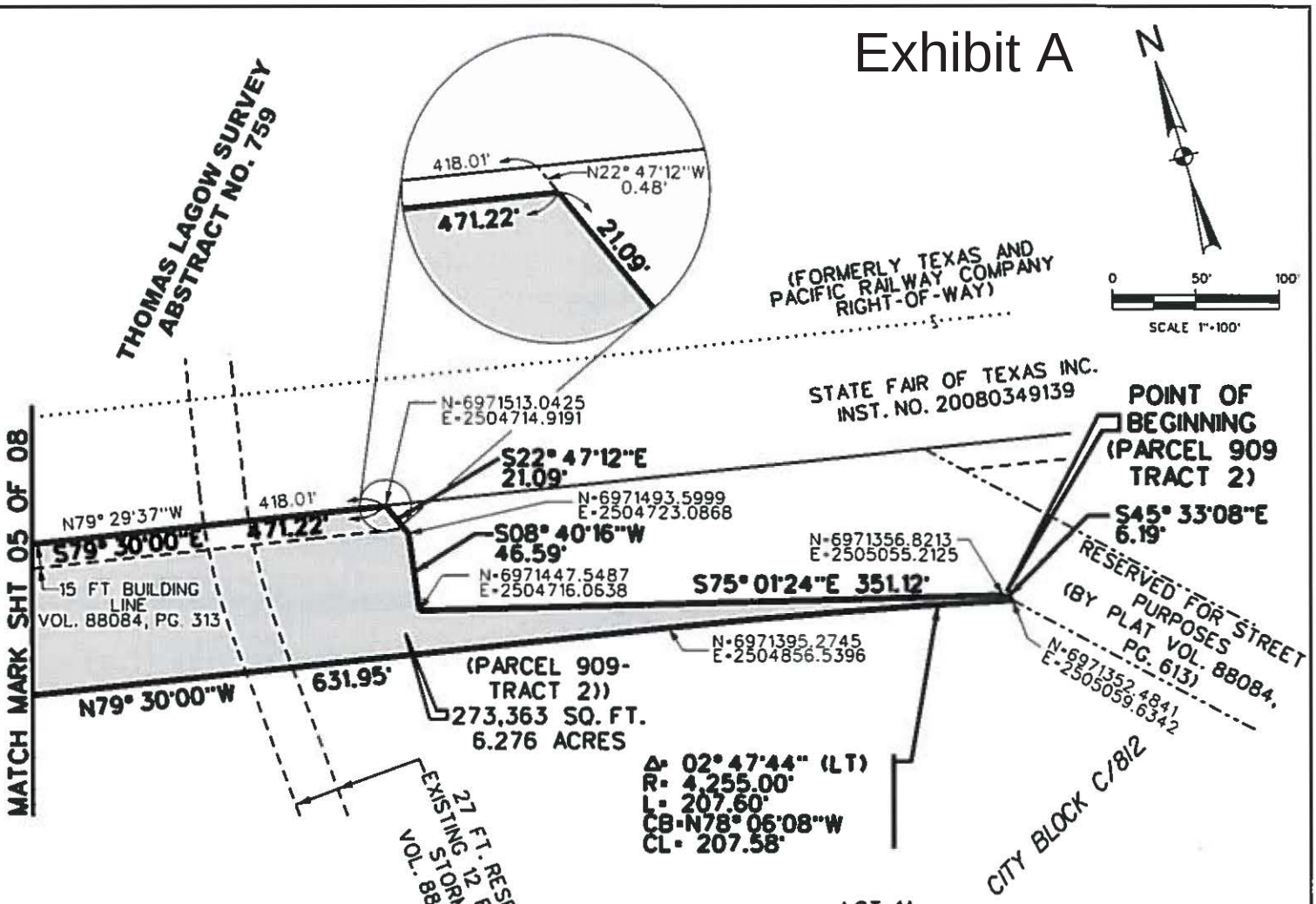
THENCE South 75 degrees 01 minute 24 seconds East, continuing with said common line, a distance of 351.12 feet to the POINT OF BEGINNING AND CONTAINING 273,363 square feet or 6.2756 acres of land, more or less.

BASIS OF BEARING: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).



FIELD NOTES APPROVED:
DER 6-12-15

Exhibit A



LEGEND:

FPK	FOUND "PK" NAIL
FIRC	FOUND IRON ROD W/CAP
FIR	FOUND IRON ROD
SIR	SET IRON ROD W/ YELLOW "GLD" CAP
MON.	MONUMENT
(CM)	CONTROLLING MONUMENT

NOTES:

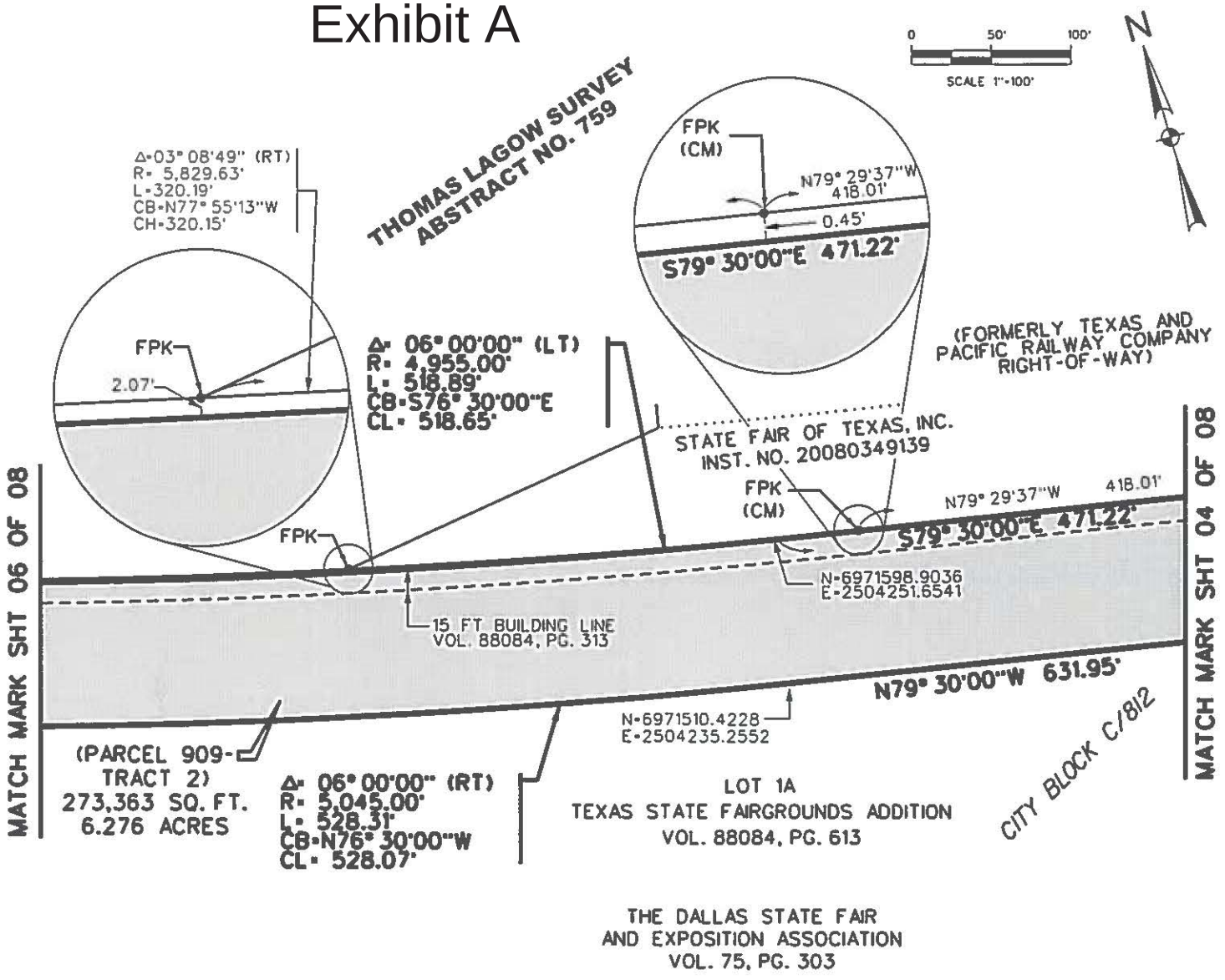
1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET: SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
3. ALL DISTANCES ARE SURFACE VALUES.
4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)
BEING A 273,363 SQ. FT. (6.276 AC.) PART OF
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EXPOSITION ASSOCIATION TRACT,
AND BEING PART OF LOT 1A, CITY OF DALLAS BLOCK C/812
TEXAS STATE FAIRGROUNDS ADDITION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
AND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Garcia Land Data, Inc.
T 214-987-0149
F 214-987-4026
6210 Campbell Rd., Ste. 110
Dallas, TX 75248-1388

DATE: 6/08/15
PROJ: 5436

Exhibit A



LEGEND:

FPK	FOUND "PK" NAIL
FIRC	FOUND IRON ROD W/CAP
FIR	FOUND IRON ROD
FPK	FOUND P-K NAIL
SIR	SET IRON ROD W/ YELLOW "GLD" CAP
MON.	MONUMENT
(CM)	CONTROLLING MONUMENT

NOTES:

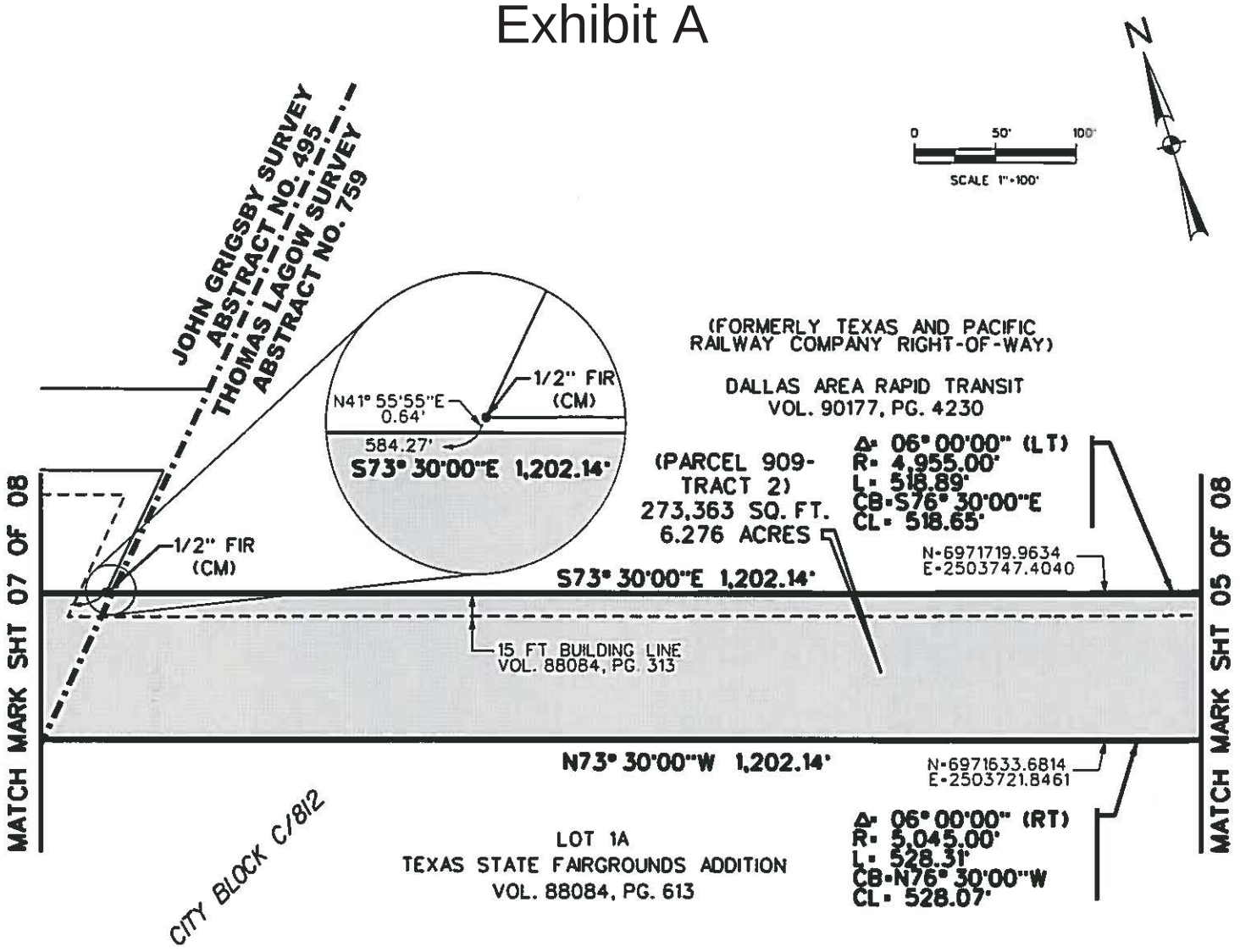
1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET: SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
3. ALL DISTANCES ARE SURFACE VALUES.
4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)
BEING A 273,363 SQ. FT. (6.276 AC.) PART OF
THE DALLAS STATE FAIR AND
EXPOSITION ASSOCIATION TRACT,
AND BEING PART OF LOT 1A, CITY OF DALLAS BLOCK C/812
TEXAS STATE FAIRGROUNDS ADDITION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
AND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Garcia Land Data, Inc.
T 214-987-0149
F 214-987-4026
6210 Campbell Rd., Ste. 110
Dallas, TX 75248-1388

DATE: 6/08/15
PROJ: 5436

Exhibit A



LEGEND:

FPK	FOUND "PK" NAIL
FIRC	FOUND IRON ROD W/CAP
FIR	FOUND IRON ROD
SIR	SET IRON ROD W/ YELLOW "GLD" CAP
MON.	MONUMENT
(CM)	CONTROLLING MONUMENT

NOTES:

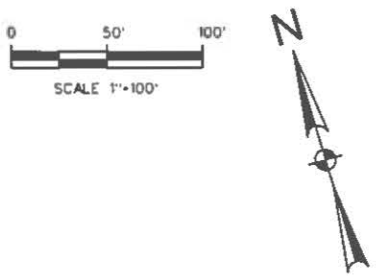
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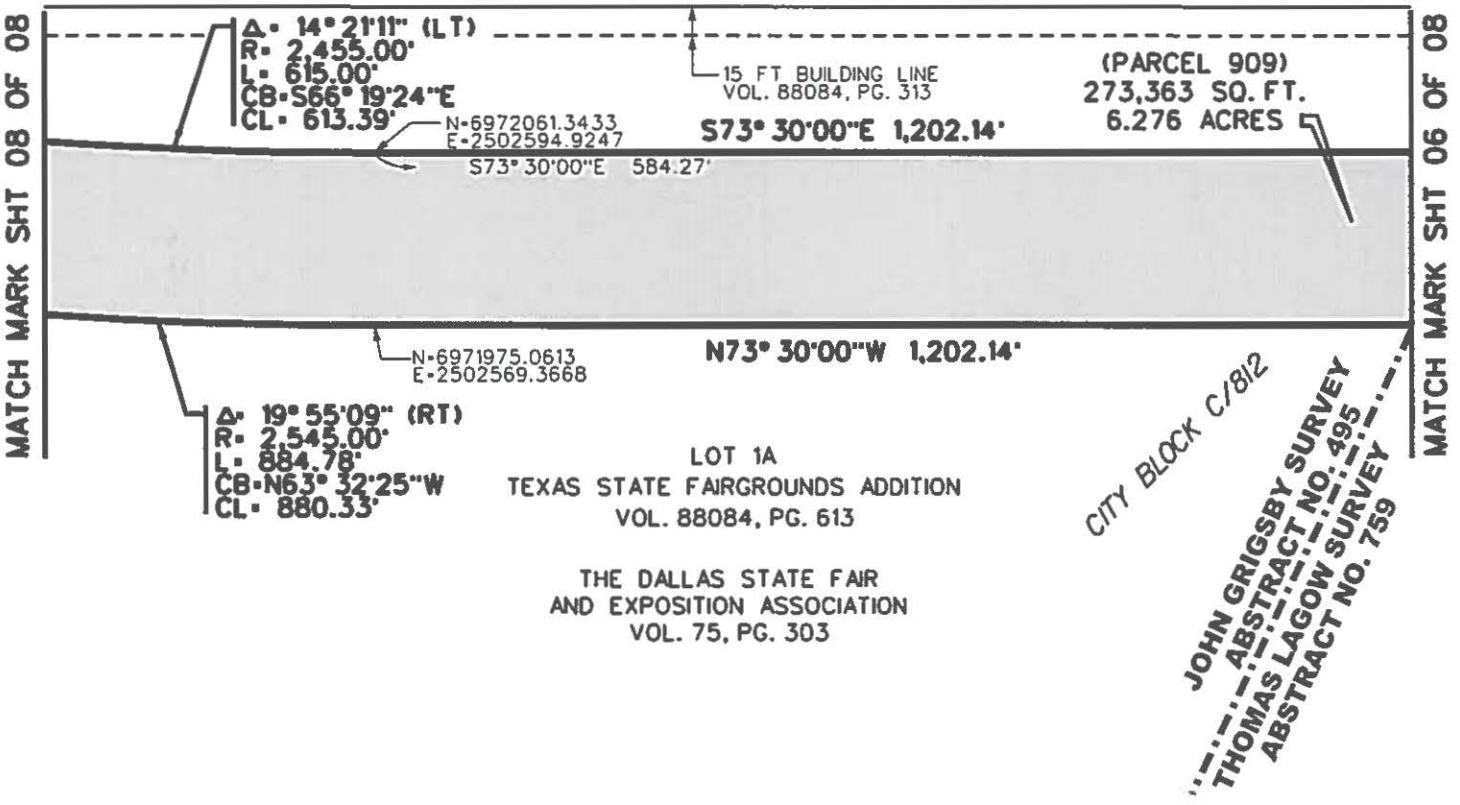


JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

PACIFIC AVENUE (VARIABLE WIDTH RIGHT-OF-WAY ~ BY USE AND OCCUPATION)

(FORMERLY TEXAS AND PACIFIC RAILWAY COMPANY RIGHT-OF-WAY)

DALLAS AREA RAPID TRANSIT ~ VOL. 90177, PG. 4230



LEGEND:

FIP	FOUND IRON PIPE
FIRC	FOUND IRON ROD W/CAP
FIR	FOUND IRON ROD
SIR	SET IRON ROD W/ YELLOW "GLD" CAP
MON.	MONUMENT
(CM)	CONTROLLING MONUMENT

NOTES:

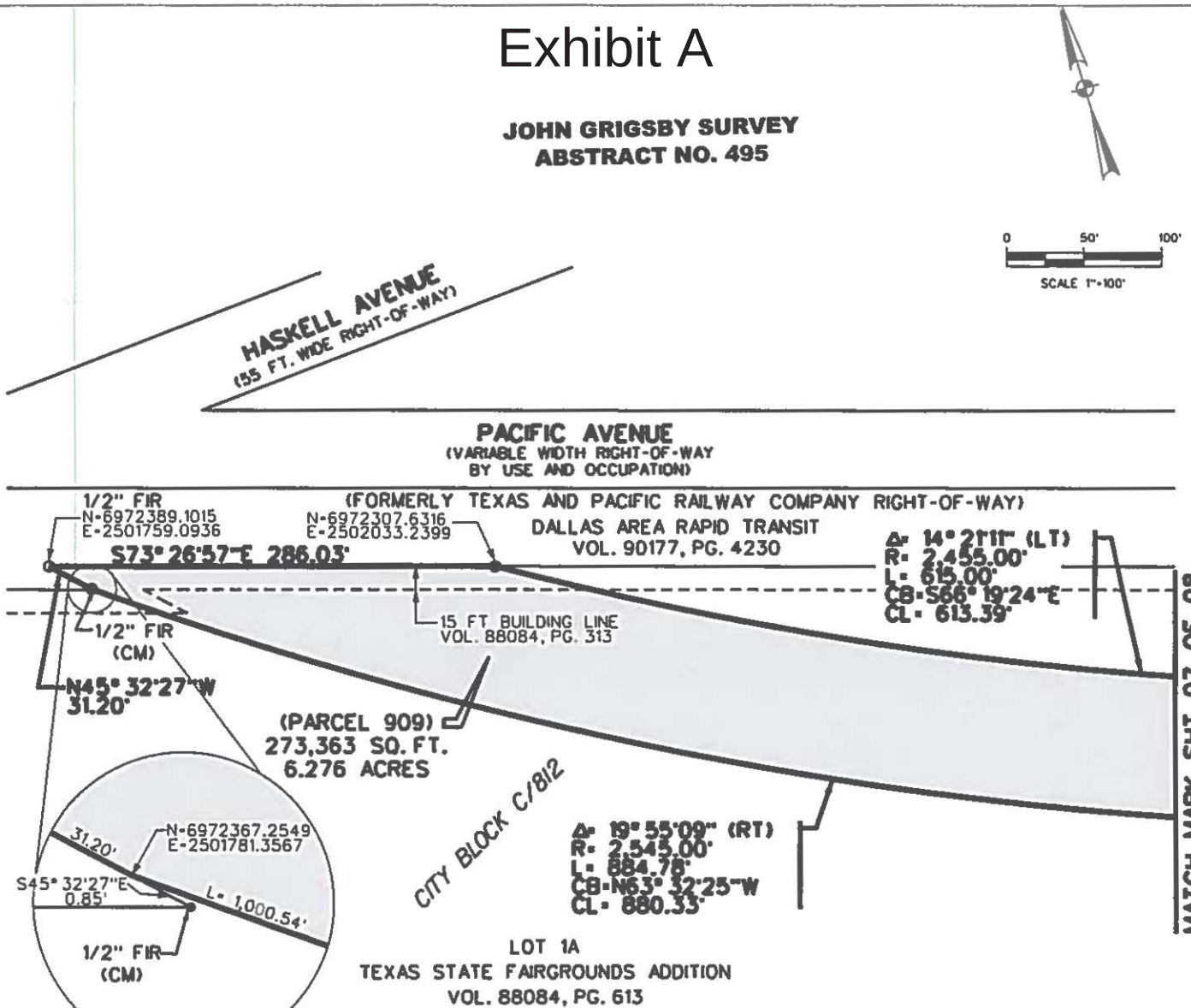
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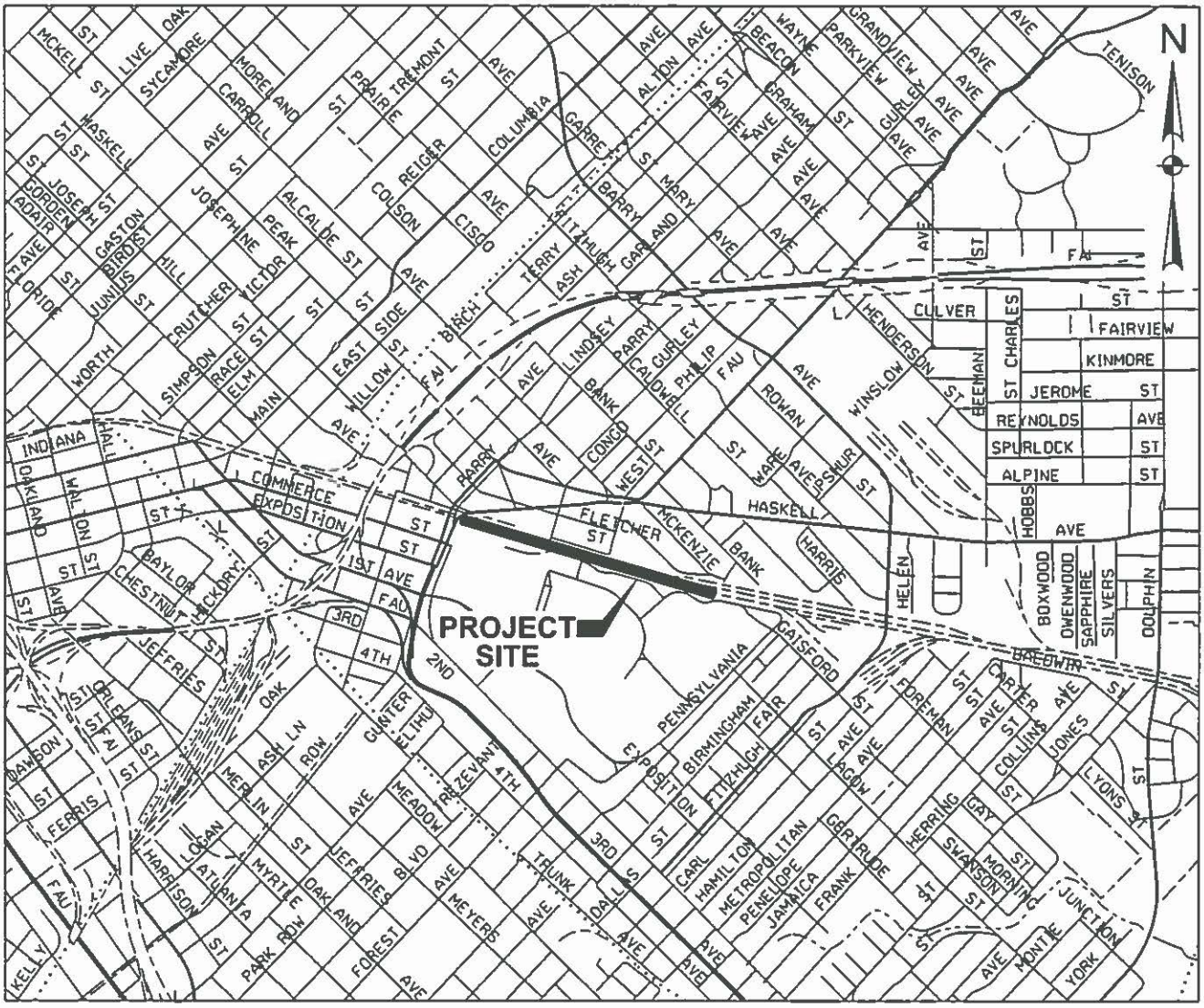
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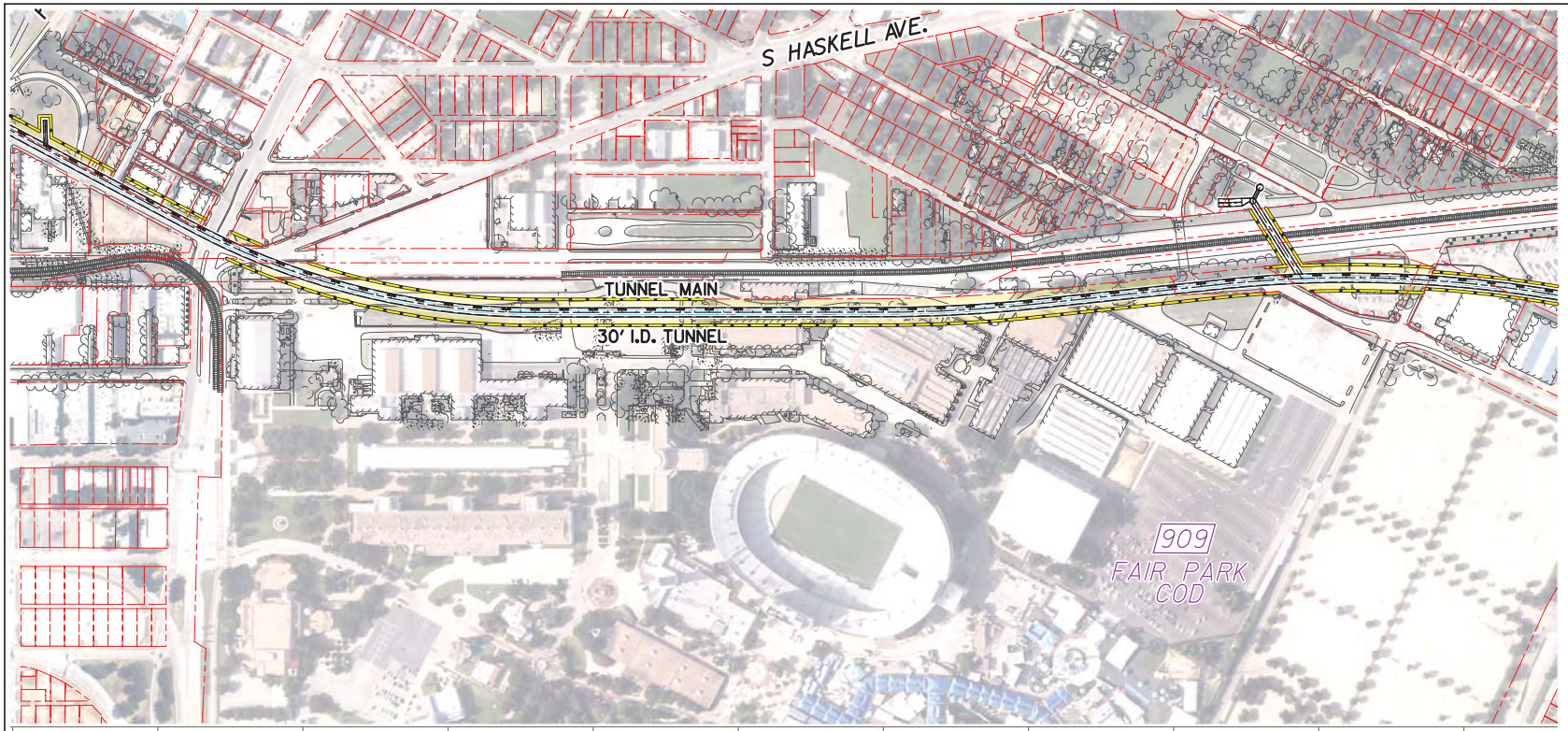
Exhibit A

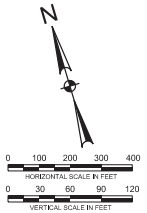
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

MAPSCO NO. 46-K,L



LOCATION MAP
NOT TO SCALE





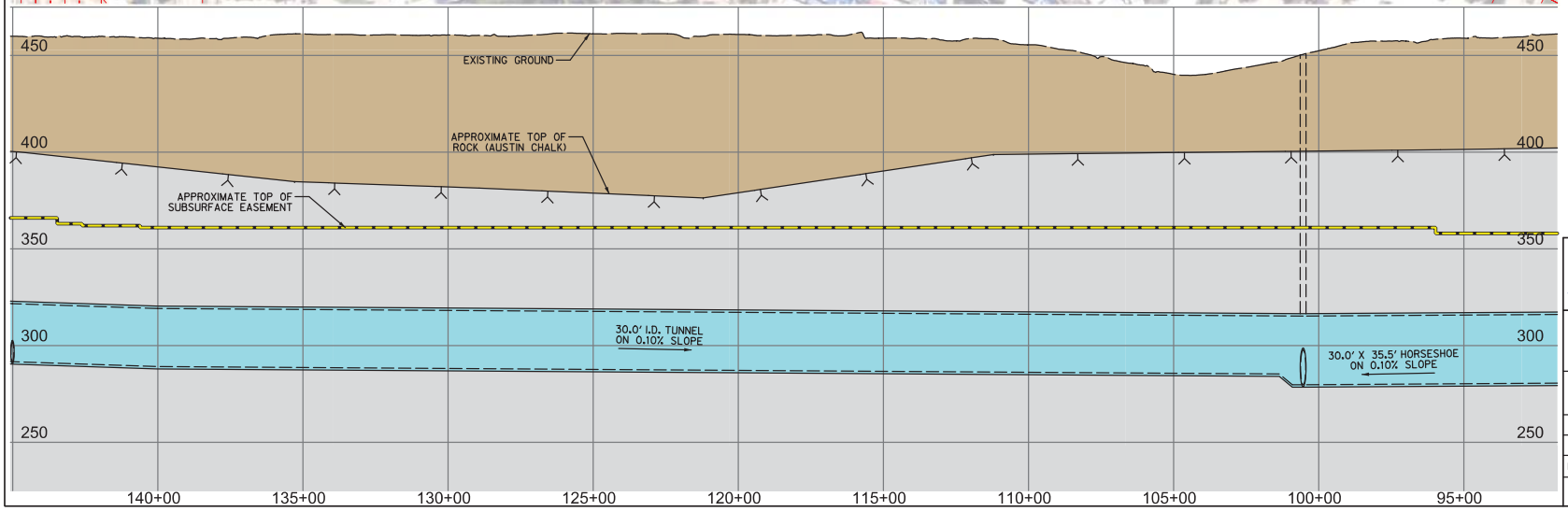


Exhibit A

HALFF
12225 GREENVILLE AVE., SUITE 200 DALLAS, TEXAS 75243 (214) 346-6200 (TEL)
TBPE REGISTRATION NO. 312

TUNNEL ALIGNMENT MAP
FAIR PARK
PROFILE

MILL CREEK/PEAKS BRANCH
DRAINAGE RELIEF PROJECT

TRINITY WATERSHED MANAGEMENT

CITY OF DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALFF	HALFF	JULY 2015	AS NOTED	AVO 25299	421Q	5780

PENTABLE: PENTABLE.TBL
CTB: ACAD.CTB
PLOT DRIVER: PDF_2D_CLR_WW_CR_300dpi
DATE: 7/16/2015
TIME: 2:11:51 PM
USER: ahl20
FILE NAME: ...\Fair Park Prof\hdgn

Exhibit A

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 907) BEING A 86,328 SQ. FT. (1.982 AC.) PART OF THE CITY OF DALLAS TRACT, AND BEING A PART OF LOT 1, CITY OF DALLAS BLOCK A/2397, JJ CRAFT, AN ADDITION IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759, CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING an 86,328 square foot (1.982 acre) tract of land situated in the Thomas Lagow Survey, Abstract Number 759, in the City of Dallas, Dallas County, Texas, and being a part of Lot 1, Block A/2397 (Official City of Dallas Block Number) of JJ Craft, an addition to the City of Dallas, as shown on plat thereof recorded in Instrument Number 201000005205 of the Official Public Records of Dallas County, Texas, said tract also being part of that tract of land described in Warranty Deed to the City of Dallas, as recorded in Volume 1273, Page 159, D.R.D.C.T., and being more particularly described as follows (NOTE: Subsurface easement corners are not monumented; coordinates shown herein are state plane grid coordinate values in U.S. Survey Feet; all distances are surface values):

BEGINNING at the northeast corner of said Lot 1, Block A/2397, having a coordinate of N=6,968,974.7699 feet, E=2,508,415.8447 feet, said corner being on the intersection of the northeast right-of-way line of Foreman Street (a variable width right-of-way) and the southeast right-of-way line of Spring Avenue (a variable width right-of-way);

THENCE North 41 degrees 28 minutes 03 seconds East, departing said northeast right-of-way line of Foreman Street, and with the southeast right-of-way line of Spring Avenue, and the northwest line of said Lot 1, Block A/2397, a distance of 20.30 feet to a coordinate of N=6,968,989.9808 feet, E=2,508,429.2868 feet, and the point of curvature of a non-tangent circular curve to the right having a radius of 925.32 feet, whose chord bears North 54 degrees 03 minutes 34 seconds East, a distance of 39.43 feet;

THENCE Northeasterly, continuing with said southeast right-of-way line of Spring Avenue and said northwest line of said Lot 1, Block A/2397, and along said curve, through a central angle of 02 degrees 26 minutes 30 seconds, an arc distance of 39.43 feet to the end of said curve and a coordinate of N=6,969,013.1219 feet, E=2,508,461.2072 feet, and being the point of curvature of a non-tangent circular curve to the right having a radius of 5,045.00 feet, whose chord bears South 43 degrees 51 minutes 34 seconds East, a distance of 998.91 feet;

THENCE Southeasterly, departing said southeast right-of-way line of Spring Avenue and said northwest line of said Lot 1, Block A/2397, along said curve, and over and across said Lot 1, Block A/2397, through a central angle of 11 degrees 21 minutes 47 seconds, an arc distance of 1,000.55 feet to the end of said curve and a coordinate of N=6,968,292.9658 feet, E=2,509,153.2501 feet, and being the point of reverse curvature of a tangent circular curve to the left having a radius of 1,955.00 feet, whose chord bears South 42 degrees 58 minutes 35 seconds East, a distance of 327.08 feet;

THENCE Southeasterly, continuing over and across said Lot 1, Block A/2397, and along said curve, through a central angle of 09 degrees 35 minutes 49 seconds, an arc distance of 327.46 feet to the end of said curve and a coordinate of N=6,968,053.6958 feet, E=2,509,376.1894 feet;

FIELD NOTES APPROVED:
DER 6-12-15

Exhibit A

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 907)
BEING A 86,328 SQ. FT. (1.982 AC.) PART OF THE
CITY OF DALLAS TRACT, AND BEING A PART OF LOT 1,
CITY OF DALLAS BLOCK A/2397, JJ CRAFT, AN ADDITION
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 47 degrees 46 minutes 30 seconds East, continuing over and across said Lot 1, Block A/2397, a distance of 17.85 feet to the southeast line of said Lot 1, Block A/2397 and having a coordinate of N=6,968,041.6998 feet, E=2,509,389.4076 feet, same being on the northwest line of that tract of land described in Warranty Deed to The City of Dallas, as recorded in Volume 1795, Page 618, D.R.D.C.T., and from which a 1/2-inch found iron rod (controlling monument) bears North 42 degrees 51 minutes 20 seconds East, with the southeast line of said Lot 1, Block A/2397, a distance of 520.27 feet, said iron rod being on the common westerly corner of Lot 2 and Lot 3 of Block 1/4479 (Official City of Dallas Block Number) of Phillips Circle Addition to the City of Dallas as shown on map or plat thereof recorded in Volume 16, Page 27, D.R.D.C.T.;

THENCE South 42 degrees 51 minutes 20 seconds West, with the southeast line of said Lot 1, Block A/2397, and said northwest line of City of Dallas tract in Volume 1795, Page 618, a distance of 31.93 feet to the south corner of said Lot 1, Block A/2397, having a coordinate of N=6,968,018.2952 feet, E=2,509,367.6926 feet;

THENCE North 45 degrees 33 minutes 55 seconds West, with the southwest line of said Lot 1, Block A/2397, and the northeast line of said City of Dallas tract in Volume 1795, Page 618, passing the north corner of said City of Dallas tract in Volume 1795, Page 618, and the east corner of a called 2.425 acre tract of land described in Warranty Deed to The City of Dallas as recorded in Volume 1795, Page 625, D.R.D.C.T., at a distance of 25.65 feet, continuing with the southwest line of said Lot 1, Block A/2397, and the northeast line of said called 2.425 acre City of Dallas tract, passing the common north corner of said called 2.425 acre City of Dallas tract on the northeast right-of-way line of Foreman Street at a distance of 479.14 feet, continuing with said southwest line of Lot 1, Block A/2397, and with said northeast right-of-way line of Foreman Street, in all, a total distance of 1,161.56 feet to a coordinate of N=6,968,831.3849 feet, E=2,508,538.3959 feet;

THENCE North 41 degrees 28 minutes 03 seconds East, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, a distance of 14.98 feet to a coordinate of N=6,968,842.6084 feet, E=2,508,548.3141 feet;

THENCE North 45 degrees 03 minutes 55 seconds West, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, a distance of 30.06 feet to a coordinate of N=6,968,863.8368 feet, E=2,508,527.0372 feet;

THENCE North 41 degrees 28 minutes 03 seconds East, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, a distance of 6.81 feet to a coordinate of N=6,968,868.9390 feet, E=2,508,531.5461 feet, and the point of curvature of a non-tangent circular curve to the right having a radius of 14.00 feet, whose chord bears North 72 degrees 33 minutes 36 seconds West, a distance of 11.46 feet;



FIELD NOTES APPROVED:
DDR 6-12-15

Exhibit A

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 907)
BEING A 86,328 SQ. FT. (1.982 AC.) PART OF THE
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CITY OF DALLAS BLOCK A/2397, JJ CRAFT, AN ADDITION
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE Westerly, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, and along said curve, through a central angle of 48 degrees 18 minutes 40 seconds, an arc distance of 11.81 feet to the end of said curve and having a coordinate of N=6,968,872.3732 feet, E=2,508,520.6144 feet;

THENCE North 48 degrees 24 minutes 18 seconds West, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, a distance of 4.90 feet to a coordinate of N=6,968,875.6256 feet, E=2,508,516.9504 feet and the point of curvature of a non-tangent circular curve to the right having a radius of 1,016.49 feet, whose chord bears North 47 degrees 38 minutes 01 second West, a distance of 27.35 feet;

THENCE Northwesterly, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, and along said curve, through a central angle of 01 degree 32 minutes 30 seconds, an arc distance of 27.35 feet to the end of said curve and having a coordinate of N=6,968,894.0533 feet, E=2,508,496.7457 feet;

THENCE North 45 degrees 03 minutes 55 seconds West, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, a distance of 114.30 feet to the POINT OF BEGINNING AND CONTAINING 86,328 square feet or 1.982 acres of land, more or less.

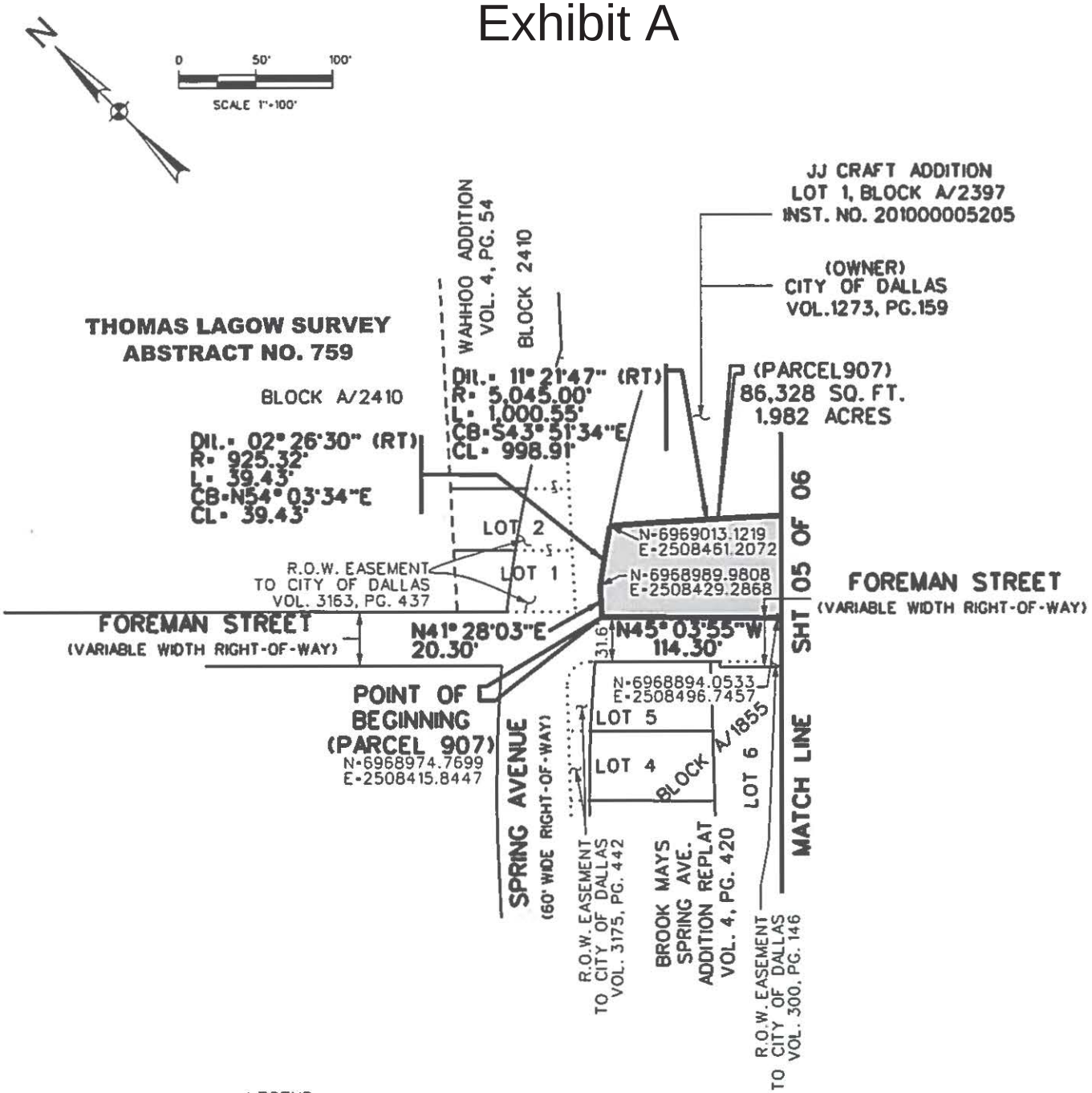
BASIS OF BEARING: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

STATE OF TEXAS
REGISTERED
RENÉ M. SALINAS
6093
PROFESSIONAL
LAND SURVEYOR

4/03/2013

FIELD NOTES APPROVED:
PER 6-12-15

Exhibit A



LEGEND

FIRC	FOUND IRON ROD W/CAP	MON. (CM)	MONUMENT CONTROLLING MONUMENT
FIR	FOUND IRON ROD	---	PLAT LINE
SIR	SET IRON ROD W/ YELLOW "GLD" CAP	——	LOT LINE
ROW	RIGHT-OF-WAY	.....	LOT IN R.O.W. LINE

NOTES:

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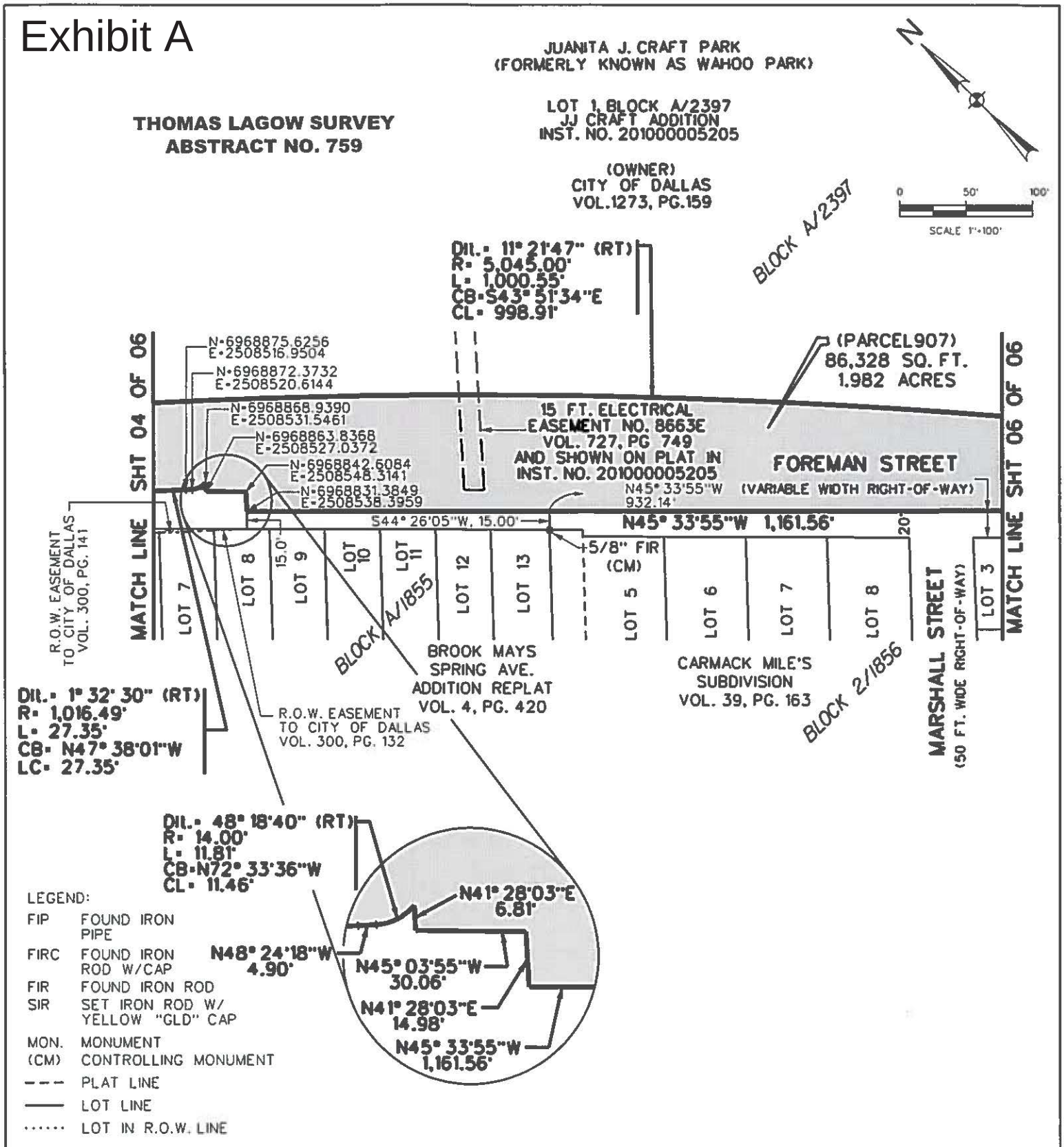
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SFII F1 S

Exhibit A



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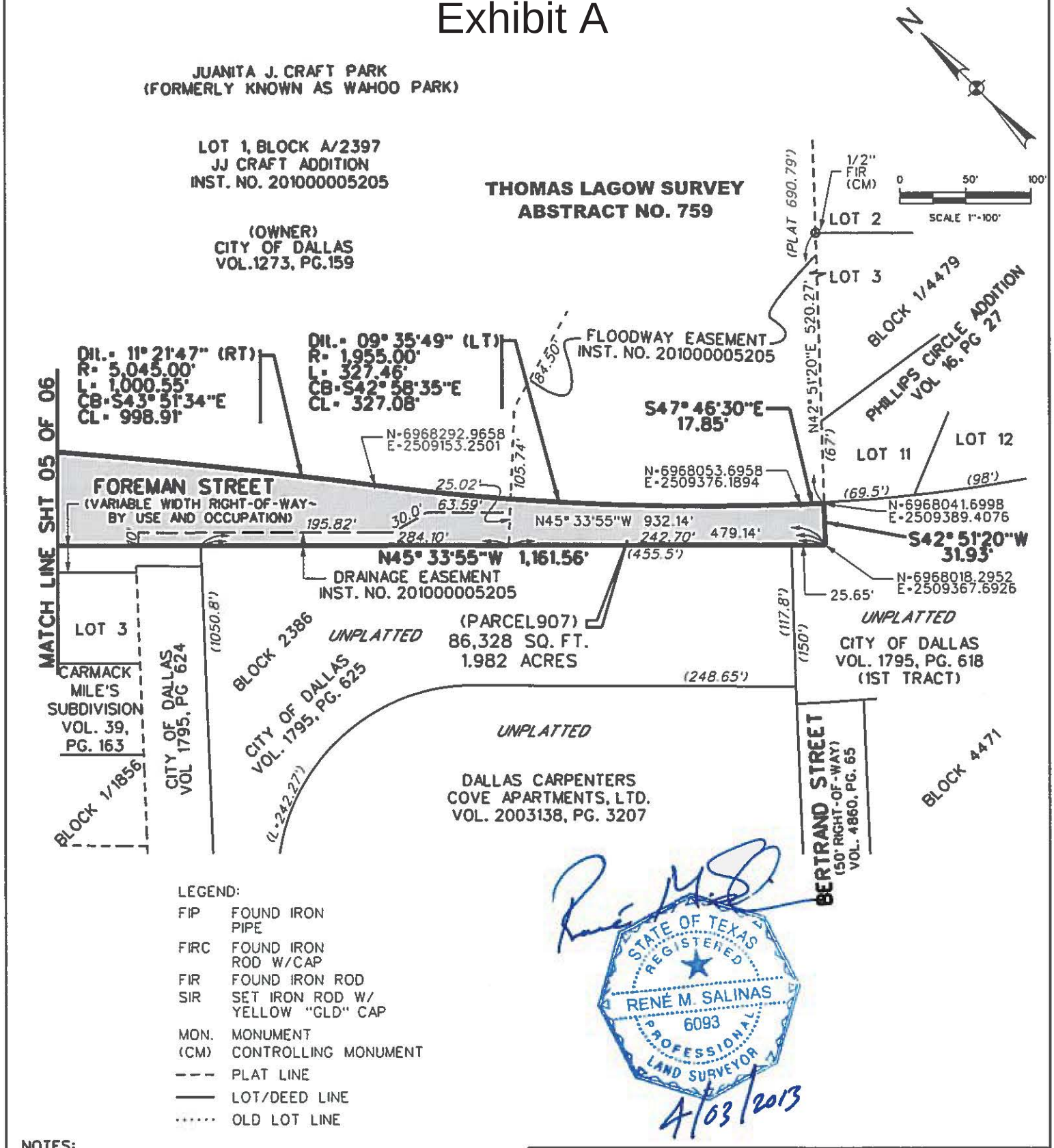
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FIRC	FOUND IRON ROD W/CAP
FIR	FOUND IRON ROD
SIR	SET IRON ROD W/ YELLOW "GLD" CAP
MON.	MONUMENT
(CM)	CONTROLLING MONUMENT
- - -	PLAT LINE
———	LOT/DEED LINE
.....	OLD LOT LINE

STATE OF TEXAS
REGISTERED
RENÉ M. SALINAS
6093
PROFESSIONAL
LAND SURVEYOR

4/03/2013

NOTES:

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Garcia Land Data, Inc.
T 214-987-0149
F 214-987-4026
6210 Campbell Rd., Ste. 110
Dallas, TX 75248-1388

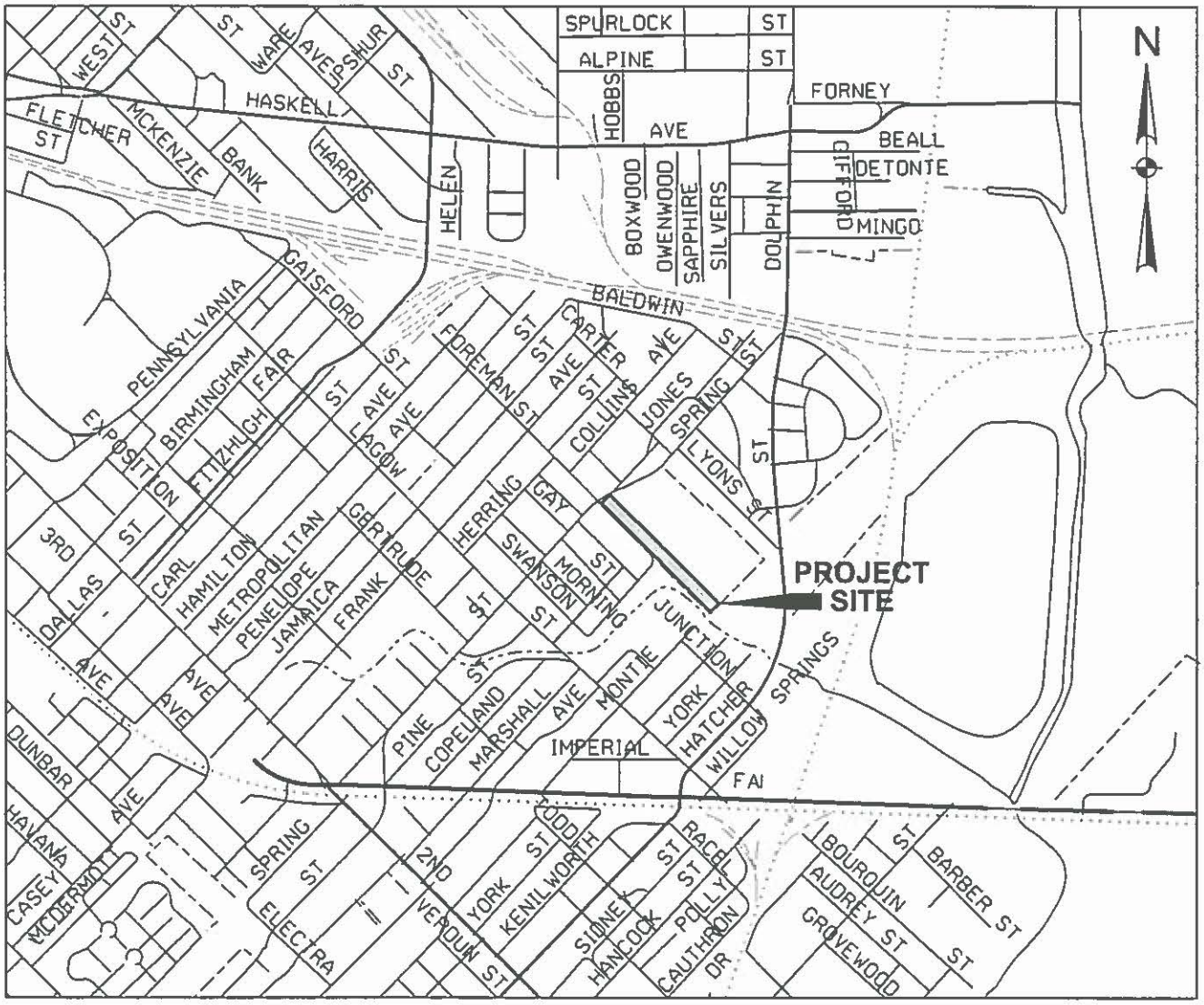
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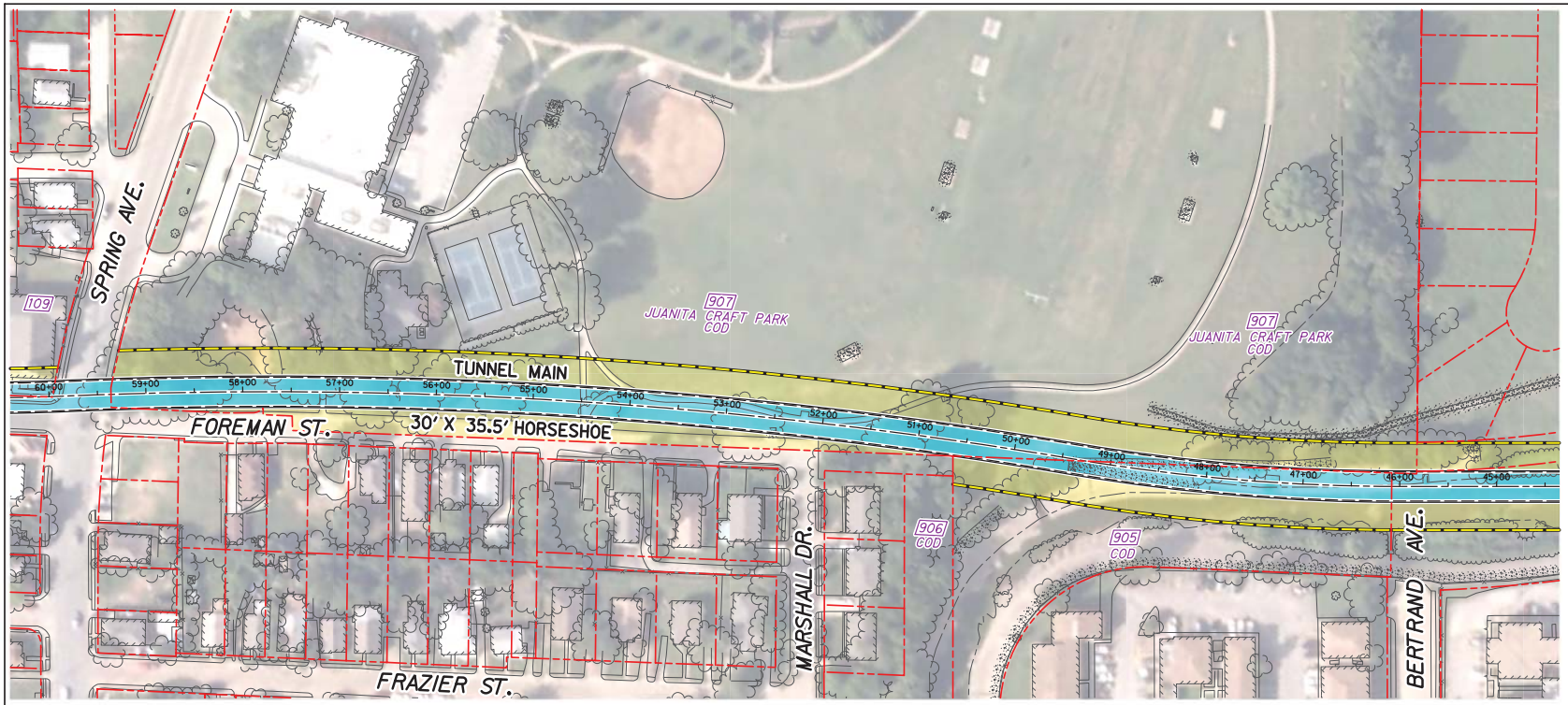
Exhibit A

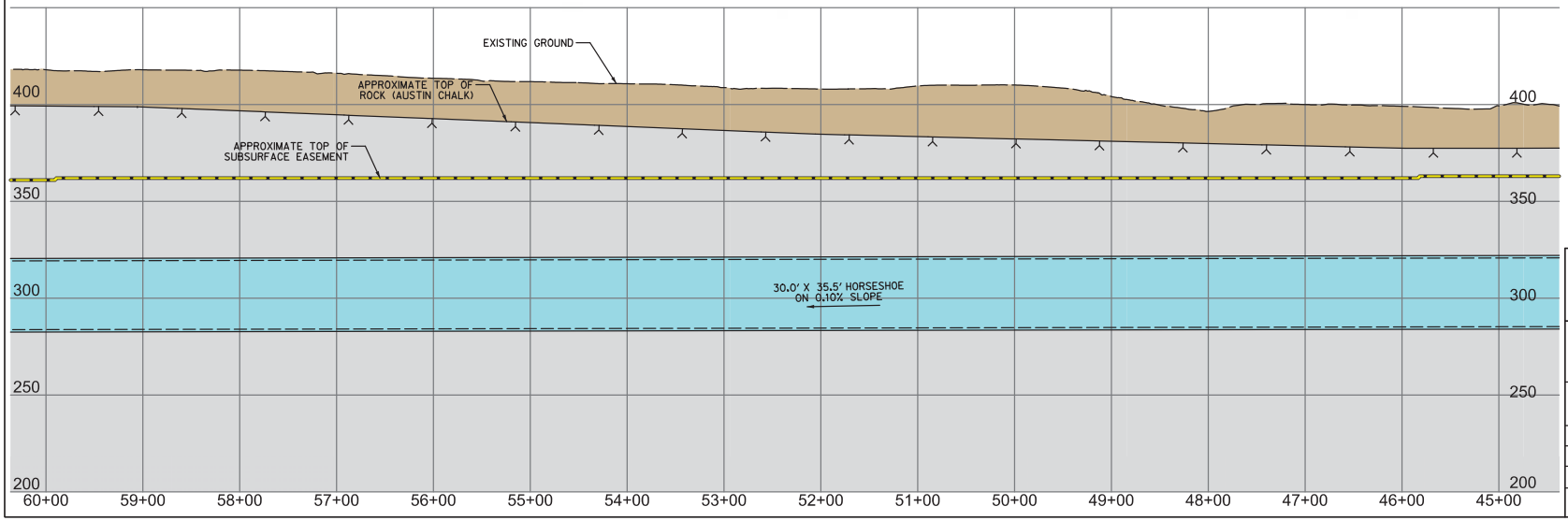
**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 907)
BEING A 86,328 SQ. FT. (1.982 AC.) PART OF THE
CITY OF DALLAS TRACT, AND BEING A PART OF LOT 1,
CITY OF DALLAS BLOCK A/2397, JJ CRAFT, AN ADDITION
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

MAPSCO NO. 47-N



LOCATION MAP
NOT TO SCALE





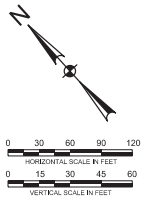


Exhibit A

HALFF
12225 GREENVILLE AVE., SUITE 200 DALLAS, TEXAS 75243 (214) 346-6200 (TEL)
TBPE REGISTRATION NO. 312

TUNNEL ALIGNMENT MAP
JUANITA CRAFT PARK
PROFILE

MILL CREEK/PEAKS BRANCH
DRAINAGE RELIEF PROJECT

TRINITY WATERSHED MANAGEMENT

CITY OF DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALFF	HALFF	JULY 2015	AS NOTED	AVO 25299	421Q	5780

PENTABLE: PENTABLE.TBL
STYLE: HALFF
PLOT DRIVER: PDF_2D_CLR_WW_CR_300dpi
DATE: 7/16/2015
TIME: 2:26:03 PM
USER: ahl20
FILE NAME: ...\Juanita Craft Prof.dgn

AGENDA ITEM # 37

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize a Memorandum of Understanding with Dallas County for utilization of the Law Enforcement Agency Portal (LEA Portal) for the purpose of electronic criminal case filing - Financing: No cost consideration to the City

BACKGROUND

In 2014 Dallas County began an introduction of an electronic case filing program that they developed called the LEA Portal. The program facilitates the filling and transfer of documents related to criminal case filing with the Dallas County District Attorney's Office.

Currently all criminal cases are printed and filed by hand with the District Attorney's Office. The LEA Portal will reduce paper use and increase efficiency and accountability. The use of the LEA Portal requires agencies to have specific systems, software, and security protocols running on the agencies network. This MOU details what is required by Dallas Police Department to utilize LEA Portal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Public Safety Committee on August 24, 2015.

FISCAL INFORMATION

No cost consideration to the City

WHEREAS, participating local governments desire to enter into this Agreement for the Participants' participation in Law Enforcement Agency Portal (LEA Portal) an electronic case filing system that will allow participating agencies within Dallas County to file criminal cases electronically; and

WHEREAS, the participating local governments will have access to LEA Portal in order to file cases electronically, and perform other functions as allowed by statutes and role based permission's; and

WHEREAS, it is in the best interest of the City to enter 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 enter into a Memorandum of Understanding for the utilization of the Law Enforcement Agency Portal for the purpose of electronic criminal case filing.

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 ITEM # 38

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** the acceptance of the Commercial Auto Theft Interdiction Squad/23 grant from the Texas Automobile Burglary & Theft Prevention Authority in the amount of $555,204 to provide a specialized proactive automobile theft program, for the period September 1, 2015 through August 31, 2016; **(2)** a local match in the amount of $111,041; **(3)** an In-Kind Contribution in the amount of $517,394; and **(4)** execution of the grant agreement - Total not to exceed $1,183,639 - Financing: Texas Automobile Burglary & Theft Prevention Authority Grant Funds ($555,204), In-Kind Contributions ($517,394) and Current Funds ($111,041) (subject to appropriations)

BACKGROUND

This grant funds a specialized proactive investigative unit comprised of one Sergeant, five Senior Corporals, and one Office Assistant, currently housed at the City's Auto Theft Salvage Unit of the Dallas Police Department. The grant funds primarily personnel, along with some equipment, supplies, and training. The grant will continue to target commercial auto theft offenders who profit from vehicles stolen each year in Dallas, including salvage yards, chop shops, wrecker services, used car dealers, and large organized auto theft rings.

The Texas Automobile Burglary Theft & Prevention Authority specifically requires governing body approval for the acceptance of the grant. If accepted this grant will require matching cash funds of $111,041.00 and will be incorporated into the FY2015-2016 General Fund Budget.

In-kind contributions in the amount of $517,394.00 have been identified in the form of salaried officers assigned to this unit. The in-kind match is made up of the following components: four detective officers at 100% percent of their time working on CATIS grant activities. In addition, the CATIS grant provides funding for one administrative/ operations sergeant, five to six of senior corporals, and one office assistant. With the acceptance of this grant the provision of the cash match and the in-kind contribution will be required for the execution of this grant.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized application for Commercial Auto Theft Interdiction Squad/10 grant on May 22, 2002, by Resolution No. 02-1623.

Authorized acceptance of Commercial Auto Theft Interdiction Squad/10 grant on August 14, 2002, by Resolution No. 02-2247.

Authorized application for Commercial Auto Theft Interdiction Squad/11 grant on May 14, 2003, by Resolution No. 03-1381.

Authorized acceptance of Commercial Auto Theft Interdiction Squad/11 grant on August 27, 2003, by Resolution No. 03-2316.

Authorized application for Commercial Auto Theft Interdiction Squad/12 grant on May 26, 2004, by Resolution No. 04-1731.

Authorized acceptance of Commercial Auto Theft Interdiction Squad/12 grant on August 25, 2004, by Resolution No. 04-2438.

Authorized application for Commercial Auto Theft Interdiction Squad/13 grant on May 11, 2005, by Resolution No. 05-1476.

Authorized acceptance of Commercial Auto Theft Interdiction Squad/13 grant on August 10, 2005, by Resolution No. 05-2209.

Authorized application for Commercial Auto Theft Interdiction Squad/14 grant on April 26, 2006, by Resolution No. 06-1218.

Authorized acceptance of Commercial Auto Theft Interdiction Squad/14 grant on August 26 2006, by Resolution No. 06-2235.

Authorized application for Commercial Auto Theft Interdiction Squad/15 grant on April 25, 2007, by Resolution No. 07-1293.

Authorized revised application for Commercial Auto Theft Interdiction Squad/15 grant on June 27, 2007, by Resolution No. 07-1979.

Authorized acceptance of Commercial Auto Theft Interdiction Squad/15 grant on August 8, 2007, by Resolution No. 07-2182.

Authorized application for Commercial Auto Theft Interdiction Squad/16 grant on April 23, 2008, by Resolution No. 08-1277.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS (Continued)

Authorized acceptance of Commercial Auto Theft Interdiction Squad/16 grant on August 27, 2008, by Resolution No. 08-2265.

Authorized application for Commercial Auto Theft Interdiction Squad/17 grant on April 22, 2009, by Resolution No. 09-1071.

Authorized acceptance of Commercial Auto Theft Interdiction Squad/17 grant on August 26, 2009, by Resolution No. 09-2093.

Authorized application for Commercial Auto Theft Interdiction Squad/18 grant on May 12, 2010, by Resolution No. 10-1209.

Authorized acceptance of Commercial Auto Theft Interdiction Squad/18 grant on August 25, 2010, by Resolution No. 10-2135.

Authorized application for Commercial Auto Theft Interdiction Squad/19 grant on April 27, 2011, by Resolution No. 11-1126.

Authorized acceptance of Commercial Auto Theft Interdiction Squad/19 grant on September 14, 2011, by Resolution No. 11-2406.

Authorized acceptance of Commercial Auto Theft Interdiction Squad/20 grant on August 22, 2012, by Resolution No. 12-2097.

Authorized acceptance of Commercial Auto Theft Interdiction Squad/21 grant on August 28, 2013, by Resolution No. 13-1446.

Authorized acceptance of Commercial Auto Theft Interdiction Squad/22 grant on September 10, 2014, by Resolution No. 14-1466.

Authorized application for Commercial Auto Theft Interdiction Squad/23 grant on April 22, 2015, by Resolution No 15-0805.

Information about this item will be provided to the Public Safety Committee on August 24, 2015.

FISCAL INFORMATION

$555,204.00 - Texas Automobile Burglary & Theft Prevention Authority Grant Funds
$517,394.00 - In-Kind Contribution
$111,041.00 - Current Funds (subject to appropriations)

August 26, 2015

WHEREAS, the Texas Automobile Burglary & Theft Prevention Authority (ABTPA) has made funds available for law enforcement projects during the 2015-16 fiscal year; and

WHEREAS, such funding was awarded to the City of Dallas on July 17,2015; and

WHEREAS, it is in the best interest of the City of Dallas to 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 accept the Commercial Auto Theft Interdiction Squad/23 grant, 608-16-DPD0000, in an amount not to exceed $555,204.00 for the period September 1, 2015 through August 31, 2016 and execute the grant agreement and other documents required by the grant.

Section 2. That the City Manager is hereby authorized to establish the appropriation in the Commercial Auto Theft Interdiction Squad/23 fund in the amount of $555,204.00 in Fund S282, Department DPD, Unit 1788, in accordance with the attached Schedule.

Section 3. That the Chief Financial Officer is hereby authorized to deposit grant funds in an amount not to exceed $555,204.00 into Fund S282, Department DPD, Unit 1788, Revenue Source 6516.

Section 4. That the Chief Financial Officer is authorized to disburse funds from Fund S282, Department DPD, Unit 1788, various object codes, in an amount not to exceed $666,245.00 that includes the pension contribution cash match of $111,041.00, according to the attached Schedule.

Section 5. That the Chief Financial Officer is authorized to reimburse Fund S282, Department DPD, Unit 1788, Object 5010 for required cash match in an amount not to exceed $111,041.00 from Fund 0001, Department DPD, Unit 2161, Object 3081 (subject to appropriations).

Section 6. That the Chief Financial Officer is authorized to provide an In-Kind Contribution in the approximate amount of $517,394.00, a portion of which may be attributed to cash match in Section 5, according to the attached Schedule.

Section 7. That in the event of loss or misuse of funds, the City of Dallas will return all funds to the Automobile Burglary & Theft Prevention Authority in full. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 8. 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 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
Commercial Auto Theft Interdiction Squad/23 Grant
FUND S282, Dept. DPD, Unit 1788, Revenue Source Code 6516
September 1, 2015-August 31, 2016

Object Code	Description	Amount
1101	Salaries, Civilian-Transfer Office Assistant II(D)	$ 41,032.00
1102	Salaries, Uniform - Transfer 6 existing positions,	$ 476,156.00
	including 1 Sergeant from Unit 1573	
1202	Overtime, Uniform	
1301	Pension, Civilian	
1302	Pension, Sworn	$ 111,041.00
1304	Health Insurance	
1306	FICA/Medicare	
3051	Telephone Equipment Charges	$ 11,916.00
3110	Maintenance of 6 Vehicles	$ 15,600.00
3361	Professional Development(Travel)	$ 9,500.00
3420	Registration Fees	$ 1,000.00
	Sub-total	$ 666,245.00
5010	Cash Match	$ (111,041.00)
	Grant Total	**$ 555,204.00**

Matching Funds

Cash Match
Fund 0001, Dept. DPD, Unit 2161

Object Code	Description	Amount
3081	Grant Cash Match (Pension/Uniformed)	$ 111,041.00
	Total	**$ 111,041.00**

In-Kind Contribution
City of Dallas

Description	Amount
Personnel	$ 317,862.00
Fringe	$ 199,532.00
Total	**$ 517,394.00**

AGENDA ITEM # 39

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** the application for and acceptance of the Comprehensive Selective Traffic Enforcement Program grant as a pass-through grant from the U.S. Department of Transportation in the amount of $999,945 for travel expenses and overtime reimbursement for the period October 1, 2015 through September 30, 2016; **(2)** a local cash match of city pension contribution in the amount of $273,534; and **(3)** execution of the grant agreement - Total not to exceed $1,273,479 - Financing: Texas Department of Transportation Grant Funds ($999,945) and Current Funds ($273,534)

BACKGROUND

The Comprehensive STEP (Selective Traffic Enforcement Program) Grant provides for the reimbursement of overtime salaries paid to officers and supervisors enforcing specific traffic laws at targeted locations. The focus is on DWI violations, speeding, occupant restraint use, and traffic control device violations. The goals are: 1) To increase effective enforcement and adjudication of traffic safety-related laws to reduce fatal and serious injury crashes, 2) To reduce the number of DWI related crashes, injuries and fatalities, and 3) To increase occupant restraint use in all passenger vehicles and trucks.

The Traffic Section of the Field Services Division is requesting this item. The grant award is for a one year period, beginning October 1, 2015 through September 30, 2016. The cash match is from Current Funds in the amount of $273,533.65 for uniformed personnel pension benefit.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on September 28, 2005, by Resolution No. 05-2848.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on October 25, 2006, by Resolution No. 06-2976.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on October 24, 2007, by Resolution No. 07-3168.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on October 22, 2008, by Resolution No. 08-2859.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on October 26, 2011, by Resolution No. 11-2842.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on September 12, 2012, by Resolution No. 12-2263.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on September 25, 2013, by Resolution No. 13-1689.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on August 27, 2014, by Resolution No. 14-1383.

Information about this item will be provided to the Public Safety Committee on August 24, 2015.

FISCAL INFORMATION

$999,944.80 - Texas Department of Transportation Grant Funds
$273,533.65 - Current Funds

August 26, 2015

WHEREAS, the Dallas Police Department Comprehensive Selective Traffic Enforcement Program (STEP) grant from the U.S. Department of Transportation pass through the Texas Department of Transportation, has made funds available for overtime salaries for a citywide traffic enforcement campaign, for the period October 1, 2015 through September 30, 2016; and

WHEREAS, the Comprehensive Selective Traffic Enforcement Program (STEP) grant will provide $999,944.80; and

WHEREAS, the City of Dallas contributes pension costs of $273,533.65; 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 Comprehensive Selective Traffic Enforcement Program (STEP) grant #2016-Dallas-S-1YG-0098, CFDA #20.614 as a pass-through grant from U.S. Department of Transportation in the amount of $999,944.80 for travel expenses and overtime reimbursement for the period of October 1, 2015 through September 30, 2016; (2) a local cash match in the amount of $273,533.65 for city pension contribution; and (3) execute the grant agreement and other documents required by the grant.

Section 2. That the Chief Financial Officer is authorized to receive and deposit grant funds in the amount of $999,944.80 into Fund F464 Department DPD, Unit 1780, and Revenue Source 6506.

Section 3. That the City Manager is hereby authorized to establish appropriations in the Comprehensive Selective Traffic Enforcement Program (STEP) grant in the amount of $999,944.80 in Fund F464, Department DPD, Unit 1780, in accordance with the attached Schedule.

Section 4. That the Chief Financial Officer is authorized to disburse funds in the amount of $999,944.80 from General Fund 0001, Department DPD, Unit 2127, Object 1202 and 3361.

Section 5. That the Chief Financial Officer is authorized to reimburse General Fund 0001, Department DPD, Unit 2127, Object 1202 and 3361 from Fund F464, Department DPD, Unit 1780, Object 1202 and 3361 in an amount not to exceed $999,944.80, according to the attached Schedule.

Section 6. That the Chief Financial Officer is authorized to disburse a local cash match for uniformed personnel pension contribution in the amount of $273,533.65 from Fund 0001, Department DPD, Unit 2127, Object 1302, according to the attached Schedule.

Section 7. That the City Manager is hereby authorized to reimburse to the granting agency 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 8. 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 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
Comprehensive Selective Traffic Enforcement Program Grant
Fund F464, Dept. DPD, Unit 1780, Revenue Source Code 6506
October 1, 2015 - September 30, 2016

Object Code	Description	Amount
1202	Overtime Uniform	$ 994,667.80
3361	Professional Development	$ 5,277.00
	Grand Total	**$ 999,944.80**

Matching Funds

Cash Match
Fund 0001, Dept. DPD, Unit 2127

Object Code	Description	Amount
1302	Pensions/Uniformed	$ 273,533.65
	Total	**$ 273,533.65**

AGENDA ITEM # 40

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** the application and acceptance of the Texas School Safety Center 2015/2016 Tobacco Enforcement Grant in the amount of $65,025 from the Texas State University System - San Marcos for the purpose of reducing youth access to tobacco products, and to ensure compliance with the Health and Safety Code, Chapter 161 for the period September 1, 2015 through August 31, 2016; and **(2)** execution of the grant agreement - Not to exceed $65,025 - Financing: Texas School Safety Center Tobacco Compliance Grant Funds

BACKGROUND

The Texas School Safety Center 2015/2016 Tobacco Enforcement Program provides funding to support the enforcement and the reporting of tobacco compliance activities for the purpose of reducing youth access to tobacco products. The grant activities include Retailer Controlled Buys ("stings"), to ensure compliance with the Health and Safety Code, Chapter 161.082 - Sale of cigarettes or tobacco products to persons younger than 18 years of age prohibited: Proof of age required.

Ongoing and consistent enforcement initiatives that involve on-site compliance inspections of cigarette or tobacco retail outlets will be required by law enforcement officers and may result in the issuance of citations.

The funding agency requires monthly enforcement activity reports and financial status reports to be provided to the Texas School Safety Center contractor for the Texas State University System.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the 2012 Tobacco Enforcement Grant through the Texas School Safety Center at Texas State University – San Marcos on April 25, 2012, by Resolution No. 12-1193.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized the 2012/2013 Tobacco Enforcement Grant through the Texas School Safety Center at Texas State University - San Marcos on September 26, 2012, by Resolution No. 12-2371.

Authorized the 2012/2013 Tobacco Enforcement Grant supplemental funding through the Texas School Safety Center at Texas State University - San Marcos on January 9, 2013, by Resolution No. 13-0115.

Authorized the 2013/2014 Tobacco Enforcement Grant through the Texas School Safety Center at Texas State University - San Marcos on August 28, 2013, by Resolution No. 13-1445.

Authorized the 2013/2014 Tobacco Enforcement Grant supplemental funding through the Texas School Safety Center at Texas State University - San Marcos on January 22, 2014, by Resolution No. 14-0187.

Authorized the 2013/2014 Tobacco Enforcement Grant supplemental funding through the Texas School Safety Center at Texas State University - San Marcos on May 28, 2014, by Resolution No. 14-0829.

Authorized the 2014/2015 Tobacco Enforcement Grant through the Texas School Safety Center at Texas State University - San Marcos on August 27, 2014, by Resolution No. 14-1382.

Authorized the 2014/2015 Tobacco Enforcement Grant supplemental funding through the Texas School Safety Center at Texas State University - San Marcos on December 10, 2014, by Resolution No. 14-2109.

Authorized the 2014/2015 Tobacco Enforcement Grant supplemental funding through the Texas School Safety Center at Texas State University - San Marcos on June 17, 2015, by Resolution No. 15-1242.

Information about this item will be provided to the Public Safety Committee on August 24, 2015.

FISCAL INFORMATION

$65,025 - Texas School Safety Center Tobacco Compliance Grant Funds

August 26, 2015

WHEREAS, the Texas State University System has made the Texas School Safety Center 2015/2016 Tobacco Enforcement Program funds available for the purpose of reducing youth access to tobacco products, and to ensure compliance with the Health and Safety Code, Chapter 161 for the period September 1, 2015 through August 31, 2016; and

WHEREAS, such funding was awarded to the City of Dallas on July 15, 2015; and

WHEREAS, it is in the best interest of the City of Dallas to accept such funding.

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 apply for and accept the Texas School Safety Center 2015/2016 Tobacco Enforcement Program funds in the amount of $65,025 from the Texas State University System-San Marcos for the period September 1, 2015 through August 31, 2016 and execute the grant agreement and other documents required by the grant.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in Fund S281, Department DPD, Unit 1787, Revenue Source 6516, in an amount not to exceed $65,025.

Section 3. That the City Manager is hereby authorized to establish appropriations in the amount of $65,025, in Fund S281, Department DPD, Unit 1787, Object Code 3099.

Section 4. That the Chief Financial Officer is authorized to disburse funds from Fund S281, Department DPD, Unit 1787, Object Code 3099, in an amount not to exceed $65,025.

Section 5. That in the event of the loss or misuse of funds, the grantee will return all funds to the Texas School Safety Center, in full. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 6. 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 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 ITEM # 41

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** the Dallas Police Department to receive funds in the amount of $600,000 from various federal and state law enforcement agencies including, but not limited to those shown (list attached) for reimbursement of overtime for investigative services for FY 2015-16; **(2)** a City contribution of pension and Federal Insurance Contributions Act costs in the amount of $173,700; and **(3)** execution of the grant agreements - Total not to exceed $773,700 - Financing: Current Funds ($173,700) and Various Federal and State Law Enforcement Agencies ($600,000)

BACKGROUND

The Dallas Police Department is routinely asked to participate in various federal and state law enforcement investigation task forces and receives reimbursement for expenses associated with those task forces from the sponsoring federal or state agency involved. The reimbursed expenses are generally for the Dallas Police Department officers' overtime associated with the investigations. Occasionally, the task force agreement specifies reimbursement for other miscellaneous expenses.

The Dallas Police Department participates in approximately 18 to 25 task forces per year for varying lengths of time. Each task force investigation is usually confidential, and the officers assigned to the investigation are generally undercover officers. Each task force agreement specifies the nature, time period, and maximum amount of reimbursement the City may receive and must be signed by an authorized official of the City. The purpose of this agenda item is to create a better tracking-monitoring system on all task force activities.

In fiscal year 1999-00, the Dallas Police Department initiated a procedure to obtain approval for all task force participation through one City Council resolution in lieu of processing an Administrative Action for each task force each fiscal year. This procedure ensures that the agreements are processed in a routine, but confidential manner.

BACKGROUND (Continued)

Funding allocations represent projections only and are subject to modification based upon the progress and needs of the investigation. Additionally, resources are contingent upon the availability of federal and state funds as well as the availability of Dallas Police Department officers to work on a task force as planned. Approval of this item will insure that all task force revenues are authorized to be deposited, and subsequently, the general fund will be reimbursed consistent with the original overtime expenditures.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on December 8, 1999, by Resolution No. 99-3895.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 25, 2000, by Resolution No. 00-3246.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 10, 2001, by Resolution No. 01-3057.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 9, 2002, by Resolution No. 02-2960.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on December 8, 2003, by Resolution No. 03-3361.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on September 22, 2004, by Resolution No. 04-2809.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on November 9, 2005, by Resolution No. 05-3270.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on November 8, 2006, by Resolution No. 06-3103.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on January 23, 2008, by Resolution No. 08-0316.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on January 28, 2009, by Resolution No. 09-0299.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 28, 2009, by Resolution No. 09-2639.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on September 22, 2010, by Resolution No. 10-2388.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 10, 2011, by Resolution No. 11-2734.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 24, 2012, by Resolution No. 12-2664.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 23, 2013, by Resolution No. 13-1842.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on September 24, 2014, by Resolution No. 14-1601.

Information about this item will be provided to the Public Safety Committee on August 24, 2015.

FISCAL INFORMATION

$173,700 - Current Funds
$600,000 - Various Federal and State Law Enforcement Agencies

FY15-16 Active Task Forces *

Active Task Force	Agency	Task Force Efforts
ATF Violent Crime Initiative (Texoma HIDA)	Drug Enforcement Agency (DEA)	Drug trafficking & Money laundering
Dallas Field Diversion - Asset Removal Group	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - HIDTA -1	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Task Force 1	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Task Force 2	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Financial Strike Force	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Tactical Diversion Squad (TDS)	Drug Enforcement Agency (DEA)	Diversion schemes of controlled pharmaceuticals and or chemicals (Prescription forgery; Retail level violators)
North Texas Financial Crimes Task Force	Internal Revenue Service (IRS)	Money laundering
Violent Crimes, Major Offenders, and Gangs Safe Streets Task Force (SSTF)	Federal Bureau of Investigations (FBI)	Drug trafficking; money laundering; alien smuggling; crimes of violence (murder, aggravated assault, robbery, and violent street gangs)
Southwest Border Task Force (SBTF)	Federal Bureau of Investigations (FBI)	Border investigation and enforcement
North Texas Joint Terrorism Task Force (NTJTTF)	Federal Bureau of Investigations (FBI)	Protect against threats to our national security, including international terrorism
Cyber Crimes Task Force (CCTF)	Federal Bureau of Investigations (FBI)	Investigate and apprehend high technology criminals
North Texas Regional Computer Forensic Lab (NTRCFL)	Federal Bureau of Investigations (FBI)	Computer financial crimes forensics
District Fugitive Task Force (DFTF)	United States Marshals Office	Investigate and apprehend local, state, and federal fugitives

FY15-16 Active Task Forces *

Active Task Force	Agency	Task Force Efforts
US Immigration and Customs Enforcement	Immigration and Customs Enforcement (ICE)	Border investigation and enforcement
Texas Military Task Force	State of Texas	Illegal drugs or narcotics with actual or suspected criminal activity
ATF Dallas Group III Field Office Task Force	The Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF)	Firearms Criminal Possession and Use, Criminal Groups and Gangs, Illegal Firearms Trafficking
Immigration and Customs Enforcement (ICE)	ICE SAC Dallas	The grant will target offenders who sell counterfeit and conspiracy items in the City of Dallas and county
Texas Joint Counterdrug Task Force	Texas Army National Guard	Drug Trafficking
Child Exploitation Task Force	Federal Bureau of Investigations (FBI)	Investigate the sexual victimization of children and other crimes against children within the FBI's jurisdiction
Organized Crime Drug Enforcement Task Force	United States Attorney's Office	Organized crime and drug trafficking

*This list in not inclusive of all federal and state agencies, or other organizations that we could enter into agreements with during the FY15-16 for reimbursement of overtime or equipment.

August 26, 2015

WHEREAS, the City of Dallas is routinely requested to participate in various federal and state law enforcement investigation task forces; and

WHEREAS, the City of Dallas receives reimbursement expenses associated with the investigation task forces from the sponsoring federal or state Department involved.

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 agreements for FY 2015-16 with various federal and state law enforcement agencies to participate in investigations, as requested for task force efforts including, but not limited to, those shown (list attached).

Section 2. That the Chief Financial Officer is authorized to receive and deposit reimbursements, not to exceed $600,000, into Fund 0T69, Department DPD, Units 3368-3392, Revenue Source 6526 from federal and state law enforcement agencies as reimbursement for expenditures associated with the overtime expended in the investigations.

Section 3. That the Chief Financial Officer is authorized to disburse funds from the General Fund 0001, Department DPD, various units, Object 1202 not to exceed $600,000.

Section 4. That the Chief Financial Officer is authorized to contribute pension and FICA costs, in an amount not to exceed $173,700, after the expenditure of overtime in the General Fund 0001, Department DPD, various units, Object 1302/1306.

Section 5. That the Chief Financial Officer is authorized to reimburse the General Fund 0001, Department DPD, various Units, Object 5011 from Fund 0T69, Department DPD, Units 3368-3392, Object 3090 in an amount not to exceed $600,000.

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 ITEM # 42

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize renewal of the contract with El Centro College of the Dallas County Community College District for instructional services for police academy training, including receipt of payment from El Centro for the two-year period September 1, 2015 through August 31, 2017 - Not to exceed $400,548 - Financing: Texas Higher Education Coordinating Board Funds

BACKGROUND

The Texas Higher Education Coordinating Board in coordination with the Dallas County Community College Districts' Community Service Program will pay $19.24 to the City of Dallas for each certifiable instructional hour provided for basic training to the recruits (regular and reserve) and for in-service training provided to the veteran personnel. The City will also receive $11.10 for each certifiable instructional hour for instructional support related to training outside agencies, Citizen Police Academy training four (4) times per year, and staff development for certified instructors.

Payments received from El Centro College will be used by the Police Department for instructional and administrative costs in support of the academy training program. All expenditures by the Police Department shall be approved by El Centro College and the Chief of Police or his designee.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized renewal of the contract with El Centro College on August 13, 2003, by Resolution No. 03-2169.

Authorized renewal of the contract with El Centro College on August 24, 2005, by Resolution No. 05-2478.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized renewal of the contract with El Centro College on September 26, 2007, by Resolution No. 07-2830.

Authorized renewal of the contract with El Centro College on June 10, 2009, by Resolution No. 09-1456.

Authorized renewal of the contract with El Centro College on June 22, 2011, by Resolution No. 11-1692.

Authorized renewal of the contract with El Centro College on May 22, 2013, by Resolution No. 13-0829.

Information about this item will be provided to the Public Safety Committee on August 24, 2015.

FISCAL INFORMATION

$400,548 - Texas Higher Education Coordinating Board Funds

WHEREAS, the City of Dallas owns and operates a police academy approved by the Texas Higher Education Coordinating Board and the Commission on Law Enforcement Officer Standards and Education; and

WHEREAS, El Centro College of the Dallas County Community College District (hereafter referred to as the "College") has agreed to place all basic training for police recruits, including regular and reserve, and in-service training for veteran officers, in its Community Service 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 execute a renewal contract with El Centro College of the Dallas County Community College District for the period September 1, 2015 through August 31, 2017.

Section 2. That the City Manager is hereby authorized to increase the appropriation, in accordance with the attached Schedule A.

Section 3. That the Chief Financial Officer is hereby authorized to deposit grant funds in an amount not to exceed $400,548 into Fund 0699, Department DPD, Unit 6303, Revenue Source 6526.

Section 4. That the Chief Financial Officer is authorized to encumber and disburse funds in Fund 0699, Department DPD, Unit 6303, in accordance with the attached Schedule A, in an amount not to exceed $400,548.

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.

SCHEDULE A

Texas Higher Education Coordinating Board

Fund 0699, Unit 6303

September 1, 2015 - August 31, 2017

OBJT	Current Budget	Increase for 2015-2017 Budget	2015-2017 Budget
1202	70,000		70,000
2110	87,000		87,000
2120	57,000		57,000
2231	337,313		337,313
2261	41,000		41,000
2280	2,391,254		2,391,254
2710	135,700		135,700
2731	265,204		265,204
2770	160,519		160,519
2780	100,725		100,725
2790	91,000		91,000
2860	1,000		1,000
2890	60,000		60,000
3030	3,000		3,000
3050	25,000		25,000
3060	20,000		20,000
3070	173,000	127,000	300,000
3085	9,560		9,560
3090	14,700		14,700
3099	177,200	173,548	350,748
3110	72,475		72,475
3150	1,000		1,000
3210	128,000		128,000
3340	10,000		10,000
3341	13,000		13,000
3361	420,658	100,000	520,658
3420	15,000		15,000
3435	3,000		3,000
3450	4,000		4,000
3610	5,000		5,000
4310	38,000		38,000
4420	8,000		8,000
4710	220,583		220,583
4720	63,000		63,000
4731	449,461		449,461
4740	16,000		16,000
4760	11,000		11,000
4770	355,000		355,000
4780	40,000		40,000

SCHEDULE A

Texas Higher Education Coordinating Board

Fund 0699, Unit 6303

September 1, 2015 - August 31, 2017

OBJT	Current Budget	Increase for 2015-2017 Budget	2015-2017 Budget
4860	2,000		2,000
4890	120,021		120,021
	$6,215,373.00	$400,548.00	$6,615,921.00

AGENDA ITEM # 43

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize a correction to Resolution No. 15-1057 previously approved on June 10, 2015, to authorize the execution of a Memorandum of Understanding with the Dallas Children's Advocacy Center for Multidisciplinary Team Investigative Protocol - Financing: No cost consideration to the City

BACKGROUND

This item will authorize a correction to Resolution No. 15-1057, previously approved on June 10, 2015. This item will authorize the Memorandum of Understanding for Dallas Children's Advocacy Center for Multidisciplinary Team Investigative Protocol; the prior Resolution No. 15-1057 authorized the Team Enhancement Addendum to the Memorandum of Understanding. This correction to Resolution No. 15-1057 will authorize the execution of the original Memorandum of Understanding with the Dallas Children's Advocacy Center for Multidisciplinary Team Investigative Protocol in addition to the Team Enhancement Addendum authorized in Resolution No. 15-1057.

The City of Dallas has been asked to sign a memorandum of understanding and addendum with the Dallas Children's Advocacy Center. This agreement establishes general responsibility for roles each agency fulfills within the multi-disciplinary team that investigates child abuse in our jurisdiction. This agreement ensures all agencies housed and participating at the Advocacy Center maintain a cooperative working relationship and efficiently handle all cases assigned. The Dallas Police Department Child Abuse Squad is housed at the Dallas Children's Advocacy Center and is a partner in the investigative protocol there. There is no fiscal cost contained in this agreement for the City of Dallas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an amendment to the Memorandum of Understanding with the Dallas Children's Advocacy Center to establish general guidelines for agencies involved in the investigation of physical or sexual child abuse on June 10, 2015, by Resolution No. 15-1057.

Information about this item will be provided to the Public Safety Committee on August 24, 2015.

FISCAL INFORMATION

No cost consideration to the City

WHEREAS, the Dallas Children's Advocacy Center has asked all participants utilizing their facility and investigative protocol to sign an agreement outlining basic investigative responsibilities; and

WHEREAS, it is in the best interest of the City of Dallas to accept such agreement; and

WHEREAS, legislative changes resulted in a need to add new provisions to the base Memorandum of Understanding in the form of a Team Enhancement Addendum; and

WHEREAS, Resolution No. 15-1057 previously approved on June 10, 2015 failed to specifically authorize the execution of the Memorandum of Understanding and instead only authorized the Addendum.

Now, Therefore,

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

Section 1. The City Manager is hereby authorized to enter into a Memorandum of Understanding with the Dallas Children's Advocacy Center for Multidisciplinary Team Investigative Protocol and Team Enhancement Addendum.

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 ITEM # 44

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	August 26, 2015
COUNCIL DISTRICT(S):	2, 7
DEPARTMENT:	Public Works Department Water Utilities
CMO:	Jill A. Jordan, P.E., 670-5299 Mark McDaniel, 670-3256
MAPSCO:	47 J N

SUBJECT

Authorize **(1)** a professional services contract with Bridgefarmer & Associates, Inc. for design of the Dolphin Road (Hatcher Street) from Spring Avenue to north of Haskell Avenue project in the amount of $398,377; **(2)** the receipt and deposit of funds from the Texas Department of Transportation in the amount of $291,489; and **(3)** an increase in appropriations in the amount of $291,489 in the Capital Projects Reimbursement Fund – Total not to exceed $398,377 - Financing: General Obligation Commercial Paper Funds ($72,873), Capital Projects Reimbursement Funds ($291,489) and Water Utilities Capital Improvement Funds ($34,016)

BACKGROUND

Dolphin Road from Spring Avenue to north of Haskell Avenue is a partnership project with the Texas Department of Transportation (TxDOT) and TxDOT was the implementing agency. The City took over responsibility as the implementing agency from TxDOT in May 2015, to administer design, right-of-way acquisition, and construction of the project. This action will authorize a professional services contract with Bridgefarmer & Associates, Inc. for design of the Dolphin Road project.

Dolphin Road from Spring Avenue to Haskell Avenue is a four-lane, undivided concrete roadway and was selected as a candidate project for federal Intermodal Surface Transportation Efficiency Act (ISTEA) funds. Originally the scope of this project was to widen Hatcher Street from Spring Avenue to Haskell Avenue to five lanes to include a continuous left turn lane. As a result of coordination with the local community in June 2013, the project scope is being revised to four-lane divided with intersection improvements, strategic median openings, and crosswalks to address the pedestrian crossing safety and to accommodate the future neighborhood master plan. Additional design modifications and updates to the environmental documentation will be required due to the change of project scope. The improvements will also include replacement of the existing water and wastewater mains.

BACKGROUND (Continued)

The total estimated project cost including design, right-of-way acquisition, and construction is estimated at $4,385,450.00 of which $3,039,444.80 is to be funded by Federal funds, $269,461.00 is to be funded by TxDOT, $34,016.00 is to be funded by Dallas Water Utilities (DWU) and $1,042,528.20 is to be funded by Public Works. The City's funding for design, construction, and right-of-way was approved in the 1995 and 1998 Bond Programs. Future council actions will be required to authorize construction contracts, right-of-way acquisitions, and payment to TxDOT for construction oversight.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	October 2015
Complete Design	October 2016
Begin Construction	April 2017
Complete Construction	February 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an Interlocal Agreement with the Texas Department of Transportation on January 8, 1997, by Resolution No. 97-0098.

Authorized payment to the Texas Department of Transportation for the City's share of design of paving and drainage improvements on August 22, 2007, by Resolution No. 07-2398.

Authorized payment to the Texas Department of Transportation for the City's share of the preliminary engineering costs for improvements on June 19, 2013, by Resolution No. 13-1038.

Authorized the termination of the existing Interlocal Agreement and a new Local Transportation Project Advance Funding Agreement with the Texas Department of Transportation for design and construction of paving improvements on May 27, 2015, by Resolution No. 15-0965.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 24, 2015.

FISCAL INFORMATION

General Obligation Commercial Paper Funds - $72,872.20
Capital Reimbursement Funds - $291,488.80
Water Utilities Capital Improvement Funds - $34,016.00

FISCAL INFORMATION (Continued)

Environmental	$ 139,945.00
Design/Engineering (this action)	$ 398,377.00
ROW	$ 995,000.00
Construction (estimated)	$ 2,300,000.00
TxDOT Engineering Review (previous action)	$ 144,667.00
Construction E&C	$ 138,000.00
TxDOT Indirect Costs	$ 269,461.00
Total Project Costs (estimated)	$ 4,385,450.00

Project Share Cost

City's Share of Cost	$ 1,076,544.20
Federal Share of Cost	$ 3,039,444.80
TxDOT Share of Cost	$ 269,461.00

Council District	Amount
2	$ 15,935.08
7	$ 382,441.92
Total	$ 398,377.00

M/WBE Information

See attached.

ETHNIC COMPOSITION

Bridgefarmer & Associates, Inc.

Hispanic Female	2	Hispanic Male	6
African-American Female	1	African-American Male	2
Other Female	2	Other Male	12
White Female	3	White Male	29

OWNER

Bridgefarmer & Associates, Inc.

M. Mansoor Ahsan, P.E., Chief Executive Officer

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** a professional services contract with Bridgefarmer & Associates, Inc. for design of the Dolphin Road (Hatcher Street) from Spring Avenue to north of Haskell Avenue project in the amount of $398,377; **(2)** the receipt and deposit of funds from the Texas Department of Transportation in the amount of $291,489; and **(3)** an increase in appropriations in the amount of $291,489 in the Capital Projects Reimbursement Fund – Total not to exceed $398,377 - Financing: General Obligation Commercial Paper Funds ($72,873), Capital Projects Reimbursement Funds ($291,489) and Water Utilities Capital Improvement Funds ($34,016)

Bridgefarmer & Assissociates, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$383,204.00	96.19%
Total non-local contracts	$15,173.00	3.81%
TOTAL CONTRACT	$398,377.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Pacheco Koch	HMDB63257Y1015	$71,645.00	18.70%
2m Associates, LLC	IMDB36537Y0716	$57,910.00	15.11%
Total Minority - Local		$129,555.00	33.81%

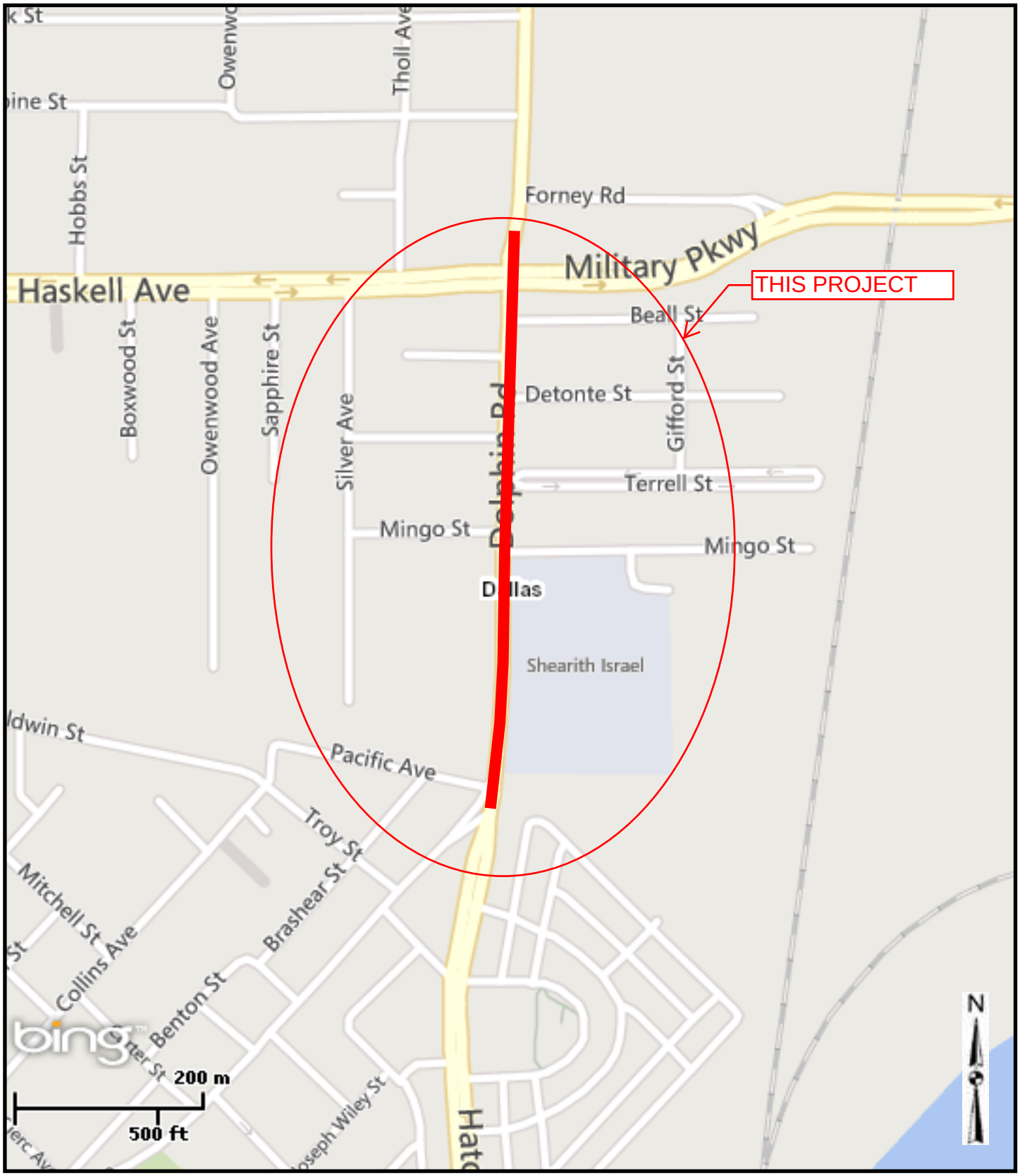
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
WG Engineering & Construction LLC	BMDB64023Y0116	$2,890.00	19.05%
Berg-Oliver Associates Inc.	WFWB6435N0317	$12,283.00	80.95%
Total Minority - Non-local		$15,173.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$2,890.00	0.73%
Hispanic American	$71,645.00	18.70%	$71,645.00	17.98%
Asian American	$57,910.00	15.11%	$57,910.00	14.54%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$12,283.00	3.08%
Total	$129,555.00	33.81%	$144,728.00	36.33%

DOLPHIN RD.
FROM SPRING AVE. TO N. HASKELL AVE.



MAPSCO 47J & 47N

WHEREAS, Hatcher Street from Spring Avenue to Haskell Avenue was nominated as a candidate project in the Surface Transportation Program – Metropolitan Mobility (STP-MM), provided for by the Intermodal Surface Transportation Efficiency Act (ISTEA); and,

WHEREAS, the City of Dallas entered into an Interlocal Agreement with the Texas Department of Transportation (TxDOT) in order for TxDOT to administer the design and construction on January 8, 1997, by Resolution No. 97-0098; and,

WHEREAS, the City of Dallas previously made payment of $22,829.00 to TxDOT; and,

WHEREAS, on August 22, 2007, Resolution No. 07-2398 authorized an additional payment to the TxDOT for the City's share of design costs for paving and drainage improvements associated with this project in the amount of $120,000.00; and,

WHEREAS, on June 19, 2013, Resolution No. 13-1038 authorized an additional payment to the TxDOT for the City's share of the preliminary engineering costs associated with this project in the amount of $75,000.00; and,

WHEREAS, in order to expedite this project and better coordinate with the neighborhood, the City of Dallas desired to take over the responsibility to administer the design, right-of-way acquisition, and construction; and,

WHEREAS, TxDOT informed the City that a new agreement was necessary because the existing agreement that was executed on January 8, 1997 was dated; therefore, the existing agreement was voided in its entirety and replaced with a new agreement to include current federal and state provisions; and,

WHEREAS, on May 27, 2015, Resolution No. 15-0965 authorized the termination of the Agreement with TxDOT previously approved by Resolution No. 97-0098 and a new Local Transportation Project Advance Funding Agreement with a payment to TxDOT for engineering review in the amount of $144,667.00; and,

WHEREAS, it is now necessary to authorize a professional services contract with Bridgefarmer & Associates, Inc. for the design of Dolphin Road (Hatcher Street) from Spring Avenue to north of Haskell Avenue in an amount not to exceed $398,377.00.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a professional services contract with Bridgefarmer & Associates, Inc. for the design of Dolphin Road (Hatcher Street) from Spring Avenue to north of Haskell Avenue in an amount not to exceed $398,377.00 after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds for design from TxDOT in the amount of $291,488.80 in Fund 0556, Department PBW, Unit L194, Revenue Source 6526.

Section 3. That the City Manager is hereby authorized to increase appropriations in the Capital Project Reimbursement Fund, Fund 0556, Department PBW, Unit L194, Obj. 4111 in the amount of $291,488.80.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street and Transportation Improvements Fund Fund 3T22, Department PBW, Unit N073, Act. THRG Obj 4111, Program #PB98N073, CT PBW95L194L1 Vendor #148766, in an amount not to exceed	$ 72,872.20
Capital Projects Reimbursement Fund Fund 0556, Department PBW, Unit L194, Act. THRG Obj 4111, Program #PBW95L194, CT PBW95L194L1 Vendor #148766, in an amount not to exceed	$291,488.80
Water Capital Improvement Fund Fund 0102, Department DWU, Unit CW42 Obj 3221, Program #715389X, CT PBW715389EN Vendor #148766, in an amount not to exceed	$ 26,417.04
Wastewater Capital Improvement Fund Fund 0103, Department DWU, Unit CS42 Obj 3222, Program #715390X, CT PBW715390EN Vendor #148766, in an amount not to exceed	$ 7,598.96
Total amount not to exceed	$398,377.00

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 ITEM # 45

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	August 26, 2015
COUNCIL DISTRICT(S):	10
DEPARTMENT:	Public Works Department Water Utilities
CMO:	Jill A. Jordan, P.E., 670-5299 Mark McDaniel, 670-3256
MAPSCO:	27M Q R T U V Y 28N

SUBJECT

Authorize a contract with Jeske Construction Company, lowest responsible bidder of four, for the reconstruction of alley paving, storm drainage, drive approaches and wastewater main adjustments for Alley Reconstruction Group 12-3030 (list attached) - Not to exceed $3,131,090 - Financing: General Obligation Commercial Paper Funds ($2,243,283), 2012 Bond Funds ($7,813), 2006 Bond Funds ($582,997), Water Utilities Capital Improvement Funds ($279,986) and Water Utilities Capital Construction Funds ($17,011)

BACKGROUND

Alley Reconstruction Group 12-3030 was approved in the 2012 Bond Program. On September 25, 2013, Resolution No. 13-1731 authorized a professional services contract with RJN Group, Inc. for engineering design services. This action will authorize a contract for the reconstruction of alley paving, storm drainage, drive approaches and wastewater main adjustments for Alley Reconstruction Group 12-3030, which consists of alley between Aldwick Drive (8805-9031) and Fenchurch Road (8904-9020) from McCree Road to Lanshire Drive; the alley between Buxhill Drive (9405-9735) and Lanshire Drive (9408-9636) from Shoreview Road to Audelia Road; the alley between Buxhill Drive (9406-9734) and Shady Dale Lane (9607-9735) from Shoreview Road to Audelia Road; the alley between Chesterton Drive (10206-10432) and Walnut Hill Lane (10201-10201) from Ferndale Road to Lynbrook Drive; the alley between Chiswell Road (9707-9747) and Lanshire Drive (9718-9738) from Lanshire Drive to Audelia Road; the alley between Estate Lane (10111-10171) and Caribou Trail (9909-9949) from Estate Lane to Ferndale Drive; the alley between Lakemere Drive (9807-9951) and Crestwick Drive (9806-9940) from Crestlake Drive to Crestwick Drive; the alley between Overwood Road (9406-9536) and Parkford Drive (9407-9529) from Shoreview Road to Chiswell Road; the alley between Parkford Road (9819-9963) and Ridgehaven Drive (9806-9950) from Crestlake Drive to Aldwick Drive; the alley between Shoreview Road (9506-9748) and Audelia Road (8725-8725) from Shoreview Road to Lanshire Drive; and the alley between Shoreview Road (9222-9246) and Deer Trail Drive (8044-8044) from Nimrod Trail to Deer Trail Drive.

BACKGROUND (Continued)

The projects consist of reconstructing the existing alley pavement with 6-inch thick reinforced concrete pavement, drive approaches and storm drainage. The projects also include wastewater main adjustments.

The following chart shows completed contractual activities for Jeske Construction Company for the past three years:

	PBW	WTR	PKR
Projects Completed	8	0	0
Change Orders	0	0	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	December 2013
Completed Design	May 2015
Begin Construction	October 2015
Complete Construction	October 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering design services on September 25, 2013, by Resolution No. 13-1731.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 24, 2015.

FISCAL INFORMATION

2006 Bond Funds - $582,997
2012 Bond Funds - $7,813
2012 Bond Program (General Obligation Commercial Paper Funds) - $2,243,283
Water Utilities Capital Improvement Funds - $279,986
Water Utilities Capital Construction Funds - $17,011

Design - PBW	$ 284,500.00
Design - DWU	$ 16,520.00
Supplemental Agreement No. 1	$ 12,640.00
Construction (this action)	
Paving & Drainage - PBW	$2,834,093.00
Wastewater - DWU	$ 296,997.00
Total Project Cost	$3,444,750.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Jeske Construction Company

Hispanic Female	0	Hispanic Male	0
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	0	White Male	0

BID INFORMATION

The following bids with quotes were received and opened on June 18, 2015:

*Denotes successful bidder(s)

BIDDERS	BID AMOUNT
*Jeske Construction Company P. O. Box 59025 Dallas, Texas 75229	$3,131,090.00
RBR Infrastructure Road	$3,196,094.00
Texas Standard Construction, Ltd.	$3,268,328.75
Camino Construction, LP	$3,295,379.00

BID INFORMATION (Continued)

Original estimate: PBW - $2,185,840.90
WTR - $ 265,227.12

Total $2,451,068.02

OWNER

Jeske Construction Company

Steve Jeske, President

MAP

Attached.

Alley Reconstruction Group 12-3030

Location	Council District
Alley between Aldwick Drive (8805-9031) and Fenchurch Road (8904-9020) from McCree Road to Lanshire Drive	10
Alley between Buxhill Drive (9405-9735) and Lanshire Drive (9408-9636) from Shoreview Road to Audelia Road	10
Alley between Buxhill Drive (9406-9734) and Shady Dale Lane (9607-9735) from Shoreview Road to Audelia Road	10
Alley between Chesterton Drive (10206-10432) and Walnut Hill Lane (10201-10201) from Ferndale Road to Lynbrook Drive	10
Alley between Chiswell Road (9707-9747) and Lanshire Drive (9718-9738) from Lanshire Drive to Audelia Road	10
Alley between Estate Lane (10111-10171) and Caribou Trail (9909-9949) from Estate Lane to Ferndale Drive	10
Alley between Lakemere Drive (9807-9951) and Crestwick Drive (9806-9940) from Crestlake Drive to Crestwick Drive	10
Alley between Overwood Road (9406-9536) and Parkford Drive (9407-9529) from Shoreview Road to Chiswell Road	10
Alley between Parkford Road (9819-9963) and Ridgehaven Drive (9806-9950) from Crestlake Drive to Aldwick Drive	10

Alley Reconstruction Group 12-3030

Location	Council District
Alley between Shoreview Road (9506-9748) and Audelia Road (8725-8725) from Shoreview Road to Lanshire Drive	10
Alley between Shoreview Road (9222-9246) and Deer Trail Drive (8044-8044) from Nimrod Trail to Deer Trail Drive	10

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with Jeske Construction Company, lowest responsible bidder of four, for the reconstruction of alley paving, storm drainage, drive approaches and wastewater main adjustments for Alley Reconstruction Group 12-3030 (list attached) - Not to exceed $3,131,090 - Financing: General Obligation Commercial Paper Funds ($2,243,283), 2012 Bond Funds ($7,813), 2006 Bond Funds ($582,997), Water Utilities Capital Improvement Funds ($279,986) and Water Utilities Capital Construction Funds ($17,011)

Jeske Construction Company is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$3,102,120.00	99.07%
Total non-local contracts	$28,970.00	0.93%
TOTAL CONTRACT	$3,131,090.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Logan Trucking	BMMB63584N1116	$70,000.00	2.26%
Flow Line Utilities	HMMB64155N0217	$673,124.00	21.70%
Woe Construction	WFWB22300N0516	$13,500.00	0.44%
Total Minority - Local		$756,624.00	24.39%

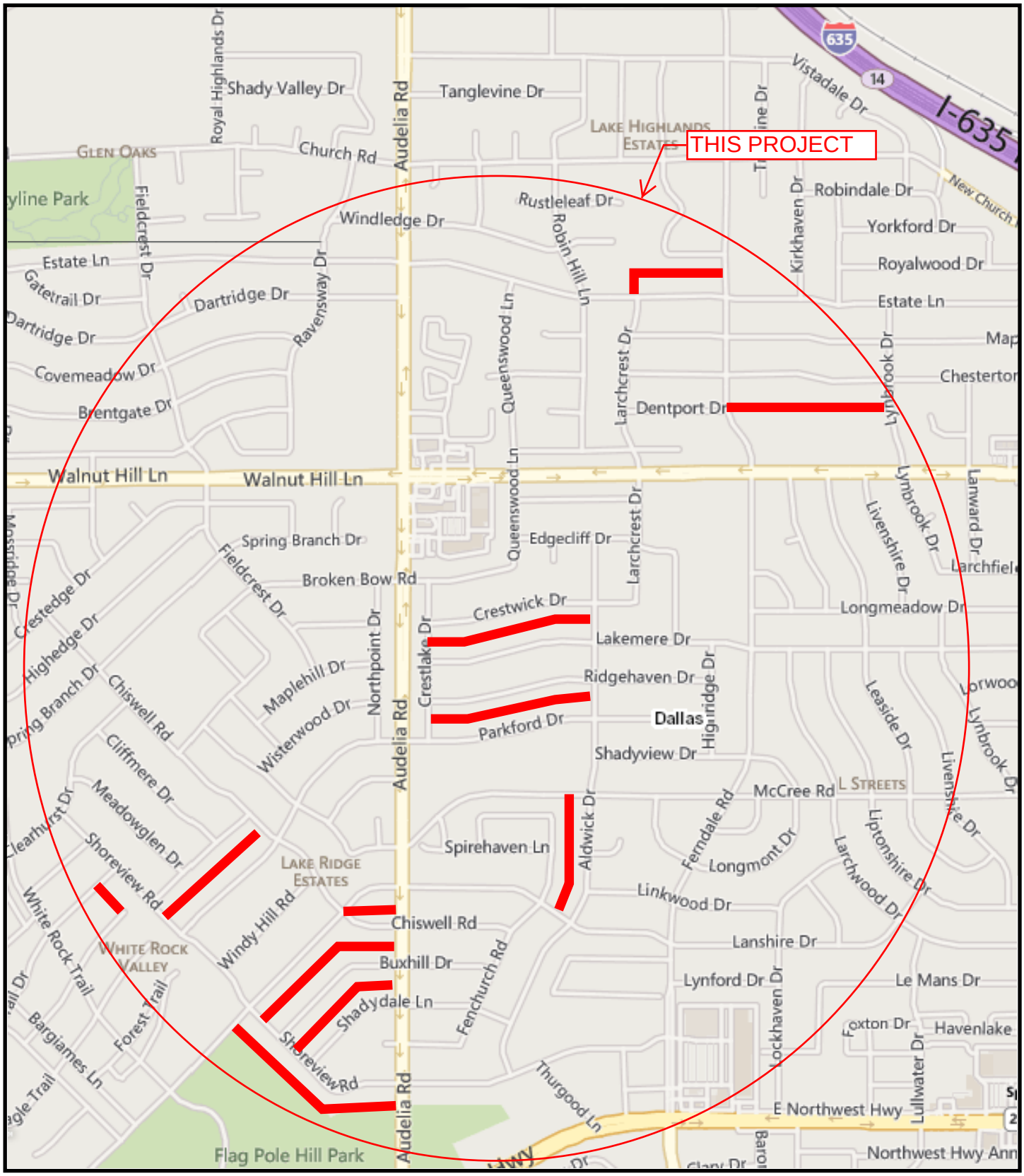
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Champion Solution	WFDB79263Y0416	$24,000.00	82.84%
Buyers Barricades	WFDB24016Y0516	$2,750.00	9.49%
MGM Building & Construction	WFWB62284N0616	$2,220.00	7.66%
Total Minority - Non-local		$28,970.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$70,000.00	2.26%	$70,000.00	2.24%
Hispanic American	$673,124.00	21.70%	$673,124.00	21.50%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$13,500.00	0.44%	$42,470.00	1.36%
Total	$756,624.00	24.39%	$785,594.00	25.09%

ALLEY RECONSTRUCTION GROUP 12-3030



MAPSCO 27M,Q,R,T,U,V,Y,28N

August 26, 2015

WHEREAS, on September 25, 2013, Resolution No. 13-1731 authorized a professional services contract with RJN Group, Inc. for the engineering design services for Alley Reconstruction Group 12-3030; and,

WHEREAS, on December 3, 2014, Administrative Action No. 15-5207 authorized Supplemental Agreement No. 1 with RJN Group, Inc. for the stormwater main in the alley between Buxhill Drive and Lanshire Drive and alley between Buxhill Drive and Shady Dale Road in the amount of $12,640.00; and,

WHEREAS, bids were received on June 18, 2015, for the reconstruction of alley paving, storm drainage, drive approaches and wastewater main adjustments for Alley Reconstruction Group 12-3030, as follows:

BIDDERS	**BID AMOUNT**
Jeske Construction Company	$3,131,090.00
RBR Infrastructure Road	$3,196,094.00
Texas Standard Construction, Ltd.	$3,268,328.75
Camino Construction, LP	$3,295,379.00

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with Jeske Construction Company for the reconstruction of alley paving, storm drainage, drive approaches and wastewater main adjustments for Alley Reconstruction Group 12-3030 in an amount not to exceed $3,131,090.00, this being the lowest responsible bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

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

Street and Transportation Improvements Fund
Fund 1T22, Department PBW, Unit S211, Act. AREC
Obj. 4510, Program #PB12S211, CT PBW12S211K1
Vendor #083791, in amount not to exceed $ 16,028.00

Street and Transportation Improvements Fund
Fund 3U22, Department PBW, Unit S211, Act. AREC
Obj. 4510, Program #PB12S211, CT PBW12S211K1
Vendor #083791, in amount not to exceed $ 184,900.00

Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit S224, Act. AREC Obj. 4510, Program #PB12S224, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 216,039.00
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S224, Act. AREC Obj. 4510, Program #PB12S224, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 263,840.00
Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit S225, Act. AREC Obj. 4510, Program #PB12S225, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 164,620.00
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S225, Act. AREC Obj. 4510, Program #PB12S225, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 207,825.00
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S234, Act. AREC Obj. 4510, Program #PB12S234, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 7,813.00
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S234, Act. AREC Obj. 4510, Program #PB12S234, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 256,785.00
Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit S235, Act. AREC Obj. 4510, Program #PB12S235, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 17,348.00
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S235, Act. AREC Obj. 4510, Program #PB12S235, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 72,845.00

Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S251, Act. AREC Obj. 4510, Program #PB12S251, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 156,848.00
Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit S276, Act. AREC Obj. 4510, Program #PB12S276, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 19,763.00
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S276, Act. AREC Obj. 4510, Program #PB12S276, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 258,825.00
Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit S293, Act. AREC Obj. 4510, Program #PB12S293, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 48,789.00
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S293, Act. AREC Obj. 4510, Program #PB12S293, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 205,190.00
Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit S295, Act. AREC Obj. 4510, Program #PB12S295, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 34,668.00
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S295, Act. AREC Obj. 4510, Program #PB12S295, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 262,140.00
Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit S300, Act. AREC Obj. 4510, Program #PB12S300, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 23,694.00

Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S300, Act. AREC Obj. 4510, Program #PB12S300, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 60,520.00
Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit S301, Act. AREC Obj. 4510, Program #PB12S301, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 42,048.00
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S301, Act. AREC Obj. 4510, Program #PB12S301, CT PBW12S211K1 Vendor #083791, in amount not to exceed	$ 313,565.00
Wastewater Capital Improvement Fund Fund 3116, Department DWU, Unit PS42 Obj. 4560, Program #715024, CT PBW715024CP Vendor #083791, in amount not to exceed	$ 279,986.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Obj. 3222, Program #715024X, CT PBW715024EN Vendor #083791, in amount not to exceed	$ 17,011.00
Total amount not to exceed	$3,131,090.00

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 ITEM # 46

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 4, 5

DEPARTMENT: Public Works Department
Water Utilities

CMO: Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: 57R 66A

SUBJECT

Authorize a contract with Tiseo Paving Company, lowest responsible bidder of four, for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-625 (list attached) - Not to exceed $1,627,841 - Financing: General Obligation Commercial Paper Funds ($847,960), 2012 Bond Funds ($256,173), Water Utilities Capital Improvement Funds ($473,058) and Water Utilities Capital Construction Funds ($50,650)

BACKGROUND

Street Reconstruction Group 12-625 was approved in the 2012 Bond Program. On September 25, 2013, Resolution No. 13-1731 authorized a professional services contract with Parsons Brinkerhoff, Inc. for engineering design services. This action will authorize a construction contract for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-625 which consists of Fern Avenue from Jeane Street to C. F. Hawn Freeway (U.S. 175) service road and Tacoma Street from Ann Arbor Avenue (E) to Marjorie Avenue.

The following chart shows Tiseo Paving Company's completed contractual activities for the past three years:

	PBW	WTR	PKR
Projects Completed	4	0	0
Change Orders	0	0	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	December 2013
Completed Design	May 2015
Begin Construction	October 2015
Complete Construction	August 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering design services on September 25, 2013, by Resolution No. 13-1731.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 24, 2015.

FISCAL INFORMATION

2012 Bond Program (General Obligation Commercial Paper Funds) - $847,960.00
2012 Bond Funds - $256,172.75
Water Utilities Capital Improvement Funds - $473,058.00
Water Utilities Capital Construction Funds - $50,650.00

Design - PBW	$ 102,628.43
Design - DWU	$ 32,683.54
Construction (this action)	
Paving & Drainage - PBW	$1,104,132.75
Water and Wastewater - DWU	$ 523,708.00
Total Project Cost	$1,763,152.72

Council District	Amount
4	$ 952,885.50
5	$ 674,955.25
Total	$1,627,840.75

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Tiseo Paving Company

Hispanic Female	1	Hispanic Male	78
African-American Female	0	African-American Male	2
Other Female	0	Other Male	0
White Female	2	White Male	25

BID INFORMATION

The following bids with quotes were received and opened on June 4, 2015:

*Denotes successful bidder(s)

BIDDERS	**BID AMOUNT**
*Tiseo Paving Company P. O. Box 270040 Dallas, Texas 75227	$1,627,840.75
Jeske Construction Company	$1,638,166.00
Texas Standard Construction, Ltd.	$1,938,121.00
Camino Construction, L.P.	$1,972,404.25

Original estimate: PBW - $1,317,341.10
WTR - $ 670,471.12

Total $1,987,812.22

OWNER

Tiseo Paving Company

Arthur Tiseo, President

MAPS

Attached.

Street Reconstruction Group 12-625

Project	Limits	Council District
Tacoma Street	Ann Arbor Avenue (E) to Marjorie Avenue	4
Fern Avenue	Jeane Street to C. F. Hawn Highway (U.S. 175) service road	5

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with Tiseo Paving Company, lowest responsible bidder of four, for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-625 (list attached) - Not to exceed $1,627,841 - Financing: General Obligation Commercial Paper Funds ($847,960), 2012 Bond Funds ($256,173), Water Utilities Capital Improvement Funds ($473,058) and Water Utilities Capital Construction Funds ($50,650)

Tiseo Paving Company is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$927,232.75	56.96%
Total non-local contracts	$700,608.00	43.04%
TOTAL CONTRACT	$1,627,840.75	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
T & R Excavation	HMDB63869Y1215	$88,401.50	9.53%
Total Minority - Local		$88,401.50	9.53%

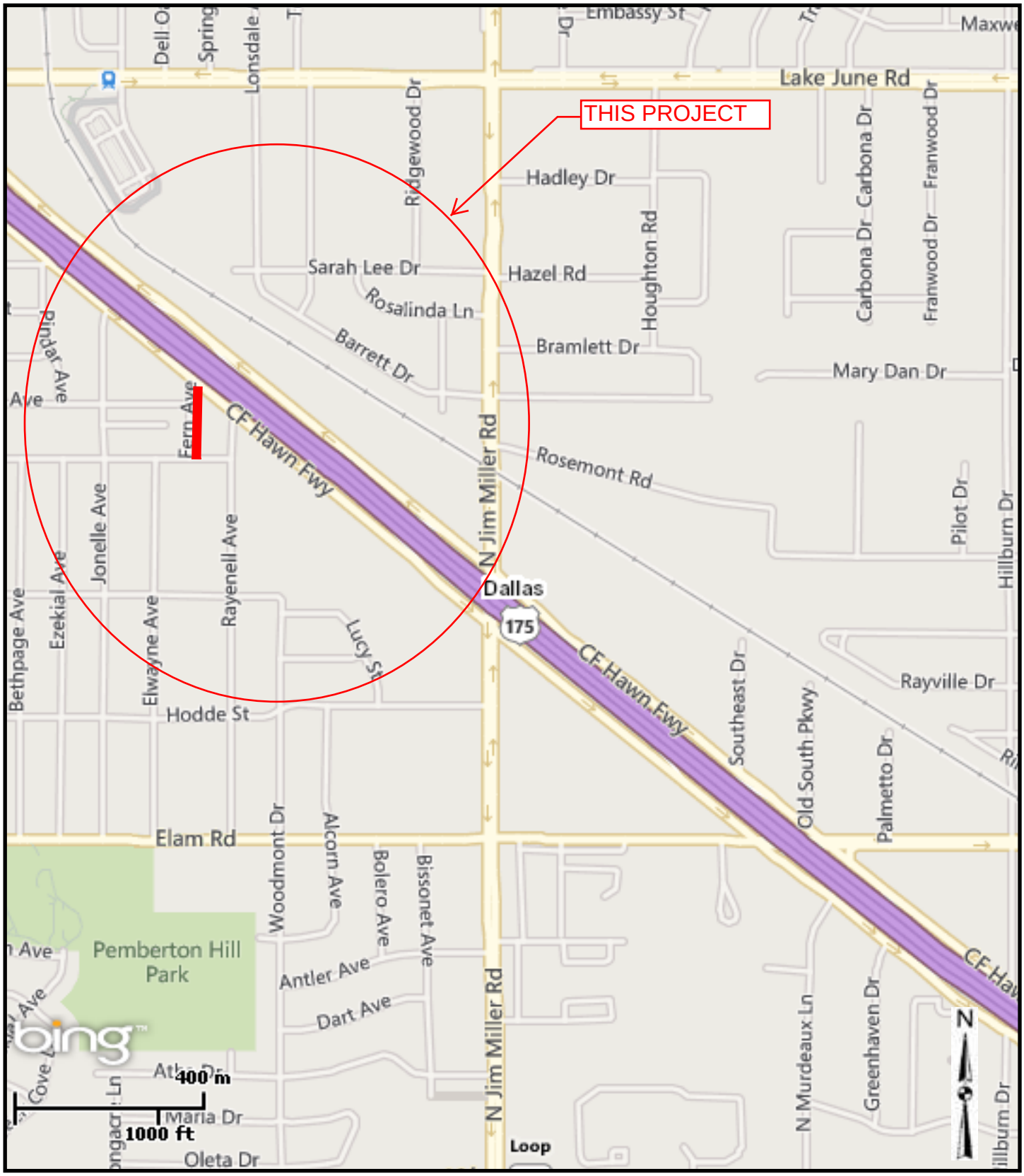
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
A & M Construction & Utilities, Inc.	HFMB64813N0417	$537,684.50	76.75%
Axis Contracting	WFDB03204Y0516	$138,791.25	19.81%
Brock Environmental	WFWB61711Y0516	$4,294.75	0.61%
Total Minority - Non-local		$680,770.50	97.17%

TOTAL M/WBE CONTRACT PARTICIPATION

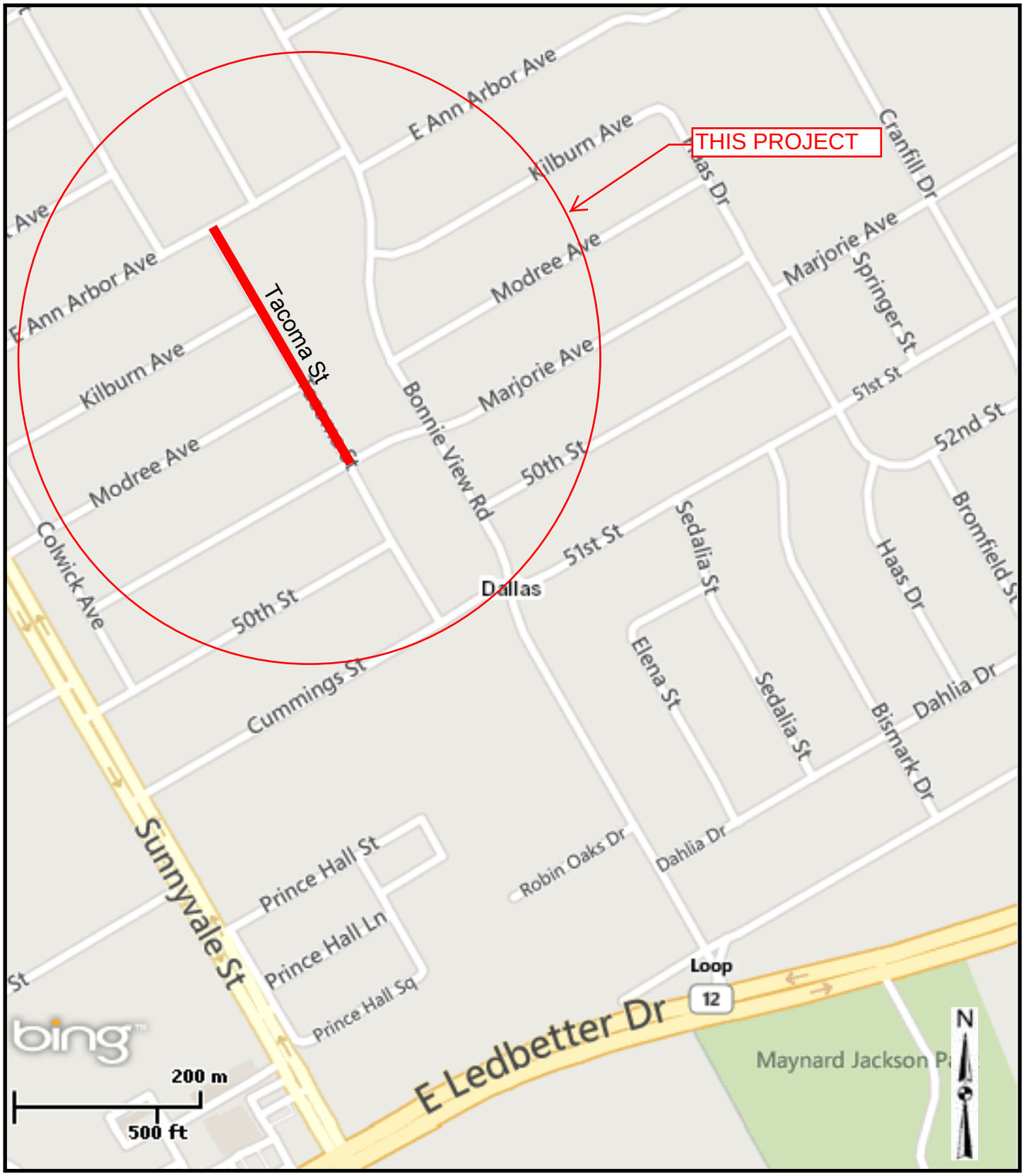
	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$88,401.50	9.53%	$626,086.00	38.46%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$143,086.00	8.79%
Total	$88,401.50	9.53%	$769,172.00	47.25%

STREET RECONSTRUCTION GROUP 12-625



MAPSCO 57R

STREET RECONSTRUCTION GROUP 12-625



MAPSCO 66A

August 26, 2015

WHEREAS, on September 25, 2013, Resolution No. 13-1731 authorized a professional services contract with Parsons Brinkerhoff, Inc. for the engineering design services for Street Reconstruction Group 12-625; and,

WHEREAS, bids were received on June 4, 2015, for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-625, as follows:

BIDDERS	**BID AMOUNT**
Tiseo Paving Company	$1,627,840.75
Jeske Construction Company	$1,638,166.00
Texas Standard Construction, Ltd.	$1,938,121.00
Camino Construction, L. P.	$1,972,404.25

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 Tiseo Paving Company for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-625 in an amount not to exceed $1,627,840.75, this being the lowest responsible bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

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

Street and Transportation Improvements Fund
Fund 1U22, Department PBW, Unit S450, Act. SREC
Obj. 4510, Program #PB12S450, CT PBW12S450K1
Vendor #011466, in amount not to exceed $ 82,366.25

Street and Transportation Improvements Fund
Fund 3U22, Department PBW, Unit S450, Act. SREC
Obj. 4510, Program #PB12S450, CT PBW12S450K1
Vendor #011466, in amount not to exceed $ 330,735.00

Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S460, Act. SREC Obj. 4510, Program #PB12S460, CT PBW12S450K1 Vendor #011466, in amount not to exceed	$	173,806.50
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S460, Act. SREC Obj. 4510, Program #PB12S460, CT PBW12S450K1 Vendor #011466, in amount not to exceed	$	517,225.00
Water Capital Improvement Fund Fund 2115, Department DWU, Unit PW42 Obj. 4550, Program #715349, CT PBW715349CP Vendor #011466, in amount not to exceed	$	230,782.50
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Obj. 3221, Program #715349X, CT PBW715349EN Vendor #011466, in amount not to exceed	$	28,040.00
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Obj. 4560, Program #715350, CT PBW715350CP Vendor #011466, in amount not to exceed	$	242,275.50
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Obj. 3222, Program #715350X, CT PBW715350EN Vendor #011466, in amount not to exceed	$	22,610.00
Total amount not to exceed		$1,627,840.75

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 ITEM # 47

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 3, 4

DEPARTMENT: Public Works Department
Water Utilities

CMO: Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: 64M 65J L Q

SUBJECT

Authorize a contract with Tiseo Paving Company, lowest responsible bidder of five, for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-626 (list attached) - Not to exceed $2,055,177 - Financing: General Obligation Commercial Paper Funds ($1,227,740), 2012 Bond Funds ($132,330), Water Utilities Capital Improvement Funds ($631,657) and Water Utilities Capital Construction Funds ($63,450)

BACKGROUND

Street Reconstruction Group 12-626 was approved in the 2012 Bond Program. On September 25, 2013, Resolution No. 13-1731 authorized a professional services contract with Parsons Brinkerhoff, Inc. for engineering design services. This action will authorize a construction contract for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-626 which consists of Five Mile Drive from Frio Drive to Burnside Avenue; Lazy River Drive from Wagon Wheels Trail to Red Bird Lane (E); Rocky Ridge Road from Ledbetter Drive (E) to Woodacre Drive; and Stratton Drive from Calcutta Drive to Penguin Drive.

The following chart shows Tiseo Paving Company's completed contractual activities for the past three years:

	PBW	WTR	PKR
Projects Completed	4	0	0
Change Orders	0	0	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	December 2013
Completed Design	May 2015
Begin Construction	October 2015
Complete Construction	September 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering design services on September 25, 2013, by Resolution No. 13-1731.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 24, 2015.

FISCAL INFORMATION

2012 Bond Program (General Obligation Commercial Paper Funds) - $1,227,740
2012 Bond Funds - $132,330
Water Utilities Capital Improvement Funds - $631,657
Water Utilities Capital Construction Funds - $63,450

Design - PBW	$ 143,606.14
Design - DWU	$ 42,332.05
Construction (this action)	
Paving & Drainage - PBW	$1,360,070.00
Water and Wastewater - DWU	$ 695,107.00
Total Project Cost	$2,241,115.19

Council District	Amount
3	$1,404,027.17
4	$ 651,149.83
Total	$2,055,177.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Tiseo Paving Company

Hispanic Female	1	Hispanic Male	78
African-American Female	0	African-American Male	2
Other Female	0	Other Male	0
White Female	2	White Male	25

BID INFORMATION

The following bids with quotes were received and opened on June 11, 2015:

*Denotes successful bidder(s)

BIDDERS	**BID AMOUNT**
*Tiseo Paving Company P. O. Box 270040 Dallas, Texas 75227	$2,055,177.00
Texas Standard Construction, Ltd.	$2,283,728.75
Jeske Construction Company	$2,358,569.00
Camino Construction, L.P.	$2,582,810.00
RBR Infrastructure Road, LLC	$2,851,072.00

Original estimate: PBW - $1,305,920.60
WTR - $1,002,780.41

Total $2,308,701.01

OWNER

Tiseo Paving Company

Arthur Tiseo, President

MAP

Attached.

Street Reconstruction Group 12-626

Project	Limits	Council District
Five Mile Drive	Frio Drive to Burnside Avenue	3
Lazy River Drive	Wagon Wheels Trail to Red Bird Lane (E)	3
Stratton Drive	Calcutta Drive to Penguin Drive	3
Rocky Ridge Road	Ledbetter Drive (E) to Woodacre Drive	4

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with Tiseo Paving Company, lowest responsible bidder of five, for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-626 (list attached) - Not to exceed $2,055,177 - Financing: General Obligation Commercial Paper Funds ($1,227,740), 2012 Bond Funds ($132,330), Water Utilities Capital Improvement Funds ($631,657) and Water Utilities Capital Construction Funds ($63,450)

Tiseo Paving Company is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$1,128,271.00	54.90%
Total non-local contracts	$926,906.00	45.10%
TOTAL CONTRACT	$2,055,177.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
T & R Excavation	HMDB63869Y1215	$114,819.00	10.18%
Total Minority - Local		$114,819.00	10.18%

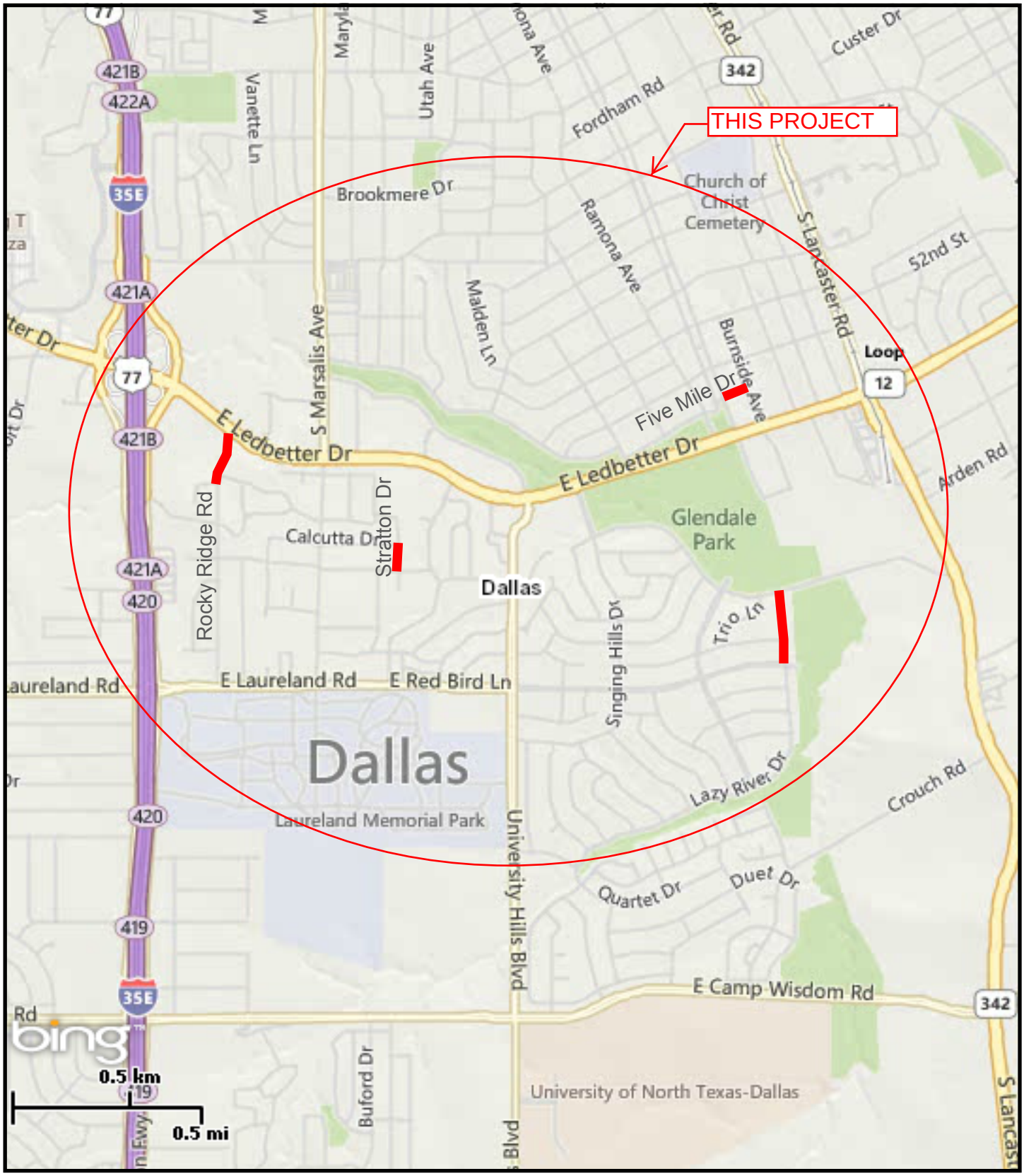
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
A&M Construction & Utilities, Inc.	HFMB64813N0417	$710,243.00	76.63%
Axis Contracting	WFDB03204Y0516	$184,968.75	19.96%
Brock Environmental	WFWB61711Y0516	$10,333.75	1.11%
Total Minority - Non-local		$905,545.50	97.70%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$114,819.00	10.18%	$825,062.00	40.15%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$195,302.50	9.50%
Total	$114,819.00	10.18%	$1,020,364.50	49.65%

STREET RECONSTRUCTION GROUP 12-626



MAPSCO 64M, 65J, L, Q

August 26, 2015

WHEREAS, on September 25, 2013, Resolution No. 13-1731 authorized a professional services contract with Parsons Brinkerhoff, Inc. for the engineering design services for Street Reconstruction Group 12-626; and,

WHEREAS, on January 23, 2014, Administrative Action No. 14-5403 authorized Supplemental Agreement No. 1 with Parsons Brinkerhoff, Inc. for additional survey services for Rocky Ridge Road from Ledbetter Drive (E) to Woodacre Drive; and,

WHEREAS, bids were received on June 11, 2015, for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-626, as follows:

BIDDERS	**BID AMOUNT**
Tiseo Paving Company	$2,055,177.00
Texas Standard Construction, Ltd.	$2,283,728.75
Jeske Construction Company	$2,358,569.00
Camino Construction, L.P.	$2,582,810.00
RBR Infrastructure Road, LLC	$2,851,072.00

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with Tiseo Paving Company for the reconstruction of street paving, drainage, drive approaches, sidewalks, water and wastewater main improvements for Street Reconstruction Group 12-626 in an amount not to exceed $2,055,177.00, this being the lowest responsible bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

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

Street and Transportation Improvements Fund
Fund 3U22, Department PBW, Unit S451, Act. SREC
Obj. 4510, Program #PB12S451, CT PBW12S451K1
Vendor #011466, in amount not to exceed $ 133,182.50

Street and Transportation Improvements Fund Fund 2U22, Department PBW, Unit S453, Act. SREC Obj. 4510, Program #PB12S453, CT PBW12S451K1 Vendor #011466, in amount not to exceed	$	107,635.00
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S453, Act. SREC Obj. 4510, Program #PB12S453, CT PBW12S451K1 Vendor #011466, in amount not to exceed	$	539,162.25
Street and Transportation Improvements Fund Fund 2U22, Department PBW, Unit S458, Act. SREC Obj. 4510, Program #PB12S458, CT PBW12S451K1 Vendor #011466, in amount not to exceed	$	24,695.00
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S458, Act. SREC Obj. 4510, Program #PB12S458, CT PBW12S451K1 Vendor #011466, in amount not to exceed	$	394,752.50
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S459, Act. SREC Obj. 4510, Program #PB12S459, CT PBW12S451K1 Vendor #011466, in amount not to exceed	$	160,642.75
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Obj. 4550, Program #715351, CT PBW715351CP Vendor #011466, in amount not to exceed	$	344,552.00
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Obj. 3221, Program #715351X, CT PBW715351EN Vendor #011466, in amount not to exceed	$	40,610.00
Wastewater Capital Improvement Fund Fund 3116, Department DWU, Unit PS42 Obj. 4560, Program #715352, CT PBW715352CP Vendor #011466, in amount not to exceed	$	287,105.00

Wastewater Construction Fund	
Fund 0103, Department DWU, Unit CS42	
Obj. 3222, Program #715352X, CT PBW715352EN	
Vendor #011466, in amount not to exceed	$ 22,840.00
Total amount not to exceed	$2,055,177.00

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 ITEM # 48

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Public Works Department
Office of Cultural Affairs

CMO: Jill A. Jordan, P.E., 670-5299
Joey Zapata, 670-1204

MAPSCO: 46P

SUBJECT

Authorize an increase to the construction contract with Phoenix 1 Restoration and Construction, Ltd. for replacement of exterior guardrails, original lobby floor tiles, repairs to exterior limestone at multiple locations, repair of existing check valve at stormwater catch basin, and replacement of metal cap, to the Perot Museum of Nature and Science at Fair Park, located at 3535 Grand Avenue - Not to exceed $139,489, from $1,030,400 to $1,169,889 - Financing: General Obligation Commercial Paper Funds

BACKGROUND

This action will authorize Change Order No. 1 to the construction contract with Phoenix 1 Restoration and Construction, Ltd. for additional repairs to the Perot Museum of Nature and Science at Fair Park (formerly the Dallas Museum of Natural History). The facility, located at 3535 Grand Avenue in Fair Park, was constructed as the Museum of Natural History for the 1936 Centennial Exposition. Dallas voters approved funding for roof replacement and structural repairs for this facility in the 2006 Bond Program.

This modification to the planned base scope of work for this project includes the following repairs at the Perot Museum at Fair Park:

1. replacement of exterior guardrails and grouting at anchor supports
2. replacement of original lobby floor tiles
3. repairs to exterior limestone at multiple locations
4. repair of existing check valve at stormwater catch basin
5. replacement of sheet metal cap at abandoned ventilation shaft

ESTIMATED SCHEDULE OF PROJECT

Began Design	April 2014
Completed Design	January 2015
Began Construction	May 2015
Complete Construction	December 2015

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with JQ Infrastructure, LLC on March 26, 2014, by Resolution No. 14-0509.

Authorized a construction contract with Phoenix 1 Restoration and Construction, Ltd. on April 8, 2015, by Resolution No. 15-0667.

Information about this item will be provided to the Arts, Culture & Libraries Committee on August 17, 2015.

FISCAL INFORMATION

2006 Bond Program (General Obligation Commercial Paper Funds) - $139,488.53

Design	$ 148,320.00
Construction	$1,030,400.00
Change Order No. 1 (this action)	$ 139,488.53
Owner Development Expenses	$ 381,791.47
Total	$1,700,000.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Phoenix 1 Restoration and Construction, Ltd.

Hispanic Female	0	Hispanic Male	37
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	5	White Male	24

OWNER

Phoenix 1 Restoration and Construction, Ltd.

Dale Sellers, Owner

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase to the construction contract with Phoenix 1 Restoration and Construction, Ltd. for replacement of exterior guardrails, original lobby floor tiles, repairs to exterior limestone at multiple locations, repair of existing check valve at stormwater catch basin, and replacement of metal cap, to the Perot Museum of Nature and Science at Fair Park, located at 3535 Grand Avenue - Not to exceed $139,489, from $1,030,400 to $1,169,889 - Financing: General Obligation Commercial Paper Funds

Phoenix 1 Restoration and Construction, Ltd. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor:
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$139,488.53	100.00%
Non-local contracts	$0.00	0.00%
TOTAL THIS ACTION	$139,488.53	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Texas Roof Management	WFWB62655N0716	$4,250.00	3.05%
Total Minority - Local		$4,250.00	3.05%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$4,250.00	3.05%	$301,133.00	25.74%
Total	$4,250.00	3.05%	$301,133.00	25.74%

Mapsco 46P



Perot Museum of Nature & Science at Fair Park

August 26, 2015

WHEREAS, the Perot Museum of Nature and Science at Fair Park was constructed in 1936 as the Dallas Museum of Natural History on a site located at 3535 Grand Avenue in Fair Park; and,

WHEREAS, the citizens of Dallas approved funding in the 2006 Bond Program for the water infiltration repairs and roof replacement for the facility; and,

WHEREAS, on March 26, 2014, Resolution No. 14-0509 authorized a professional services contract with JQ Infrastructure, LLC to provide design services, preparation of construction documents, and construction administration for the Perot Museum of Nature and Science at Fair Park in an amount not to exceed $148,320; and,

WHEREAS, on April 8, 2015, Resolution No. 15-0667 authorized a construction contract with Phoenix 1 Restoration and Construction, Ltd., in an amount not to exceed $1,030,400; and,

WHEREAS, it is desirable to authorize Change Order No. 1 to the construction contract with Phoenix 1 Restoration and Construction, Ltd. for replacement of exterior guardrails, original lobby floor tiles, repairs to exterior limestone at multiple locations, repair of existing check valve at stormwater catch basin, and replacement of metal cap, to the Perot Museum of Nature and Science at Fair Park, located at 3535 Grand Avenue - Not to exceed $139,488.53, from $1,030,400 to $1,169,888.53.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to increase the construction contract with Phoenix 1 Restoration and Construction, Ltd. for replacement of exterior guardrails, original lobby floor tiles, repairs to exterior limestone at multiple locations, repair of existing check valve at stormwater catch basin, and replacement of metal cap, to the Perot Museum of Nature and Science at Fair Park, located at 3535 Grand Avenue in the amount of $139,488.53, from $1,030,400 to $1,169,888.53, after approval as to form by the City Attorney.

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

Cultural Arts Facilities Fund
Fund 3T49, Dept. PBW, Unit T705, Act. CULF
Obj. 4310, Program #PB06T705, CT PBW06T705G1
Vendor #VC0000003594, in an amount not to exceed $ 139,488.53

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 ITEM # 49

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Public Works Department
Fire

CMO: Jill A. Jordan, P.E., 670-5299
Eric Campbell, 670-3255

MAPSCO: 46R

SUBJECT

Authorize Supplemental Agreement No. 1 to the contract with Alliance Geotechnical Group, Inc. for construction materials testing for the construction of the replacement Fire Station No. 44 located at 2025 Lagow Avenue - Not to exceed $6,760, from $48,999 to $55,759 - Financing: 2006 Bond Funds

BACKGROUND

The existing Fire Station No. 44, located at 4114 Frank Street was constructed in 1959. Dallas citizens approved funding for replacement of this facility in the 2006 Bond Program. After a qualifications-based selection process, McAfee3 Architects was recommended as the most qualified firm for design of the replacement facility. The design was completed in August 2013. When built, the replacement facility will have two full bays and two half bays, totaling approximately 12,000 square feet. The facility was designed to achieve gold-level certification through Leadership in Energy and Environmental Design (LEED).

On January 22, 2014, RWC Enterprises, Inc. was awarded the contract for construction. Construction began in April 2014.

This action will authorize Supplemental Agreement No. 1 to the contract with Alliance Geotechnical Group, Inc. for construction materials testing for the construction of the replacement Fire Station 44 in the amount of $6,760, increasing the contract from $48,999 to $55,759.

ESTIMATED SCHEDULE OF PROJECT

Began Design	March 2011
Completed Design	August 2013
Began Construction	April 2014
Complete Construction	September 2015

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acquisition of land at South Fitzhugh Avenue and Lagow Street for a Fire Station No. 44 replacement facility on March 25, 2009, by Resolution No. 09-0764.

Authorized deposit of condemnation suit award for acquisition of land at South Fitzhugh Avenue and Lagow Street for a Fire Station No. 44 replacement facility on November 10, 2010, by Resolution No. 10-2831.

Authorized a professional services contract with McAfee3 Architects to provide architectural and engineering services for design and construction administration of the Fire Station No. 44 replacement facility located at the intersection of South Fitzhugh Avenue and Lagow Street on March 9, 2011, by Resolution No. 11-0647.

Authorized a contract with RWC Enterprises, Inc. for the construction of the replacement Fire Station 44, located at 2025 Lagow Avenue, on January 22, 2014, by Resolution No. 14-0191.

Information about this item will be provided to the Public Safety Committee on August 10, 2015.

FISCAL INFORMATION

2006 Bond Funds - $6,760

Land Acquisition	$ 562,727
Design	$ 419,630
Construction	$4,030,131
Furniture, Furnishings & Equipment	$ 100,000 (est.)
Owner Development Expenses	$ 304,671 (est.)
Contingency	$ 390,091 (est.)
Total Project Cost	$5,807,250

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Alliance Geotechnical Group, Inc.

Hispanic Female	2	Hispanic Male	12
African-American Female	0	African-American Male	12
Other Female	0	Other Male	2
White Female	10	White Male	56

OWNER

Alliance Geotechnical Group, Inc.

Robert Nance, President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to the contract with Alliance Geotechnical Group, Inc. for construction materials testing for the construction of the replacement Fire Station No. 44 located at 2025 Lagow Avenue - Not to exceed $6,760, from $48,999 to $55,759 - Financing: 2006 Bond Funds

Alliance Geotechnical Group, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$6,760.00	100.00%
Non-local contracts	$0.00	0.00%
TOTAL THIS ACTION	$6,760.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Alliance Geotechnical Group Inc.	BMDB63934Y0116	$6,760.00	100.00%
Total Minority - Local		$6,760.00	100.00%

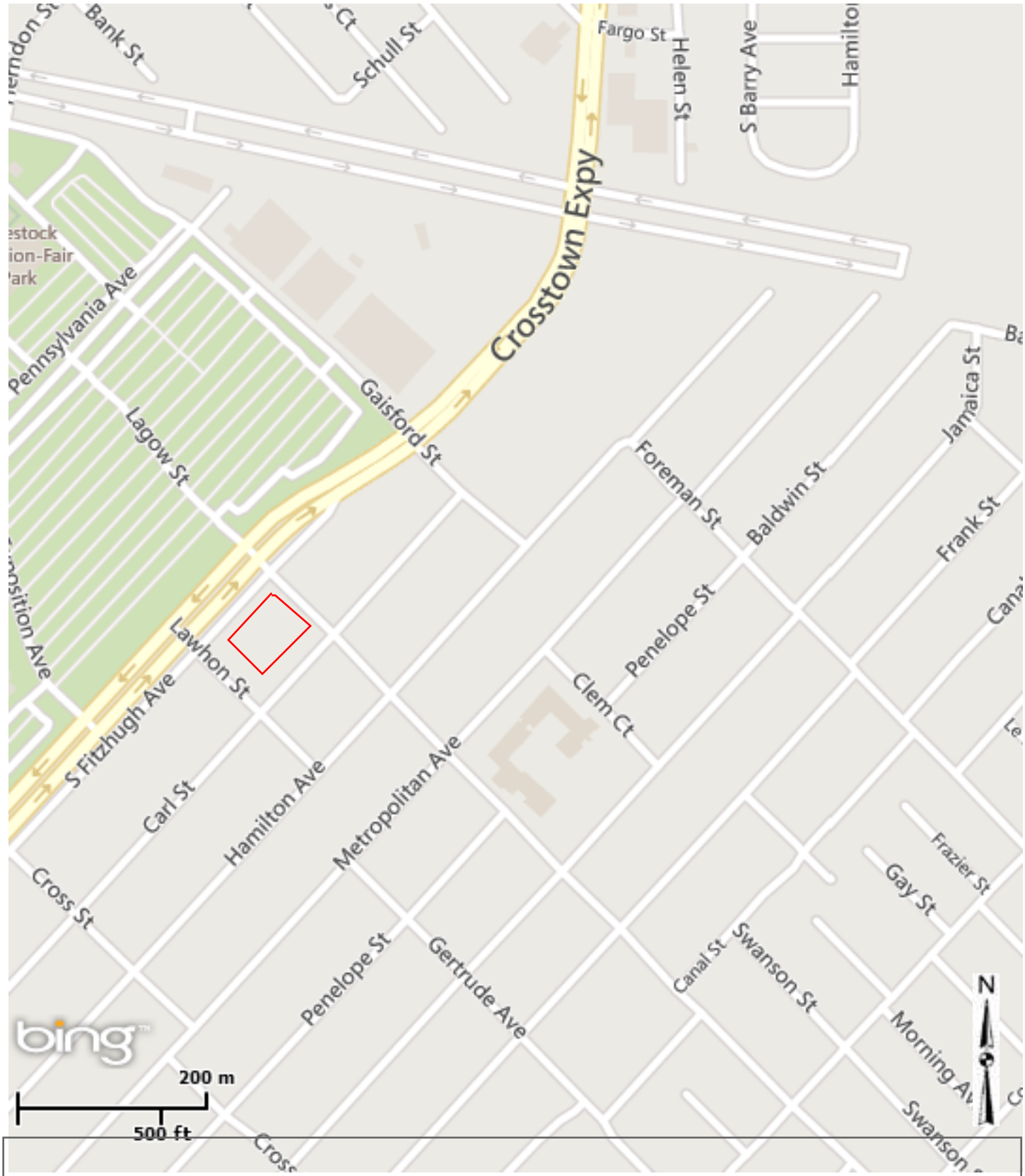
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$6,760.00	100.00%	$55,759.00	100.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$6,760.00	100.00%	$55,759.00	100.00%

Mapsco 46R



Fire Station #44 Replacement

August 26, 2015

WHEREAS, Fire Station No. 44 was constructed in 1959 on a site located at 4114 Frank Street; and,

WHEREAS, the citizens of Dallas approved funding in the 2006 Bond Program for the design and construction of a replacement facility for Fire Station No. 44; and,

WHEREAS, McAfee3 Architects was selected to provide design services for the Fire Station No. 44 replacement facility in a qualifications-based selection process according to City of Dallas procurement guidelines; and,

WHEREAS, RWC Enterprises, Inc. was determined to be the best value proposer of 5, and was awarded the construction contract on January 2014; and,

WHEREAS, Alliance Geotechnical Group, Inc. was awarded the contract for construction material testing by Administrative Action No. 14-0342 on March 21, 2014; and,

WHEREAS, it is now desirable to authorize Supplemental Agreement No. 1 to the contract for construction material testing with Alliance Geotechnical Group, Inc. in the amount of $6,760, increasing the contract from $48,999 to $55,759.

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 Supplemental Agreement No. 1 to the contract with Alliance Geotechnical Group, Inc. for construction materials testing for the construction of the replacement Fire Station No. 44 in the amount of $6,760, increasing the contract from $48,999 to $55,759, after it has been approved as to form by the City Attorney.

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

Public Safety Facilities Fund
Fund 2T33, Dept. PBW, Unit T841, Act. FIRF
Obj. 4113, Program #PB06T841, CT PBW06T841G1
Vendor #338366, in an amount not to exceed $6,760

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 ITEM # 50

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Public Works Department

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize the second amendment to the contract with the Texas Commission on Environmental Quality for the Ambient Air Monitoring Program Contract No. 582-14-40015 to **(1)** accept a grant in the amount of $367,790 for the Ambient Air Monitoring Program for the period September 1, 2015 through August 31, 2017; and **(2)** a local match in an amount not to exceed $181,151 over the two-year period - Total not to exceed $548,941, from $563,540 to $1,112,481 – Financing: Texas Commission on Environmental Quality Grant Funds ($367,790) and Current Funds ($181,151) (subject to annual appropriations)

BACKGROUND

Since 1967, the City of Dallas has worked with the TCEQ (Texas Commission on Environmental Quality) to support clean air monitoring and enforcement of air quality regulations through a set of renewing contracts for services. Those contracts are summarized as follows:

Contract (1)
Name & No.: Air Quality Compliance – Emissions; Contract No. 582-15-50121
Description: Field inspections of possible pollution emitters (industries, gas stations, other); citizen complaint investigations; review of air permit requests for TCEQ
Total Funding: $ 783,757 TCEQ Funds: $ 525,117 City Funds: $ 258,640

Contract (2)
Name & No.: Ambient Air Monitoring *(two-year contract); Contract No.* 582-14-40015
Description: Daily sampling the outdoor air at 8 locations in Dallas for pollutants (ozone, nitrous oxides, sulfur oxides, lead, carbon monoxides)
Total Funding: $ 548,941 TCEQ Funds: $ 367,790 City Funds: $ 181,151

BACKGROUND (Continued)

Contract (3)
Name & No.: Fine Particle Monitoring (PM2.5); Contract No. 582-15-50039
Description: Daily sampling the outdoor air at several locations in Dallas for tiny particles of dust / smoke / fumes harmful to respiratory system
Total Funding: $ 67,587 TCEQ Funds: $ 67,587 City Funds: $ 0

Contract (4)
Name & No.: Ambient Air Monitoring – Rockwall County; Contract No. 582-15-50031
Description: Daily sampling the outdoor air at one location in Rockwall for ozone and nitrous oxides
Total Funding: $ 28,053 TCEQ Funds: $ 28,053 City Funds: $ 0

Contract (5)
Name & No.: BioWatch Monitoring; Contract No. 582-13-30015
Description: Daily sampling of outdoor air at 20 locations in Dallas for biologic pollutants (i.e.; bacteria)
Total Funding: $ 461,744 TCEQ Funds: $ 461,744 City Funds: $ 0

FUNDING SUMMARY of 5 Contracts:
Total Funding: $ 1,890,082 TCEQ Funds: $ 1,450,291 City Funds: $ 439,791

This action addresses the second contract in the list above, for Ambient Air Pollution Monitoring. The City's Air Specialists monitor air sampling sites at eight locations across the city, checking for levels of sulfur oxides, nitrous oxides, ozone, lead, and carbon monoxide. The data from these sampling sites is transmitted to the TCEQ, who compares the data with air quality standards and identifies trends in certain pollutants. Authorization of this second amendment to Contract No. 582-14-40015 will allow for the City to accept TCEQ funds for FY '16 and FY '17, and enable the City to continue the Ambient Air Monitoring Program. The City and the TCEQ share in the cost of this annual program on a 33%-to-67% funding basis.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of a grant for FY 2003-05 on August 27, 2003, by Resolution No. 03-2307.

Authorized the acceptance of a grant for FY 2005-07 on June 8, 2005, by Resolution No. 05-1751.

Authorized the acceptance of a grant for FY 2007-09 on June 27, 2007, by Resolution No. 07-1973.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized the acceptance of a grant for FY 2009-11 on June 10, 2009, by Resolution No. 09-1446.

Authorized the acceptance of a grant for FY 2011-13 on June 8, 2011, by Resolution No. 11-1528.

Authorized the acceptance of a grant for FY 2013-15 on June 26, 2013, by Resolution No. 13-1075.

Information about this item was provided to the Quality of Life and Environment Committee on August 10, 2015.

FISCAL INFORMATION

Texas Commission on Environmental Quality Grant Funds - $367,790.00
Current Funds (subject to annual appropriations) - $181,150.30

WHEREAS, on June 13, 2011, Resolution No. 11-1528 authorized Contract No. 582-12-10009 for the City to accept grant funds from the Texas Commission on Environmental Quality (TCEQ) to monitor ambient air quality at a network of sites within and near the City of Dallas for the period September 1, 2011 through August 31, 2013; and,

WHEREAS, on June 26, 2013, Resolution No. 13-1075 authorized Contract No. 582-14-40015 with the TCEQ to conduct ambient air monitoring for the period September 1, 2013 through August 31, 2015, at a not-to-exceed amount of $548,940, utilizing funding from both the TCEQ ($367,790) and with City matching funds ($1 83,895, subject to annual appropriations); and,

WHEREAS, on May 27, 2015, Council Resolution No. 15-0966 authorized Amendment No. 1 to Contract No. 582-14-40015 to add funds of $9,781.66 to continue air monitoring services; and,

WHEREAS, there is a continuing need for the City to monitor ambient air quality at a network of sites within and near the City of Dallas; and,

WHEREAS, the City of Dallas, Public Works Department, has been approved by the TCEQ to continue said monitoring; and,

WHEREAS, it is now necessary to authorize the second amendment to Contract No. 582-14-40015 with the Texas Commission on Environmental Quality (TCEQ) to **(1)** accept a grant in the amount of $367,790 for the Ambient Air Monitoring Program for the period September 1, 2015 through August 31, 2017; and **(2)** a local match in an amount not to exceed $181,150.30 over the two-year period, increasing the contract from $563,539.80 to $1,112,480.10

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 the second amendment to Contract No. 582-14-40015, CFDA No. 66.605, with the Texas Commission on Environmental Quality (TCEQ) to **(1)** accept a grant in the amount of $367,790 for the Ambient Air Monitoring Program for the period, September 1, 2015 through August 31, 2017; and **(2)** provide a local match in an amount not to exceed $181,150.30 over the two-year period, increasing the contract from $563,539.80 to $1,112,480.10, subject to annual appropriations, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in Fund F469, Dept. PBW, Unit 1786, Revenue Source 6506, in an amount not to exceed $367,790.

Section 3. That the City Manager is hereby authorized to establish appropriations in the amount of $367,790 in Fund F469, Dept. PBW, Unit 1786, Object Code 3099.

Section 4. That the Chief Financial Officer is hereby authorized to transfer grant funds from Fund F469, Dept. PBW, Unit 1786, Object Code 3099 to reimburse Fund 0001, Dept. PBW, Unit 4241, Object Code 5011 in an amount not to exceed $367,790.

Section 5. That the Chief Financial Officer is hereby authorized to disburse the required cash match from Fund 0001, Dept. PBW, Unit 4241, Object Code 1101 in an amount not to exceed $181,150.30.

Section 6. That the City Manager is hereby authorized to reimburse to the granting agency 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 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 ITEM # 51

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Public Works Department

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize Contract No. 582-16-60016 with the Texas Commission on Environmental Quality to accept state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2015 through August 31, 2016 – Not to exceed $477,811 - Financing: Texas Commission on Environmental Quality Grant Funds

BACKGROUND

Since 1967, the City of Dallas has worked with the TCEQ (Texas Commission on Environmental Quality) to support clean air monitoring and enforcement of air quality regulations through a set of renewing contracts for services. Those contracts are summarized as follows:

Contract (1)
Name & No.: Air Quality Compliance – Emissions; Contract # 582-15-50121
Description: Field inspections of possible pollution emitters (industries, gas stations, other); citizen complaint investigations; review of air permit requests for TCEQ
Total Funding: $ 783,757 TCEQ Funds: $ 525,117 City Funds: $ 258,640

Contract (2)
Name & No.: Ambient Air Monitoring *(two-year contract); Contract* # 582-14-40015
Description**:** Daily sampling the outdoor air at 8 locations in Dallas for pollutants (ozone, nitrous oxides, sulfur oxides, lead, carbon monoxides)
Total Funding: $ 548,941 TCEQ Funds: $ 367,790 City Funds: $ 181,151

Contract (3)
Name & No.: Fine Particle Monitoring (PM2.5); Contract # 582-15-50039
Description: Daily sampling the outdoor air at several locations in Dallas for tiny particles of dust / smoke / fumes harmful to respiratory system
Total Funding: $ 67,587 TCEQ Funds: $ 67,587 City Funds: $ 0

BACKGROUND (Continued)

Contract (4)
Name & No.: Ambient Air Monitoring – Rockwall County; Contract # 582-15-50031
Description**:** Daily sampling the outdoor air at one location in Rockwall for ozone and nitrous oxides
Total Funding: $ 28,053 TCEQ Funds: $ 28,053 City Funds: $ 0

Contract (5)
Name & No.: BioWatch Monitoring; Contract No. 582-13-30015
Description: Daily sampling of outdoor air at 20 locations in Dallas for biologic pollutants (i.e.; bacteria)
Total Funding: $ 461,744 TCEQ Funds: $ 461,744 City Funds: $ 0

FUNDING SUMMARY of 5 Contracts:
Total Funding: $ 1,890,082 TCEQ Funds: $ 1,450,291 City Funds: $ 439,791

This action addresses the fifth contract in the list above, air sampling under the BioWatch Program. Under this agreement, the City operates the BioWatch network of whole air samplers at 20 locations throughout Dallas County, sampling for biological contaminants, such as bacteria and viral components. TCEQ reimburses for all of the City's program costs.

This action will authorize the acceptance and execution of Contract No. 582-16-60016 for grant funds to continue the BioWatch Ambient Air Monitoring Program in FY '16.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of grant funds for the Whole Air Sampling Contract No. 582-10-86403 to conduct air monitoring activities from September 1, 2009 through August 31, 2010 on May 13, 2009, by Resolution No. 09-1170.

Briefed to the Transportation & Environment Committee on May 24, 2010.

Authorized the first amendment to Contract No. 582-10-86403 to extend the term of the contract period from September 1, 2010 through August 31, 2011 on June 23, 2010, by Resolution No. 10-1611.

Authorized the second amendment to Contract No. 582-10-86403 to extend the term of the contract period from September 1, 2011 through August 31, 2012 on June 8, 2011, by Resolution No. 11-1526.

Authorized Contract No. 582·13·30015 with the Texas Commission on Environmental Quality to accept state grant funds to continue to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2012 through August 31, 2013.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized the first amendment to Contract No. 582-13-30015 to extend the term of the contract period from September 1, 2013 through August 31, 2014 on June 26, 2013, by Resolution No. 13-1077.

Authorized the second amendment for the acceptance of additional grant funds for the Whole Air Sampling Contract No. 582-13-30015 to conduct air monitoring activities from September 1, 2013 through August 31, 2014 on March 26, 2014, by Resolution No. 14-0516.

Authorized the third amendment for the acceptance of additional grant funds for the Whole Air Sampling Contract No. 582-13-30015 to conduct air monitoring activities from September 1, 2014 through August 31, 2015 on June 25, 2014, by Resolution No. 14-1024.

Information about this item was provided to the Quality of Life and Environment Committee on August 10, 2015.

FISCAL INFORMATION

Texas Commission on Environmental Quality Grant Funds - $477,811.30

WHEREAS, on May 13, 2009, Resolution No. 09-1170 authorized Contract No. 582-10-86403 with the Texas Commission on Environmental Quality (TCEQ) to accept grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2009 through August 31, 2010, in the amount of $293,562.00, and the actual contract in the amount of $277,968.00 was signed and executed on August 20, 2010; and,

WHEREAS, on June 23, 2010, Resolution No. 10-1611 authorized the first amendment to Contract No. 582-10-86403 to extend the term of the contract period from September 1, 2010 through August 31, 2011, in the amount of $422,360, increasing the contract amount from $277,968 to $700,328; and,

WHEREAS, on June 8, 2011, Resolution No. 11-1526 authorized the second amendment to Contract No. 582-10-86403 to extend the term of the contract period from September 1, 2011 through August 31, 2012, in the amount of $422,360, increasing the contract amount from $700,328 to $1,122,688; and,

WHEREAS, on June 13, 2012, Resolution No. 12-1542 authorized Contract No. 582-13-30015 with the Texas Commission on Environmental Quality to accept state grant funds to continue to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2012 through August 31, 2013, in the amount of $422,360; and

WHEREAS, on June 26, 2013, Resolution No. 13-1077 authorized the first amendment to Contract No. 582-13-30015 to extend the term of the contract period from September 1, 2013 through August 31, 2014 in the amount of $422,360, increasing the contract amount from $422,360 to $844,720; and,

WHEREAS, on March 26, 2014, Resolution No. 14-0516 authorized the second amendment for the acceptance of additional grant funds for the Whole Air Sampling Contract No. 582-13-30015 to conduct air monitoring activities from September 1, 2013 through August 31, 2014, in the amount of $49,640, increasing the contract amount from $844,720 to $894,360; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1024 authorized the third amendment for the acceptance of additional grant funds for the Whole Air Sampling Contract No. 582-13-30015 to conduct air monitoring activities from September 1, 2014 through August 31, 2015 in the amount of $461,744, increasing the contract amount from $894,360 to $1,356,104; and,

WHEREAS, there is a continuing need to operate an air pollution control program and a network of monitors sampling for BioWatch contaminants; and,

WHEREAS, it is now necessary to authorize Contract No. 582-16-60016 with the Texas Commission on Environmental Quality to accept state grant funds to continue to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2015 through August 31, 2016, in the amount of $477,811.30.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Contract No. 582-16-60016 with the Texas Commission on Environmental Quality to accept state grant funds to continue to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2015 through August 31, 2016 in the amount of $477,811.30, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in Fund F466, Dept. PBW, Unit 1783, Revenue Source 6526, in the amount of $477,811.30.

Section 3. That the City Manager is hereby authorized to establish appropriations in the amount of $477,811.30 in Fund F466, Dept. PBW, Unit 1783, Object Code 3099.

Section 4. That the Chief Financial Officer is hereby authorized to transfer grant funds in an amount not to exceed $477,811.30 from Fund F466, Dept. PBW, Unit 1783, to reimburse Fund 0001, Dept. PBW, Unit 4241, Object Code 5011.

Section 5. That the City Manager is hereby authorized to reimburse the granting agency 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 6. 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 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 ITEM # 52

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Public Works Department

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize the first amendment to Contract No. 582-15-50031 with the Texas Commission on Environmental Quality to accept state grant funds in the amount of $28,054 to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2015 through August 31, 2016 - Not to exceed $28,054, from $28,054 to $56,108 - Financing: Texas Commission on Environmental Quality Grant Funds

BACKGROUND

Since 1967, the City of Dallas has worked with the TCEQ (Texas Commission on Environmental Quality) to support clean air monitoring and enforcement of air quality regulations through a set of renewing contracts for services. Those contracts are summarized as follows:

Contract (1)
Name & No.: Air Quality Compliance – Emissions; Contract # 582-15-50121
Description: Field inspections of possible pollution emitters (industries, gas stations, other); citizen complaint investigations; review of air permit requests for TCEQ
Total Funding: $ 783,757 TCEQ Funds: $ 525,117 City Funds: $ 258,640

Contract (2)
Name & No.: Ambient Air Monitoring *(two-year contract); Contract* # 582-14-40015
Description: Daily sampling the outdoor air at 8 locations in Dallas for pollutants (ozone, nitrous oxides, sulfur oxides, lead, carbon monoxides)
Total Funding: $ 548,941 TCEQ Funds: $ 367,790 City Funds: $ 181,151

BACKGROUND (Continued)

Contract (3)
Name & No**.:** Fine Particle Monitoring (PM2.5); Contract # 582-15-50039
Description: Daily sampling the outdoor air at several locations in Dallas for tiny particles of dust / smoke / fumes harmful to respiratory system
Total Funding: $ 67,587 TCEQ Funds: $ 67,587 City Funds: $ 0

Contract (4)
Name & No**.:** Ambient Air Monitoring – Rockwall County; Contract # 582-15-50031
Description**:** Daily sampling the outdoor air at one location in Rockwall for ozone and nitrous oxides
Total Funding: $ 28,053 TCEQ Funds: $ 28,053 City Funds: $ 0

Contract (5)
Name & No.: BioWatch Monitoring; Contract # 582-13-30015
Description: Daily sampling of outdoor air at 20 locations in Dallas for biologic pollutants (i.e.; bacteria)
Total Funding: $ 461,744 TCEQ Funds: $ 461,744 City Funds: $ 0

FUNDING SUMMARY of 5 Contracts:
Total Funding: $ 1,890,082 TCEQ Funds: $ 1,450,291 City Funds: $ 439,791

This action addresses the fourth contract in the list above. This action will authorize the first amendment to Contract No. 582-15-50031 for grant funds to conduct continuing service of the Rockwall Ambient Air Monitoring Program in FY '16 with the same scope of work and compensation level as provided by TCEQ in FY '15. TCEQ reimburses for all of the City's program costs.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed to the Transportation & Environment Committee on May 24, 2010.

Authorized Contract No. 582-11-86427 to accept grant funds to operate and maintain an ambient air monitoring station in Rockwall County on June 23, 2010, by Resolution No. 10-1603.

Authorized the first amendment to Contract No. 582-11-86427 to accept additional grant funds to operate and maintain an ambient air monitoring station on June 8, 2011, by Resolution No. 11-1524.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized the second amendment to Contract No. 582-11-86427 to accept additional grant funds to operate and maintain an ambient air monitoring station on June 13, 2012, by Resolution No. 12-1540.

Third amendment to Contract No. 582-11-86427 issued by TCEQ to reduce grant funds specific to state funding requirements on October 8, 2012; no council resolution required.

Authorized the fourth amendment to Contract No. 582-11-86427 to accept additional grant funds to operate and maintain an ambient air monitoring station on June 26, 2013, by Resolution No. 13-1079.

Authorized Contract No. 582-15-50031 to accept grant funds to operate and maintain an ambient air monitoring station in Rockwall County on June 25, 2014, by Resolution No. 14-1021.

Information about this item was provided to the Quality of Life and Environment Committee on August 10, 2015.

FISCAL INFORMATION

Texas Commission on Environmental Quality Grant Funds - $28,053.19

WHEREAS, on June 23, 2010, Resolution No. 10-1603 authorized Contract No. 582-11-86427 to accept grant funds from the Texas Commission on Environmental Quality (TCEQ) to operate and maintain an air pollution monitoring station in Rockwall County for the period September 1, 2010 through August 31, 2011 in the amount of $26,811.36; and,

WHEREAS, on June 8, 2011, Resolution No. 11-1524 authorized the first amendment to Contract No. 582-11-86427 to accept additional grant funds to operate and maintain an ambient air monitoring station in the amount of $26,811.36, increasing the contract from $26,811.36 to $53,622.72; and,

WHEREAS, on June 13, 2012, Resolution No. 12-1540 authorized the second amendment to Contract No. 582-11-86427 to accept additional grant funds to operate and maintain an ambient air monitoring station in the amount of $26,811.36, increasing the contract from $53,622.72 to $80,434.08; and,

WHEREAS, on October 8, 2012, TCEQ issued contract amendment No. 3 to reduce the amount of grant funds by $6,000 for the operational period of September 1, 2012 through August 31, 2013; and,

WHEREAS, on June 26, 2013, Resolution No. 13-1079 authorized the fourth amendment to Contract No. 582-11-86427 to accept additional grant funds to operate and maintain an ambient air monitoring station in the amount of $20,812.00, increasing the contract amount from $74,434.08 to $95,246.08; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1021 authorized Contract No. 582-15-50031 with the TCEQ to accept state grant funds to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2014 through August 31, 2015, with state grant funds in the amount of $28,053.19; and

WHEREAS, there is a continuing need for an air pollution monitoring site in Rockwall County; and,

WHEREAS, it is now necessary to authorize the first amendment to Contract No. 582-15-50031 with the Texas Commission on Environmental Quality to accept state grant funds to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2015 through August 31, 2016 in the amount of $28,053.19, increasing the contract from $28,053.19 to $56,106.38.

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 the first amendment to Contract No. 582-15-50031, with the Texas Commission on Environmental Quality to accept state grant funds to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2015 through August 31, 2016, in the amount of $28,053.19, increasing the contract from $28,053.19 to $56,106.38 after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in Fund S283, Dept. PBW, Unit 1785, Revenue Source 6516, in an amount not to exceed $28,053.19.

Section 3. That the City Manager is hereby authorized to establish appropriations in the amount of $28,053.19 in Fund S283, Dept. PBW, Unit 1785, Object Code 3099.

Section 4. That the Chief Financial Officer is hereby authorized to transfer grant funds from Fund S283, Dept. PBW, Unit 1785, Object Code 3099 to reimburse Fund 0001, Dept. PBW, Unit 4241, Object Code 5011 in an amount not to exceed $28,053.19.

Section 5. That the City Manager is hereby authorized to reimburse the granting agency 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 6. 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 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 ITEM # 53

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Public Works Department

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize the first amendment to Contract No. 582-15-50039 with the Texas Commission on Environmental Quality to accept grant funds in the amount of $67,587 for air quality monitoring of the particulate matter 2.5 network for the period September 1, 2015 through August 31, 2016 – Not to exceed $67,587, from $67,587 to $135,174 - Financing: Texas Commission on Environmental Quality Grant Funds

BACKGROUND

Since 1967, the City of Dallas has worked with the TCEQ (Texas Commission on Environmental Quality) to support clean air monitoring and enforcement of air quality regulations through a set of renewing contracts for services. Those contracts are summarized as follows:

Contract (1)
Name & No.: Air Quality Compliance – Emissions; Contract # 582-15-50121
Description: Field inspections of possible pollution emitters (industries, gas stations, other); citizen complaint investigations; review of air permit requests for TCEQ
Total Funding: $ 783,757 TCEQ Funds: $ 525,117 City Funds: $ 258,640

Contract (2)
Name & No.: Ambient Air Monitoring *(two-year contract); Contract* # 582-14-40015
Description: Daily sampling the outdoor air at 8 locations in Dallas for pollutants (ozone, nitrous oxides, sulfur oxides, lead, carbon monoxides)
Total Funding: $ 548,941 TCEQ Funds: $ 367,790 City Funds: $ 181,151

Contract (3)
Name & No.: Fine Particle Monitoring (PM2.5); Contract # 582-15-50039
Description: Daily sampling the outdoor air at several locations in Dallas for tiny particles of dust / smoke / fumes harmful to respiratory system
Total Funding: $ 67,587 TCEQ Funds: $ 67,587 City Funds: $ 0

BACKGROUND (Continued)

Contract (4)
Name & No.: Ambient Air Monitoring – Rockwall County; Contract # 582-15-50031
Description: Daily sampling the outdoor air at one location in Rockwall for ozone and nitrous oxides
Total Funding: $ 28,053 TCEQ Funds: $ 28,053 City Funds: $ 0

Contract (5)
Name & No.: BioWatch Monitoring; Contract # 582-13-30015
Description: Daily sampling of outdoor air at 20 locations in Dallas for biologic pollutants (i.e.; bacteria)
Total Funding: $ 461,744 TCEQ Funds: $ 461,744 City Funds: $ 0

FUNDING SUMMARY of 5 Contracts:
Total Funding: $ 1,890,082 TCEQ Funds: $ 1,450,291 City Funds: $ 439,791

This action addresses the third contract in the list above. This action will authorize the first amendment to Contract No. 582-15-50039 for grant funds to conduct continuing service of the monitoring of particulate matter PM2.5 in FY '16 under the same terms as provided in FY '15. TCEQ reimburses for all of the City's program costs.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed to the Transportation & Environment Committee on May 24, 2010.

Authorized Contract No. 582-11-86432 to accept grant funds to operate air samplers for particulate matter 2.5 on June 23, 2010, by Resolution No. 10-1602.

Authorized the first amendment to Contract No. 582-11-86432 to accept additional grant funds to operate air samplers for particulate matter 2.5 on June 8, 2011, by Resolution No. 11-1525.

Authorized the second amendment to Contract No. 582-11-86432 to accept additional grant funds to operate air samplers for particulate matter 2.5 on June 13, 2012, by Resolution No. 12-1541.

Authorized the third amendment to Contract No. 582-11-86432 to accept additional grant funds to operate air samplers for particulate matter 2.5 on June 26, 2013, by Resolution No. 13-1078.

Authorized Contract No. 582-15-50039 to accept grant funds to operate air samplers for particulate matter 2.5 on June 25, 2014, by Resolution No. 14-1022.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Information about this item was provided to the Quality of Life and Environment Committee on August 10, 2015.

FISCAL INFORMATION

Texas Commission on Environmental Quality Grant Funds - $67,587

WHEREAS, on June 23, 2010, Resolution No. 10-1602 authorized Contract No. 582-11-86432 to accept grant funds from the Texas Commission on Environmental Quality (TCEQ) to operate air samplers for particulate matter 2.5 and other pollutants for the period September 1, 2010 through August 31, 2011; and,

WHEREAS, the TCEQ amended Contract No. 582-11-86432 each subsequent year to continue the specified monitoring services through FY13; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1022 authorized Contract No. 582-15-50039 with the TCEQ to accept grant funds to operate air samplers for particulate matter 2.5 network for the period September 1, 2014 through August 31, 2015; and,

WHEREAS, there is a continuing need for an air pollution control program for particulate matter 2.5; and,

WHEREAS, it is now necessary to authorize the first amendment to Contract No. 582-15-50039 with the Texas Commission on Environmental Quality to accept grant funds in the amount of $67,587 to operate air samplers for particulate matter 2.5 network for the period September 1, 2015 through August 31, 2016.

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 the first amendment to Contract No. 582-15-50039, CFDA No. 66.034, with the Texas Commission on Environmental Quality to accept grant funds in the amount of $67,587, from $67, 587 to $135,174 to continue operating air samplers for particulate matter 2.5 network activities for the period September 1, 2015 through August 31, 2016, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in Fund F467, Dept. PBW, Unit 1784, Revenue Source 6506, in an amount not to exceed $67,587.

Section 3. That the City Manager is hereby authorized to establish appropriations in the amount of $67,587 in Fund F467, Dept. PBW, Unit 1784, Object Code 3099.

Section 4. That the Chief Financial Officer is hereby authorized to transfer grant funds from Fund F467, Dept. PBW, Unit 1784, Object Code 3099 to reimburse Fund 0001, Dept. PBW, Unit 4241, Object Code 5011 in an amount not to exceed $67,587.

Section 5. That the City Manager is hereby authorized to reimburse the granting agency 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 6. 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 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 ITEM # 54

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Public Works Department

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize Amendment No. 1 to Contract No. 582-15-50121 with the Texas Commission on Environmental Quality to **(1)** accept additional state grant funds in the amount of $525,117 to continue the Air Pollution Compliance program to provide investigative services and complaint responses within the City of Dallas for a one-year period, from September 1, 2015 through August 31, 2016; and **(2)** a local annual match in an amount not to exceed $258,640 - Total not to exceed $783,757, from $783,757 to $1,567,514 - Financing: Texas Commission on Environmental Quality Grant Funds ($525,117) and Current Funds ($258,640) (subject to appropriations)

BACKGROUND

Since 1967, the City of Dallas has worked with the TCEQ (Texas Commission on Environmental Quality) to support clean air monitoring and enforcement of air quality regulations through a set of renewing contracts for services. Those contracts are summarized as follows:

Contract (1)
Name & No.: Air Quality Compliance – Emissions; Contract No. 582-15-50121
Description: Field inspections of possible pollution emitters (industries, gas stations, other); citizen complaint investigations; review of air permit requests for TCEQ
Total Funding: $ 783,757 TCEQ Funds: $ 525,117 City Funds: $ 258,640

BACKGROUND (Continued)

Contract (2)
Name & No.: Ambient Air Monitoring (two-year contract); Contract No. 582-14-40015
Description: Daily sampling the outdoor air at 8 locations in Dallas for pollutants (ozone, nitrous oxides, sulfur oxides, lead, carbon monoxides)
Total Funding: $ 548,941 TCEQ Funds: $ 367,790 City Funds: $ 181,151

Contract (3)
Name & No.: Fine Particle Monitoring (PM2.5); Contract No. 582-15-50039
Description: Daily sampling the outdoor air at several locations in Dallas for tiny particles of dust / smoke / fumes harmful to respiratory system
Total Funding: $ 67,587 TCEQ Funds: $ 67,587 City Funds: $ 0

Contract (4)
Name & No.: Ambient Air Monitoring – Rockwall County; Contract No. 582-15-50031
Description: Daily sampling the outdoor air at one location in Rockwall for ozone and nitrous oxides
Total Funding: $ 28,053 TCEQ Funds: $ 28,053 City Funds: $ 0

Contract (5)
Name & No.: BioWatch Monitoring; Contract No. 582-13-30015
Description: Daily sampling of outdoor air at 20 locations in Dallas for biologic pollutants (i.e.; bacteria)
Total Funding: $ 461,744 TCEQ Funds: $ 461,744 City Funds: $ 0

FUNDING SUMMARY of 5 Contracts:
Total Funding: $ 1,890,082 TCEQ Funds: $ 1,450,291 City Funds: $439,791

This action addresses the first contract in the list above, Air Quality Compliance for potential sources of pollution emission in Dallas. Under this contract, the City's Air Quality Specialists conduct periodic inspections of industries and businesses in Dallas that have a potential to emit pollutants, as defined in the city code. These may include manufacturing entities, fueling stations, paint-and-body shops, and so on. Field staff also respond to citizen complaints of odor, smoke or other airborne pollutants. The TCEQ may also ask City staff to review air permit requests made by potential emitters.

This action will authorize Amendment No.1 to Contract No. 582-15-50121, renewing the service agreement through FY '16. The City and the TCEQ share in the cost of this annual program on a 33%-to-67% funding basis.

PRIOR ACTION/REVIEW (COUNCILS, BOARDS, COMMISSIONS)

Authorized the acceptance of a grant for FY 2002-03 on February 12, 2003, by Resolution No. 03-0624.

Authorized Contract No. 582-4-64437 to accept grant funds for FY 2003-05 on August 13, 2003, by Resolution No. 03-2151.

Authorized the first amendment to Contract No. 582-6-74390 to accept grant funds for FY 2005-07 on August 10, 2005, by Resolution No. 05-2198.

Authorized the second amendment to Contract No. 582-6-74390 to accept grant funds for FY 2007-08 on June 27, 2007, by Resolution No. 07-1971.

Authorized the third amendment to Contract No. 582-6-74390 to accept grant funds for FY 2008-09 on June 25, 2008, by Resolution No. 08-1793.

Authorized Contract No. 582-10-90257 to accept grant funds for FY 2009-10 on June 24, 2009, by Resolution No. 09-1628.

Briefed to the Transportation & Environment Committee on May 24, 2010.

Authorized the first amendment to Contract No. 582-10-90257 to accept grant funds for FY 2010-11 on June 23, 2010, by Resolution No. 10-1612.

Authorized the second amendment to Contract No. 582-10-90257 to accept grant funds for FY 2011-12 on June 8, 2011, by Resolution No. 11-1527.

Authorized the fourth amendment to contract 582-10-90257 to accept grant funds for FY 2012-13 on June 13, 2012, by Resolution No. 12-1543.

Authorized Contract No. 582-14-40025 to accept grant funds for FY 2013-2014 on June 26, 2013, by Resolution No. 13-1076.

Authorized Contract No. 582-15-50121 to accept grant funds for FY 2014-2015 on June 25, 2014, by Resolution No. 14-1023**.**

Information about this item was provided to the Quality of Life and Environment Committee on August 10, 2015.

FISCAL INFORMATION

Texas Commission on Environmental Quality Grant Funds - $525,117
Current Funds - $258,640 (subject to appropriations)

WHEREAS, on June 23, 2010, Resolution No. 10-1612 authorized the first amendment to Contract No. 582-10-90257 to accept additional grant funds in the amount of $530,421.00, from $530,421.00 to $1,060,842.00 to continue the Air Pollution Compliance Program to provide investigation services and complaint responses within the City of Dallas for the period September 1, 2010 through August 31, 2011, and,

WHEREAS, on June 8, 2011, Resolution No. 11-1527 authorized a second amendment to Contract No. 582-10-90257 to accept additional grant funds in the amount of $530,421.00, from $1,060,842.00 to $1,591,263.00 to continue the Air Pollution Compliance Program to provide investigation services and complaint responses within the City of Dallas for the period September 1, 2011 through August 31, 2012; and,

WHEREAS, on December 15, 2011, the third amendment to Contract No. 582-10-90257 was authorized to decrease the amount of grant funds in the amount of $5,304.00, from $1,591,263.00 to $1,585,959.00 to continue the Air Pollution Compliance Program to provide investigation services and complaint responses within the City of Dallas for the period September 1, 2011 through August 31, 2012; and,

WHEREAS, on June 13, 2012, Resolution No. 12-1543 authorized the fourth amendment to Contract No. 582-10-90257 to accept additional grant funds in the amount of $525,117.00 from $1,585,959.00 to $2,111,076.00 to continue the Air Pollution Compliance Program to provide investigation services and complaint responses within the City of Dallas for the period September 1, 2012 through August 31, 2013; and,

WHEREAS, on June 26, 2013, Resolution No. 13-1076 authorized Contract No. 582-14-40025 to accept grant funds for the Air Pollution Compliance Program to provide investigation services and complaint responses within the City of Dallas for the period of September 1, 2013- August 31, 2014; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1023 authorized Contract No. 582-15-50121 to accept to accept grant funds in the amount of $525,117 for the period September 1, 2014 through August 31, 2015; and,

WHEREAS, there is a continuing need for the City of Dallas to provide investigation services and complaint responses for the Air Pollution Compliance Program within the City of Dallas; and,

WHEREAS, the City of Dallas Public Works Department has been approved by the TCEQ to receive grant funds up to $525,117 per year to accomplish air pollution control investigations within the City of Dallas; and,

WHEREAS, the total amount to be reimbursed under this agreement shall not exceed 67% of the City's total cost for its local air pollution program investigations; and,

WHEREAS, the remaining 33% of the Air Pollution Compliance program costs are to be funded by the City as matching funds ($258,640 per year); and,

WHEREAS, it is now necessary to authorize Amendment No. 1 to Contract No. 582-15-50121 with the Texas Commission on Environmental Quality (TCEQ), to **(1)** accept additional state grant funds in the amount of $525,117 to continue the Air Pollution Compliance Program to provide investigative services and complaint responses within the City of Dallas, for a one-year period, from September 1, 2015 through August 31, 2016; and **(2)** a local annual match in an amount not to exceed $258,640, increasing the contract from $783,757 to $1,567,514.

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 Amendment No.1 to Contract No. 582-15-50121 with the Texas Commission on Environmental Quality to **(1)** accept additional state grant funds in the amount of $525,117, for the period September 1, 2015 through August 31, 2016, and **(2)** a local annual match in an amount not to exceed $258,640, increasing the contract from $783,757 to $1,567,514, subject to appropriations, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds in Fund S279, Dept. PBW, Unit 1779, Revenue Source Code 6516**,** in the amount of $525,117.

Section 3. That the City Manager is hereby authorized to establish appropriations in the amount of $525,117 in Fund S279, Dept. PBW, Unit 1779, Object Code 3099.

Section 4. That the Chief Financial Officer is hereby authorized to transfer funds from Fund S279 Dept. PBW, Unit 1779, Object Code 3099, to reimburse the Fund 0001, Dept. PBW, Unit 4298, Object Code 5011, in the amount of $525,117 per year.

Section 5. That the Chief Financial Officer is hereby authorized to disburse the required cash match from Fund 0001, Dept. PBW, Unit 4298, Object Code 1101, in an amount not to exceed $258,640.

Section 6. That the City Manager is hereby authorized to reimburse the granting agency 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 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 ITEM # 55

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2, 6, 13

DEPARTMENT: Street Services

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 23X Z 24W 33C

SUBJECT

Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation (TxDOT) to provide cost reimbursement for material and labor costs for traffic signal improvements at seven locations on Loop 12 (Northwest Highway), specifically Loop 12 and Community Drive, Loop 12 and Webb Chapel Extension, Loop 12 and Lakefield Boulevard, Loop 12 and Webb Chapel Road, Loop 12 and Marsh Lane, Loop 12 and Harry Hines Boulevard, and Loop 12 and Bachman Drive; and **(2)** the establishment of appropriations in the amount of $130,549 in the Texas Department of Transportation Grant Fund – Not to exceed $130,549 – Financing: Texas Department of Transportation Grant Funds

BACKGROUND

The Texas Department of Transportation (TxDOT) is constructing intersection improvements at seven on system intersections on Loop 12 (Northwest Highway), specifically Loop 12 and Community Drive, Loop 12 and Webb Chapel Extension, Loop 12 and Lakefield Boulevard, Loop 12 and Webb Chapel Road, Loop 12 and Marsh Lane, Loop 12 and Harry Hines Boulevard, and Loop 12 and Bachman Drive. The traffic signal improvements at the seven intersections will include upgrades to pedestrian features, signage, pavement markings, and re-construction of traffic signals.

To remain consistent with other equipment in the city-wide system, the City of Dallas will provide labor and material for traffic signal controllers, cabinets, traffic signs, and other traffic control equipment for the project. TxDOT has agreed to reimburse the City for 100% of the above cost which includes labor and material.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 24, 2015.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	October 2015
Complete Construction	June 2017

FISCAL INFORMATION

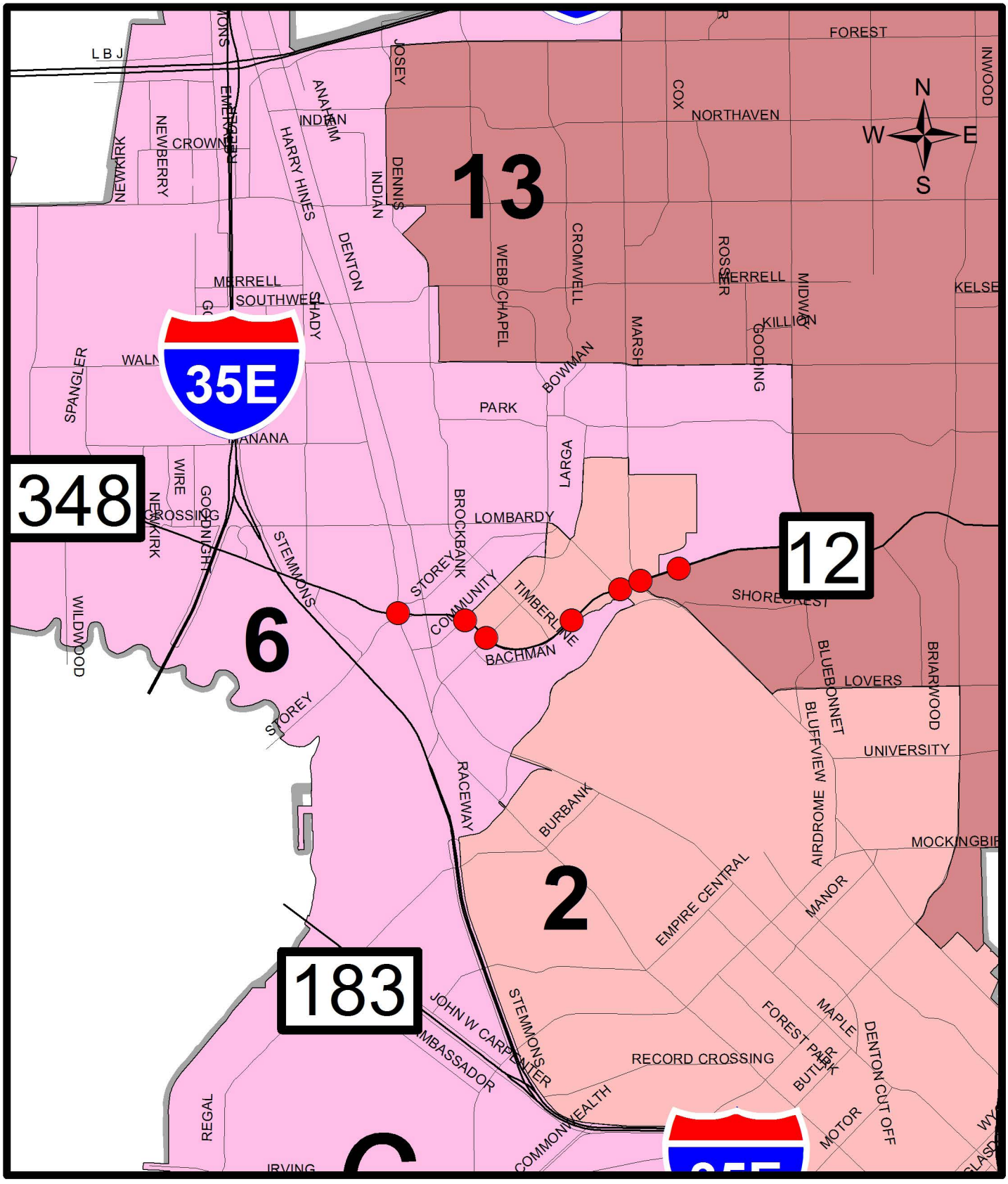
Texas Department of Transportation Grant Funds - $130,549.29

Council District	Amount
2	$69,937.12
6	$55,949.70
13	$ 4,662.47
Total	$130,549.29

MAP

Attached

TxDOT LOOP 12 (NORTHWEST HWY.) AT SEVEN INTERSECTIONS



MAPSCO PAGES 23X, 23Z, 24W, 33C

Map by Street Services July 2015

August 26, 2015

WHEREAS, the Texas Department of Transportation (TxDOT) will provide reimbursement to the City of Dallas for material and labor costs incurred for traffic signal improvements at seven locations on Loop 12 (Northwest Highway), specifically Loop 12 and Community Drive, Loop 12 and Webb Chapel Extension, Loop 12 and Lakefield Boulevard, Loop 12 and Webb Chapel Road, Loop 12 and Marsh Lane, Loop 12 and Harry Hines Boulevard, and Loop 12 and Bachman Drive; and,

WHEREAS, TxDOT will fund 100% of the project in an amount not to exceed $130,549.29; and,

WHEREAS, the City of Dallas desires to enter into an agreement with TxDOT for cost reimbursement for material and labor costs incurred for traffic signal improvements (CFDA 20.205, CSJ 0353-05-082) at seven locations on Loop 12 (Northwest Highway), specifically Loop 12 and Community Drive, Loop 12 and Webb Chapel Extension, Loop 12 and Lakefield Boulevard, Loop 12 and Webb Chapel Road, Loop 12 and Marsh Lane, Loop 12 and Harry Hines Boulevard, and Loop 12 and Bachman Drive.

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 an Interlocal Agreement with the Texas Department of Transportation (TxDOT) through a grant from the Department of Transportation Federal Highway Administration (CFDA 20.205, CSJ 0353-05-082) for material and labor costs incurred for traffic signal improvements at seven locations on Loop 12 (Northwest Highway), specifically Loop 12 and Community Drive, Loop 12 and Webb Chapel Extension, Loop 12 and Lakefield Boulevard, Loop 12 and Webb Chapel Road, Loop 12 and Marsh Lane, Loop 12 and Harry Hines Boulevard, and Loop 12 and Bachman Drive, in an amount not to exceed $130,549.29, after it has been approved as to form by the City Attorney. The agreement remains effective as long as the project is incomplete or unless otherwise terminated or modified.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit all reimbursements from TxDOT pertaining to this project in an amount not to exceed $130,549.29 in Fund F8FM, Dept. STS, Unit 88FM, Revenue Source 6506.

Section 3. That the City Manager is hereby authorized to establish an appropriation in the amount of $130,549.29 in Fund F8FM, Dept. STS, Unit 88FM, Act. THRG Obj. 4820, Major Program STSMJR, Program TPF8FM15.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds from Fund F8FM, Dept. STS, Unit 88FM, Act. THRG Obj. 4820, Major Program STSMJR, Program TPF8FM15, in an amount not to exceed $130,549.29.

Section 5. That the City Manager is hereby authorized to reimburse the granting agency any expenditures identified as ineligible and notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 6. 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 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 ITEM # 56

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 9

DEPARTMENT: Street Services

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 38C F G J K

SUBJECT

Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation (TxDOT) to provide cost reimbursement for material and labor costs incurred in an amount not to exceed $106,088 for traffic signal improvements at seven locations on Garland Road (SH 78), specifically Garland Road at Centerville Road, Garland Road at Easton Road/Gus Thomasson Road, Garland Road at Jupiter Road, Garland Road at Lochwood Boulevard, Garland Road at Peavy Road, Garland Road at Loop 12 (North Buckner Boulevard) and Garland Road at Barnes Bridge Road; and **(2)** the establishment of appropriations in the amount of $106,088 in the Texas Department of Transportation Grant Fund - Not to exceed $106,088 - Financing: Texas Department of Transportation Grant Funds

BACKGROUND

The Texas Department of Transportation (TxDOT) is constructing intersection improvements at seven locations on Garland Road (SH 78), specifically Garland Road at Centerville Road, Garland Road at Easton Road/Gus Thomasson Road, Garland Road at Jupiter Road, Garland Road at Lochwood Boulevard, Garland Road at Peavy Road, Garland Road at Loop 12 (N. Buckner Boulevard) and Garland Road at Barnes Bridge Road. The traffic signal improvements at the seven intersections will include upgrades to pedestrian features, signage, pavement markings, and re-construction of traffic signals.

To remain consistent with other equipment in the city-wide system, the City of Dallas will provide labor and material for installation of traffic signal controllers, cabinets, traffic signs, and other traffic control equipment for the project. TxDOT has agreed to reimburse the City for 100% of the above cost which includes labor and material.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 24, 2015.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	August 2015
Complete Construction	August 2017

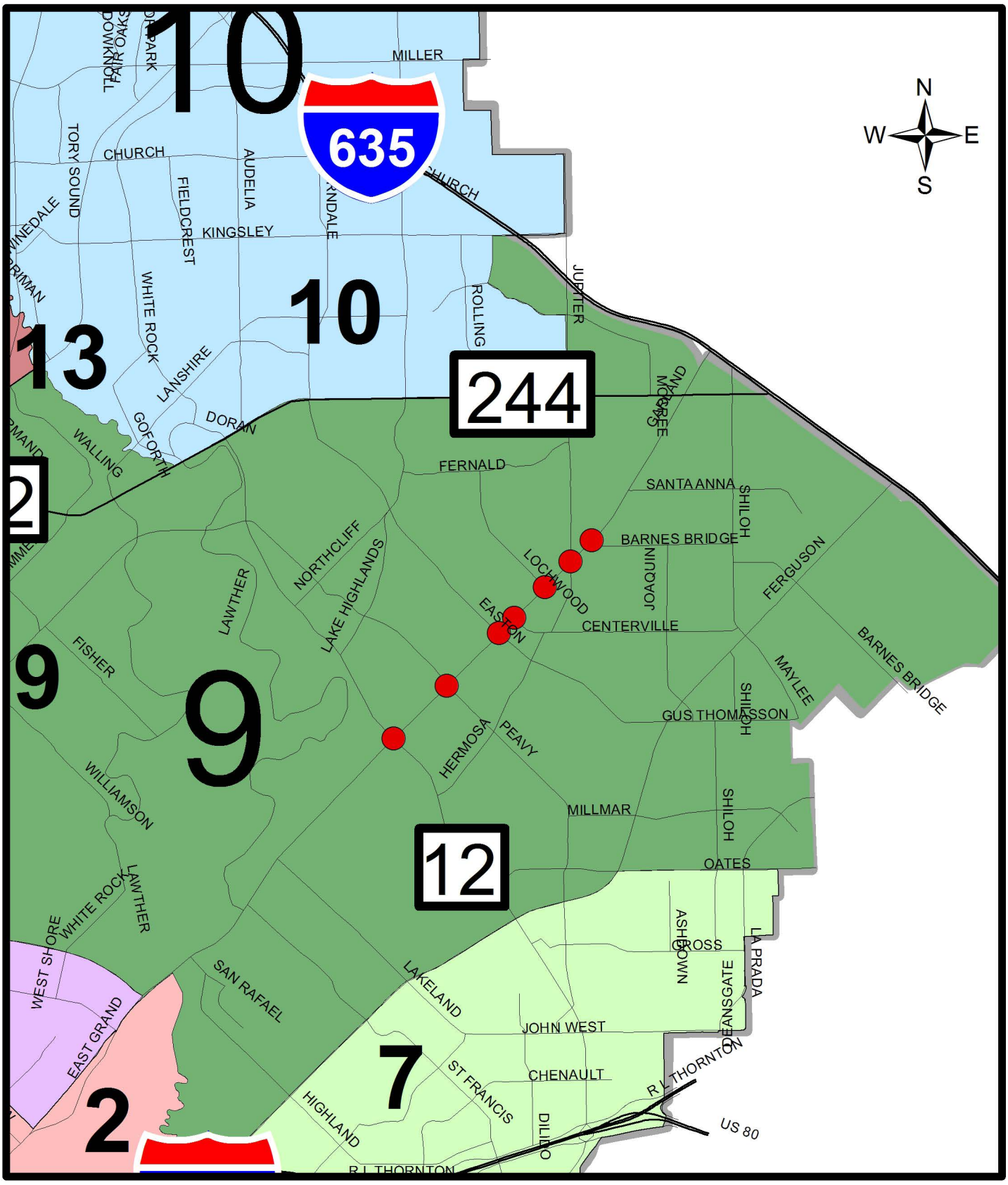
FISCAL INFORMATION

Texas Department of Transportation Grant Funds - $106,088.10

MAP

Attached

TxDOT GARLAND ROAD (S.H. 78) AT SEVEN INTERSECTIONS



MAPSCO PAGES 38C, 38F, 38G, 38J, 38K

Map by Street Services July 2015

WHEREAS the Texas Department of Transportation (TxDOT) will provide reimbursement to the City of Dallas for material and labor costs incurred for traffic signal improvements at seven locations on Garland Road (SH 78), specifically Garland Road at Centerville Road, Garland Road at Easton Road/Gus Thomasson Road, Garland Road at Jupiter Road, Garland Road at Lochwood Boulevard, Garland Road at Peavy Road, Garland Road at Loop 12 (N. Buckner Boulevard) and Garland Road at Barnes Bridge Road; and,

WHEREAS, TxDOT will reimburse 100% of labor and material costs in an amount not to exceed $106,088.10; and,

WHEREAS, the City of Dallas desires to enter into an agreement with TxDOT to receive cost reimbursement for material and labor costs incurred for traffic signal improvements (CFDA 20.205, CSJ 0009-02-045) at seven locations on Garland Road (SH 78), specifically Garland Road at Centerville Road, Garland Road at Easton Road/Gus Thomasson Road, Garland Road at Jupiter Road, Garland Road at Lochwood Boulevard, Garland Road at Peavy Road, Garland Road at Loop 12 (N. Buckner Boulevard) and Garland Road at Barnes Bridge Road.

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 an Interlocal Agreement with the Texas Department of Transportation (TxDOT) through a grant from the Department of Transportation Federal Highway Administration (CFDA 20.205, CSJ 0009-02-045) for material and labor costs incurred in an amount not to exceed $106,088.10 for traffic signal improvements at seven locations on Garland Road (SH 78), specifically Garland Road at Centerville Road, Garland Road at Easton Road/Gus Thomasson Road, Garland Road at Jupiter Road, Garland Road at Lochwood Boulevard, Garland Road at Peavy Road, Garland Road at Loop 12 (N. Buckner Boulevard) and Garland Road at Barnes Bridge Road, after it has been approved as to form by the City Attorney. The agreement remains effective as long as the project is incomplete or unless otherwise terminated or modified.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit all reimbursements from TxDOT pertaining to this project in an amount not to exceed $106,088.10 in Fund F8FN, Dept. STS, Unit 88FN, Revenue Source 6506.

Section 3. That the City Manager is hereby authorized to establish an appropriation in the amount of $106,088.10 in Fund F8FN, Dept. STS, Unit 88FN, Act. THRG Obj. 4820, Major Program STSMJR, Program TPF8FN15.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds from Fund F8FN, Dept. STS, Unit 88FN, Act. THRG Obj. 4820, Major Program STSMJR, Program TPF8FN15, in an amount not to exceed $106,088.10.

Section 5. That the City Manager is hereby authorized to reimburse the granting agency any expenditures identified as ineligible and notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 6. 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 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 ITEM # 57

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 4

DEPARTMENT: Sustainable Development and Construction
Public Works Department

CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299

MAPSCO: 55H

SUBJECT

Authorize moving expense and rental assistance payments for David Galaviz and Pauline Galaviz in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 2958 Gloyd Street for future City facilities – Not to exceed $8,134 – Financing: 2006 Bond Funds

BACKGROUND

Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas provides moving expense and rental assistance payments for individuals displaced by the City of Dallas in conjunction with its real property acquisition activities. On October 28, 2009, the City Council approved Resolution No. 09-2646 which authorized the acquisition of real property known as 2958 Gloyd Street for future City facilities. David Galaviz and Pauline Galaviz will be displaced as a direct result of this property acquisition. They have qualified for a moving expense payment of up to $1,750 and a last resort calculated rental assistance payment of up to $6,384 pursuant to City Code and will use the rental assistance payment to rent a replacement dwelling.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 2009, the City Council authorized Resolution No. 09-2646.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

2006 Bond Funds - $8,134

OWNERS

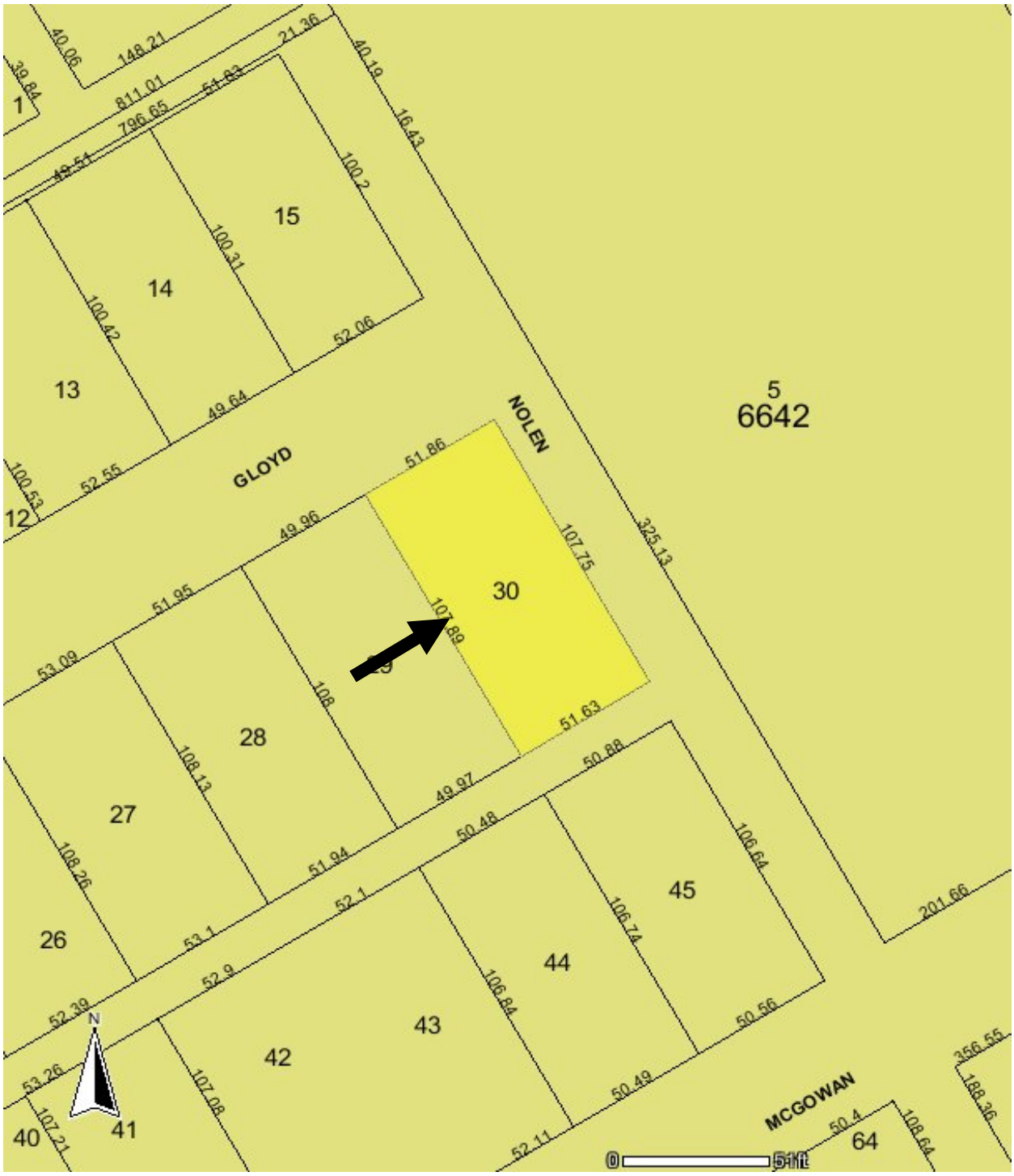
David Galaviz

Pauline Galaviz

MAP

Attached

Future City Facilities Project
Relocation Assistance



Lot 30, Block 6642 - 2958 Gloyd Street

August 26, 2015

WHEREAS, on November 7, 2006, Dallas voters approved the use of General Obligation Bonds to acquire property for future City facilities; and

WHEREAS, David Galaviz and Pauline Galaviz will be displaced as a direct result of this property acquisition and will vacate the property; and

WHEREAS, Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas provides moving expense and rental assistance payments for individuals displaced by City of Dallas property acquisition activities; and

WHEREAS, on October 28, 2009, the City Council approved Resolution No. 09-2646 authorizing the acquisition of 2958 Gloyd Street located in the Cadillac Heights neighborhood, to be used in conjunction with the construction of future City facilities.

Now, Therefore,

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

SECTION 1. That David Galaviz and Pauline Galaviz will be displaced in conjunction with the construction of future City facilities and are entitled to moving expense and rental assistance payments pursuant to Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas.

SECTION 2. That David Galaviz and Pauline Galaviz are eligible to receive a moving expense payment in an amount up to $1,750 and a rental assistance payment in an amount up to $6,384.

SECTION 3. That the Chief Financial Officer is authorized to draw warrants in favor of David Galaviz and Pauline Galaviz in an amount not to exceed $8,134 for moving expense and last resort calculated rental assistance payments.

These warrants are to be paid as follows:

Fund	Dept	Unit	Obj	Act Code	Prog No	CT	Vendor No	Amount
8T11	PBW	T825	4240	LAAQ	PB06T825	PBW06T825GA	VC0000012218	$ 6,384.00
8T11	PBW	T825	4240	LAAQ	PB06T825	PBW06T825GB	VC0000012218	$ 1,750.00

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 ITEM # 58

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2, 3, 4, 5, 6, 7, 8

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 23Y 34S 36W 43G 46N Q R T U V X Y Z 47N S W 48P 54V Z 55F G L X Z 56B C D S W 57V 59B Y 64F G Q 65C D H V 66A E Q R S T 69D 69A-H 69A-P 70A

SUBJECT

Authorize the quitclaim of 143 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: $825,872

BACKGROUND

This item authorizes the quitclaim of 143 properties that were foreclosed by the Sheriff's Department for unpaid taxes pursuant to judgments or seizure warrants from a District Court and the release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment. These properties are being sold to the highest bidders and will return to the tax rolls upon conveyance.

Successful bidders are required to sign a certification stating that they are not purchasing these properties on behalf of the foreclosed owners and that they have no debts owed to the City, no pending code violations, and are not chronic code violators.

All properties were reviewed by the Housing Department for infill housing and were not desired for that program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

Revenue: $825,871.30

OWNERS

Adventura Homex Change
Miguel Trejo, Managing Member
Xochitl Trejo, Managing Member

Aztec Brothers Properties, LLC
Ramon Garcia, Managing Member

County Land and Water LLC Series 2299EFH
Wayne Prokay, Managing Member

John DSilva LLC
John DSilva, Managing Member

Nextlots Now L.L.C
Lee Schmitt, Managing Member

Risk Free Investments LLC
Johnny Aquinaga, Managing Member

Wealthgates Investment Company
David Okumbor, Managing Member

Anthony Boyd

Assefa Derbew

Bryan Valdez

Carolina Rodriguez

Daporscha Kelley

Eduardo Medellin

Gabriela Ovalle

Heiby Lopez

OWNERS (Continued)

James Bell

Jessie and Linda Medlock

Jesus Aguilar

Juan Ruvalcaba

Kendall and Wendi Macon

LaQuonda Brewer

Leobardo Leon

Lorena Hernandez Romero

Manuel Gonzalez

Maria Schneider

Nereida Vasquez

Rahmat Shojajari

Salvador Ortega

Silvia Gonzalez

Tony Kantering

Wellington Santos

Rafael Ruiz Millan

MAP

Attached

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
AGENDA LIST

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
1	4210 1ST	V	7	PD 595	0.0551	$1,741.00	3	$500.00	$3,700.00	$1,200.00	Bryan Valdez
2	2410 11TH	V	4	R-5(A)	0.1389	$25,568.00	2	$1,000.00	$3,888.00	$9,500.00	Maria Schneider
3	717 ANGUS	V	5	R-10(A)	0.2960	$10,000.00	5	$1,000.00	$6,001.00	$10,000.00	Juan Ruvalcaba
4	2504 ANN ARBOR	V	4	CR	0.1189	$28,900.00	1	$1,000.00	$2,399.00	$5,180.00	James Bell
5	644 ANNAROSE	I	3	R-7.5(A)	0.3863	$12,211.00	7	$5,000.00	$25,999.00	$33,040.00	Wealthgates Investment Company
6	2321 APPLETON	I	3	R-7.5(A)	0.2104	$41,517.00	4	$15,000.00	$26,999.00	$50,500.00	James Bell
7	3031 ARIZONA	V	4	R-7.5(A)	0.1733	$15,000.00	9	$1,000.00	$9,540.00	$15,000.00	Nereida Vasquez
8	2606 ARIZONA	V	4	R-7.5(A)	0.1729	$14,000.00	4	$1,000.00	$5,691.00	$14,000.00	Tony Kantering
9	5511 ARLINGTON PARK	V	2	MU-2	0.0649	$37,927.00	5	$500.00	$8,500.00	$1,250.00	Jesus Aguilar
10	431 AVENUE J	V	4	R-5(A)	0.1224	$2,958.00	3	$1,000.00	$2,999.00	$9,500.00	James Bell
11	4212 AZTEC	V	4	R-7.5(A)	0.1224	$6,900.00	4	$500.00	$4,070.00	$6,900.00	Tony Kantering
12	4208 AZTEC	V	4	R-7.5(A)	0.1377	$6,900.00	5	$500.00	$4,070.00	$6,900.00	Tony Kantering
13	12402 BEAUFORD	V	8	NS(A)	0.3182	$10,631.00	2	$2,000.00	$3,999.00	$14,490.00	James Bell
14	1510 BEAUFORD	V	8	NS(A)	0.2272	$7,750.00	3	$1,000.00	$2,999.00	$7,750.00	James Bell
15	7206 BENNING	V	5	R-7.5(A)	0.1781	$20,375.00	4	$1,000.00	$4,885.00	$39,550.00	Silvia Gonzalez
16	4102 BERTRAND	I	7	PD-595	0.1543	$21,665.00	8	$7,000.00	$25,500.00	$37,950.00	Salvador Ortega
17	4511 CANAL	V	7	PD-595	0.0859	$5,000.00	1	$375.00	$500.00	$5,000.00	James Bell
18	4309 CARDINAL	V	4	R-7.5(A)	0.1721	$6,477.00	4	$1,000.00	$3,170.00	$6,900.00	Tony Kantering
19	4410 CARDINAL	V	4	R-7.5(A)	0.1721	$6,900.00	5	$1,000.00	$3,970.00	$6,900.00	Tony Kantering
20	4321 CARDINAL	V	4	R-7.5(A)	0.1721	$8,953.00	4	$250.00	$3,971.00	$6,900.00	Tony Kantering
21	3605 CARL	V	7	PD-595	0.1605	$1,269.00	4	$1,000.00	$3,199.00	$5,000.00	Wealthgates Investment Company
22	4215 CARL	V	7	PD-595	0.1637	$1,690.00	5	$1,000.00	$1,999.00	$5,000.00	Wealthgates Investment Company
23	4218 CARL	V	7	PD-595	0.1488	$2,008.00	5	$1,000.00	$2,000.00	$5,000.00	Eduardo Medellin
24	3607 CARL	V	7	PD-595	0.1554	$2,008.00	4	$1,000.00	$3,000.00	$5,000.00	Wealthgates Investment Company
25	2621 CARPENTER	V	7	PD-595	0.1695	$24,390.00	2	$500.00	$699.00	$6,000.00	James Bell
26	3723 CAUTHORN	I	7	PD-595	0.1952	$17,888.00	1	$6,000.00	$11,999.00	$30,330.00	James Bell
27	3406 S. CENTRAL	V	7	PD-595	0.0911	$9,078.00	3	$500.00	$2,301.00	$27,690.00	Leobardo Leon
28	3154 CLYDEDALE	I	6	R-7.5(A)	0.1525	$54,237.00	21	$13,000.00	$41,163.00	$68,970.00	Adventura Homex Change
29	3816 COLONIAL	I	7	PD-595	0.1761	$13,986.00	1	$1,000.00	$1,899.00	$24,500.00	James Bell
30	1312 COMPTON	V	4	R-5(A)	0.0934	$8,356.00	1	$1,000.00	$1,199.00	$24,490.00	James Bell
31	1315 COMPTON	V	4	R-5(A)	0.0740	$8,630.00	1	$1,000.00	$1,199.00	$8,630.00	James Bell

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
AGENDA LIST

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
32	2230 COOPER	V	7	PD 595	0.2170	$7,005.00	1	$500.00	$799.00	$7,500.00	James Bell
33	2216 COOPER	V	7	PD 595	0.1445	$6,000.00	1	$500.00	$799.00	$6,000.00	James Bell
34	4215 COPELAND	I	7	PD-595	0.1357	$10,350.00	2	$3,000.00	$4,899.00	$33,520.00	James Bell
35	2052 CORVETTE	I	5	R-7.5(A)	0.3519	$33,624.00	13	$13,000.00	$30,030.30	$69,620.00	Manuel Gonzalez
36	3003 DENLEY	V	4	R-7.5(A)	0.1768	$9,130.00	5	$1,000.00	$6,137.00	$19,930.00	Tony Kantering
37	3011 S. DENLEY	V	4	R-7.5(A)	0.1713	$1,634.00	3	$1,000.00	$5,733.00	$8,000.00	Tony Kantering
38	5022 ECHO	I	7	PD-595	0.1086	$23,920.00	3	$6,000.00	$10,000.00	$23,920.00	Assefa Derbew
39	6413 ELAM	V	5	R-7.5(A)	0.2135	$15,000.00	6	$1,000.00	$6,060.00	$15,000.00	Rahmat Shojajari
40	2725 EXLINE	V	7	PD-595	0.1908	$1,346.00	3	$1,000.00	$1,999.00	$6,000.00	James Bell
41	2521 EXLINE	I	7	PD-595	0.2870	$34,510.00	3	$6,000.00	$9,700.00	$34,510.00	John Dsilva LLC
42	2731 EXLINE	V	7	PD -595	0.2029	$3,816.00	3	$1,000.00	$1,899.00	$6,000.00	James Bell
43	2847 FARRAGUT	V	7	PD 595	0.0913	$3,200.00	1	$500.00	$899.00	$3,200.00	James Bell
44	1411 FAYETTE	V	4	R-5(A)	0.0764	$5,000.00	1	$500.00	$899.00	$5,000.00	James Bell
45	2620 FERRIS	V	7	IM	0.1700	$11,250.00	3	$1,000.00	$4,105.00	$11,250.00	Risk Free Investments LLC
46	2227 FORDHAM	V	4	R-7.5(A)	0.1683	$18,070.00	2	$1,000.00	$1,699.00	$22,190.00	James Bell
47	2826 FORDHAM	V	4	R-5(A)	0.1526	$17,890.00	2	$250.00	$3,970.00	$3,500.00	Tony Kantering
48	3816 GARDEN	I	7	PD-595	0.1871	$31,847.00	3	$8,000.00	$11,900.00	$32,040.00	Wealthgates Investment Company
49	4516 GARRISON	V	4	R-7.5(A)	0.1607	$7,330.00	2	$250.00	$1,199.00	$7,330.00	LaQuonda Brewer
50	4601 GARRISON	V	4	R-7.5(A)	0.1732	$7,000.00	5	$250.00	$1,757.00	$7,000.00	Anthony Boyd
51	4618 GARRISON	V	4	R-7.5(A)	0.1992	$7,190.00	7	$250.00	$2,075.00	$7,190.00	Nextlots Now L.L.C
52	1818 GARZA	V	4	TH-3(A)	0.2265	$11,582.00	2	$1,000.00	$3,170.00	$14,140.00	Tony Kantering
53	2716 GOODWILL	V	7	PD 595	0.1149	$20,986.00	1	$250.00	$699.00	$3,750.00	James Bell
54	1345 GRANT	V	4	R-5(A)	0.1818	$1,381.00	1	$250.00	$599.00	$11,500.00	James Bell
55	1313 GRANT	V	4	R-5(A)	0.1866	$1,599.00	1	$1,000.00	$1,199.00	$11,500.00	James Bell
56	1307 GRANT	V	4	R-5(A)	0.1904	$11,500.00	1	$500.00	$599.00	$11,500.00	James Bell
57	1342 GRANT	V	4	R-5(A)	0.2995	$23,652.00	1	$1,000.00	$1,099.00	$13,230.00	James Bell
58	3740 GUARANTY	I	7	PD-595	0.6852	$19,497.00	1	$6,000.00	$1,199.00	$28,460.00	James Bell
59	3615 HANCOCK	I	7	PD-595	0.0966	$24,931.00	2	$15,000.00	$24,799.00	$78,870.00	James Bell
60	2645 HATCHER	V	7	PD-595	0.1728	$3,900.00	3	$1,000.00	$2,525.00	$3,900.00	County Land and Water LLC Series 2299EFH
61	2675 HATCHER	V	7	PD-595	0.1648	$3,900.00	3	$1,000.00	$3,000.00	$3,900.00	Wealthgates Investment Company

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
AGENDA LIST

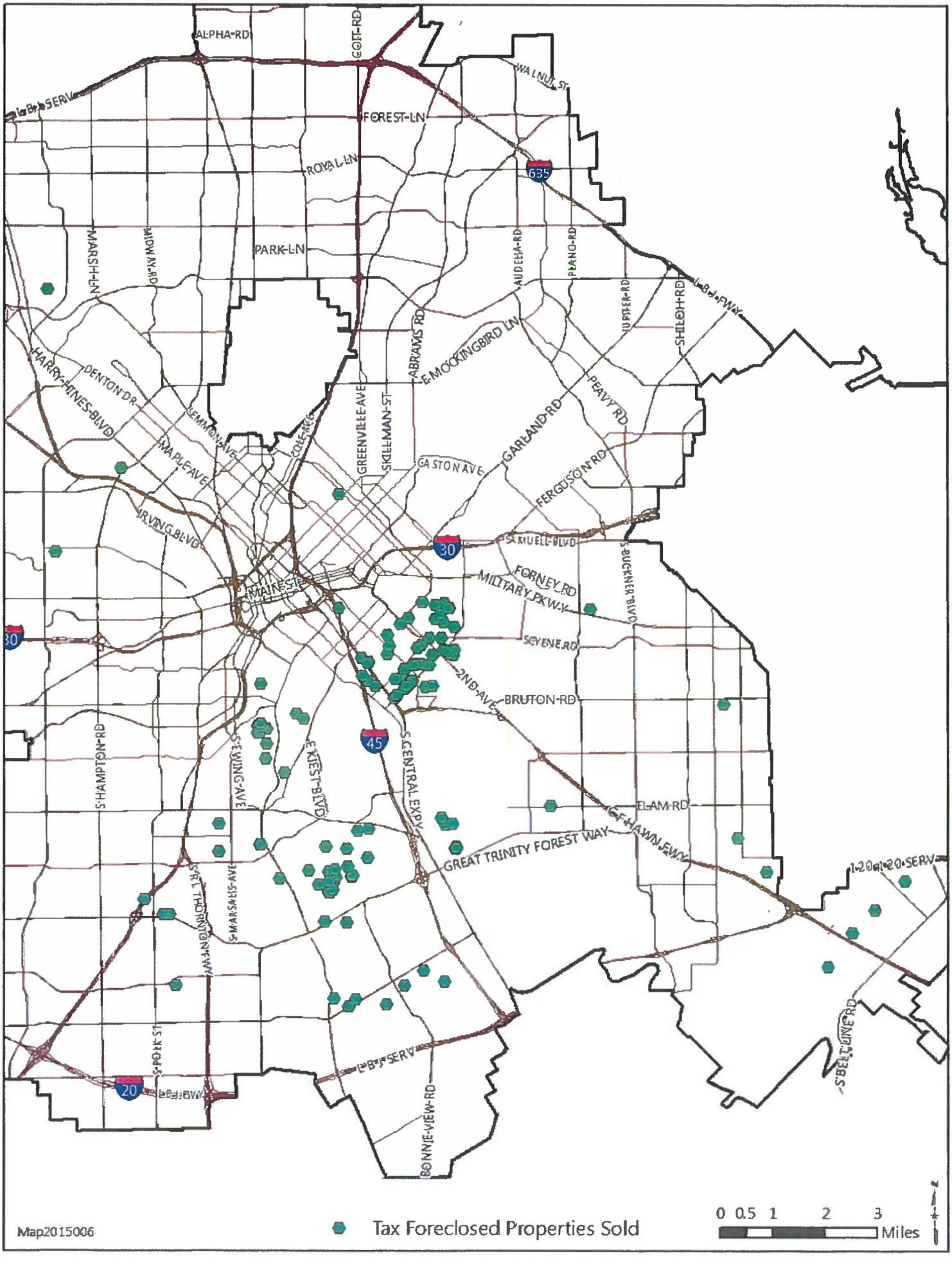
ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
62	2665 HATCHER	V	7	PD-595	0.1735	$3,900.00	3	$1,000.00	$4,800.00	$3,900.00	Wealthgates Investment Company
63	2635 HATCHER	V	7	PD-595	0.1812	$3,900.00	3	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
64	2625 HATCHER	V	7	PD595	0.1823	$3,900.00	3	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
65	2655 HATCHER	V	7	PD-595	0.1761	$3,900.00	3	$1,000.00	$4,000.00	$3,900.00	Wealthgates Investment Company
66	2551 HATCHER	V	7	PD-595	0.1893	$3,900.00	2	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
67	2615 HATCHER	V	7	PD-595	0.1807	$3,900.00	2	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
68	2515 HATCHER	V	7	PD-595	0.1966	$3,900.00	3	$1,000.00	$2,375.00	$3,900.00	County Land and Water LLC Series 2299EFH
69	2603 HATCHER	V	7	PD-595	0.1893	$3,900.00	2	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
70	2525 HATCHER	V	7	PD-595	0.1941	$3,900.00	3	$1,000.00	$2,375.00	$3,900.00	County Land and Water LLC Series 2299EFH
71	2225 HATCHER	V	7	PD-595	0.1529	$3,900.00	2	$1,000.00	$4,650.00	$3,900.00	County Land and Water LLC Series 2299EFH
72	3616 HATCHER	V	7	PD-595	0.1343	$5,850.00	1	$1,000.00	$1,299.00	$5,850.00	James Bell
73	2255 HATCHER	V	7	PD-595	0.1473	$3,900.00	2	$1,000.00	$3,650.00	$3,900.00	County Land and Water LLC Series 2299EFH
74	2541 HATCHER	V	7	PD-595	0.1943	$3,900.00	2	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
75	2685 HATCHER	V	7	PD-595	0.1517	$3,900.00	3	$1,000.00	$6,900.00	$3,900.00	Wealthgates Investment Company
76	2503 HATCHER	V	7	PD-595	0.2055	$3,900.00	4	$1,000.00	$2,503.00	$3,900.00	County Land and Water LLC Series 2299EFH
77	2303 HATCHER	V	7	PD-595	0.1485	$36,350.00	2	$1,000.00	$2,675.00	$3,900.00	County Land and Water LLC Series 2299EFH
78	2561 HATCHER	V	7	PD-595	0.1818	$3,900.00	2	$1,000.00	$2,275.00	$3,900.00	County Land and Water LLC Series 2299EFH
79	3112 HATCHER	V	7	PD-595	1.0850	$47,260.00	3	$4,000.00	$10,000.00	$47,260.00	Wealthgates Investment Company
80	3500 HAVANA	I	7	PD 595	0.1262	$11,055.00	7	$2,000.00	$12,000.00	$20,030.00	Wellington Santos & Rafael Ruiz Millan
81	1405 HENDRICKS	V	4	R-5(A)	0.1652	$1,561.00	5	$250.00	$2,300.00	$11,500.00	Daporscha Kelley
82	2672 HUDSPETH	V	4	R-5(A)	0.1677	$16,233.00	2	$250.00	$3,157.00	$13,000.00	Tony Kantering
83	5026 IVY	V	8	R-5(A)	0.2557	$10,000.00	2	$250.00	$1,299.00	$9,900.00	James Bell

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
AGENDA LIST

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
84	2002 J B JACKSON JR	I	7	PD-595	0.1601	$16,979.00	5	$10,000.00	$16,999.00	$40,290.00	Wealthgates Investment Company
85	6210 J J LEMMON	I	8	A(A)	2.8800	$38,788.00	2	$5,000.00	$11,021.00	$45,040.00	Jessie and Linda Medlock
86	4343 JAMAICA	V	7	PD-595	0.1431	$2,682.00	1	$1,000.00	$1,299.00	$5,000.00	James Bell
87	2914 KAVASAR	V	8	R-5(A)	0.2835	$10,000.00	1	$1,000.00	$1,299.00	$6,000.00	James Bell
88	2503 KILBURN	V	4	R-7.5(A)	0.3870	$12,590.00	4	$250.00	$2,697.00	$12,750.00	Tony Kantering
89	2836 KILBURN	V	4	R-5(A)	0.1770	$1,502.00	4	$250.00	$2,697.00	$11,000.00	Tony Kantering
90	2831 KILBURN	I	4	R-5(A)	0.1765	$14,423.00	7	$4,000.00	$18,999.00	$37,170.00	Wealthgates Investment Company
91	2846 KILBURN	V	4	R-5(A)	0.1790	$11,000.00	3	$1,000.00	$2,697.00	$11,000.00	Tony Kantering
92	4245 LANDRUM	V	4	R-7.5(A)	0.1790	$6,900.00	3	$1,000.00	$1,475.00	$6,900.00	Nextlots Now L.L.C
93	6437 LEANA	I	8	R-7.5(A)	0.1721	$9,522.00	5	$2,000.00	$15,503.00	$13,650.00	Aztec Brothers Properties, LLC
94	3014 MARBURG	I	7	PD-595	0.1741	$17,810.00	5	$2,000.00	$11,200.00	$10,790.00	Heiby Lopez
95	204 MARKS	I	5	R-7.5(A)	0.2295	$44,690.00	7	$5,000.00	$23,200.00	$44,690.00	Lorena Hernandez Romero
96	1611 METROPOLITAN	V	7	PD 595	0.0701	$26,276.00	1	$250.00	$379.00	$2,750.00	James Bell
97	2821 METROPOLITAN	V	7	PD 595	0.1308	$13,548.00	1	$500.00	$699.00	$23,010.00	James Bell
98	2415 MOFFATT	V	4	R-7.5(A)	0.1664	$7,900.00	2	$1,000.00	$3,731.00	$6,900.00	Tony Kantering
99	4315 MONTIE	V	7	PD-595	0.1328	$7,820.00	1	$1,000.00	$1,299.00	$7,820.00	James Bell
100	614 S. MOORE	V	4	R -5(A)	0.3135	$1,314.00	1	$1,000.00	$1,199.00	$10,000.00	James Bell
101	613 S. MOORE	V	4	R -5(A)	0.1607	$822.00	1	$500.00	$699.00	$5,750.00	James Bell
102	2738 MORNING	V	7	PD 595	0.0912	$8,840.00	2	$250.00	$1,001.00	$3,750.00	Leobardo Leon
103	4732 NOME	V	7	R-5(A)	0.1721	$16,540.00	2	$250.00	$499.00	$16,540.00	James Bell
104	3515 PACESETTER	I	8	R-5(A)	0.1643	$33,590.00	2	$12,000.00	$23,999.00	$37,040.00	James Bell
105	6005 PARK MANOR	I	8	R-5(A)	0.1659	$38,000.00	4	$15,000.00	$23,999.00	$38,000.00	James Bell
106	629 PARKWOOD	V	4	R-7.5(A)	0.2545	$6,000.00	2	$1,000.00	$1,399.00	$10,000.00	James Bell
107	740 PARKWOOD	V	4	R-7.5(A)	0.2775	$17,000.00	3	$1,000.00	$3,375.00	$17,000.00	Nextlots Now L.L.C
108	1311 E PENTAGON	I	4	R-7.5(A)	0.1696	$54,920.00	3	$15,000.00	$35,000.00	$53,050.00	Carolina Rodriguez
109	3326 PINE	V	7	PD 595	0.1664	$9,553.00	2	$375.00	$403.00	$6,000.00	James Bell
110	3239 PINE	V	7	PD 595	0.1767	$6,000.00	3	$250.00	$1,157.00	$6,000.00	Anthony Boyd
111	4105 POINTER	V	6	R-5(A)	0.5640	$11,499.00	7	$2,000.00	$13,500.00	$18,000.00	Kendall and Wendi Macon
112	1717 POPLAR	V	7	PD 595	0.1652	$1,318.00	3	$250.00	$409.00	$6,480.00	James Bell
113	1720 N. PRAIRIE	V	2	PD 298	0.0893	$16,691.00	7	$3,000.00	$39,999.00	$38,900.00	Wealthgates Investment Company
114	3134 PROSPERITY	V	4	R-7.5(A)	0.2329	$12,172.00	1	$3,000.00	$3,199.00	$14,300.00	James Bell

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
AGENDA LIST

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
115	13030 RAVENVIEW	I	8	R-10(A)	0.0034	$20,586.00	10	$3,000.00	$25,000.00	$52,760.00	Gabriela Ovalle
116	1409 RENNER	V	4	R-7.5(A)	0.1581	$17,933.00	1	$250.00	$499.00	$11,500.00	James Bell
117	4407 ROSINE	V	7	PD 595	0.0950	$16,301.00	1	$1,000.00	$1,299.00	$24,720.00	James Bell
118	4423 ROSINE	I	7	PD-595	0.0939	$21,730.00	2	$5,000.00	$7,005.00	$29,170.00	Aztec Brothers Properties, LLC
119	2754 SCOTLAND	V	4	R-5(A)	0.1731	$3,500.00	2	$1,000.00	$1,299.00	$4,000.00	James Bell
120	2242 SCOTLAND	I	4	R-7.5(A)	0.1776	$12,189.00	4	$5,000.00	$12,500.00	$25,220.00	Wealthgates Investment Company
121	2845 SEATON	V	4	R-7.5(A)	0.2754	$12,000.00	1	$250.00	$599.00	$12,000.00	James Bell
122	3622 SIDNEY	V	7	PD 595	0.1589	$1,598.00	2	$375.00	$2,299.00	$3,460.00	Maria Schneider
123	2747 SIMPSON STUART	V	8	CR	0.1285	$5,040.00	1	$500.00	$999.00	$5,040.00	James Bell
124	4611 SPRING GARDEN	V	7	PD 595	0.1148	$32,070.00	2	$250.00	$499.00	$32,070.00	James Bell
125	3326 SPRINGVIEW	V	4	R-7.5(A)	0.2686	$4,746.00	2	$500.00	$799.00	$10,000.00	James Bell
126	3706 STATE OAK	V	8	R-5(A)	0.2148	$7,000.00	4	$500.00	$4,937.00	$7,000.00	Tony Kantering
127	1823 STELLA	I	4	R-7.5(A)	0.1643	$46,196.00	18	$12,000.00	$30,000.00	$60,690.00	Wellington Santos & Rafael Ruiz Millan
128	4735 STOKES	V	7	R-5(A)	0.1142	$2,000.00	1	$375.00	$699.00	$2,000.00	James Bell
129	1335 VALLEY	V	4	R-5(A)	0.0786	$7,401.00	2	$375.00	$659.00	$7,480.00	James Bell
130	1339 VALLEY	V	4	R-5(A)	0.6873	$12,986.00	2	$375.00	$799.00	$7,480.00	James Bell
131	4531 WAHOO	V	7	PD-595	0.0868	$5,000.00	1	$500.00	$1,299.00	$5,000.00	James Bell
132	4515 WAHOO	V	7	PD-595	0.0685	$5,000.00	1	$1,000.00	$899.00	$5,000.00	James Bell
133	4519 WAHOO	V	7	PD-595	0.0669	$5,000.00	1	$1,000.00	$1,299.00	$5,000.00	James Bell
134	4523 WAHOO	V	7	PD-595	0.0658	$2,000.00	1	$1,000.00	$1,299.00	$5,000.00	James Bell
135	12908 WINDFALL	I	8	R-10(A)	0.1880	$27,280.00	1	$10,000.00	$10,100.00	$28,280.00	John Dsilva LLC
136	8344 YUKON	V	7	R-5(A)	0.2008	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
137	8320 YUKON	V	7	R-5(A)	0.2515	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
138	8324 YUKON	V	7	R-5(A)	0.1963	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
139	8325 YUKON	V	7	R-5(A)	0.1795	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
140	8338 YUKON	V	7	R-5(A)	0.1957	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
141	8328 YUKON	V	7	R-5(A)	0.1803	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
142	8332 YUKON	V	7	R-5(A)	0.1960	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell
143	4828 ZEALAND	V	7	R-5(A)	0.1730	$2,000.00	1	$500.00	$899.00	$2,000.00	James Bell


ALPHA RD
COIT RD
WALNUT ST
FOREST LN
ROYAL LN
PARK LN
635
AUDELIA RD
PLANO RD
BUFFER RD
SHILOH RD
I-30 FWY
MARSH LN
DENTON DR
HARRY HINES BLVD
LEMMON AVE
MAPLE AVE
IRVING BLVD
COLE AVE
GREENVILLE AVE
SKILLMAN ST
ABRAMS RD
E MOCKINGBIRD LN
PEAVY RD
GASTON AVE
GARLAND RD
FERGUSON RD
30
SAMUELL BLVD
S BUCKNER BLVD
FORNEY RD
MILITARY PKWY
MAIN ST
SCYENE RD
2ND AVE
BRUTON RD
45
S HAMPTON RD
S EWING AVE
E KIEST BLVD
S CENTRAL EXPY
ELAM RD
GREAT TRINITY FOREST WAY
LEE HAWN FWY
I-20 SERV
S MARSALIS AVE
S LANCASTER RD
S ZANG BLVD
I-20 FWY
I-20 SERV
S BELTLINE RD
BONNIE VIEW RD
20
Map2015006
Tax Foreclosed Properties Sold
0 0.5 1 2 3
Miles

August 26, 2015

WHEREAS, the City of Dallas ("City"), the State of Texas ("State"), the County of Dallas, ("County"), and/or Dallas Independent School District ("DISD") acquired Sheriff Deeds to properties ("Properties") at a sheriff tax sale ("the First Sale") authorized by a Judicial Foreclosure ("Judgment") in a District Court in Dallas County, Texas. The Sheriff's Deeds were recorded in the real property records of Dallas County, Texas as described on "Exhibit A," attached herein and incorporated by reference; and

WHEREAS, pursuant to the Texas Attorney General Opinion No. JM-1232 and Section 34.05(a) of the Texas Property Tax Code, the City may re-sell the Properties ("the Second Sale") subject to any right of redemption existing at the time of the Second Sale; and

WHEREAS, pursuant to the provisions of Chapter 34, Section 34.05 of the Texas Property Tax Code, a taxing entity is authorized to re-sell the Properties ("the Second Sale"); and

WHEREAS, by accepting its pro rata proceeds from the Second Sale, the State agrees to the transfer of Properties in which it has an interest; and

WHEREAS, the City Manager, acting on behalf of the County pursuant to a County Commissioner's Court Order, and acting on behalf of DISD pursuant to a School Board Resolution have the authority to execute Quitclaim Deeds to the purchasers of Properties at the Second Sale, and transfer any rights, title, or interests acquired or held by each taxing entity that was a party to the Judgment at the First Sale; and

WHEREAS, the Properties were advertised in the Dallas Morning News on the dates indicated on Exhibit A; and

WHEREAS, the City Council has previously approved the re-sale of other Properties where funds were not received, nor disbursed prior to the April 1, 2001 Tax Collection Consolidation with Dallas County; and

WHEREAS, the distribution of the proceeds from the resale of the Properties will be in accordance with Chapter 34, Section 34.06 of the Texas Property Tax Code; **Now, Therefore,**

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

SECTION 1. That upon receipt of the monetary consideration from the purchasers of the Properties listed on Exhibit A, and upon consent by the County and DISD, the City Manager upon approval as to form by the City Attorney and attested by the City Secretary, is hereby authorized to execute Quitclaim Deeds to the Properties, conveying to the purchasers the right, title, and interest acquired or held by each taxing entity that was a party to the Judgment, subject to any right of redemption, post-Judgment taxes and post Judgment non-tax municipal liens, and in accordance with the written agreement of the terms, conditions, and release of the taxing entities.

SECTION 2. That the consideration received from the Second Sale shall be distributed pursuant to Chapter 34, Section 34.06 of the Texas Property Tax Code, and applied to the payment of the court costs, interest, and cost of sale and applied to the amount of delinquent taxes, penalties, and non-tax municipal liens as set forth in the Judgment and pursuant to the order of the court.

SECTION 3. That all purchasers shall be responsible for the pro rata portion of property taxes for the remaining part of the current calendar year that will be assessed from the date of closing of the Second Sale. Purchasers shall also be responsible for any post-Judgment taxes, penalties and interest, pursuant to the Texas Property Tax Code, and post-Judgment non-tax municipal liens. The Properties shall be replaced on the tax rolls as of the date of execution of Quitclaim Deeds.

SECTION 4. That to the extent authorized by law, any liens securing taxes referenced in Section 2 above are hereby released. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release(s) of lien for any non-tax municipal lien(s) included in the Judgments issued in the foreclosure suits filed by the City on the lot(s) shown on Exhibit “A”.

SECTION 5. That any and all proceeds from the Second Sale, including funds not received, nor disbursed prior to the April 1, 2001 Tax Collection Consolidation with Dallas County will be deposited to General Fund 0001, Department DEV, Balance Sheet Account 0519.

SECTION 6. That upon receipt of the consideration from the Second Sale, the Chief Financial Officer is authorized to disburse the proceeds in accordance with Chapter 34, Section 34.06 of the Texas Property Tax Code. Calculations for disbursements shall be provided by the Director of Sustainable Development and Construction to the City of Dallas Land Based Receivables, the Dallas County District Clerk, and the Dallas County Tax Office from the account specified in Section 5, above.

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.

EXHIBIT A

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES

AUGUST 26, 2015 AGENDA

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/ IMP	OWNED BY TAXING ENTITIES*	DMN DATES ADVERTISEMENT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	HIGHEST BIDDER
1	4210 1ST	Lot 8, Block 2/1835	V	1,2,3	7/5 &7/6	3	$500.00	$3,700.00	Bryan Valdez
2	2410 11TH	Lot 19, Block 5	V	1,2,3	7/5 &7/6	2	$1,000.00	$3,888.00	Maria Schneider
3	717 ANGUS	Lot 5, Block 7786	V	1,2,3	7/5 &7/6	5	$1,000.00	$6,001.00	Juan Ruvalcaba
4	2504 ANN ARBOR	Part of Lots 3, 4, 5, Block 2/5154	V	1,2,3	7/5 &7/6	1	$1,000.00	$2,399.00	James Bell
5	644 ANNAROSE	Lot 23 and the west 22.5 of Lot 24, Block 17/6634	I	1,2,3	7/5 &7/6	7	$5,000.00	$25,999.00	Wealthgates Investment Company
6	2321 APPLETON	Lot 23, Block 2/4893	I	1,2,3	7/5 &7/6	4	$15,000.00	$26,999.00	James Bell
7	3031 ARIZONA	Lot 22, Block 18/4114	V	1,2,3	7/5 &7/6	9	$1,000.00	$9,540.00	Nereida Vasquez
8	2606 ARIZONA	Lot 2, Block 17/2407	V	1,2,3	7/5 &7/6	4	$1,000.00	$5,691.00	Tony Kantering
9	5511 ARLINGTON PARK	Lot 32, Block 2/7915	V	1,2,3	7/5 &7/6	5	$500.00	$8,500.00	Jesus Aguilar
10	431 AVENUE J	Lot 41, Block 6/4655-1/2	V	1,2,3	7/5 &7/6	3	$1,000.00	$2,999.00	James Bell
11	4212 AZTEC	The south 35 feet of Lot 19, Block 7/6083	V	1,2,3	7/5 &7/6	4	$500.00	$4,070.00	Tony Kantering
12	4208 AZTEC	The north 40 feet of Lot 19, Block 7/6083	V	1,2,3	7/5 &7/6	5	$500.00	$4,070.00	Tony Kantering
13	12402 BEAUFORD	Block 8826	V	1,2,3	7/5 &7/6	2	$2,000.00	$3,999.00	James Bell
14	1510 BEAUFORD	Block 8826	V	1,2,3	7/5 &7/6	3	$1,000.00	$2,999.00	James Bell
15	7206 BENNING	Middle 50 feet of Lot 23, Block 5823	V	1,2,3	7/5 &7/6	4	$1,000.00	$4,885.00	Silvia Gonzalez
16	4102 BERTRAND	Lot 7, Block C/4477	I	1,2,3	7/5 &7/6	8	$7,000.00	$25,500.00	Salvador Ortega
17	4511 CANAL	Lots 3 and 4, Block 2414	V	1,2,3	7/5 &7/6	1	$375.00	$500.00	James Bell
18	4309 CARDINAL	50 feet off the entire south side of Lot 21, Block 2/6083	V	1,2,3	7/5 &7/6	4	$1,000.00	$3,170.00	Tony Kantering
19	4410 CARDINAL	Lot 8, Block 3/6083	V	1,2,3	7/5 &7/6	5	$1,000.00	$3,970.00	Tony Kantering
20	4321 CARDINAL	Lot 11, Block 2/6083	V	1,2,3	7/5 &7/6	4	$250.00	$3,971.00	Tony Kantering
21	3605 CARL	Lot 10, Block 1/1557	V	1,2,3	7/5 &7/6	4	$1,000.00	$3,199.00	Wealthgates Investment Company
22	4215 CARL	Lot 18	V	1,2,3	7/5 &7/6	5	$1,000.00	$1,999.00	Wealthgates Investment Company

EXHIBIT A

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES

AUGUST 26, 2015 AGENDA

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/ IMP	OWNED BY TAXING ENTITIES*	DMN DATES ADVERTISEMENT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	HIGHEST BIDDER
23	4218 CARL	Lot 5, Block B/1820	V	1,2,3	7/5 &7/6	5	$1,000.00	$2,000.00	Eduardo Medellin
24	3607 CARL	Lot 11, Block 1/1557	V	1,2,3	7/5 &7/6	4	$1,000.00	$3,000.00	Wealthgates Investment Company
25	2621 CARPENTER	Lot 13, Block 1/1748	V	1,2,3	7/5 &7/6	2	$500.00	$699.00	James Bell
26	3723 CAUTHORN	Lot 8, Block 2/4467	I	1,2,3	7/5 &7/6	1	$6,000.00	$11,999.00	James Bell
27	3406 S. CENTRAL	Lot 11, Block A-2/1230	V	1,2,3	7/5 &7/6	3	$500.00	$2,301.00	Leobardo Leon
28	3154 CLYDEDALE	Lot 20, Block 6/5776	I	1,2,3	7/5 &7/6	21	$13,000.00	$41,163.00	Adventura Homex Change
29	3816 COLONIAL	Lot 3, Block 2/1212	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,899.00	James Bell
30	1312 COMPTON	The east one half of Lot 5, Block B/3391	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,199.00	James Bell
31	1315 COMPTON	Lot 13, Block A/3391	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,199.00	James Bell
32	2230 COOPER	Lot 7, Block 1706	V	1,2,3	7/5 &7/6	1	$500.00	$799.00	James Bell
33	2216 COOPER	Lot 4, Block 1706	V	1,2,3	7/5 &7/6	1	$500.00	$799.00	James Bell
34	4215 COPELAND	Lot 3, Block 6/1839	I	1,2,3	7/5 &7/6	2	$3,000.00	$4,899.00	James Bell
35	2052 CORVETTE	Lot 10, Block 4/6710	I	1,2,3	7/5 &7/6	13	$13,000.00	$30,030.30	Manuel Gonzalez
36	3003 DENLEY	Lot 13, Block G/3894	V	1,2,3	7/5 &7/6	5	$1,000.00	$6,137.00	Tony Kantering
37	3011 S. DENLEY	Lot 5, Block G/3894	V	1,2,3	7/5 &7/6	3	$1,000.00	$5,733.00	Tony Kantering
38	5022 ECHO	Lot 15, Block 2/2495	I	1,2,3	7/5 &7/6	3	$6,000.00	$10,000.00	Assefa Derbew
39	6413 ELAM	Lot 29, Block 27/6256	V	1,2,3	7/5 &7/6	6	$1,000.00	$6,060.00	Rahmat Shojajari
40	2725 EXLINE	40 feet of Lot 33 and 15 feet of Lot 34, Block 1745	V	1,2,3	7/5 &7/6	3	$1,000.00	$1,999.00	James Bell
41	2521 EXLINE	Lot 10 and the west half of Lot 9, Block 1746	I	1,2,3	7/5 &7/6	3	$6,000.00	$9,700.00	John Dsilva LLC
42	2731 EXLINE	Lot 32 and the east 10 feet of Lot 33, Block 1745	V	1,2,3	7/5 &7/6	3	$1,000.00	$1,899.00	James Bell
43	2847 FARRAGUT	Lot 13, Block 1/4430	V	1,2,3	7/5 &7/6	1	$500.00	$899.00	James Bell
44	1411 FAYETTE	82X100 feet of Lot 10, Block D/4712	V	1,2,3	7/5 &7/6	1	$500.00	$899.00	James Bell
45	2620 FERRIS	Lot 6, Block 14/865	V	1,2,3	7/5 &7/6	3	$1,000.00	$4,105.00	Risk Free Investments LLC

EXHIBIT A
TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
AUGUST 26, 2015 AGENDA

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/ IMP	OWNED BY TAXING ENTITIES*	DMN DATES ADVERTISEMENT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	HIGHEST BIDDER
46	2227 FORDHAM	West 52.4 feet of the south 141.1 feet of Lot 18, Block 5/5855	V	1,2,3	7/5 &7/6	2	$1,000.00	$1,699.00	James Bell
47	2826 FORDHAM	Lot 2, Block 3/6081	V	1,2,3	7/5 &7/6	2	$250.00	$3,970.00	Tony Kantering
48	3816 GARDEN	Lots 10A, 11A , and 12A, Block 1/4467	I	1,2,3	7/5 &7/6	3	$8,000.00	$11,900.00	Wealthgates Investment Company
49	4516 GARRISON	Lot 5, Block B/5148	V	1,2,3	7/5 &7/6	2	$250.00	$1,199.00	LaQuonda Brewer
50	4601 GARRISON	Lot 1, BlockF/5152	V	1,2,3	7/5 &7/6	5	$250.00	$1,757.00	Anthony Boyd
51	4618 GARRISON	Lot 5, Block C/5149	V	1,2,3	7/5 &7/6	7	$250.00	$2,075.00	Nextlots Now L.L.C
52	1818 GARZA	Lot 18A, Block 27/4324	V	1,2,3	7/5 &7/6	2	$1,000.00	$3,170.00	Tony Kantering
53	2716 GOODWILL	Lot 8, Block A/1841	V	1,2,3	7/5 &7/6	1	$250.00	$699.00	James Bell
54	1345 GRANT	Lot 13, Block 30/3591	V	1,2,3	7/5 &7/6	1	$250.00	$599.00	James Bell
55	1313 GRANT	Lot 5, Block 30/3591	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,199.00	James Bell
56	1307 GRANT	Lot 3, Block 30/3591	V	1,2,3	7/5 &7/6	1	$500.00	$599.00	James Bell
57	1342 GRANT	Lot 11, Block 29/3590	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,099.00	James Bell
58	3740 GUARANTY	Lot 13, Block 1718	V	1,2,3	7/5 &7/6	1	$6,000.00	$1,199.00	James Bell
59	3615 HANCOCK	Block B/4458	I	1,2,3	7/5 &7/6	2	$15,000.00	$24,799.00	James Bell
60	2645 HATCHER	Lot 18, Block 7-9/1958	V	1,2,3	7/5 &7/6	3	$1,000.00	$2,525.00	County Land and Water LLC Series 2299EFH
61	2675 HATCHER	Lot 15, Block 7-9/1958	V	1,2,3	7/5 &7/6	3	$1,000.00	$3,000.00	Wealthgates Investment Company
62	2665 HATCHER	Lot 16, Block 7-9/1958	V	1,2,3	7/5 &7/6	3	$1,000.00	$4,800.00	Wealthgates Investment Company
63	2635 HATCHER	Lot 19, Block 7-9/1958	V	1,2,3	7/5 &7/6	3	$1,000.00	$2,275.00	County Land and Water LLC Series 2299EFH
64	2625 HATCHER	Lot 20, Block 7-9/1958	V	1,2,3	7/5 &7/6	3	$1,000.00	$2,275.00	County Land and Water LLC Series 2299EFH
65	2655 HATCHER	Lot 17, Block 7-9/1958	V	1,2,3	7/5 &7/6	3	$1,000.00	$4,000.00	Wealthgates Investment Company
66	2551 HATCHER	Lot 7, Block B/1956	V	1,2,3	7/5 &7/6	2	$1,000.00	$2,275.00	County Land and Water LLC Series 2299EFH

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67	2615 HATCHER	Lot 21, Block 7-9/1958	V	1,2,3	7/5 &7/6	2	$1,000.00	$2,275.00	County Land and Water LLC Series 2299EFH
68	2515 HATCHER	Lot 7, Block B/1956	V	1,2,3	7/5 &7/6	3	$1,000.00	$2,375.00	County Land and Water LLC Series 2299EFH
69	2603 HATCHER	Lot 22, Block 7-9/1958	V	1,2,3	7/5 &7/6	2	$1,000.00	$2,275.00	County Land and Water LLC Series 2299EFH
70	2525 HATCHER	Lot 8, Block B/1956	V	1,2,3	7/5 &7/6	3	$1,000.00	$2,375.00	County Land and Water LLC Series 2299EFH
71	2225 HATCHER	Lot 6, Block A/1765	V	1,2,3	7/5 &7/6	2	$1,000.00	$4,650.00	County Land and Water LLC Series 2299EFH
72	3616 HATCHER	Lot 14, Block E/4461	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,299.00	James Bell
73	2255 HATCHER	Lot 3, Block A/1765	V	1,2,3	7/5 &7/6	2	$1,000.00	$3,650.00	County Land and Water LLC Series 2299EFH
74	2541 HATCHER	Lot 6, Block B/1956	V	1,2,3	7/5 &7/6	2	$1,000.00	$2,275.00	County Land and Water LLC Series 2299EFH
75	2685 HATCHER	Lot 14, Block 7-9/1958	V	1,2,3	7/5 &7/6	3	$1,000.00	$6,900.00	Wealthgates Investment Company
76	2503 HATCHER	Lot 6, Block B/1956	V	1,2,3	7/5 &7/6	4	$1,000.00	$2,503.00	County Land and Water LLC Series 2299EFH
77	2303 HATCHER	Lot 8, Block A/1765	V	1,2,3	7/5 &7/6	2	$1,000.00	$2,675.00	County Land and Water LLC Series 2299EFH
78	2561 HATCHER	Lot 8, Block B/1957	V	1,2,3	7/5 &7/6	2	$1,000.00	$2,275.00	County Land and Water LLC Series 2299EFH
79	3112 HATCHER	Block 4445	V	1,2,3	7/5 &7/6	3	$4,000.00	$10,000.00	Wealthgates Investment Company
80	3500 HAVANA	Lot 19, Block 5/1964	I	1,2,3	7/5 &7/6	7	$2,000.00	$12,000.00	Wellington Santos & Rafael Ruiz Millan
81	1405 HENDRICKS	Lot 39, Block 26/3587	V	1,2,3	7/5 &7/6	5	$250.00	$2,300.00	Daporscha Kelley
82	2672 HUDSPETH	Lot 18, Block 21/5855	V	1,2,3	7/5 &7/6	2	$250.00	$3,157.00	Tony Kantering
83	5026 IVY	50 feet of Lot 22A, Block F/6855	V	1,2,3	7/5 &7/6	2	$250.00	$1,299.00	James Bell
84	2002 J B JACKSON JR	Lot 7, Block 13/1548	I	1,2,3	7/5 &7/6	5	$10,000.00	$16,999.00	Wealthgates Investment Company

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AUGUST 26, 2015 AGENDA

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85	6210 J J LEMMON	Block 8255	I	1,2,3	7/5 &7/6	2	$5,000.00	$11,021.00	Jessie and Linda Medlock
86	4343 JAMAICA	Lot 21, Block G/1851	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,299.00	James Bell
87	2914 KAVASAR	Lot 10, Block 16	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,299.00	James Bell
88	2503 KILBURN	Lot 18, Block 1/5153	V	1,2,3	7/5 &7/6	4	$250.00	$2,697.00	Tony Kantering
89	2836 KILBURN	Lot 7, Block 2/5843	V	1,2,3	7/5 &7/6	4	$250.00	$2,697.00	Tony Kantering
90	2831 KILBURN	Lot 32, Block 1/5843	I	1,2,3	7/5 &7/6	7	$4,000.00	$18,999.00	Wealthgates Investment Company
91	2846 KILBURN	Lot 9, Block 2/5843	V	1,2,3	7/5 &7/6	3	$1,000.00	$2,697.00	Tony Kantering
92	4245 LANDRUM	Lot 17, Block 6/6083	V	1,2,3	7/5 &7/6	3	$1,000.00	$1,475.00	Nextlots Now L.L.C
93	6437 LEANA	Lot 12, Block 1/6887	I	1,2,3	7/5 &7/6	5	$2,000.00	$15,503.00	Aztec Brothers Properties, LLC
94	3014 MARBURG	Lot 24, Block B/1773	I	1,2,3	7/5 &7/6	5	$2,000.00	$11,200.00	Heiby Lopez
95	204 MARKS	Lot 39, Block 7885	I	1,2,3	7/5 &7/6	7	$5,000.00	$23,200.00	Lorena Hernandez Romero
96	1611 METROPOLITAN	Lots 11 and 12, Block 3/1200	V	1,2,3	7/5 &7/6	1	$250.00	$379.00	James Bell
97	2821 METROPOLITAN	Lot 6, Block C/1969	V	1,2,3	7/5 &7/6	1	$500.00	$699.00	James Bell
98	2415 MOFFATT	Lot 4, Block 4/5851	V	1,2,3	7/5 &7/6	2	$1,000.00	$3,731.00	Tony Kantering
99	4315 MONTIE	Lot 10, Block A/4472	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,299.00	James Bell
100	614 S. MOORE	Lot 1, Block 31/3935	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,199.00	James Bell
101	613 S. MOORE	Lot 8, Block C/3391	V	1,2,3	7/5 &7/6	1	$500.00	$699.00	James Bell
102	2738 MORNING	Lot 34, Block 29/1854	V	1,2,3	7/5 &7/6	2	$250.00	$1,001.00	Leobardo Leon
103	4732 NOME	Lot 8, Block C/7648	V	1,2,3	7/5 &7/6	2	$250.00	$499.00	James Bell
104	3515 PACESETTER	Lot 1, Block 7/4059	I	1,2,3	7/5 &7/6	2	$12,000.00	$23,999.00	James Bell
105	6005 PARK MANOR	Lot 7, Block B/6868	I	1,2,3	7/5 &7/6	4	$15,000.00	$23,999.00	James Bell
106	629 PARKWOOD	Lot 18, Block 5/5982	V	1,2,3	7/5 &7/6	2	$1,000.00	$1,399.00	James Bell
107	740 PARKWOOD	Lot 10, Block 7/5982	V	1,2,3	7/5 &7/6	3	$1,000.00	$3,375.00	Nextlots Now L.L.C
108	1311 E PENTAGON	Lot 13, Block D/6019	I	1,2,3	7/5 &7/6	3	$15,000.00	$35,000.00	Carolina Rodriguez
109	3326 PINE	Lot 12, Block B/1792	V	1,2,3	7/5 &7/6	2	$375.00	$403.00	James Bell
110	3239 PINE	Lot 21, Block 1/1782	V	1,2,3	7/5 &7/6	3	$250.00	$1,157.00	Anthony Boyd

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111	4105 POINTER	Lot 12 and part of Lot 13, Block 2/7138	V	1,2,3	7/5 &7/6	7	$2,000.00	$13,500.00	Kendall and Wendi Macon
112	1717 POPLAR	Lot 4, Block E/1601	V	1,2,3	7/5 &7/6	3	$250.00	$409.00	James Bell
113	1720 N. PRAIRIE	Lot 2A.8, Block A/653	V	1,2,3	7/5 &7/6	7	$3,000.00	$39,999.00	Wealthgates Investment Company
114	3134 PROSPERITY	Lot 12, Block A/6089	V	1,2,3	7/5 &7/6	1	$3,000.00	$3,199.00	James Bell
115	13030 RAVENVIEW	Block 5/8824	I	1,2,3	7/5 &7/6	10	$3,000.00	$25,000.00	Gabriela Ovalle
116	1409 RENNER	Lot 18, Block A/3583	V	1,2,3	7/5 &7/6	1	$250.00	$499.00	James Bell
117	4407 ROSINE	Lot 25, Block 1771	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,299.00	James Bell
118	4423 ROSINE	Lot 25, Block B/1771	I	1,2,3	7/5 &7/6	2	$5,000.00	$7,005.00	Aztec Brothers Properties, LLC
119	2754 SCOTLAND	Lot 17, Block 2/6082	V	1,2,3	7/5 &7/6	2	$1,000.00	$1,299.00	James Bell
120	2242 SCOTLAND	Lot 12, Block 6/5851	I	1,2,3	7/5 &7/6	4	$5,000.00	$12,500.00	Wealthgates Investment Company
121	2845 SEATON	Lot 5, Block 8623	V	1,2,3	7/5 &7/6	1	$250.00	$599.00	James Bell
122	3622 SIDNEY	Lot 2, Block B/4458	V	1,2,3	7/5 &7/6	2	$375.00	$2,299.00	Maria Schneider
123	2747 SIMPSON STUART	Lot 7, Block 15/6890	V	1,2,3	7/5 &7/6	1	$500.00	$999.00	James Bell
124	4611 SPRING GARDEN	Lot 7, Block E/1776	V	1,2,3	7/5 &7/6	2	$250.00	$499.00	James Bell
125	3326 SPRINGVIEW	Lot 21, Block E/6088	V	1,2,3	7/5 &7/6	2	$500.00	$799.00	James Bell
126	3706 STATE OAK	Lot 23, Block H/6869	V	1,2,3	7/5 &7/6	4	$500.00	$4,937.00	Tony Kantering
127	1823 STELLA	Lot L, Block 22/4507	I	1,2,3	7/5 &7/6	18	$12,000.00	$30,000.00	Wellington Santos & Rafael Ruiz Millan
128	4735 STOKES	Lot 9A, Block 4/7641	V	1,2,3	7/5 &7/6	1	$375.00	$699.00	James Bell
129	1335 VALLEY	Lot 17B, Block 3391	V	1,2,3	7/5 &7/6	2	$375.00	$659.00	James Bell
130	1339 VALLEY	Lot 17C, Block 3391	V	1,2,3	7/5 &7/6	2	$375.00	$799.00	James Bell
131	4531 WAHOO	Lot 4 and part of Lot 13, Block 2408	V	1,2,3	7/5 &7/6	1	$500.00	$1,299.00	James Bell
132	4515 WAHOO	Lot 10, Block 2408	V	1,2,3	7/5 &7/6	1	$1,000.00	$899.00	James Bell
133	4519 WAHOO	Lot 11, Block 2408	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,299.00	James Bell
134	4523 WAHOO	Lot 5, Block B/7654	V	1,2,3	7/5 &7/6	1	$1,000.00	$1,299.00	James Bell

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135	12908 WINDFALL	Lot 5, Block 4/8788	I	1,2,3	7/5 &7/6	1	$10,000.00	$10,100.00	John Dsilva LLC
136	8344 YUKON	Lot 10, Block B/7654	V	1,2,3	7/5 &7/6	1	$500.00	$899.00	James Bell
137	8320 YUKON	Lot 5, Block B/7654	V	1,2,3	7/5 &7/6	1	$500.00	$899.00	James Bell
138	8324 YUKON	Lot 6, Block B/7654	V	1,2,3	7/5 &7/6	1	$500.00	$899.00	James Bell
139	8325 YUKON	Lot 7, Block A/7654	V	1,2,3	7/5 &7/6	1	$500.00	$899.00	James Bell
140	8338 YUKON	Lot 9, Block B/7654	V	1,2,3	7/5 &7/6	1	$500.00	$899.00	James Bell
141	8328 YUKON	Lot 7, Block B/7654	V	1,2,3	7/5 &7/6	1	$500.00	$899.00	James Bell
142	8332 YUKON	Lot 8, Block B/7654	V	1,2,3	7/5 &7/6	1	$500.00	$899.00	James Bell
143	4828 ZEALAND	Lot 7, Block E/7648	V	1,2,3	7/5 &7/6	1	$500.00	$899.00	James Bell

AGENDA ITEM # 59

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	August 26, 2015
COUNCIL DISTRICT(S):	6
DEPARTMENT:	Sustainable Development and Construction Housing/Community Services
CMO:	Ryan S. Evans, 671-9837 A. C. Gonzalez, 670-3297
MAPSCO:	44C

SUBJECT

Authorize a seven-year lease agreement with Johnston Equity, LLC, for approximately 10,100 square feet of office space located at 2233 Valdina Street, Suites 105-107, to be used as a Woman, Infants and Children warehouse and office for the period September 1, 2015 through August 31, 2022 - Not to exceed $616,101 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

BACKGROUND

This item authorizes a lease agreement for approximately 10,100 square feet of warehouse and office space located at 2233 Valdina Street, Suites 105-107. This lease will provide a warehouse to store Women, Infants and Children (WIC) materials and supplies to continue to serve the residents in the Dallas area.

The WIC program is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. The countywide program has been administered by the City of Dallas' Housing/Community Services Department since 1974. The WIC program provides nutritious food, nutrition education, breastfeeding promotion and support, referrals to health services, and immunizations. The program serves infants and children under age 5 and pregnant, postpartum and breastfeeding women.

The lease will begin on September 1, 2015 through August 31, 2022.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

$616,100.04 – Department of State Health Services Grant Funds (subject to annual appropriations)

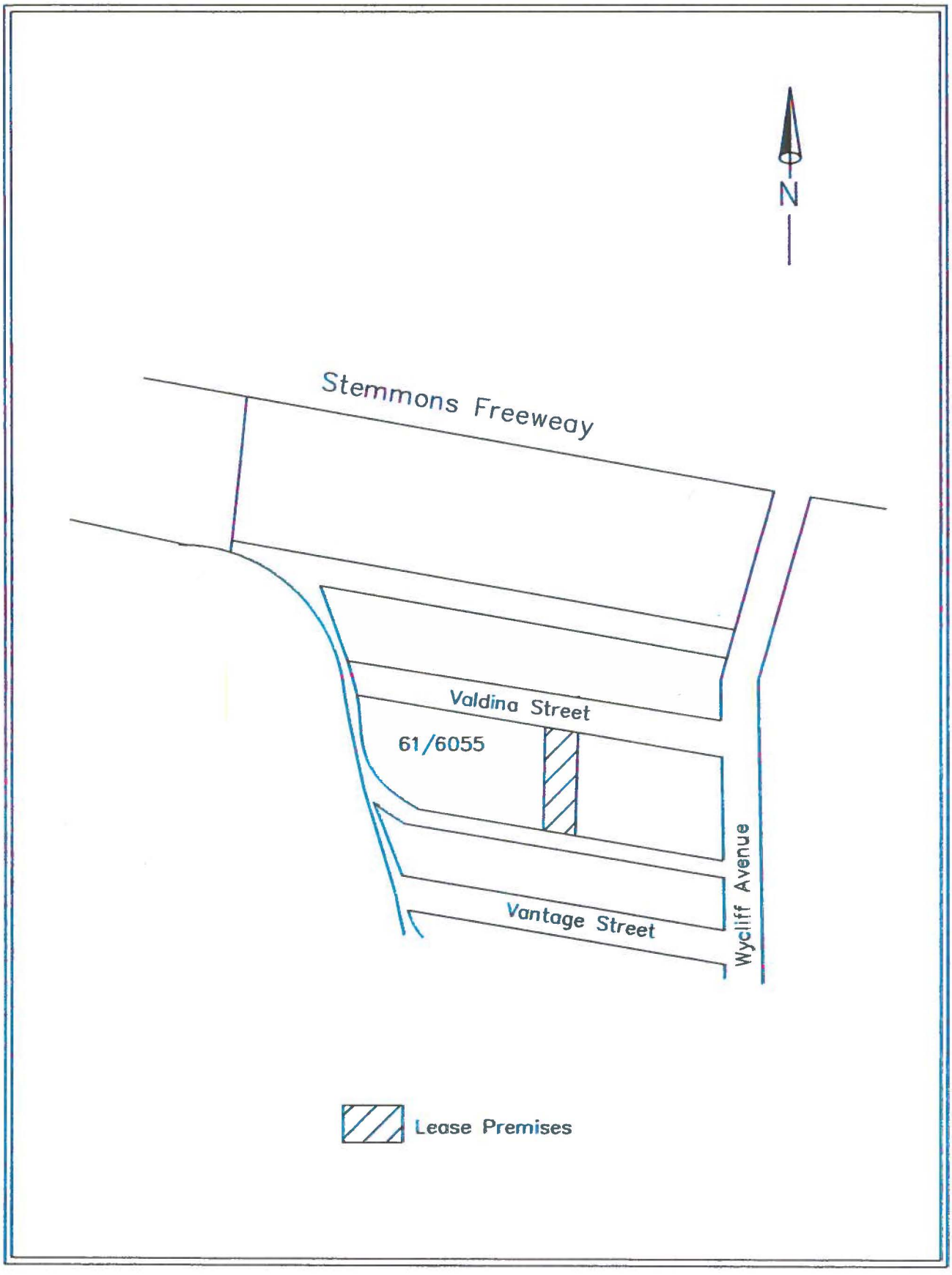
OWNER

Johnston Equity, LLC

Keith Johnston, Owner

MAP

Attached


N
Stemmons Freeway
Valdina Street
61/6055
Wycliff Avenue
Vantage Street
Lease Premises

August 26, 2015

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a lease agreement (the “Lease”) between Johnston Equity, LLC, a Texas limited liability company, or its successor and assigns, as landlord, hereinafter referred to as "Landlord", and the City of Dallas, as tenant, hereinafter referred to as "City" for approximately 10,100 square feet of office space located in a one-story office building at 2233 Valdina Street, Suites 105-107, Dallas, Dallas County, Texas (“Premises”) to be used by the Housing/Community Services’ Women, Infants and Children Program (WIC).

SECTION 2. That the special terms and conditions of the lease are:

a) The lease is for a term of seven (7) years beginning September 1, 2015 and ending August 31, 2022.

b) Monthly rental payments during the term shall be as follows (subject to annual appropriations):

September 1, 2015 through August 31, 2016	$5,891.67 per month
September 1, 2016 through August 31, 2018	$6,733.33 per month
September 1, 2018 through August 31, 2020	$7,575.00 per month
September 1, 2020 through August 31, 2022	$8,416.67 per month

The rental payments shall begin upon the latter of (i) September 1, 2015, or (ii) the date certain leasehold improvements as specified in the lease are completed and accepted (“Rental Commencement Date”). If the Rental Commencement Date is other than the first of the month rent for the resulting partial month shall be prorated by days.

c) The Landlord agrees to provide the City with a Certificate of Occupancy.

d) The Landlord shall pay all real estate taxes on the Premises during the lease term.

e) The Landlord shall pay all charges for sanitation to the premises during the lease term.

f) The City shall be responsible for the installation, maintenance and expense for telephone, communication and security services to the Premises.

g) The City shall pay all charges for utilities and janitorial services to the Premises during the lease term.

SECTION 2. That the special terms and conditions of the lease are: (continued)

h) The Landlord shall provide the City with an asbestos survey at Landlord's expense.

i) The Landlord shall maintain the roof, foundation, exterior walls, exterior lighting, termites and pest extermination, parking areas and all public and commons areas constituting a part of and/or serving the Premises during the lease term.

j) The Landlord shall maintain all equipment and systems, including , but not limited to, all electrical, mechanical and plumbing systems, including heating and air conditioning equipment, front and rear doors, light fixtures and bulb replacements, plumbing and floor drains, exhaust fans, windows, interior walls, ceiling and floors in or constituting part of and/or serving the Premises.

k) The Landlord shall provide certain improvements and repairs (leasehold improvements) to the leased Premises as specified in the lease agreement.

l) The Landlord shall provide adequate dumpster facilities for City's trash.

m) The City reserves the right to terminate the lease on the last day of any current fiscal year due to non-appropriation of funds.

SECTION 3. That the Chief Financial Officer is hereby authorized to draw warrants payable to Johnston Equity, LLC or its successors and assigns on the first day of each month in advance during the lease term beginning September 1, 2015 in the amounts specified below:

September 1, 2015 – August 31, 2016 (subject to annual appropriations)	$5,891.67 per month
September 1, 2016 – August 31, 2018 (subject to annual appropriations)	$6,733.33 per month
September 1, 2018 – August 31, 2020 (subject to annual appropriations)	$7,575.00 per month
September 1, 2020 – August 31, 2022 (Subject to annual appropriations)	$8,416.67 per month

SECTION 4. That payments will be charged as follows:

September 1, 2015 – September 30, 2015: Fund F433, Dept. HOU, Unit 1584, Object Code 3330, Encumbrance No. HOULEASEKWC, Commodity Code 97145, Vendor No. VC14524.

October 1, 2015 – September 30, 2016: Fund F470, Dept. HOU Unit 1791, Object Code 3330, Encumbrance No. TBD, Commodity Code 97145, Vendor No. VC14524.

October 1, 2016– August 31, 2022: Fund TBD, Dept. HOU Unit TBD, Object Code 3330, Encumbrance No. TBD, Commodity Code 97145, Vendor No. VC14524.

SECTION 5. That the Chief Financial Officer is hereby authorized to draw warrants payable to the respective telephone, communications, utility and janitorial and security companies upon receipt of a bill for services or other applicable charges throughout the term of the lease.

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.

APPROVED AS TO FORM
Warren M. S. Ernst, City Attorney

BY: _____
Assistant City Attorney

AGENDA ITEM # 60

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 13

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 14T

SUBJECT

An ordinance abandoning portions of thirteen fire lane easements, eight utility easements, and one water easement to Wal-Mart Real Estate Business Trust, the abutting owner, containing a total of approximately 320,183 square feet of land, located near the intersection of L.B.J. Freeway (I.H. 635) and Midway Road - Revenue: $22,400, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of portions of thirteen fire lane easements, eight utility easements, and one water easement to Wal-Mart Real Estate Business Trust, the abutting owner. The abandonment areas will be included with the property of the abutting owner for construction of a new retail development.

The cost for the abandonment is 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 Economic Development Committee on August 17, 2015.

FISCAL INFORMATION

Revenue: $22,400, plus the $20 ordinance publication fee

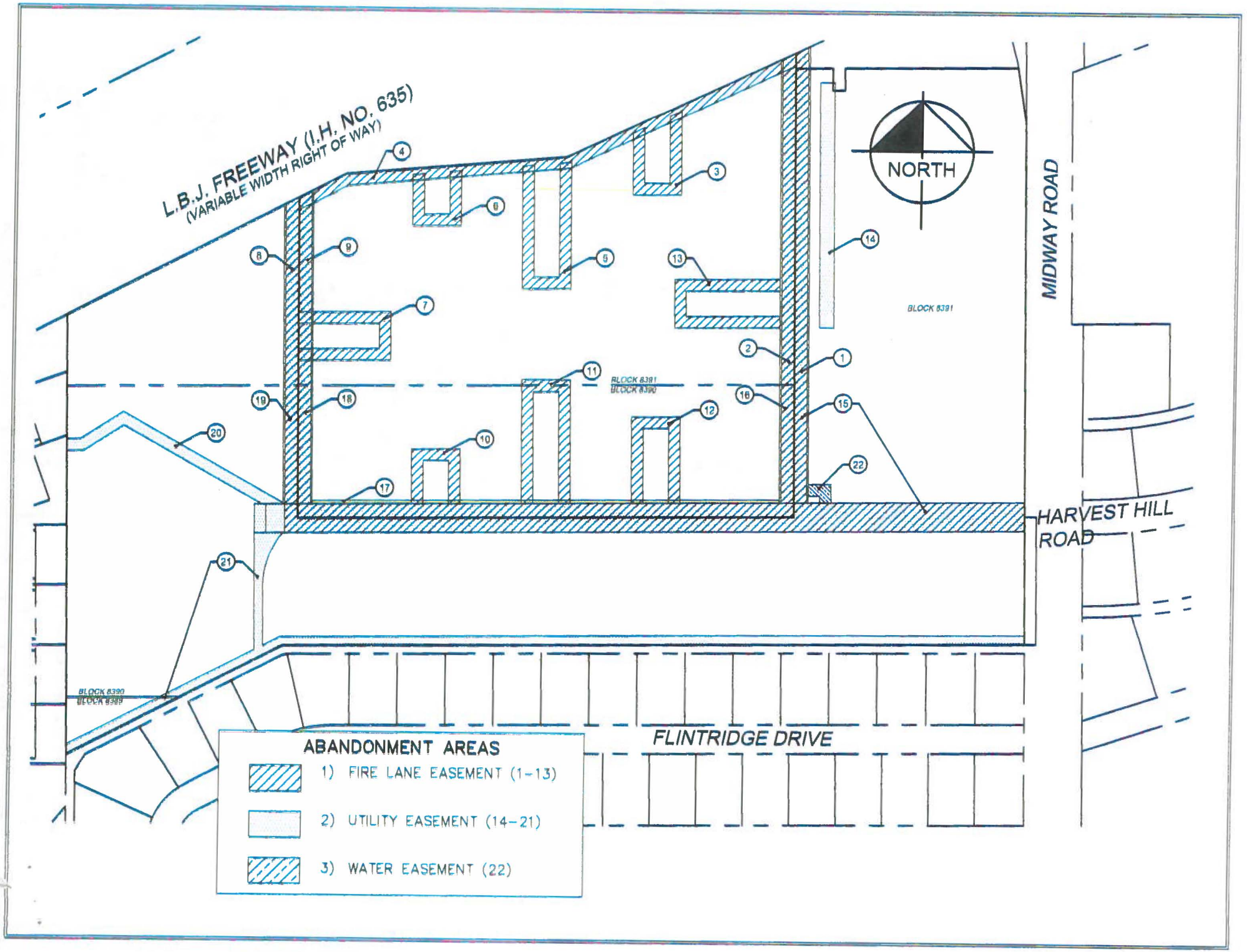
OWNER

Wal-Mart Real Estate Business Trust

J. P. Suarez, Senior Vice President

MAP

Attached


L.B.J. FREEWAY (I.H. NO. 635)
(VARIABLE WIDTH RIGHT OF WAY)
NORTH
MIDWAY ROAD
HARVEST HILL ROAD
FLINTRIDGE DRIVE
BLOCK 8391
BLOCK 8391
BLOCK 8390
BLOCK 8390
BLOCK 8389
1
2
3
4
5
6
7
8
9
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21
22
ABANDONMENT AREAS
1) FIRE LANE EASEMENT (1-13)
2) UTILITY EASEMENT (14-21)
3) WATER EASEMENT (22)

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of portions of thirteen fire lane easements, eight utility easements, and one water easement, located in City Blocks 8389, 8390, 8391 and A/8391 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Wal-Mart Real Estate Business Trust; 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 Wal-Mart Real Estate Business Trust, a Delaware statutory trust; 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 portions of 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 **TWENTY-TWO THOUSAND FOUR HUNDRED AND NO/100 ($22,400.00) 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 tracts or parcels 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 authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General 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 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 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 property 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, 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 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:
WARREN M. S. ERNST
City Attorney

BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY _____
Assistant Director

Passed _____.

EXHIBIT A-TRACT 1

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. A/8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.408 acre (17,791 square feet) tract of land out of City of Dallas Block No. A/8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being the east half of a 45 Foot Wide Fire Lane Easement, called Easement No. 1, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being out of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northwest corner of said 8.1852 acre tract and said Block A/8391, and the northeast corner of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, said corner being in the north line of said Easement No. 1, and also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, from which a 4 inch brass TXDOT right-of-way monument found for corner bears South 64°34'44" West, a distance of 435.62 feet;

THENCE North 64°34'44" East, along the north lines of said 8.1852 acre tract, said Block A/8391, and said Easement No. 1, and along said south right-of-way line, a distance of 24.80 feet to the northeast corner of said Easement No. 1;

THENCE, departing said north lines and said south right-of-way line, over and across said 8.1852 acre tract and said Block A/8391, the following courses and distances:

South 00°32'20" East, along the east line of said Easement No. 1, a distance of 795.91 feet to the southeast corner of said Easement No. 1;

South 89°27'11" West, along the south line of said Easement No. 1, a distance of 22.50 feet to a point for corner in the west lines of said 8.1852 acre tract and said Block A/8391 and the east line of said Tract I, from which an "X" cut in concrete found for the southwest corner of said 8.1852 acre tract and said Block A/8391, and the southeast corner of said Tract I, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°32'20" East, a distance of 25.00 feet;

THENCE North 00°32'20" West, departing the south line of said Easement No. 1, and along said common line, a distance of 785.47 feet to the **POINT OF BEGINNING** and containing 0.408 acre (17,791 square feet) of land, more or less.

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.

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

9/4/13

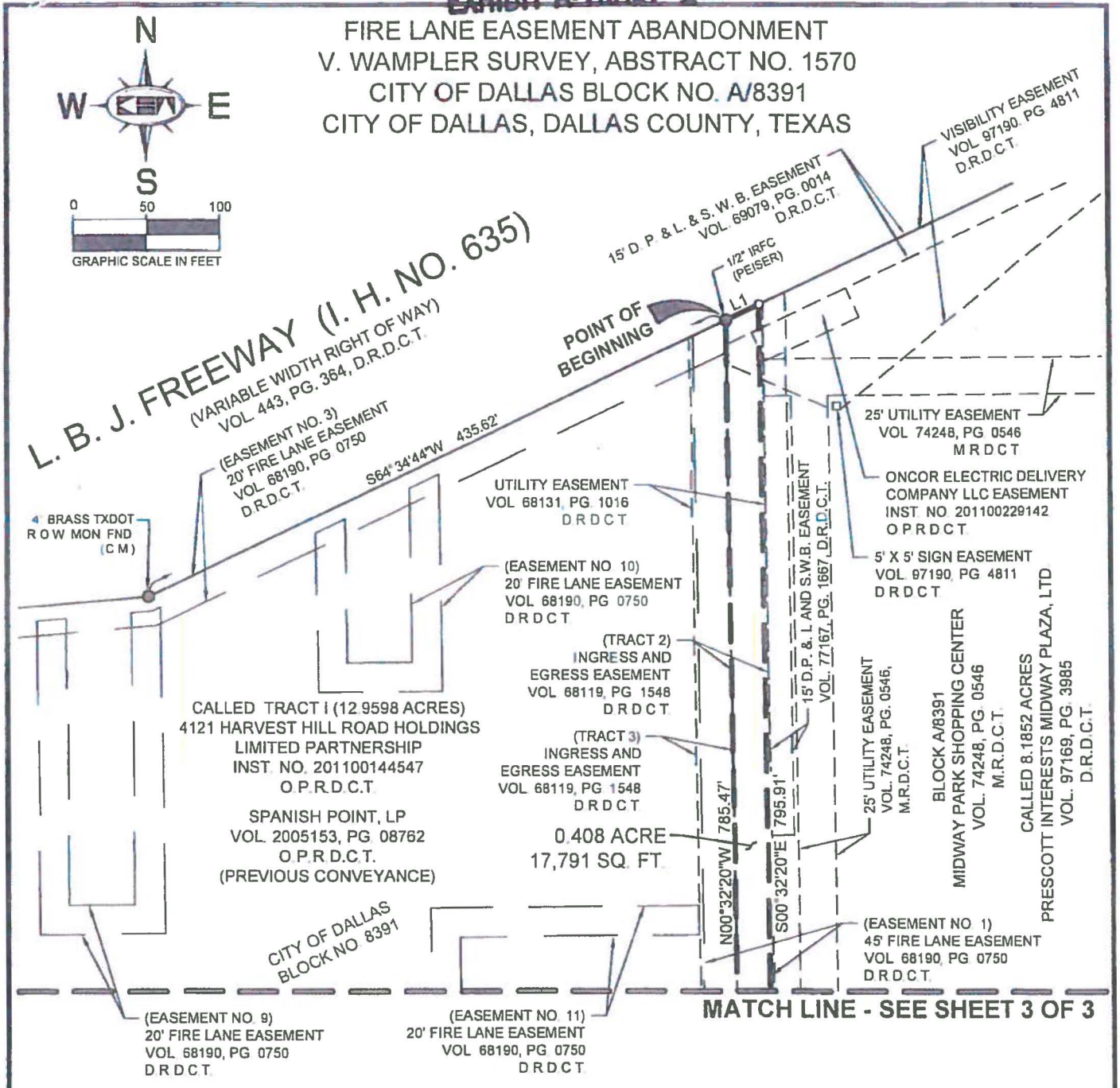
(For SPRG use only)
Reviewed By: DBF
Date: 03-03-2014
SPRG NO: 2821

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel No (972) 335-3580
Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 3

EXHIBIT A-TRACT 1

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. A/8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS



NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP
C M. = CONTROLLING MONUMENT
D R D C T. = DEED RECORDS OF 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

(For SPRG use only)
Reviewed By: DSF
Date: 03-03-2014
SPRG NO: 2821

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
9/4/13

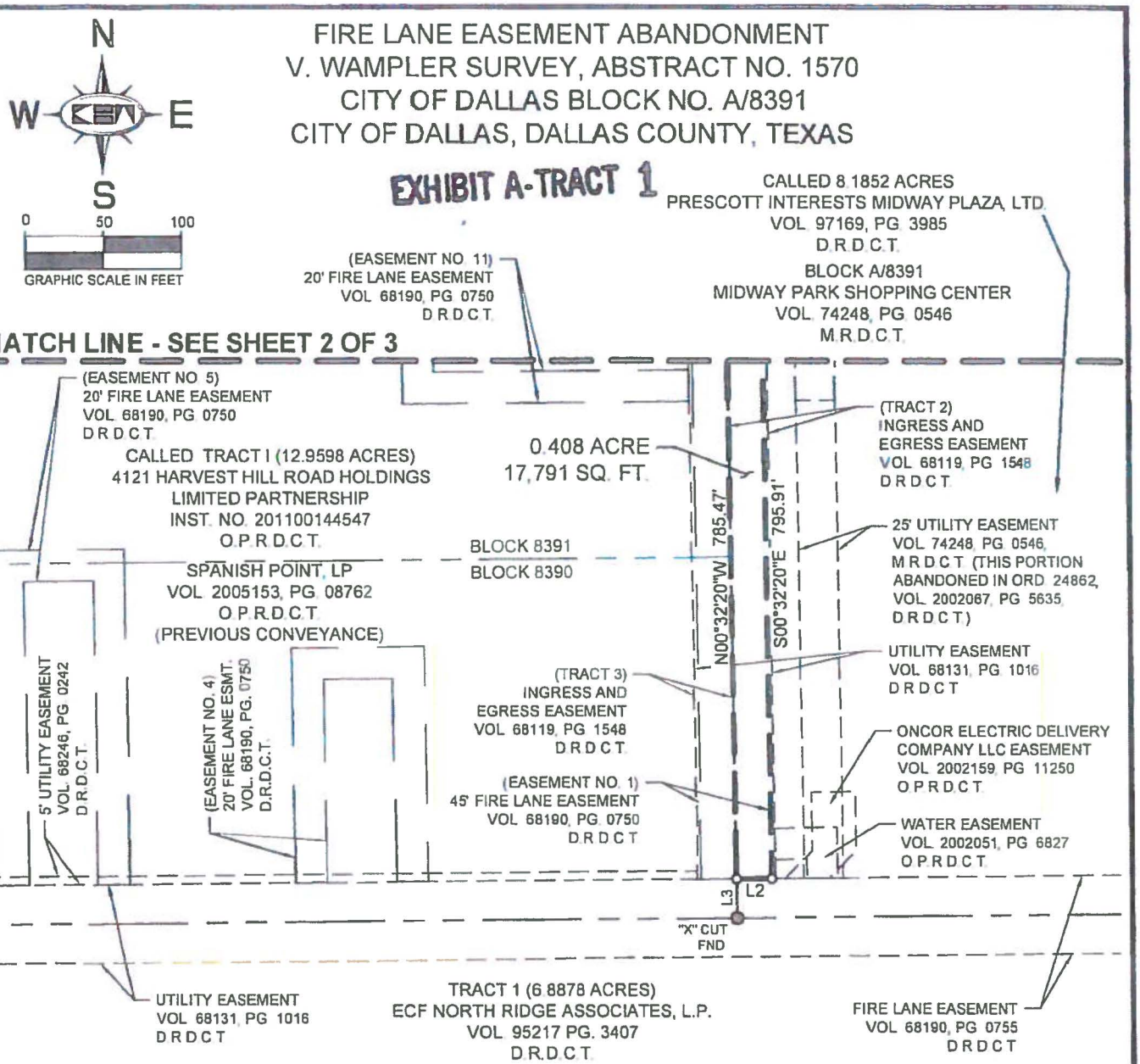
Kimley-Horn and Associates, Inc.
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 3

PLOTTED BY DELAUGHTER JEFF 1/15/2013 3 32 PM DWG NAME K \FRI SURVEY\063362231 WALMART MIDWAY AND LBJ\DWG\ABANDONMENTS\063362231 WM MIDWAY FLE EX01B DWG LAST SAVED 1/15/2013 3 10 PM

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. A/8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 1



LINE TABLE		
NO.	BEARING	LENGTH
L1	N64°34'44"E	24.80'
L2	S89°27'11"W	22.50'
L3	S00°32'20"E	25.00'

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. SAID BEARING BEING SOUTH 89°09'53 EAST.

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF 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

(For SPRG use only)
Reviewed By: DBF
Date: 03-03-2014
SPRG NO: 2821

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
9/9/13

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3

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EXHIBIT A-TRACT 2

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.403 acre (17,556 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being the west half of a 45 Foot Wide Fire Lane Easement, called Easement No. 1, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said Tract I and the northwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the northwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, said corner being in the north line of said Easement No. 1, and also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

THENCE South 00°32'20" East, departing the north line of said Easement No. 1 and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), and along the east line of said Tract I and the common west line of said 8.1852 acre tract and said Block A/8391, a distance of 785.47 feet to a point in the south line of said Easement No. 1, from which an "X" cut in concrete found for the southeast corner of said Tract I and the southwest corner of said 8.1852 acre tract and said Block A/8391, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°32'20" East, a distance of 25.00 feet;

THENCE, departing said common line, over and across said Tract I, the following courses and distances:

South 89°27'11" West, along the south line of said Easement No. 1, a distance of 22.50 feet to the southwest corner of said Easement No. 1;

North 00°32'20" West, along the west line of said Easement No. 1, a distance of 775.04 feet to the northwest corner of said Easement No. 1, said point being in the north line of said Tract I and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), from which a 4 inch brass TXDOT right-of-way monument found for corner bears South 64°34'44" West, a distance of 410.82 feet;

THENCE North 64°34'44" East, along the north lines of said Tract I and said Easement No. 1, and along said south right-of-way line, a distance of 24.80 feet to the **POINT OF BEGINNING** and containing 0.403 acre (17,556 square feet) of land, more or less.

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1936 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.

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

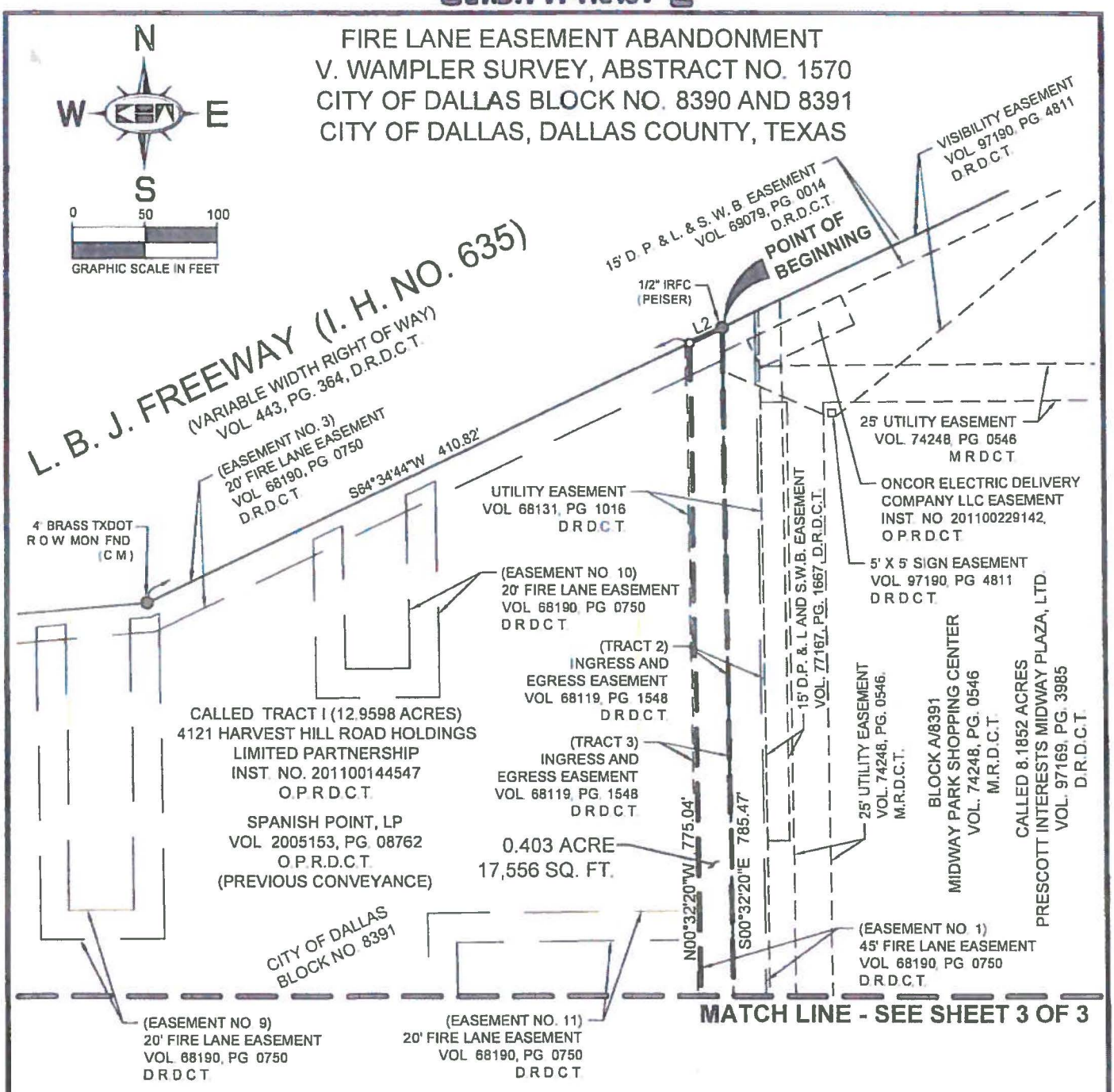
9/4/13

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Reviewed By: RBF
Date: 03.03.2014
SPRG NO: 2822

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel No (972) 335-3580
Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 3

EXHIBIT A-TRACT 2



NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF 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

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Reviewed By: DJF
Date: 03.08.2013
SPRG NO: 2822

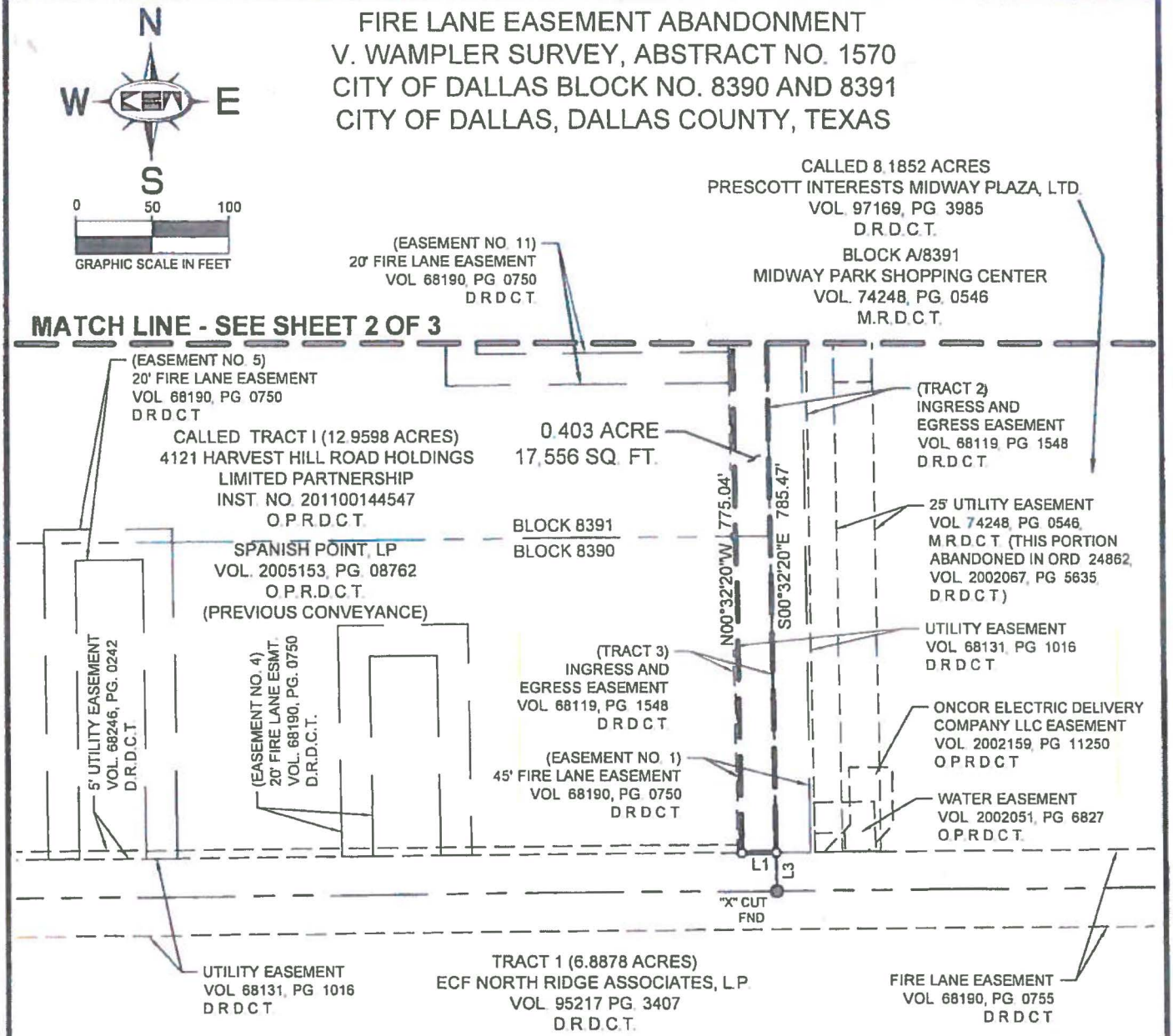
STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
9/4/13

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 3

PLOTTED BY: DELAUGHTER, JEFF 1/15/2013 2:58 PM DWG NAME: K:\FRI_SURVEY\063362231-WALMART-MIDWAY AND LBJ\DWG\ABANDONMENTS\063362231-WM MIDWAY FLE EX01A.DWG LAST SAVED: 1/15/2013 2:53 PM

EXHIBIT A-TRACT 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°27'11"W	22.50'
L2	N64°34'44"E	24.80'
L3	S00°32'20"E	25.00'

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.

LEGEND

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C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
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M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
9/9/13

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Reviewed By: DBF
Date: 09-03-2014
SPRG NO: 2822

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3

PLOTTED BY: DELAUGHTER, JEFF 1/16/2013 3:24 PM DWG NAME: K:\FRI_SURVEY\063362231-WALMART-MIDWAY AND LB\DWG\ABANDONMENTS\063362231-WM MIDWAY FLE EX01A.DWG LAST SAVED 1/16/2013 1:11 PM

EXHIBIT A-TRACT 3

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 3

BEING a 0.138 acre (5,994 square feet) tract of land out of City of Dallas Block No. 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, called Easement No. 10, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said Tract I and the northwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the northwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, said corner also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

THENCE South 64°34'44" West, along the north line of said Tract I and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), a distance of 216.84 feet to a point, from which a 4 inch brass TXDOT right-of-way monument found bears South 64°34'44" West, a distance of 218.78 feet;

THENCE, departing said north line and said south right-of-way line, over and across said Tract I, the following courses and distances:

South 00°31'11" East, a distance of 11.02 feet to the most easterly northeast corner of said Easement No. 10, the **POINT OF BEGINNING** of the herein described tract;

South 00°31'11" East, along the east line of said Easement No. 10, a distance of 147.35 feet to the southeast corner of said Easement No. 10;

South 89°28'49" West, along the south line of said Easement No. 10, a distance of 84.00 feet to the southwest corner of said Easement No. 10;

North 00°31'11" West, along the west line of said Easement No. 10, a distance of 108.36 feet to the most westerly northwest corner of said Easement No. 10;

North 64°34'44" East, along the north line of said Easement No. 10, a distance of 22.05 feet to the most westerly northeast corner of said Easement No. 10;

South 00°31'11" East, along an east line of said Easement No. 10, a distance of 97.64 feet to an interior ell corner of said Easement No. 10;

North 89°28'49" East, along a north line of said Easement No. 10, a distance of 44.00 feet to an interior ell corner of said Easement No. 10;

North 00°31'11" West, along a west line of said Easement No. 10, a distance of 118.07 feet to the most easterly northwest corner of said Easement No. 10;

North 64°34'44" East, along the north line of said Easement No. 10, a distance of 22.05 feet to the **POINT OF BEGINNING** and containing 0.138 acre (5,994 square feet) of land, more or less.

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL LAND SURVEYOR
9/4/13

(For SPRG use only)
Reviewed By: DBF
Date: 03.03.2014
SPRG NO: 2823

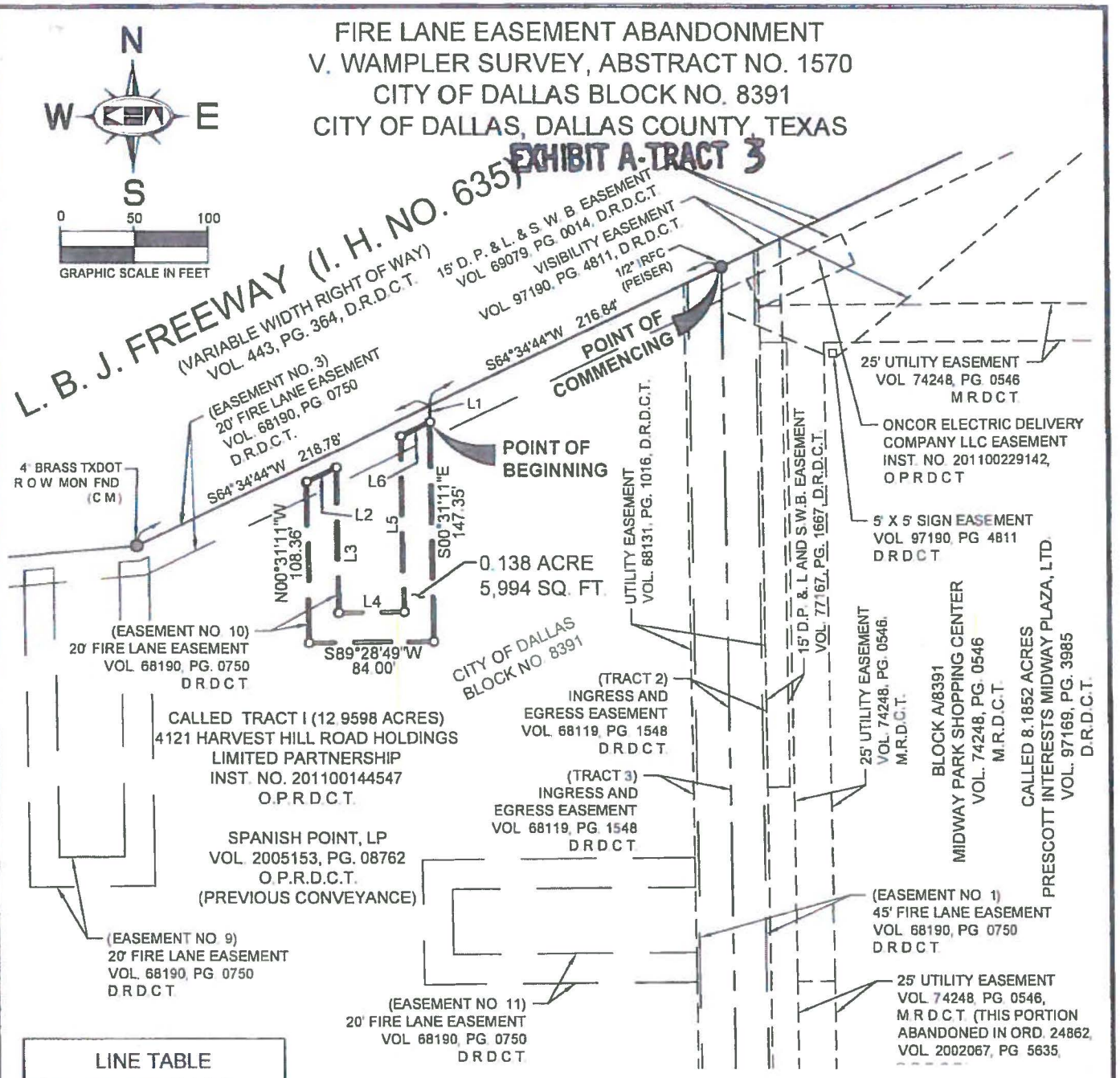
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
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Tel No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2

PLOTTED BY DELAUGHTER, JEFF 1/16/2013 3:32 PM DWG NAME K:\FRI_SURVEY\063362231_WALMART_MIDWAY AND LBJ\DWG\ABANDONMENTS\063362231 WM MIDWAY FLE EX 10.DWG LAST SAVED 1/16/2013 1:19 PM

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 3



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°31'11"E	11.02'
L2	N64°34'44"E	22.05'
L3	S00°31'11"E	97.64'
L4	N89°28'49"E	44.00'
L5	N00°31'11"W	118.07'
L6	N64°34'44"E	22.05'

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: DBF
Date: 03.03.2014
SPRG NO: 2823

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
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PROFESSIONAL
LAND SURVEYOR
9/4/13

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 2

PLOTTED BY: DELAUGHTER, JEFF 1/15/2013 12:59 PM DWG NAME: K:\FRI_SURVEY\063362231_WALMART MIDWAY AND LBJ\DWG\ABANDONMENTS\063362231 WM MIDWAY FLE EX10.DWG LAST SAVED: 1/14/2013 4:53 PM

EXHIBIT A-TRACT 4

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.418 acre (18,191 square feet) tract of land out of City of Dallas Block No. 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, called Easement No. 3, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract I and said Easement No. 3, and the northeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

THENCE, along the north lines of said Tract I and said Easement No. 3, and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), the following courses and distances:

North 62°35'01" East, a distance of 91.26 feet to a 4 inch brass TXTDOT right-of-way monument found for corner;

North 85°07'31" East, a distance of 382.59 feet to a 4 inch brass TXTDOT right-of-way monument found for corner;

North 64°34'44" East, a distance of 435.62 feet to a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said Tract I and said Easement No. 3, and the northwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the northwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas;

THENCE South 00°32'20" East, departing said north line and said south right-of-way line, and along the east lines of said Tract I and said Easement No. 3, and the common west line of said 8.1852 acre tract and said Block A/8391, a distance of 22.05 feet to the southeast corner of said Easement No. 3, from which an "X" cut in concrete found for the southeast corner of said Tract I and the southwest corner of said 8.1852 acre tract and said Block A/8391, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°32'20" East, a distance of 788.42 feet;

THENCE, departing said common line, over and across said Tract I, and along the south line of said Easement No. 3, the following courses and distances:

South 64°34'44" West, a distance of 429.97 feet to a point for corner;

South 85°07'31" West, a distance of 382.23 feet to a point for corner;

South 62°35'01" West, a distance of 97.42 feet to the southwest corner of said Easement No. 3, being in the west line of said Tract I and the common east line of said EFC North Ridge Associates, L.P. Tract 2;

THENCE North 00°30'51" West, along the west lines of said Tract I and said Easement No. 3, and the common west line of said Tract 2, a distance of 22.43 feet to the **POINT OF BEGINNING** and containing 0.418 acre (18,191 square feet) of land, more or less.

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
9/4/13

(For SPRG use only)
Reviewed By: DBF
Date: 03-03-2014
SPRG NO: 2824

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel No (972) 335-3580
Fax No (972) 335-3779

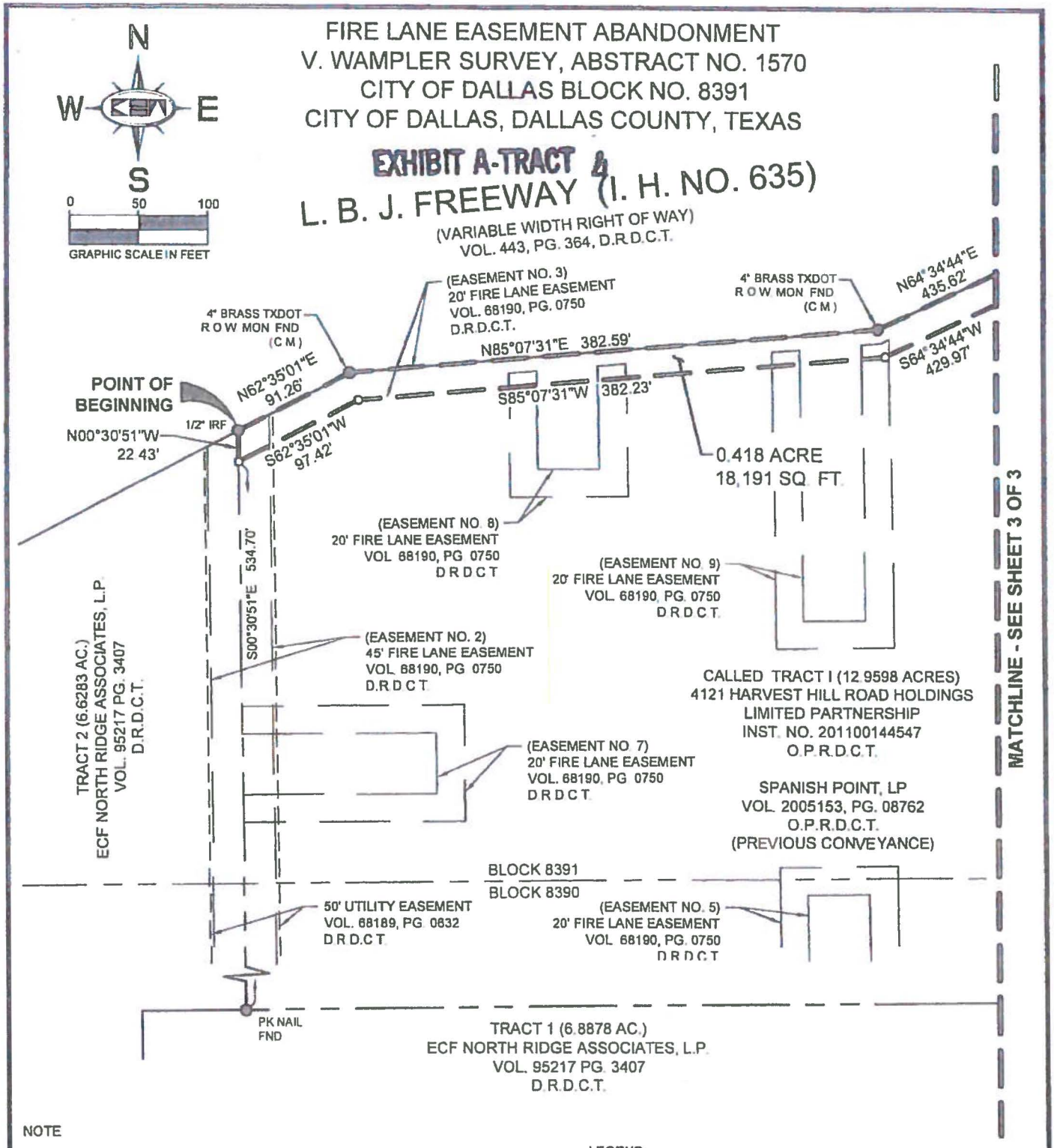
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 3

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 4

L. B. J. FREEWAY (I. H. NO. 635)

(VARIABLE WIDTH RIGHT OF WAY)
VOL. 443, PG. 364, D.R.D.C.T.



NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53" EAST.

LEGEND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH PLASTIC CAP FOUND
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF 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

(For SPRG use only)
Reviewed By: DBF
Date: 03.07.2014
SPRG NO: 2824

STATE OF TEXAS REGISTERED MICHAEL B. MARX 5181 PROFESSIONAL LAND SURVEYOR
9/4/13

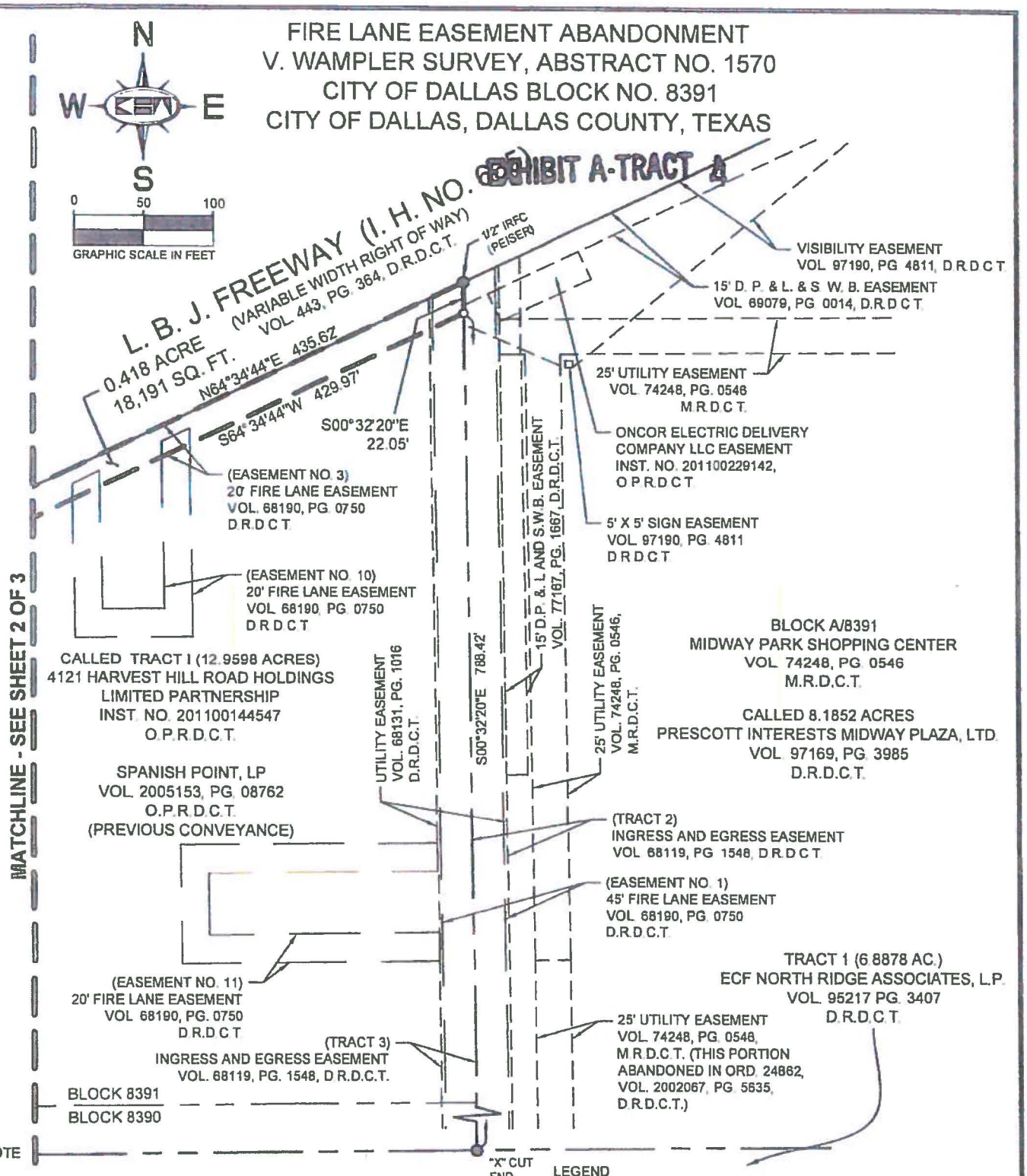
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 3

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FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 4



BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.

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STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL LAND SURVEYOR
2/4/13

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
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Tel. No. (972) 335-3580
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3

PLOTTED BY DELAUGHTER JEFF 1/16/2013 3:43 PM DWG NAME K:\FRI_SURVEY\063362231 WALMART MIDWAY AND LBJ\DWG\ABANDONMENTS\063362231 WM MIDWAY FLE EX03.DWG LAST SAVED 1/16/2013 3:28 PM

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 5

BEING a 0.220 acre (9,566 square feet) tract of land out of City of Dallas Block No. 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, created in Easement No. 9, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Tract I and the northeast corner of Tract 2, called 6.6283 acres, conveyed in a General Warranty Deed to ECF North Ridge Associates, L.P., recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

THENCE, along the north line of said Tract I and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), the following courses and distances:

North 62°35'01" East, a distance of 91.26 feet to a 4 inch brass TXDOT right-of-way monument found for corner,

North 85°07'31" East, a distance of 306.20 feet to a point, from which a 4 inch brass TXDOT right-of-way monument found bears North 85°07'31" East, a distance of 76.39 feet,

THENCE, departing said north line and said south right-of-way line, over and across said Tract I, the following courses and distances:

South 00°31'33" East, a distance of 10.03 feet to the most westerly northwest corner of said Easement No. 9, the **POINT OF BEGINNING** of the herein described tract;

North 85°07'31" East, along the north line of said Easement No. 9, a distance of 20.06 feet to the most westerly northeast corner of said Easement No. 9,

South 00°31'33" East, along an east line of said Easement No. 9, a distance of 195.24 feet to an interior ell corner of said Easement No. 9;

North 89°28'27" East, along a north line of said Easement No. 9, a distance of 44.17 feet to an interior ell corner of said Easement No. 9,

North 00°31'33" West, along a west line of said Easement No. 9, a distance of 198.60 feet to the most easterly northwest corner of said Easement No. 9,

North 85°07'31" East, along a north line of said Easement No. 9, a distance of 14.61 feet to an angle point in the north line of said Easement No. 9,

North 64°34'44" East, continuing along the north line of said Easement No. 9, a distance of 5.99 feet to the most easterly northeast corner of said Easement No. 9,

South 00°31'33" East, along the east line of said Easement No. 9, a distance of 222.23 feet to the southeast corner of said Easement No. 9,

South 89°28'27" West, along the south line of said Easement No. 9, a distance of 84.17 feet to the southwest corner of said Easement No. 9,

North 00°31'33" West, along the west line of said Easement No. 9, a distance of 213.72 feet to the **POINT OF BEGINNING** and containing 0.220 acre (9,566 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
5/14/14

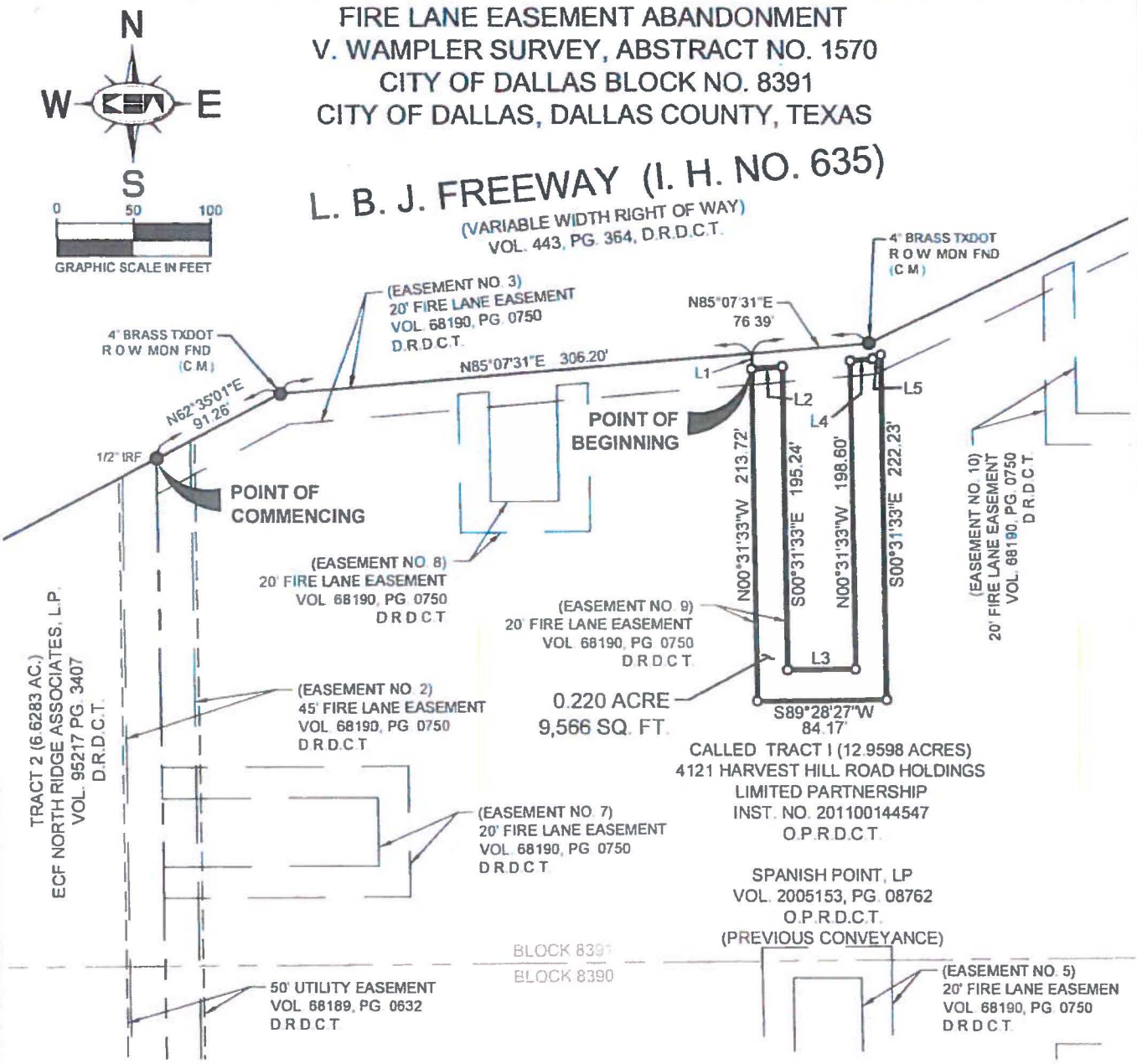
(For SPRG use only)
Reviewed By: OBF
Date: 06.24.2014
SPRG NO: 2825

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
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Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2

EXHIBIT A-TRACT 5

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°31'33"E	10.03'
L2	N85°07'31"E	20.06'
L3	N89°28'27"E	44.17'
L4	N85°07'31"E	14.61'
L5	N64°34'44"E	5.99'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

IRF = IRON ROD FOUND
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: DBF
Date: 06-24-2014
SPRG NO: 2825

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
5/14/14

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel No. (972) 335-3580
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 2

EXHIBIT A-TRACT 6

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.105 acre (4,577 square feet) tract of land out of City of Dallas Block No. 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, created in Easement No. 8, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Tract I and the northeast corner of Tract 2, called 6.6283 acres, conveyed in a General Warranty Deed to ECF North Ridge Associates, L.P., recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

THENCE, along the north line of said Tract I and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), the following courses and distances:

North 62°35'01" East, a distance of 91.26 feet to a 4 inch brass TXDOT right-of-way monument found for corner;

North 85°07'31" East, a distance of 115.64 feet to a point, from which a 4 inch brass TXDOT right-of-way monument found bears North 85°07'31" East, a distance of 266.95 feet;

THENCE, departing said north line and said south right-of-way line, over and across said Tract I, the following courses and distances:

South 00°31'24" East, a distance of 10.03 feet to the most westerly northwest corner of said Easement No. 8, the **POINT OF BEGINNING** of the herein described tract;

North 85°07'31" East, along the north line of said Easement No. 8, a distance of 20.06 feet to the most westerly northeast corner of said Easement No. 8;

South 00°31'24" East, along an east line of said Easement No. 8, a distance of 70.76 feet to an interior ell corner of said Easement No. 8;

North 89°28'36" East, along a north line of said Easement No. 8, a distance of 44.00 feet to an interior ell corner of said Easement No. 8;

North 00°31'24" West, along a west line of said Easement No. 8, a distance of 74.11 feet to the most easterly northwest corner of said Easement No. 8;

North 85°07'31" East, along the north line of said Easement No. 8, a distance of 20.06 feet to the most easterly northeast corner of said Easement No. 8;

South 00°31'24" East, along the east line of said Easement No. 8, a distance of 95.63 feet to the southeast corner of said Easement No. 8;

South 89°28'36" West, along the south line of said Easement No. 8, a distance of 84.00 feet to the southwest corner of said Easement No. 8;

North 00°31'24" West, along the west line of said Easement No. 8, a distance of 89.24 feet to the **POINT OF BEGINNING** and containing 0.105 acre (4,577 square feet) of land, more or less.

NOTE

Beanngs are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The beanngs listed are Grid values and the distances listed are surface values

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
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(For SPRG use only)
Reviewed By: OBF
Date: 06.24.2014
SPRG NO: 2826

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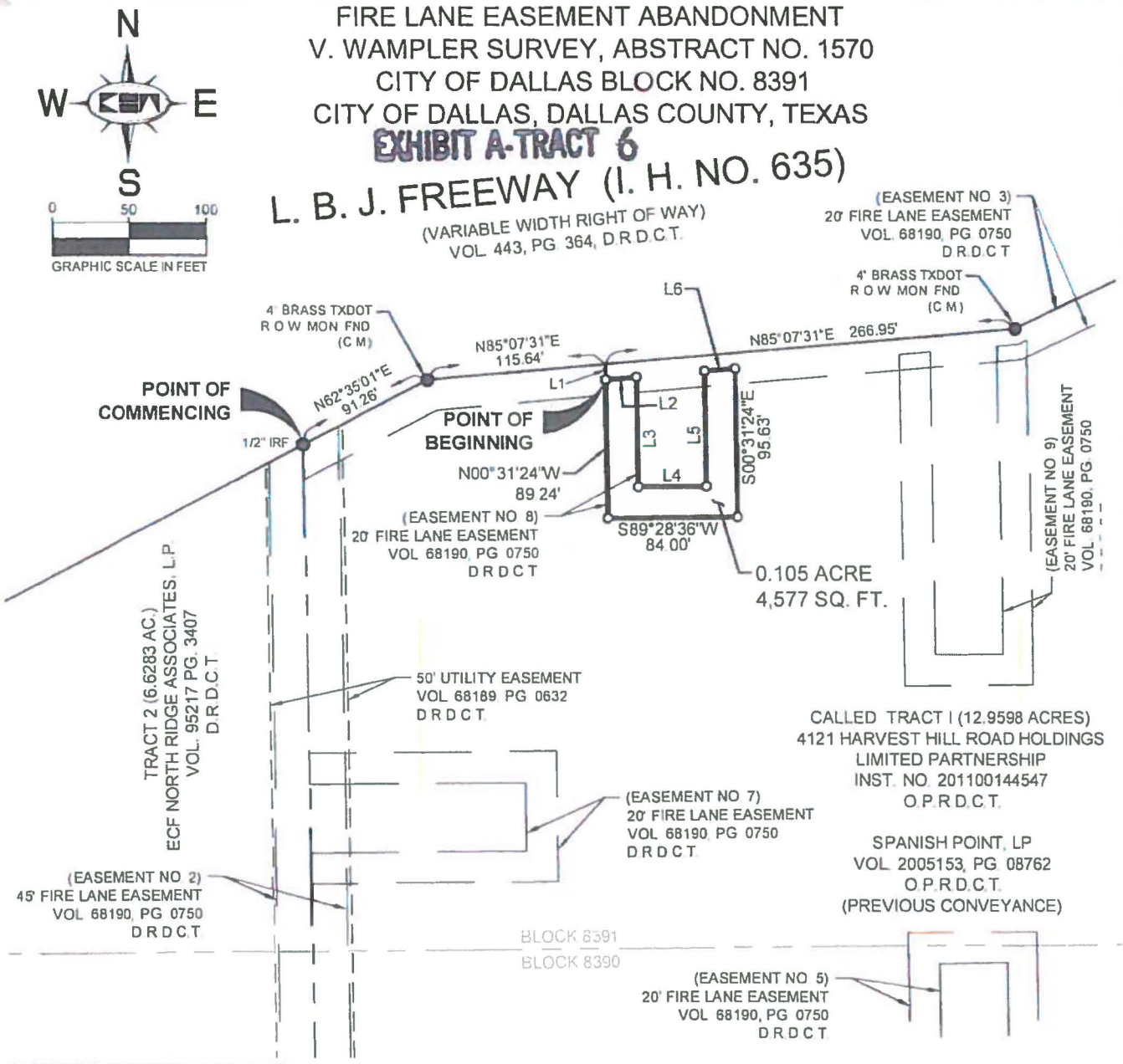
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 6

L. B. J. FREEWAY (I. H. NO. 635)

(VARIABLE WIDTH RIGHT OF WAY)
VOL. 443, PG. 364, D.R.D.C.T.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°31'24"E	10.03'
L2	N85°07'31"E	20.06'
L3	S00°31'24"E	70.76'
L4	N89°28'36"E	44.00'
L5	N00°31'24"W	74.11'
L6	N85°07'31"E	20.06'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a beanng of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

IRF = IRON ROD FOUND
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: DBF
Date: 06/24/2014
SPRG NO: 2826

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063382231	2 OF 2

EXHIBIT A-TRACT 7

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.167 acre (7,280 square feet) tract of land out of City of Dallas Block No. 8391, in the V. Wampler Survey, Abstract No 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, created in Easement No. 7, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Tract I and the northeast corner of Tract 2, called 6.6283 acres, conveyed in a General Warranty Deed to ECF North Ridge Associates, L.P., recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, from which a 4 inch brass TXDOT right-of-way monument found bears North 62°35'01" East, a distance of 91.26 feet;

THENCE South 00°30'51" East, departing said south right-of-way line of L.B.J. Freeway (I.H. No. 635), and along the west line of said Tract I and the common east line of said Tract 2, a distance of 198.96 feet to the most northerly northwest corner of said Easement No. 7, the **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said common line, over and across said Tract I, the following courses and distances:

North 89°29'09" East, along the north line of said Easement No. 7, a distance of 160.00 feet to the northeast corner of said Easement No. 7;

South 00°30'51" East, along the east line of said Easement No. 7, a distance of 84.00 feet to the southeast corner of said Easement No. 7;

South 89°29'09" West, along the south line of said Easement No. 7, a distance of 160.00 feet to the most southerly southwest corner of said Easement No. 7, being in said common line, from which a PK nail found for the southwest corner of said Tract I and the most easterly southeast corner of said Tract 2, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 274.16 feet;

THENCE North 00°30'51" West, along said common line and the west line of said Easement No. 7, a distance of 20.00 feet to the most southerly northwest corner of said Easement No. 7;

THENCE, departing said common line, over and across said Tract I, the following courses and distances:

North 89°29'09" East, along a north line of said Easement No. 7, a distance of 140.00 feet to an interior ell corner of said Easement No. 7;

North 00°30'51" West, along a west line of said Easement No. 7, a distance of 44.00 feet to an interior ell corner of said Easement No. 7;

South 89°29'09" West, along a south line of said Easement No. 7, a distance of 140.00 feet to the most northerly southwest corner of said Easement No. 7, being in said common line;

THENCE North 00°30'51" West, along said common line and the west line of said Easement No. 7, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.167 acre (7,280 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L.B.J. Freeway. The bearings listed are Grid values and the distances listed are surface values

(For SPRG use only)
Reviewed By: DBF
Date: 06-24-2014
SPRG NO: 2827

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
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PROFESSIONAL
LAND SURVEYOR
5/14/14

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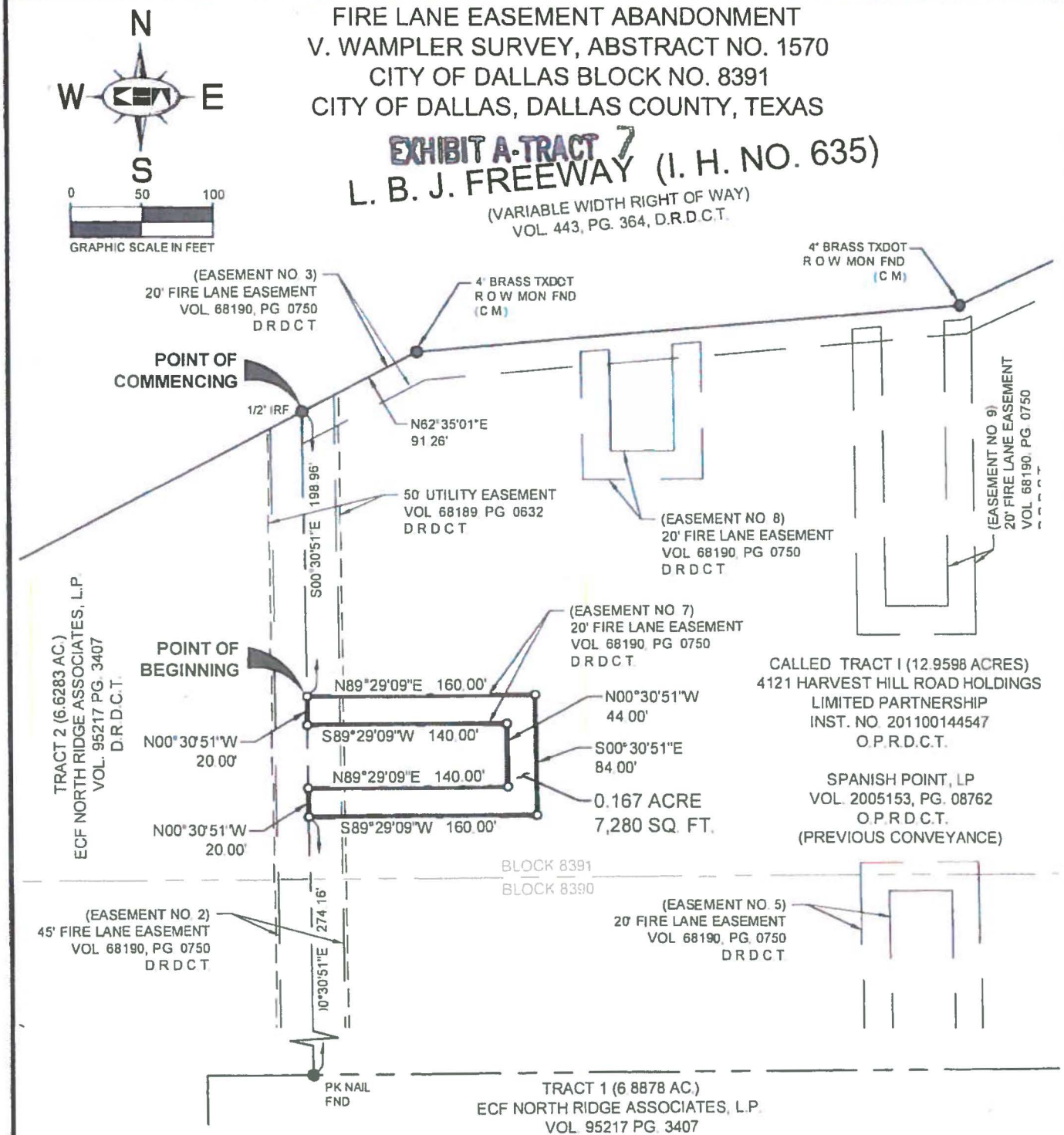
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 7

L. B. J. FREEWAY (I. H. NO. 635)

(VARIABLE WIDTH RIGHT OF WAY)
VOL. 443, PG. 364, D.R.D.C.T.



NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

LEGEND

IRF = IRON ROD FOUND
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: DBF
Date: 06.24.2014
SPRG NO: 2827

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
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LAND SURVEYOR
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 2

EXHIBIT A-TRACT 8

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.272 acre (11,844 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being the west half of a 45 Foot Wide Fire Lane Easement, created in Easement No. 2, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Tract 2 and the northwest corner of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, and in the north line of said Easement No. 2, from which a 4 inch brass TXDOT right-of-way monument found for corner bears North 62°35'01" East, a distance of 91.26 feet;

THENCE South 00°30'51" East, departing the north line of said Easement No. 2 and said south right-of-way line, and along the east line of said Tract 2 and the common west line of said Tract I, a distance of 532.12 feet to a point for corner in the south line of said Easement No. 2, from which a PK nail found for the most easterly southeast corner of said Tract 2 and the southwest corner of said Tract I, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 25.00 feet;

THENCE, departing said common line, over and across said Tract 2, the following courses and distances:

South 89°27'11" West, along the south line of said Easement No. 2, a distance of 22.50 feet to the southwest corner of said Easement No. 2;

North 00°30'51" West, along the west line of said Easement No. 2, a distance of 520.72 feet to the northwest corner of said Easement No. 2, being in the north line of said Tract 2 and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635);

THENCE North 62°35'01" East, along the north lines of said Tract 2 and said Easement No. 2 and along said south right-of-way line, a distance of 25.23 feet to the **POINT OF BEGINNING** and containing 0.272 acre (11,844 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L B J Freeway. The bearings listed are Grid values and the distances listed are surface values.

(For SPRG use only)
Reviewed By: OBF
Date: 06-24-2014
SPRG NO: 2829

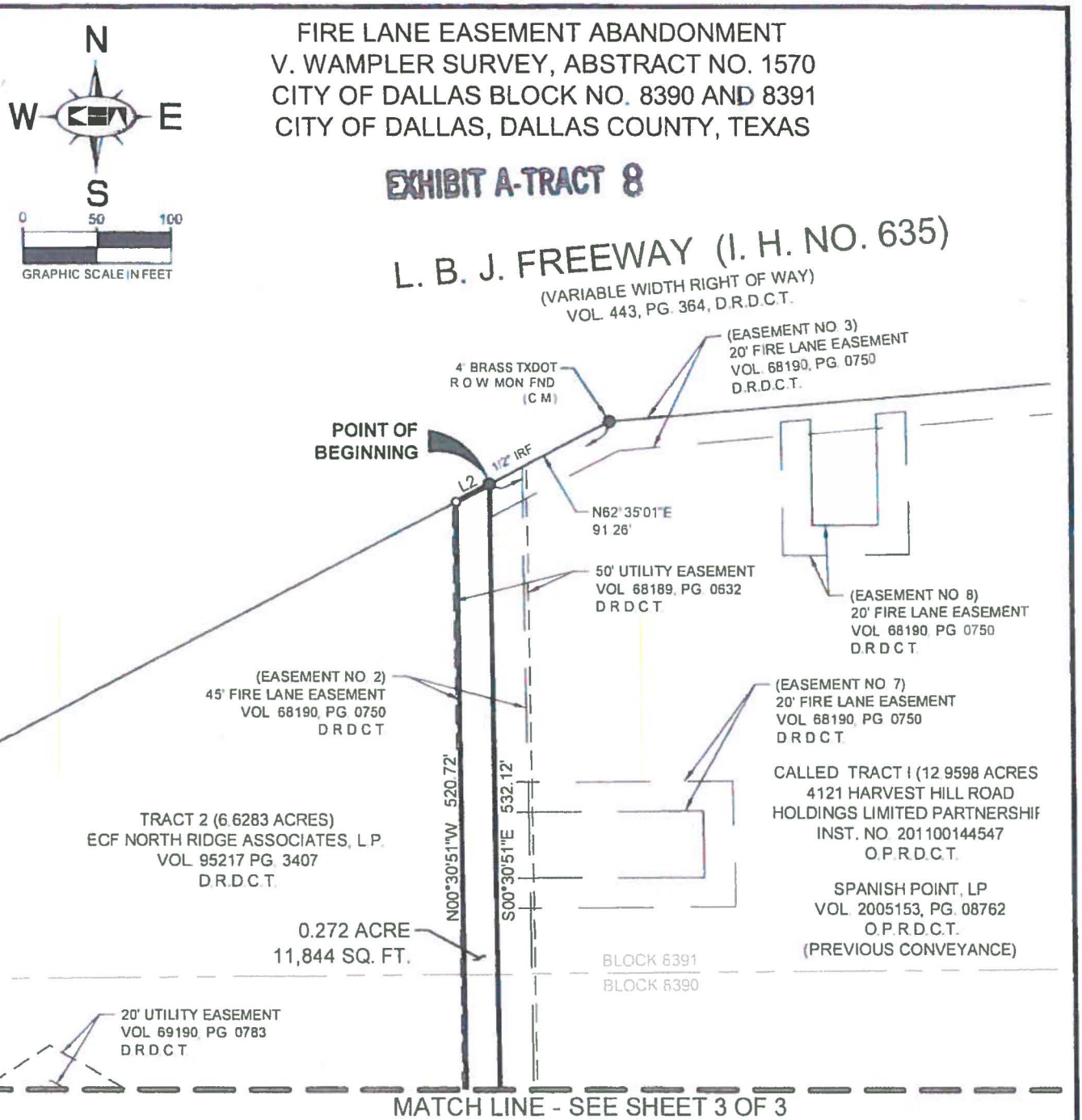
STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
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PROFESSIONAL
LAND SURVEYOR
5/14/14

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 3

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 8



MATCH LINE - SEE SHEET 3 OF 3

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

IRF = IRON ROD FOUND
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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Reviewed By: QBF
Date: 04.24.2014
SPRG NO: 2829

STATE OF TEXAS
REGISTERED
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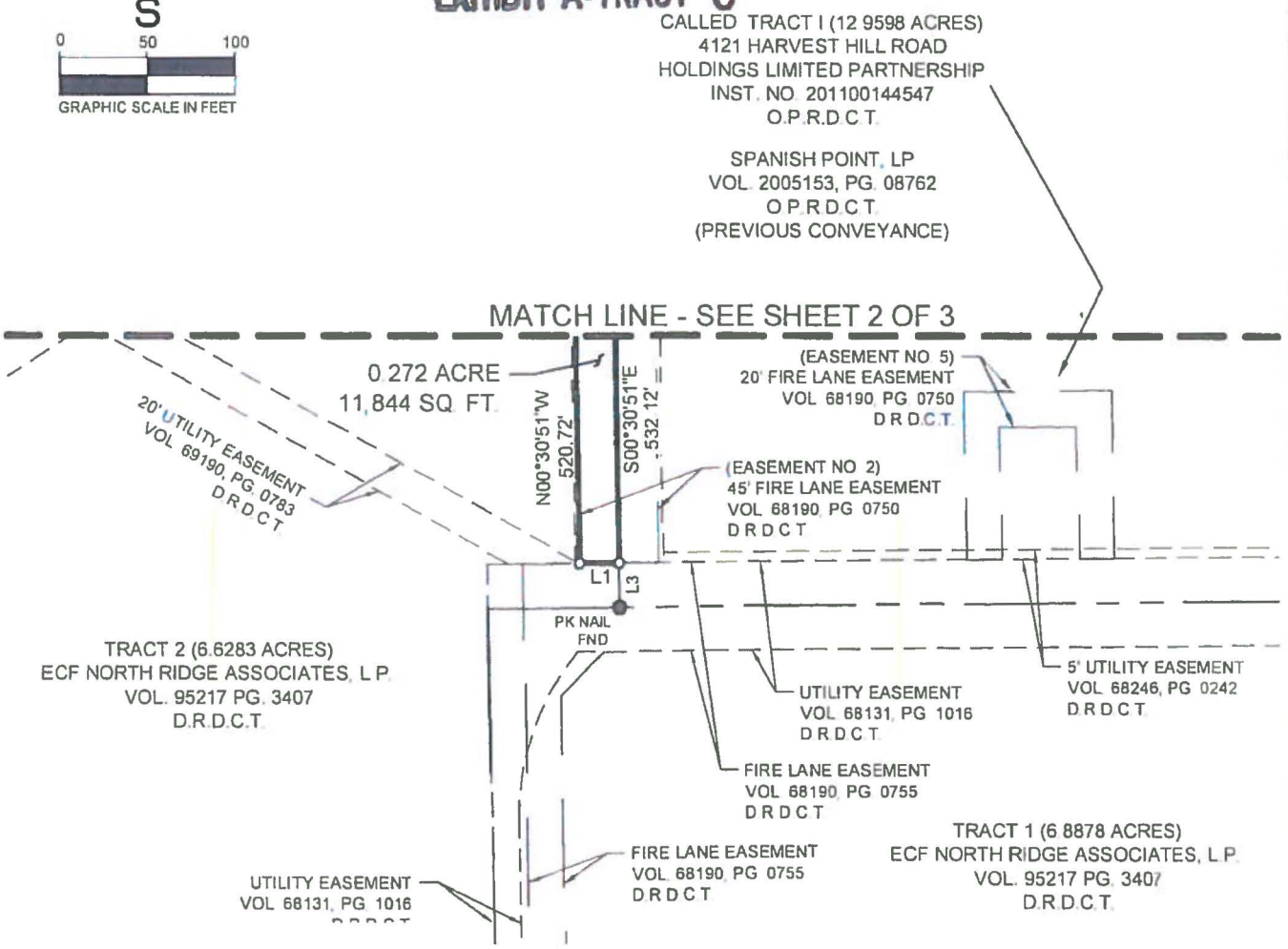
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1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 3

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 8

N
W E
S

0 50 100
GRAPHIC SCALE IN FEET



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°27'11"W	22.50'
L2	N62°35'01"E	25.23'
L3	S00°30'51"E	25.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L B J Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

IRF = IRON ROD FOUND
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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Reviewed By: OBF
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SPRG NO: 2829

STATE OF TEXAS
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MICHAEL B. MARX
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3

EXHIBIT A-TRACT 9

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.278 acre (12,101 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being the east half of a 45 Foot Wide Fire Lane Easement, created in Easement No. 2, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract I and the northeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, and in the north line of said Easement No. 2;

THENCE North 62°35'01" East, along the north lines of said Tract I and said Easement No. 2, and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), a distance of 25.23 feet to the northeast corner of said Easement No. 2, from which a 4 inch brass TXDOT right-of-way monument found for corner bears North 62°35'01" East, a distance of 66.03 feet;

THENCE, departing said north lines and said south right-of-way line, over and across said Tract I, the following courses and distances:

South 00°30'51" East, along the east line of said Easement No. 2, a distance of 543.53 feet to the southeast corner of said Easement No. 2;

South 89°27'11" West, along the south line of said Easement No. 2, a distance of 22.50 feet to a point for corner in the west line of said Tract I and the common east line of said Tract 2, from which a PK nail found for the southwest corner of said Tract I and the most easterly southeast corner of said Tract 2, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 25.00 feet;

THENCE North 00°30'51" West, along said common line, a distance of 532.12 feet to the **POINT OF BEGINNING** and containing 0.278 acre (12,101 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L.B.J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

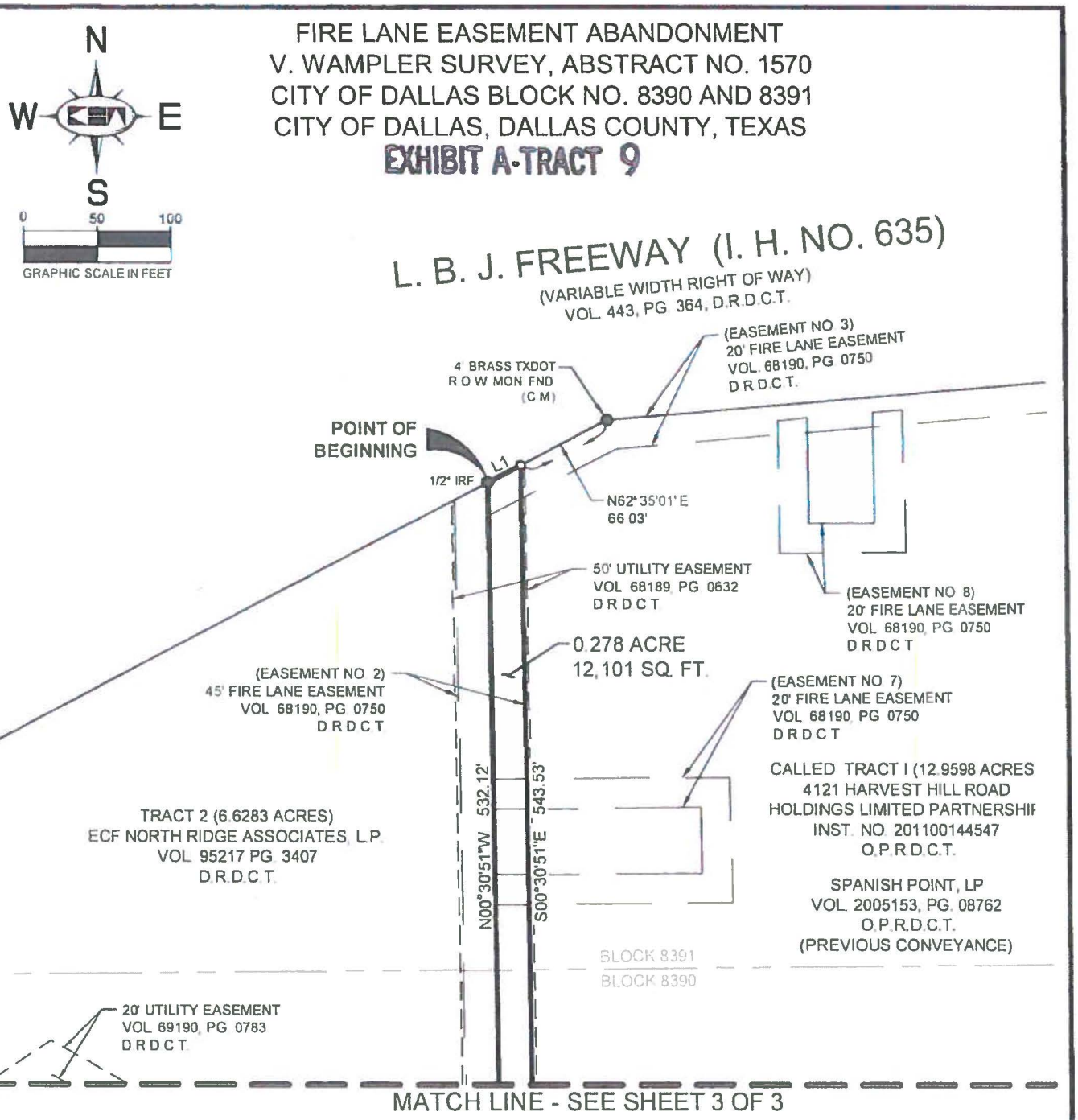
(For SPRG use only)
Reviewed By: DSF
Date: 06.24.2014
SPRG NO: 2830

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
5/14/14

Kimley-Horn and Associates, Inc.
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 3

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS
EXHIBIT A-TRACT 9



NOTE

Beanngs are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L B J Freeway. The beanngs listed are Grid values and the distances listed are surface values

LEGEND

IRF = IRON ROD FOUND
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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Reviewed By: DBF
Date: 06-24-2014
SPRG NO: 2830

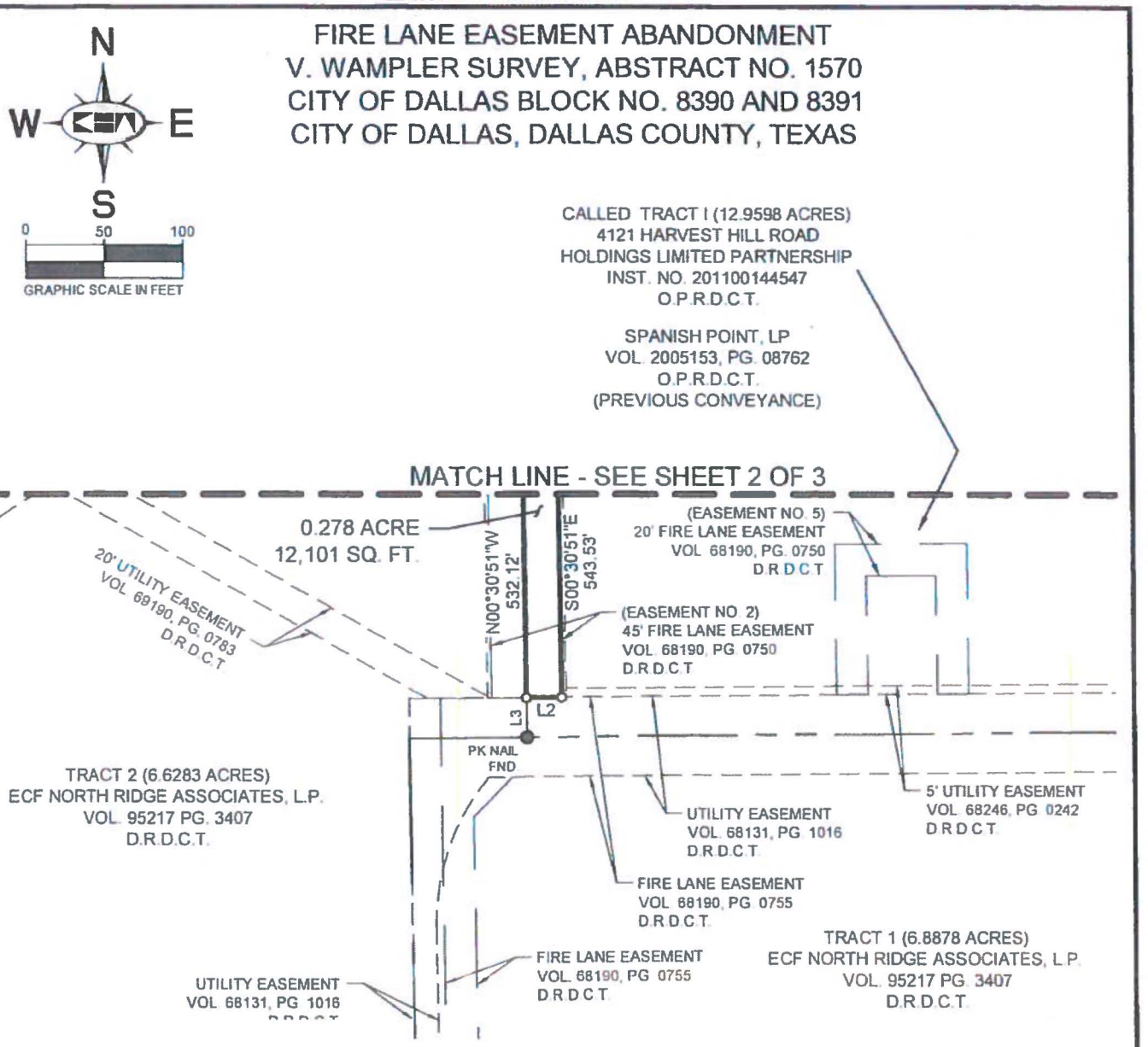
STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
5/14/14

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 3

EXHIBIT A-TRACT 4

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N62°35'01"E	25.23'
L2	S89°27'11"W	22.50'
L3	S00°30'51"E	25.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

IRF = IRON ROD FOUND
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: OBF
Date: 06.24.2014
SPRG NO: 2830

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
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LAND SURVEYOR
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3

EXHIBIT A -TRACT 10

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.107 acre (4,680 square feet) tract of land out of City of Dallas Block No. 8390, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, created in Easement No. 6, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a PK nail found for the southwest corner of said Tract I (12.9598 acres) and the most easterly southeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P. as evidenced in a General Warranty Deed, recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas;

THENCE North 89°27'11" East, along the south line of said Tract I (12.9598 acres) and the common north line of said Tract 1 (6.8878 acres), a distance of 196.99 feet to a point, from which an "X" cut in concrete found for the southeast corner of said Tract I (12.9598 acres) and the southwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the southwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, bears North 89°27'11" East, a distance of 661.34 feet,

THENCE, departing said common line, over and across said Tract I (12.9598 acres), the following courses and distances:

North 00°32'49" West, a distance of 25.00 feet to the most westerly southwest corner of said Easement No. 6, the **POINT OF BEGINNING** of the herein described tract;

North 00°32'49" West, along the west line of said Easement No. 6, a distance of 95.00 feet to the northwest corner of said Easement No. 6;

North 89°27'11" East, along the north line of said Easement No. 6, a distance of 84.00 feet to the northeast corner of said Easement No. 6;

South 00°32'49" East, along the east line of said Easement No. 6, a distance of 95.00 feet to the most easterly southeast corner of said Easement No. 6;

South 89°27'11" West, along the south line of said Easement No. 6, a distance of 20.00 feet to the most easterly southwest corner of said Easement No. 6;

North 00°32'49" West, along a west line of said Easement No. 6, a distance of 75.00 feet to an interior ell corner of said Easement No. 6;

South 89°27'11" West, along a south line of said Easement No. 6, a distance of 44.00 feet to an interior ell corner of said Easement No. 6;

South 00°32'49" East, along an east line of said Easement No. 6, a distance of 75.00 feet to the most westerly southeast corner of said Easement No. 6;

South 89°27'11" West, along the south line of said Easement No. 6, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.107 acre (4,680 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
5/14/14

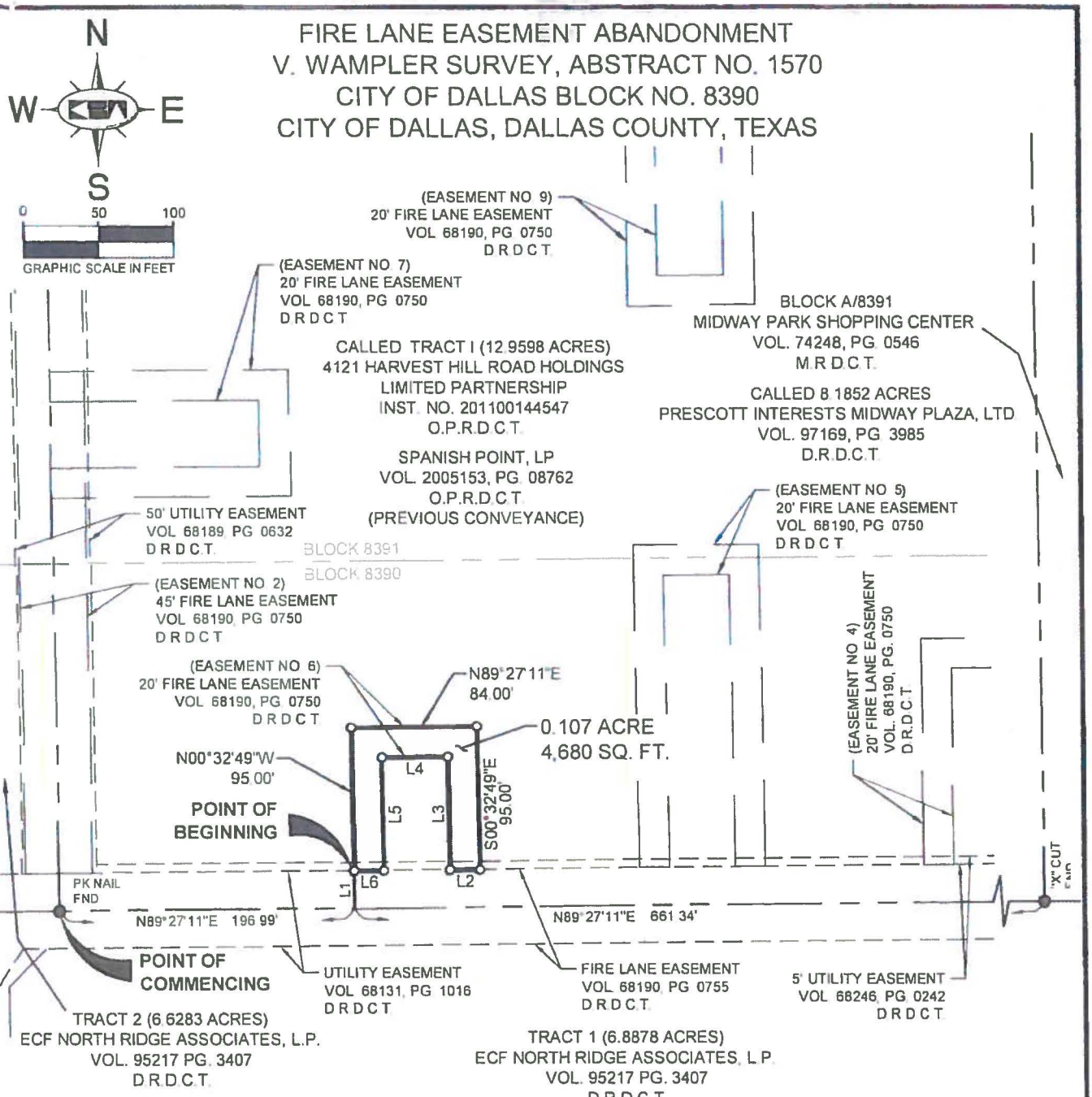
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Reviewed By: DBF
Date: 06-24-2014
SPRG NO: 2831

Kimley-Horn and Associates, Inc.
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2

EXHIBIT A -TRACT 1U

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°32'49"W	25.00'
L2	S89°27'11"W	20.00'
L3	N00°32'49"W	75.00'
L4	S89°27'11"W	44.00'

LINE TABLE		
NO.	BEARING	LENGTH
L5	S00°32'49"E	75.00'
L6	S89°27'11"W	20.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L B J Freeway The bearings listed are Grid values and the distances listed are surface values

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP
C M = CONTROLLING MONUMENT
D R D C T = DEED RECORDS OF 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

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Reviewed By: DBF
Date: 04.24.2014
SPRG NO: 2831

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

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Scale	Drawn by	Checked by	Date	Project No	Sheet No
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 2

EXHIBIT A –TRACT 11

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.217 acre (9,443 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, created in Easement No. 5, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a PK nail found for the southwest corner of said Tract I (12.9598 acres) and the most easterly southeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P. as evidenced in a General Warranty Deed, recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas;

THENCE North 89°27'11" East, along the south line of said Tract I (12.9598 acres) and the common north line of said Tract 1 (6.8878 acres), a distance of 386.99 feet to a point, from which an "X" cut in concrete found for the southeast corner of said Tract I (12.9598 acres) and the southwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the southwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, bears North 89°27'11" East, a distance of 471.34 feet;

THENCE, departing said common line, over and across said Tract I (12.9598 acres), the following courses and distances:

North 00°32'49" West, a distance of 25.00 feet to the most westerly southwest corner of said Easement No. 5, the **POINT OF BEGINNING** of the herein described tract;

North 00°32'49" West, along the west line of said Easement No. 5, a distance of 214.00 feet to the northwest corner of said Easement No. 5;

North 89°27'11" East, along the north line of said Easement No. 5, a distance of 84.17 feet to the northeast corner of said Easement No. 5;

South 00°32'49" East, along the east line of said Easement No. 5, a distance of 214.00 feet to the most easterly southeast corner of said Easement No. 5;

South 89°27'11" West, along the south line of said Easement No. 5, a distance of 20.00 feet to the most easterly southwest corner of said Easement No. 5;

North 00°32'49" West, along a west line of said Easement No. 5, a distance of 194.00 feet to an interior ell corner of said Easement No. 5;

South 89°27'11" West, along a south line of said Easement No. 5, a distance of 44.17 feet to an interior ell corner of said Easement No. 5;

South 00°32'49" East, along an east line of said Easement No. 5, a distance of 194.00 feet to the most westerly southeast corner of said Easement No. 5;

South 89°27'11" West, along the south line of said Easement No. 5, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.217 acre (9,443 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

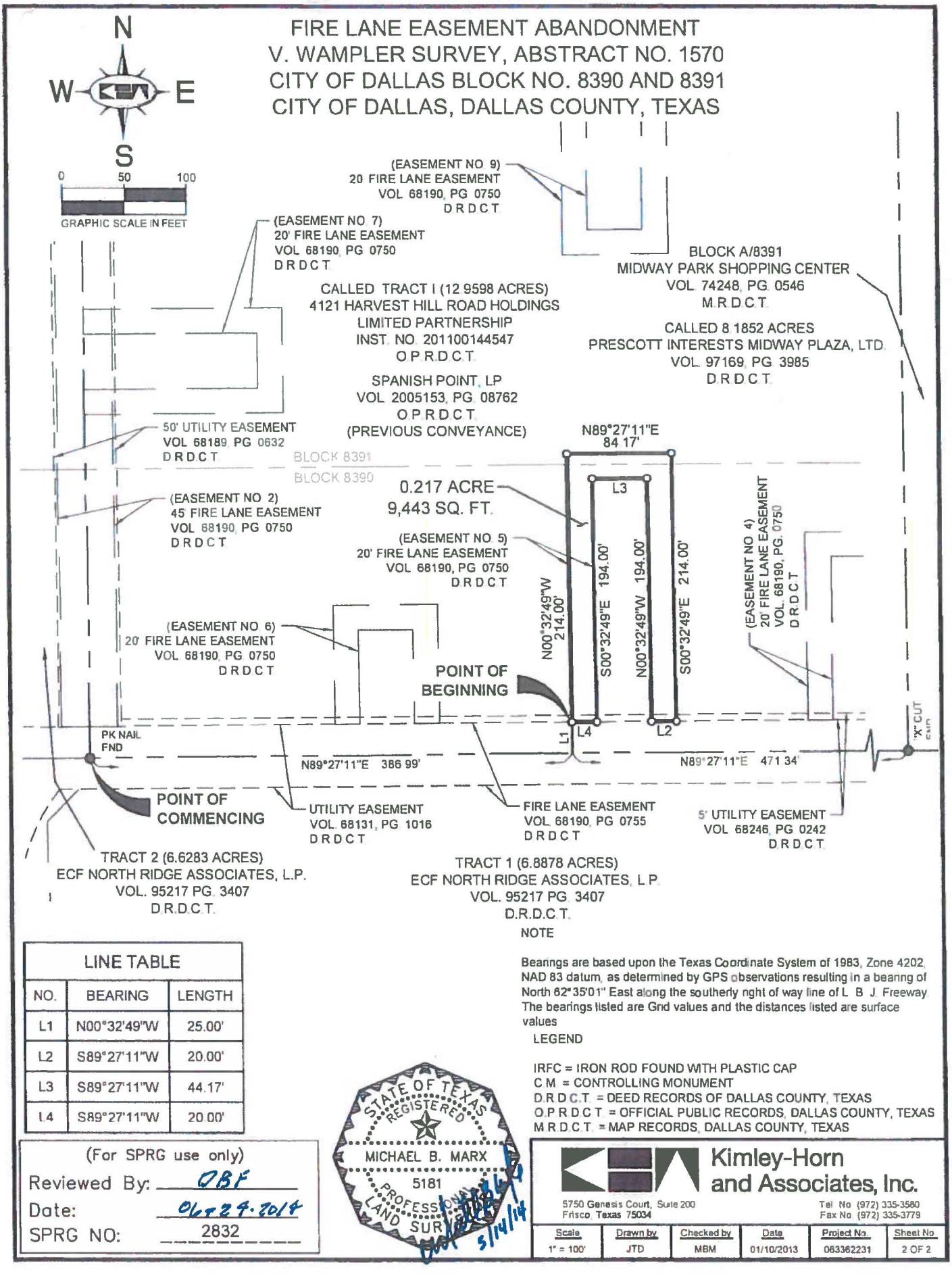
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Date: 06.24.2014
SPRG NO: 2832

STATE OF TEXAS REGISTERED
MICHAEL B. MARX
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PROFESSIONAL LAND SURVEYOR
5/14/14

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Scale	Drawn by	Checked by	Date	Project No	Sheet No
NONE	JTD	MBM	01/10/2013	063382231	1 OF 2

EXHIBIT A -TRACT 11



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°32'49"W	25.00'
L2	S89°27'11"W	20.00'
L3	S89°27'11"W	44.17'
L4	S89°27'11"W	20.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF 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

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Reviewed By: OBF
Date: 06-24-2014
SPRG NO: 2832

STATE OF TEXAS
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MICHAEL B. MARX
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5/14/14

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 2

EXHIBIT A TRACT-12

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.158 acre (6,880 square feet) tract of land out of City of Dallas Block No. 8390, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, called Easement No. 4, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an "X" cut in concrete found for the southeast corner of said Tract I (12.9598 acres) and the southwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the southwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas;

THENCE South 89°27'11" West, along the south line of said Tract I (12.9598 acres) and the common north line of said Tract 1 (6.8878 acres), a distance of 196.95 feet to a point, from which a PK nail found for the southwest corner of said Tract I (12.9598 acres) and the most easterly southeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P. as evidenced in a General Warranty Deed, recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 89°27'11" West, a distance of 661.38 feet;

THENCE departing said common line, over and across said Tract I (12.9598 acres), the following courses and distances:

North 00°32'49" West, a distance of 25.00 feet to the most easterly southeast corner of said Easement No. 4, the **POINT OF BEGINNING** of the herein described tract;

South 89°27'11" West, along the south line of said Easement No. 4, a distance of 20.00 feet to the most easterly southwest corner of said Easement No. 4;

North 00°32'49" West, along a west line of said Easement No. 4, a distance of 130.00 feet to an interior ell corner of said Easement No. 4;

South 89°27'11" West, along a south line of said Easement No. 4, a distance of 44.00 feet to an interior ell corner of said Easement No. 4;

South 00°32'49" East, along an east line of said Easement No. 4, a distance of 130.00 feet to the most westerly southeast corner of said Easement No. 4;

South 89°27'11" West, along the south line of said Easement No. 4, a distance of 20.00 feet to the most westerly southwest corner of said Easement No. 4;

North 00°32'49" West, along the west line of said Easement No. 4, a distance of 150.00 feet to the northwest corner of said Easement No. 4;

North 89°27'11" East, along the north line of said Easement No. 4, a distance of 84.00 feet to the northeast corner of said Easement No. 4;

South 00°32'49" East, along the east line of said Easement No. 4, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.158 acre (6,880 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L.B.J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

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

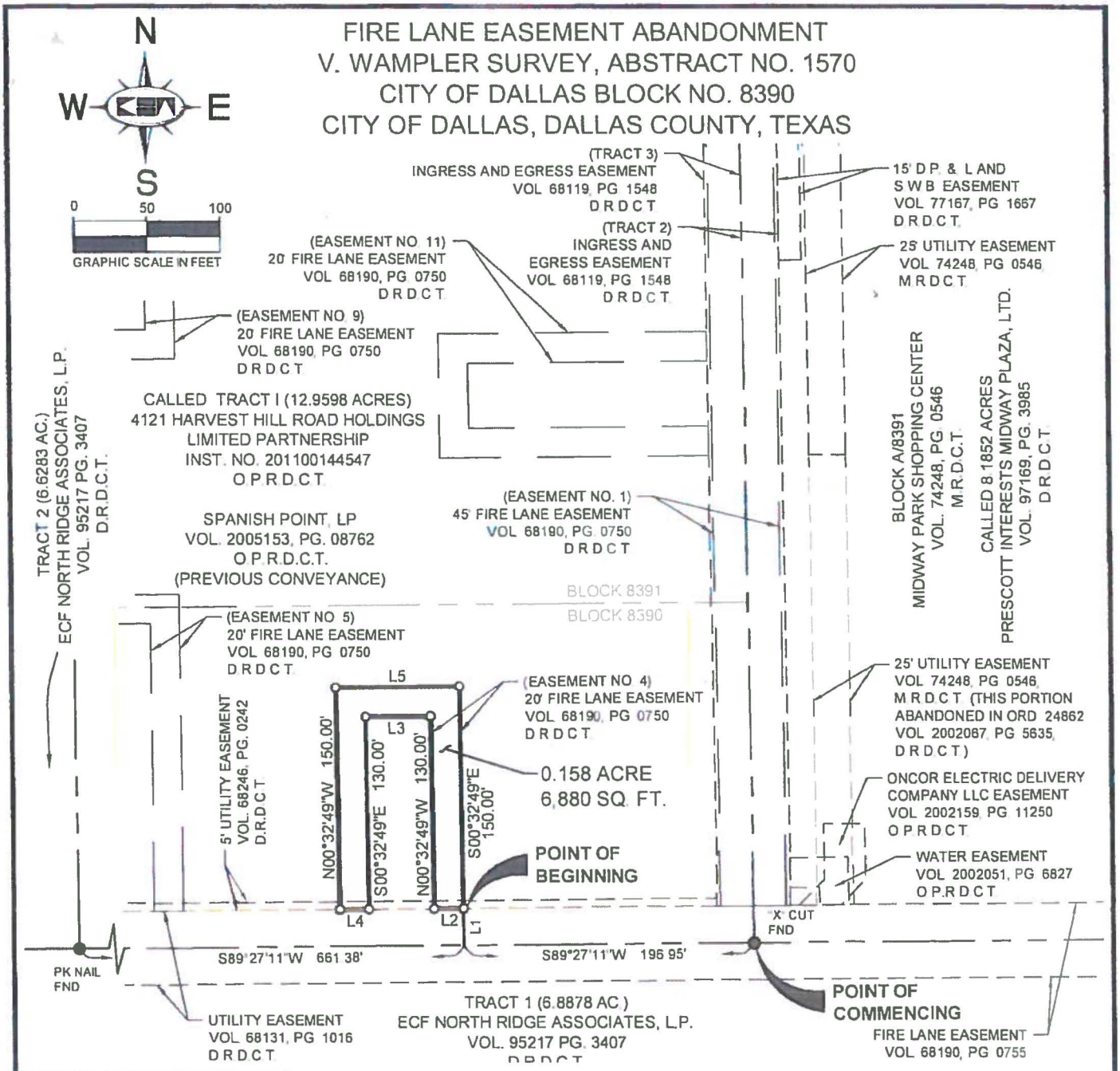
5/14/14

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Reviewed By: DBF
Date: 04-29-2014
SPRG NO: 2833

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Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2

EXHIBIT A TRACT-12



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°32'49"W	25.00'
L2	S89°27'11"W	20.00'
L3	S89°27'11"W	44.00'
L4	S89°27'11"W	20.00'
L5	S89°27'11"W	84.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L B J Freeway. The bearings listed are Grid values and the distances listed are surface values

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP
C M. = CONTROLLING MONUMENT
D R.D.C.T. = DEED RECORDS OF 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

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Reviewed By: DBF
Date: 06-24-2014
SPRG NO: 2833

STATE OF TEXAS
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 2

EXHIBIT A TRACT-13

FIRE LANE EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.188 acre (8,180 square feet) tract of land out of City of Dallas Block No. 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, created in Easement No. 11, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said Tract I and the northwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the northwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, said corner also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, from which a 4 inch brass TXDOT right-of-way monument found for corner bears South 64°34'44" West, a distance of 435.62 feet;

THENCE South 00°32'20" East, departing the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), and along the east line of said Tract I and the common west line of said 8.1852 acre tract and said Block A/8391, a distance of 397.15 feet to a point, from which an "X" cut in concrete found for the southeast corner of said Tract I and the southwest corner of said 8.1852 acre tract and said Block A/8391, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°32'20" East, a distance of 413.33 feet;

THENCE, departing said common line, over and across said Tract I, the following courses and distances:

South 89°27'40" West, a distance of 25.00 feet to the most northerly northeast corner of said Easement No. 11, the **POINT OF BEGINNING** of the herein described tract;

South 00°32'20" East, along the east line of said Easement No. 11, a distance of 20.00 feet to the most northerly southeast corner of said Easement No. 11;

South 89°27'40" West, along a south line of said Easement No. 11, a distance of 162.50 feet to an interior ell corner of said Easement No. 11;

South 00°32'20" East, along an east line of said Easement No. 11, a distance of 44.00 feet to an interior ell corner of said Easement No. 11;

North 89°27'40" East, along a north line of said Easement No. 11, a distance of 162.50 feet to the most southerly northeast corner of said Easement No. 11;

South 00°32'20" East, along the east line of said Easement No. 11, a distance of 20.00 feet to the most southerly southeast corner of said Easement No. 11;

South 89°27'40" West, along the south line of said Easement No. 11, a distance of 182.50 feet to the southwest corner of said Easement No. 11;

North 00°32'20" West, along the west line of said Easement No. 11, a distance of 84.00 feet to the northwest corner of said Easement No. 11;

North 89°27'40" East, along the north line of said Easement No. 11, a distance of 182.50 feet to the **POINT OF BEGINNING** and containing 0.188 acre (8,180 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L.B.J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

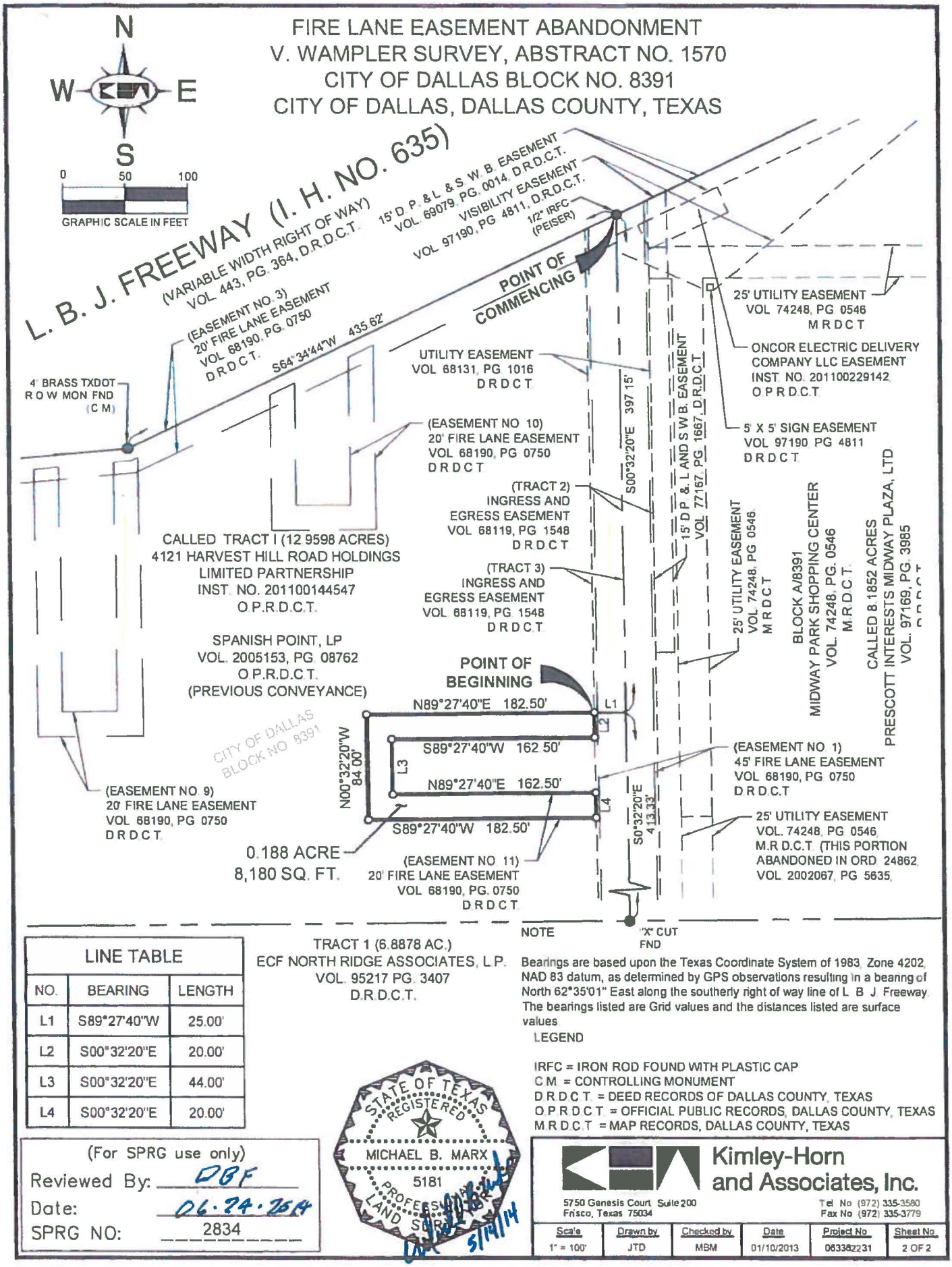
STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
5/19/14

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Date: 06-24-2014
SPRG NO: 2834

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Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2

EXHIBIT A TRACT-13



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°27'40"W	25.00'
L2	S00°32'20"E	20.00'
L3	S00°32'20"E	44.00'
L4	S00°32'20"E	20.00'

TRACT 1 (6.8878 AC.)
ECF NORTH RIDGE ASSOCIATES, L.P.
VOL. 95217 PG. 3407
D.R.D.C.T.

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF 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

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063382231	2 OF 2

EXHIBIT A TRACT-14

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK A/8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.247 acre (10,745 square feet) tract of land out of the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, being a portion of City of Dallas Block A/8391, being a portion of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, being a portion of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, and being a portion of a 25 foot wide utility easement created by said Midway Park Shopping Center, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northwest corner of said Block A/8391 of Midway Park Shopping Center, common to the northeast corner of a called Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

THENCE South 00°32'20" East along the westerly line of said Block A/8391 of Midway Park Shopping Center and along the easterly line of said Tract I, a distance of 51.36 feet;

THENCE North 89°27'40" East, departing the westerly line of said Block A/8391 of Midway Park Shopping Center, a distance of 43.00 feet to the **POINT OF BEGINNING**, at a re-entrant corner in a southerly line of said 25 foot wide utility easement;

THENCE North 89°27'40" East, severing said 25 foot wide utility easement, a distance of 25.00 feet to a point for corner at a re-entrant corner in a southerly line of said 25 foot wide utility easement;

THENCE South 00°32'20" East, along an easterly line of said 25 foot wide utility easement, a distance of 429.79 feet to a point for corner at the northeast corner of a previously abandoned portion of said 25 foot wide utility easement, according to City of Dallas Ordinance 24862, recorded in Volume 2002067, Page 5635, Deed Records of Dallas County, Texas;

THENCE South 89°27'40" West, along the northerly line of said abandonment, a distance of 25.00 feet to a point for corner in a westerly line of said 25 foot wide utility easement;

THENCE North 00°32'20" West, along a westerly line of said 25 foot wide utility easement, a distance of 429.79 feet to the **POINT OF BEGINNING** and containing 0.247 of an acre (10,745 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

STATE OF TEXAS
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MICHAEL B. MARX
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5/14/14

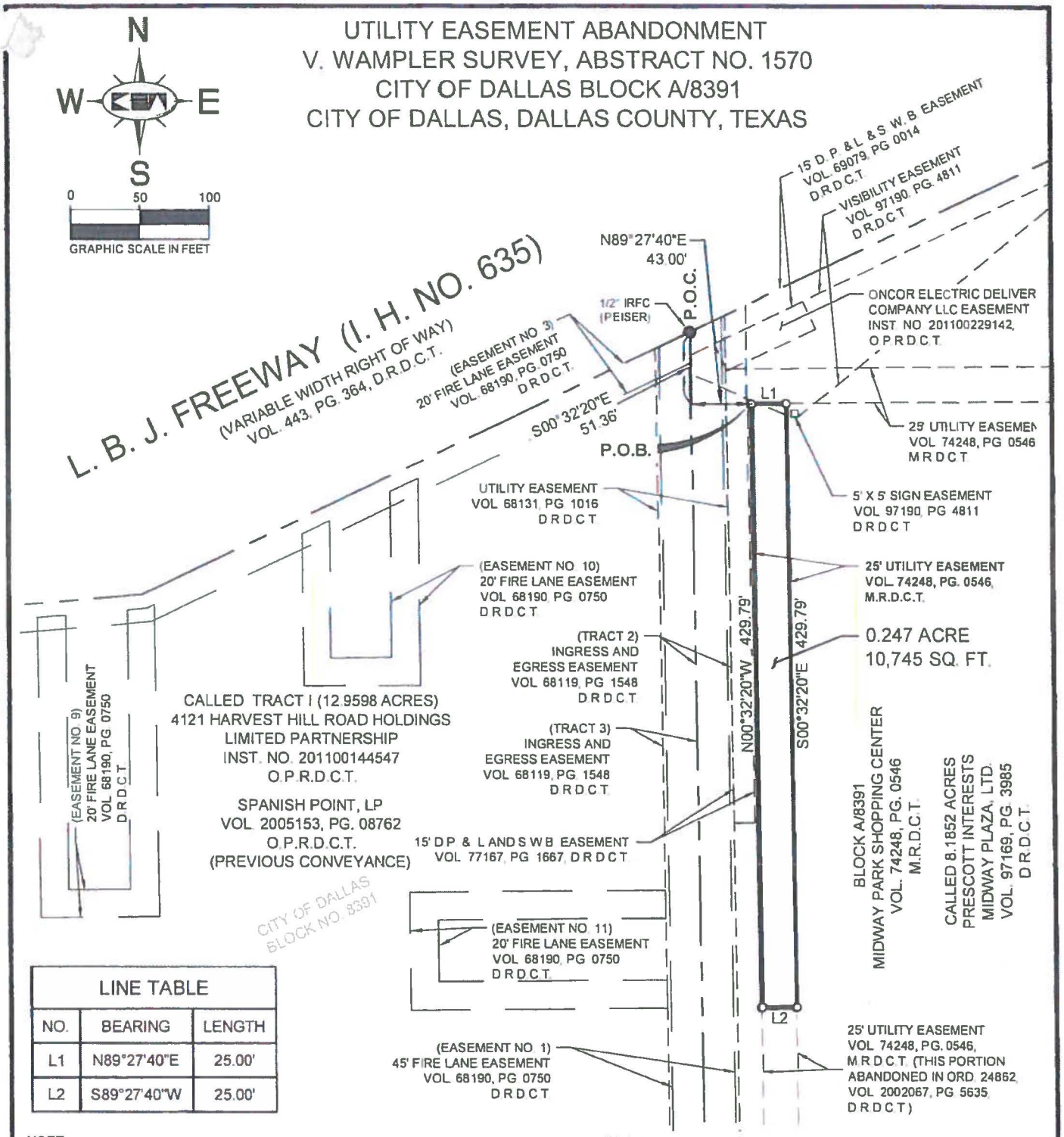
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Date: 06.24.2014
SPRG NO: 2836

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	CRN	MBM	08/27/2013	063362231	1 OF 2

EXHIBIT A TRACT-14

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK A/8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°27'40"E	25.00'
L2	S89°27'40"W	25.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L B J Freeway. The bearings listed are Grid values and the distances listed are surface values

LEGEND
P O B = POINT OF BEGINNING
P O C = POINT OF COMMENCEMENT
IRFC = IRON ROD FOUND WITH PLASTIC CAP
C M. = CONTROLLING MONUMENT
D R D C T. = DEED RECORDS OF 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

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1" = 100'	CRN	MBM	08/27/2013	063362231	2 OF 2

EXHIBIT A TRACT-15

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. A/8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.684 acre (29,774 square feet) tract of land out of City of Dallas Block No. A/8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being part of a Utility Easement, as created in a deed to the City of Dallas and to any and all Public Utility Companies operating within the City of Dallas, recorded in Volume 68131, Page 1016 of the Deed Records of Dallas County, Texas, said easement being a portion of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being out of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northwest corner of said 8.1852 acre tract and said Block A/8391, and the northeast corner of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, said corner being in the north line of said Utility Easement, and also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, from which a 4 inch brass TXDOT right-of-way monument found for corner bears South 64°34'44" West, a distance of 435.62 feet;

THENCE North 64°34'44" East, along the north lines of said 8.1852 acre tract, said Block A/8391, and said Utility Easement, and along said south right-of-way line, a distance of 27.56 feet to the most northerly northeast corner of said Utility Easement;

THENCE, departing said north lines and said south right-of-way line, over and across said 8.1852 acre tract and said Block A/8391, the following courses and distances:

South 00°32'20" East, along an east line of said Utility Easement, a distance of 797.07 feet to an ell corner of said Utility Easement;

North 89°27'11" East, along a north line of said Utility Easement, a distance of 374.69 feet to the most easterly northeast corner of said Utility Easement, being in the east lines of said 8.1852 acre tract and said Block A/8391 and the west right-of-way line of Midway Road, a 100 foot wide right-of-way, according to the deeds recorded in Volume 68127, Page 0595 of the Deed Records of Dallas County, Texas and in Volume 68164, Page 1837 of the Map Records of Dallas County, Texas, and as evidenced by occupation;

THENCE South 00°35'26" East, along the east lines of said 8.1852 acre tract, said Block A/8391, and said Utility Easement, and along said west right-of-way line, a distance of 25.00 feet to an "X" cut in concrete found for the southeast corner of said 8.1852 acre tract and said Block A/8191, said point being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, from which the northeast corner of said Tract 1 (6.8878 acres) bears North 89°27'11" East, a distance of 20.00 feet and from this point an "X" cut in concrete found bears South 12°20' West, a distance of 0.7 feet;

THENCE South 89°27'11" West, departing said east lines and said west right-of-way line, and along the south lines of said 8.1852 acre tract and said Block A/8391 and the common north line of said Tract 1 (6.8878 acres), a distance of 399.71 feet to an "X" cut in concrete found for the southwest corner of said 8.1852 acre tract and said Block A/8391 and the southeast corner of said Tract I (12.9598 acres);

THENCE North 00°32'20" West, departing said common line, and along the west lines of said 8.1852 acre tract and said Block A/8391 and the common east line of said Tract I (12.9598 acres) a distance of 810.47 feet to the **POINT OF BEGINNING** and containing 0.684 acre (29,774 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

(For SPRG use only)
Reviewed By: DBF
Date: 07.03.2014
SPRG NO: 2837

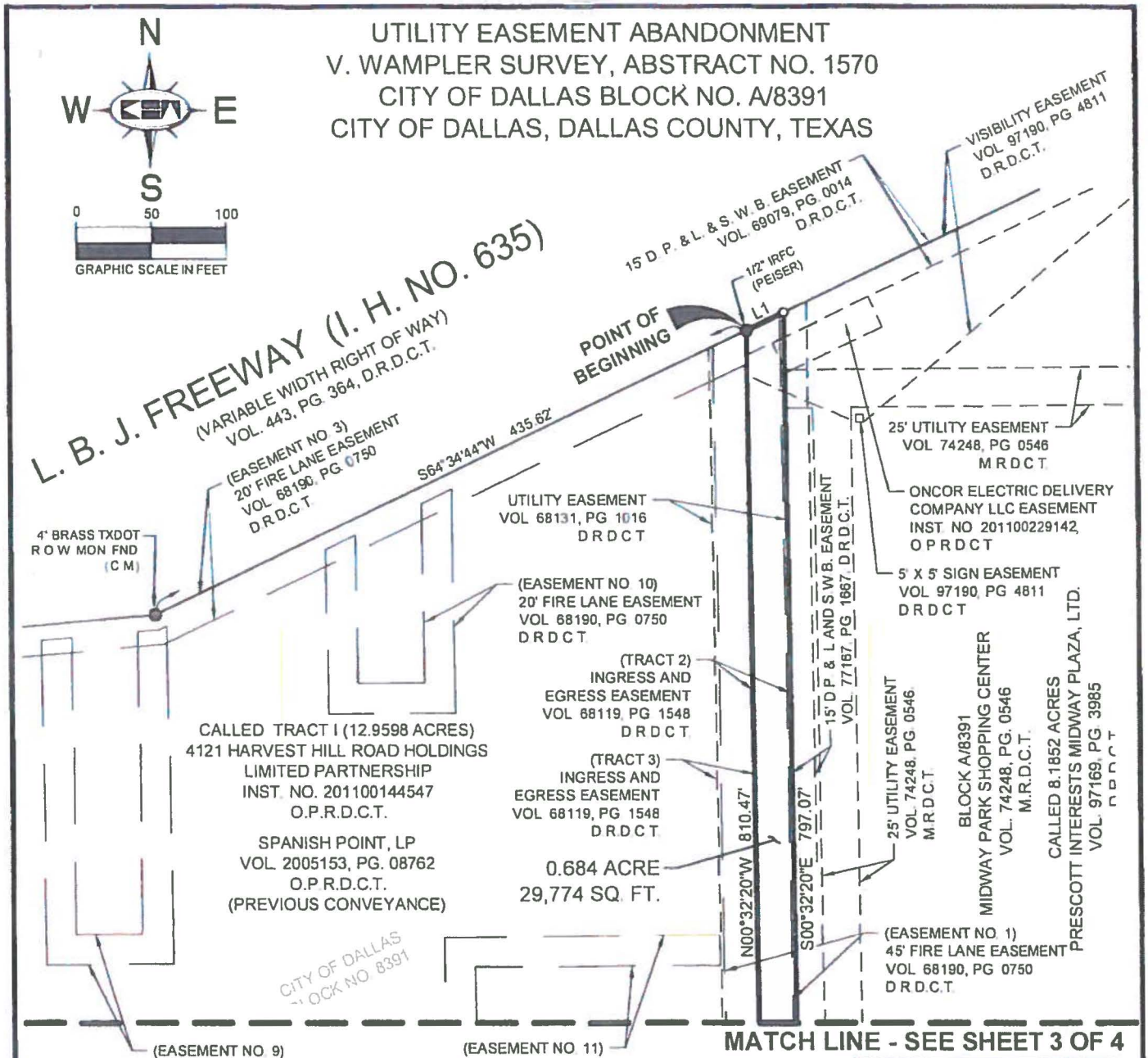


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 4

EXHIBIT A TRACT-15

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. A/8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MATCH LINE - SEE SHEET 3 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	N64°34'44"E	27.56'
L2	S00°35'26"E	25.00'
L3	N89°27'11"E	20.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

LEGEND

IRF = IRON ROD FOUND
IRFC = IRON ROD FOUND WITH PLASTIC CAP
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF 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

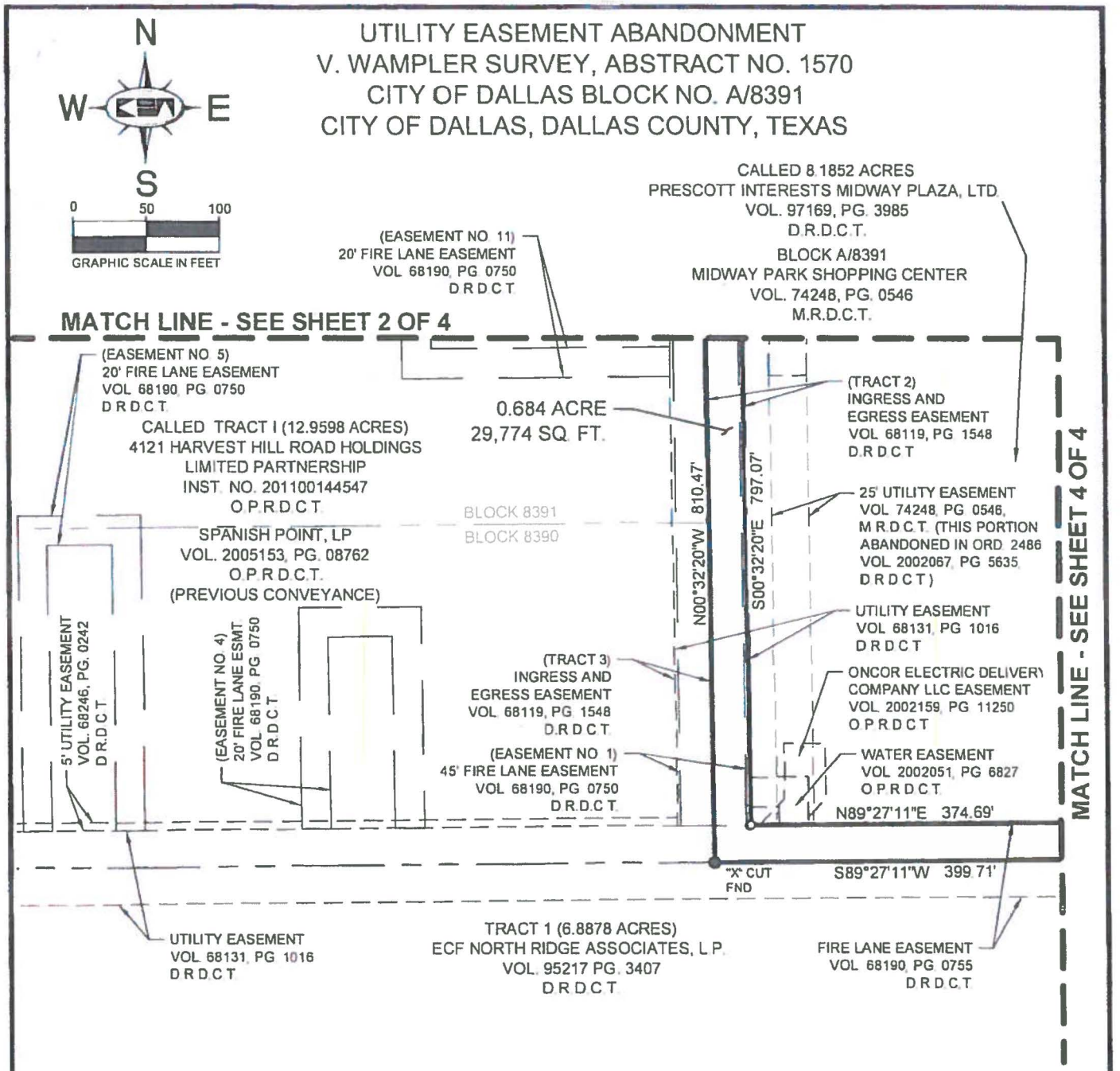
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Date: 07.03.2014
SPRG NO: 2837

STATE OF TEXAS
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LAND SURVEYOR
4/24/14

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 4

EXHIBIT A TRACT-15



NOTE

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LEGEND

IRF = IRON ROD FOUND
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C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF 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

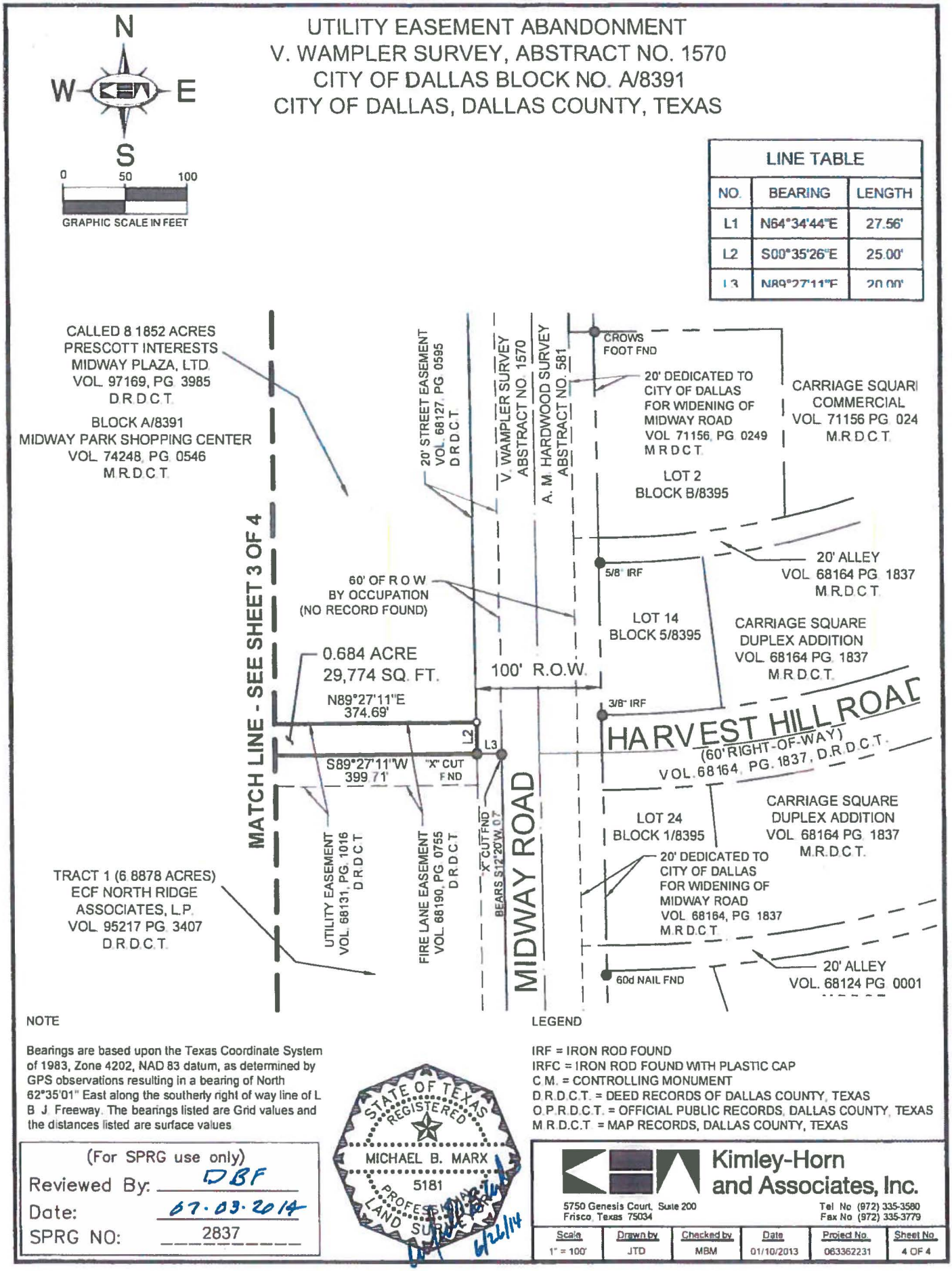
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SPRG NO: 2837

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 4

EXHIBIT A TRACT-15



NOTE

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LEGEND

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IRFC = IRON ROD FOUND WITH PLASTIC CAP
C M. = CONTROLLING MONUMENT
D R D C T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
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M R D C T = MAP RECORDS, DALLAS COUNTY, TEXAS

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Date: 07.03.2014
SPRG NO: 2837

STATE OF TEXAS
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6/26/14

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	4 OF 4

EXHIBIT A TRACT-16

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.940 acre (40,950 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being part of a Utility Easement, as created in a deed to the City of Dallas and to any and all Public Utility Companies operating within the City of Dallas, recorded in Volume 68131, Page 1016 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said Tract I and the northwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the northwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, said corner being in the north line of said Utility Easement, and also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

THENCE South 00°32'20" East, departing the north line of said Utility Easement and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), and along the east line of said Tract I and the common west line of said 8.1852 acre tract and said Block A/8391, a distance of 810.47 feet to an "X" cut in concrete found for the southeast corner of said Tract I and the southwest corner of said 8.1852 acre tract and said Block A/8391, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas;

THENCE South 89°27'11" West, along the south line of said Tract I (12.9598 acres) and the common north line of said Tract 1 (6.8878 acres), a distance of 858.32 feet to a PK nail found for the southwest corner of said Tract I (12.9598 acres) and the most easterly southeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P. as evidenced in a General Warranty Deed, recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas;

THENCE North 00°30'51" West, departing said common line, and along the west line of said Tract I (12.9598 acres) and the common east line of said Tract 2, a distance of 25.00 feet to a point for corner in a north line of said Utility Easement, from which a 1/2 inch iron rod found for the northwest corner of said Tract I (12.9598 acres) and the northeast corner of said Tract 2, in the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), bears North 00°30'51" West a distance of 532.12 feet;

THENCE, departing said common line, over and across said Tract I (12.9598 acres), the following courses and distances:

North 89°27'11" East, along a north line of said Utility Easement, a distance of 833.31 feet to an ell corner of said Utility Easement;

North 00°32'20" West, along a west line of said Utility Easement, a distance of 773.88 feet to the most northerly northwest corner of said Utility Easement, said point being in the north line of said Tract I (12.9598 acres) and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), from which a 4 inch brass TXDOT right-of-way monument found for corner bears South 64°34'44" West, a distance of 408.06 feet;

THENCE North 64°34'44" East, along the north lines of said Tract I (12.9598 acres) and said Utility Easement, and along said south right-of-way line, a distance of 27.56 feet to the **POINT OF BEGINNING** and containing 0.940 acre (40,950 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

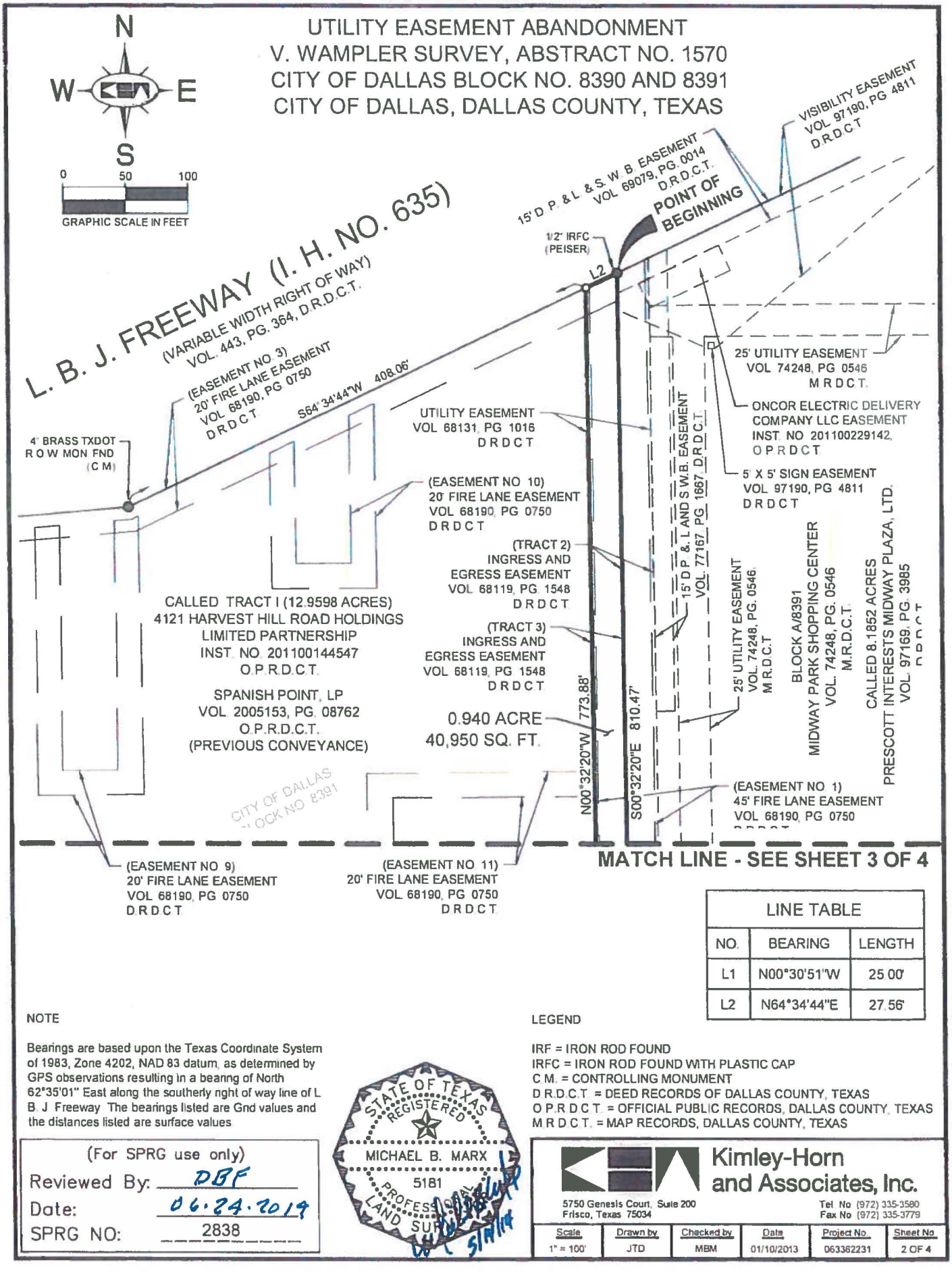


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Date: 06-24-2014
SPRG NO: 2838

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Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No	Sheet No
NONE	JTD	MBM	01/10/2013	063362231	1 OF 4

EXHIBIT A TRACT-16



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°30'51"W	25.00'
L2	N64°34'44"E	27.56'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L B J Freeway The bearings listed are Grid values and the distances listed are surface values

LEGEND

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IRFC = IRON ROD FOUND WITH PLASTIC CAP
C M. = CONTROLLING MONUMENT
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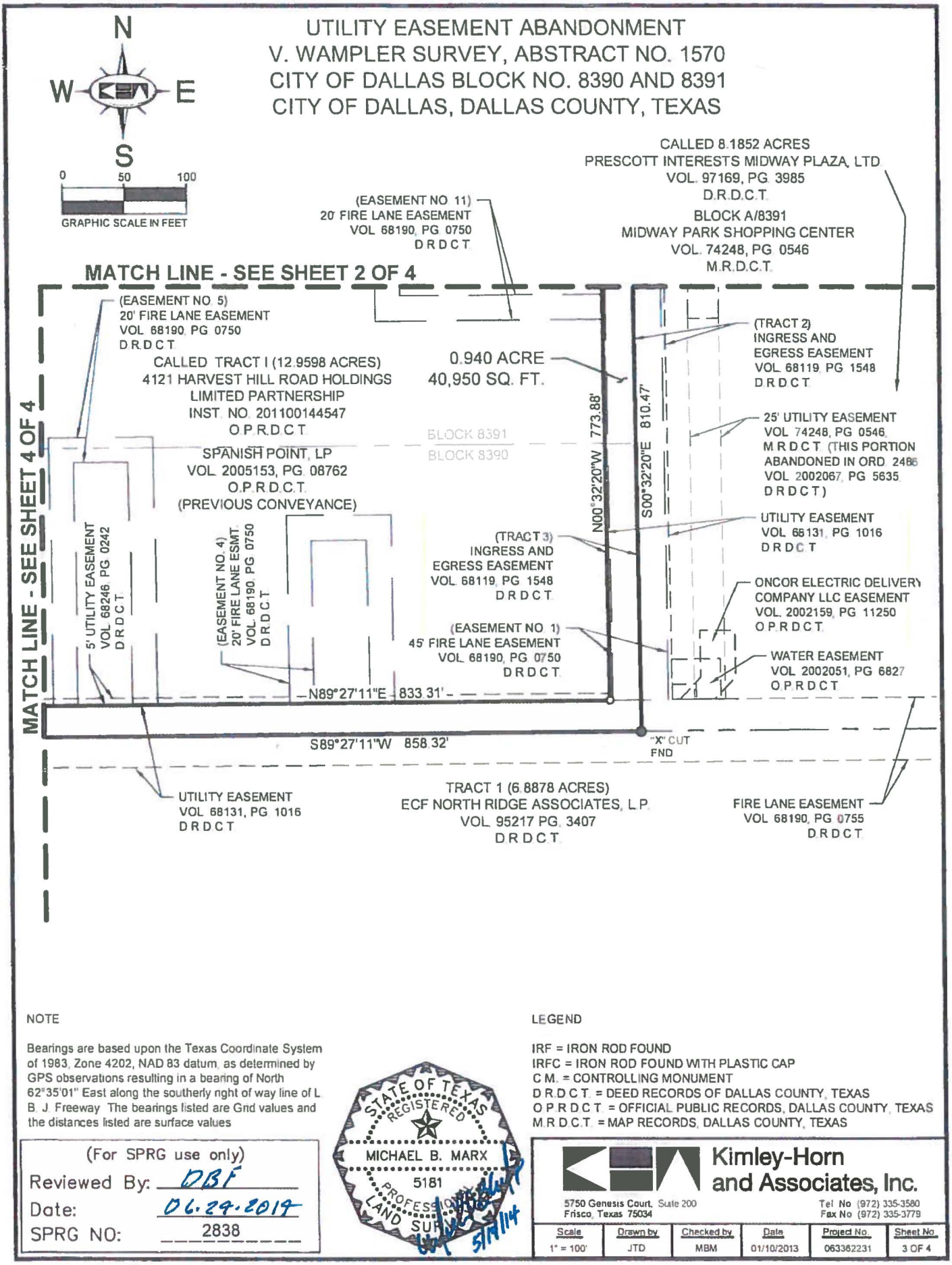
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SPRG NO: 2838

STATE OF TEXAS
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PROFESSIONAL
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 4

EXHIBIT A TRACT-16



NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

LEGEND

IRF = IRON ROD FOUND
IRFC = IRON ROD FOUND WITH PLASTIC CAP
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF 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

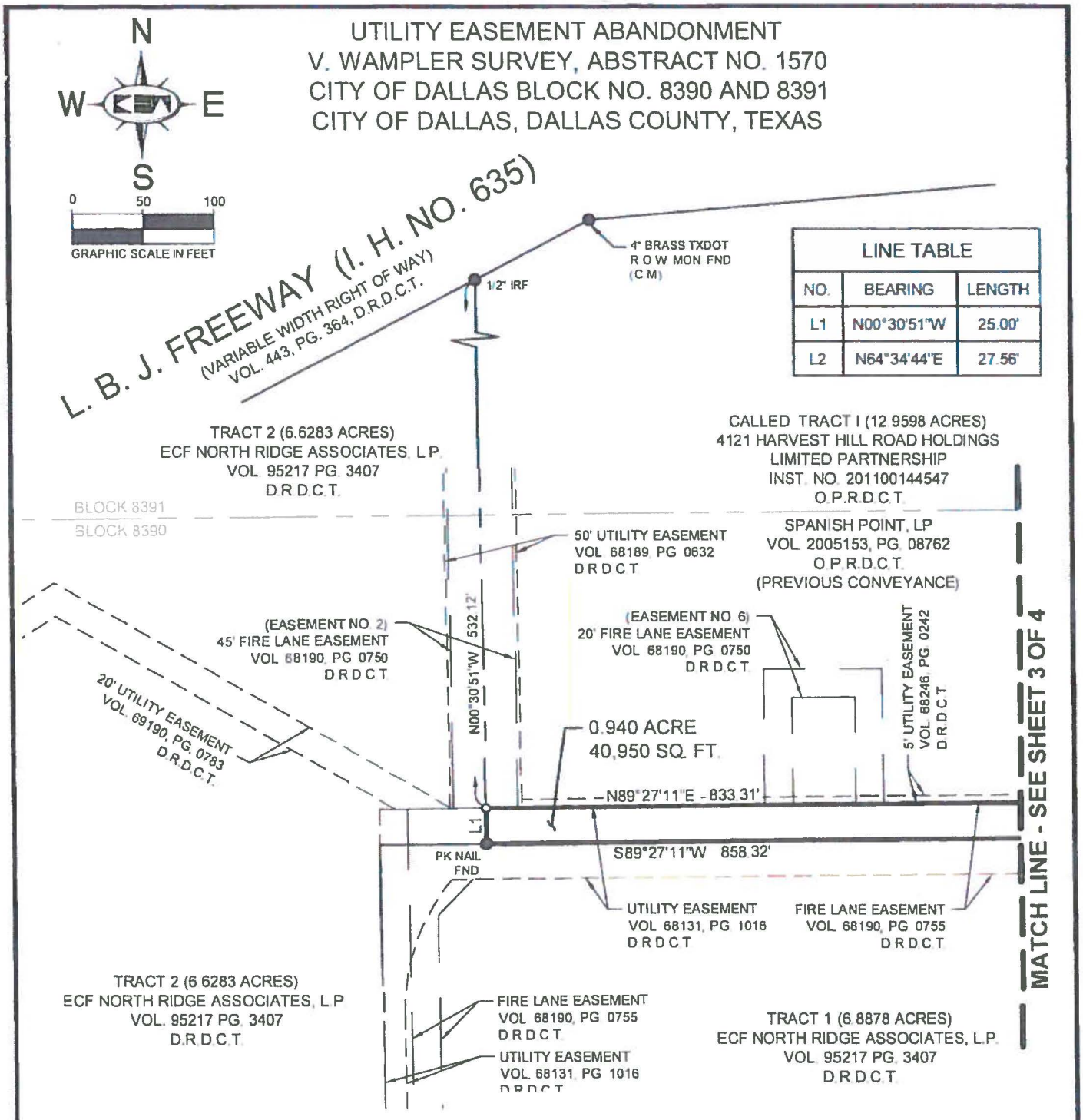
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Reviewed By: DBF
Date: 06.24.2019
SPRG NO: 2838

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
5/9/14

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 4

EXHIBIT A TRACT-16



NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	4 OF 4

EXHIBIT A TRACT-17

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.093 acre (4,042 square feet) tract of land out of City of Dallas Block No. 8390, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 5 Foot Wide Utility Easement, as created in a deed to the Public, recorded in Volume 68246, Page 0242 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Tract I (12.9598 acres) and the northeast corner of Tract 2, called 6.6283 acres, conveyed in a General Warranty Deed to ECF North Ridge Associates, L.P., recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, from which a 4 inch brass TXDOT right-of-way monument found bears North 62°35'01" East, a distance of 91.26 feet;

THENCE South 00°30'51" East, departing said south right-of-way line of L.B.J. Freeway (I.H. No. 635), and along the west line of said Tract I and the common east line of said Tract 2, a distance of 532.12 feet to a point, from which a PK nail found for the southwest corner of said Tract I (12.9598 acres) and the most easterly southeast corner of said Tract 2, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 25.00 feet;

THENCE, departing said common line, over and across said Tract I (12.9598 acres), the following courses and distances:

North 89°27'11" East, a distance of 25.00 feet to the southwest corner of said 5 Foot Wide Utility Easement, the **POINT OF BEGINNING** of the herein described tract;

North 00°30'51" West, along the west line of said 5 Foot Wide Utility Easement, a distance of 5.00 feet to the northwest corner of said 5 Foot Wide Utility Easement;

North 89°27'11" East, along the north line of said 5 Foot Wide Utility Easement, a distance of 808.31 feet to the northeast corner of said 5 Foot Wide Utility Easement;

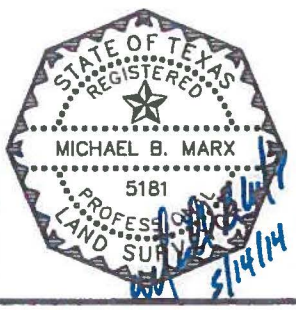
South 00°32'20" East, along the east line of said 5 Foot Wide Utility Easement, a distance of 5.00 feet to the southeast corner of said 5 Foot Wide Utility Easement, from which a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said Tract I (12.9598 acres) and the northwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the northwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, in the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), bears North 89°27'11" East, a distance of 25.00 feet and North 00°32'20" West, a distance of 785.47 feet, also from which an "X" cut in concrete found for the southeast corner of said Tract I (12.9598 acres) and the southwest corner of said 8.1852 acre tract and said Block A/8391, and being in the north line of Tract 1 (6.8878 acres), bears North 89°27'11" East, a distance of 25.00 feet and South 00°32'20" East, a distance of 25.00 feet;

South 89°27'11" West, along the south line of said 5 Foot Wide Utility Easement, a distance of 808.31 feet to the **POINT OF BEGINNING** and containing 0.093 acre (4,042 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

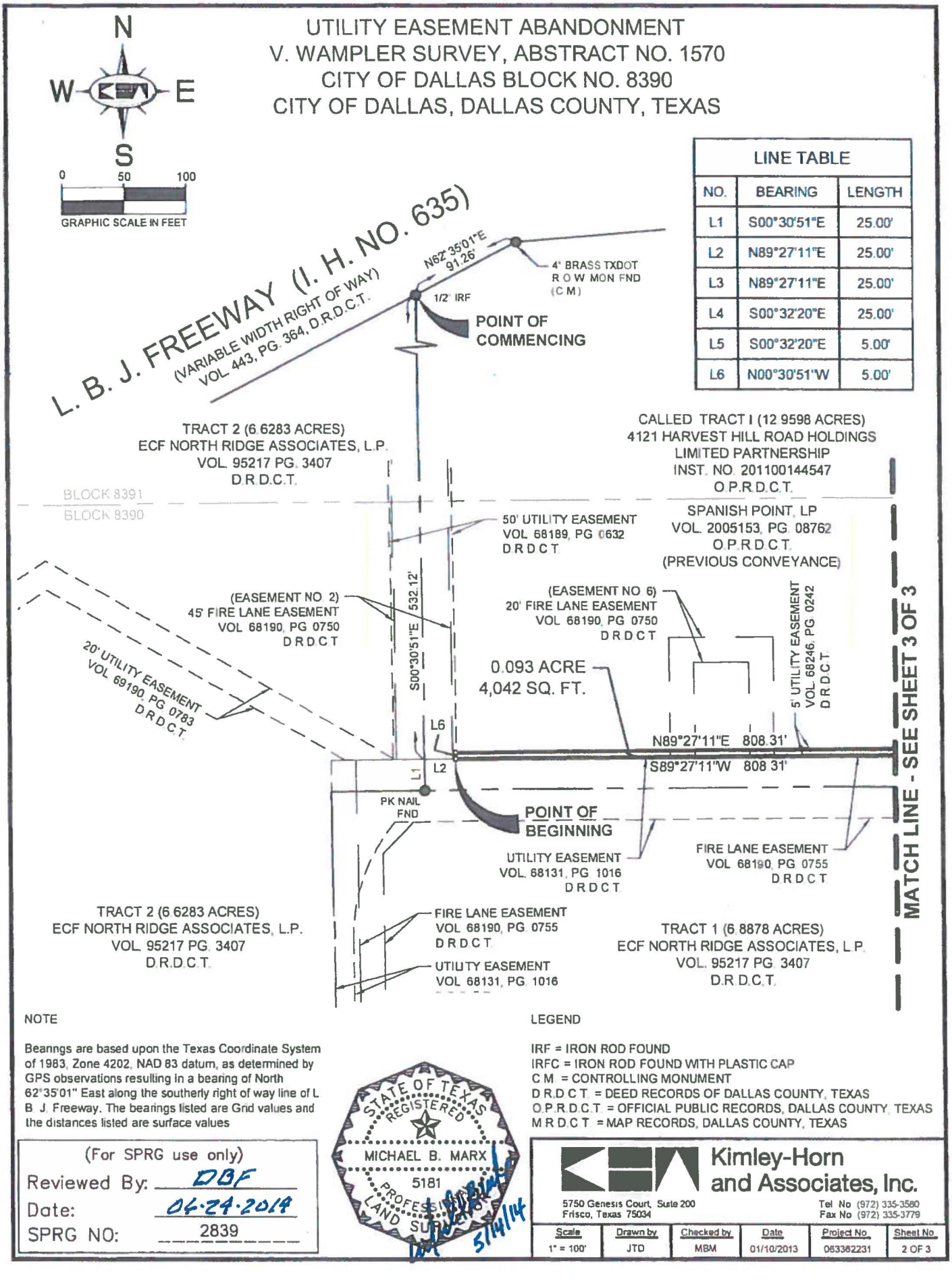
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Reviewed By: DBF
Date: 06.24.2014
SPRG NO: 2839



Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
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Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063382231	1 OF 3

EXHIBIT A TRACT-17



NOTE

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LEGEND

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IRFC = IRON ROD FOUND WITH PLASTIC CAP
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF 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

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STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
5/14/14

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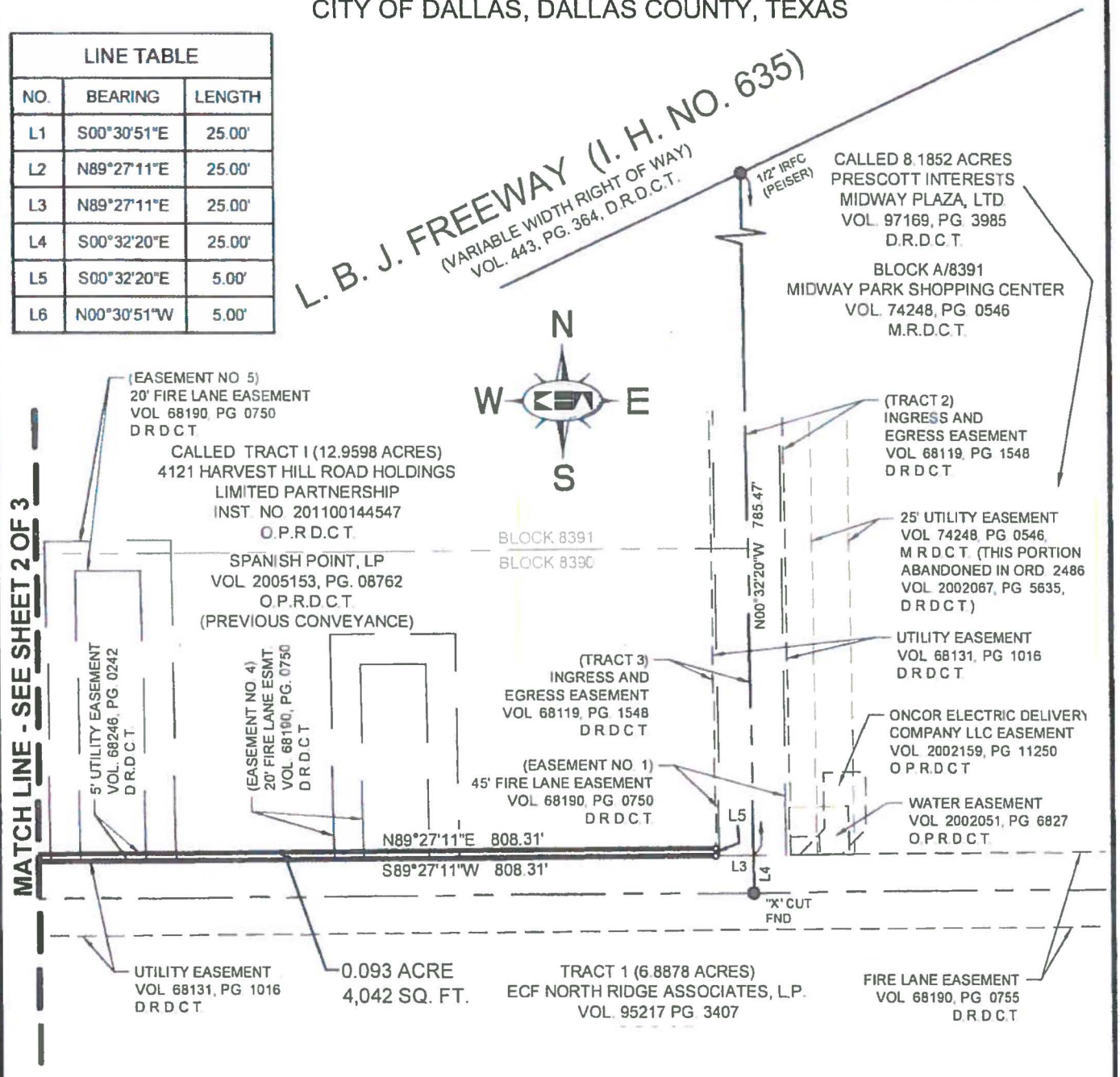
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063382231	2 OF 3

EXHIBIT A TRACT-17

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390
CITY OF DALLAS, DALLAS COUNTY, TEXAS

0 50 100
GRAPHIC SCALE IN FEET

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°30'51"E	25.00'
L2	N89°27'11"E	25.00'
L3	N89°27'11"E	25.00'
L4	S00°32'20"E	25.00'
L5	S00°32'20"E	5.00'
L6	N00°30'51"W	5.00'



NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

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C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF 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

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STATE OF TEXAS
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3

EXHIBIT A TRACT-18

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.309 acre (13,461 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being the east half of a 50 Foot Wide Utility Easement, as created in a deed to the City of Dallas and to any and all Public Utility Companies operating within the City of Dallas, recorded in Volume 68189, Page 0632 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract I and the northeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, and in the north line of said 50 Foot Wide Utility Easement;

THENCE North 62°35'01" East, along the north lines of said Tract I and said 50 Foot Wide Utility Easement, and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), a distance of 28.03 feet to the northeast corner of said 50 Foot Wide Utility Easement, from which a 4 inch brass TXDOT right-of-way monument found for corner bears North 62°35'01" East, a distance of 63.23 feet;

THENCE, departing said north lines and said south right-of-way line, over and across said Tract I, the following courses and distances:

South 00°30'51" East, along the east line of said 50 Foot Wide Utility Easement, a distance of 544.79 feet to the southeast corner of said 50 Foot Wide Utility Easement;

South 89°27'11" West, along the south line of said 50 Foot Wide Utility Easement, a distance of 25.00 feet to a point for corner in the west line of said Tract I and the common east line of said Tract 2, from which a PK nail found for the southwest corner of said Tract I and the most easterly southeast corner of said Tract 2, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 25.00 feet;

THENCE North 00°30'51" West, along said common line, a distance of 532.12 feet to the **POINT OF BEGINNING** and containing 0.309 acre (13,461 square feet), more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

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Reviewed By: DBF
Date: 06.24.2014
SPRG NO: 2840

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
5/14/14

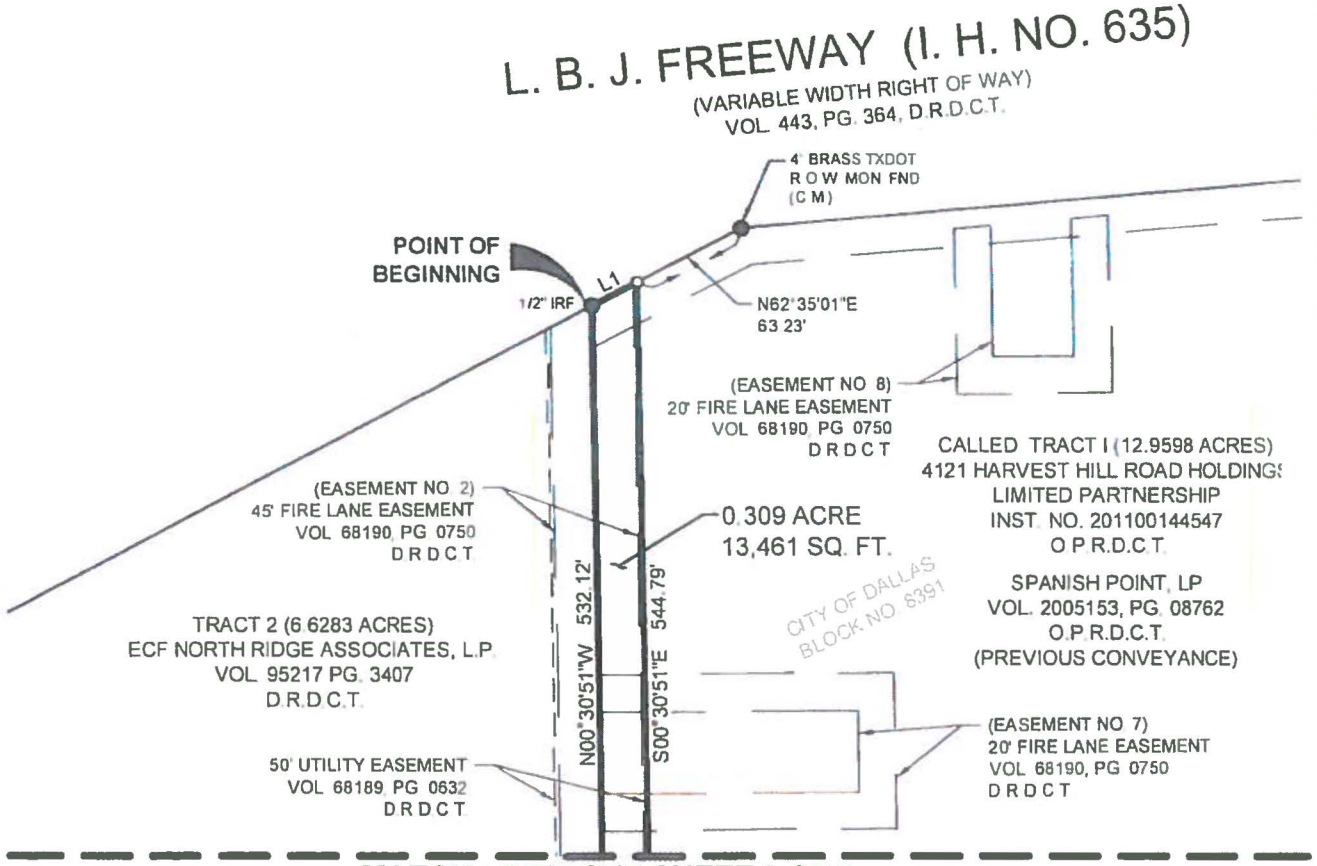
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel No (972) 335-3580
Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 3

EXHIBIT A TRACT-18

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

N
W E
S
0 50 100
GRAPHIC SCALE IN FEET



MATCH LINE - SEE SHEET 3 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	N62°35'01"E	28.03'
L2	S89°27'11"W	25.00'
L3	S00°30'51"E	25.00'

NOTE

Beanngs are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

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C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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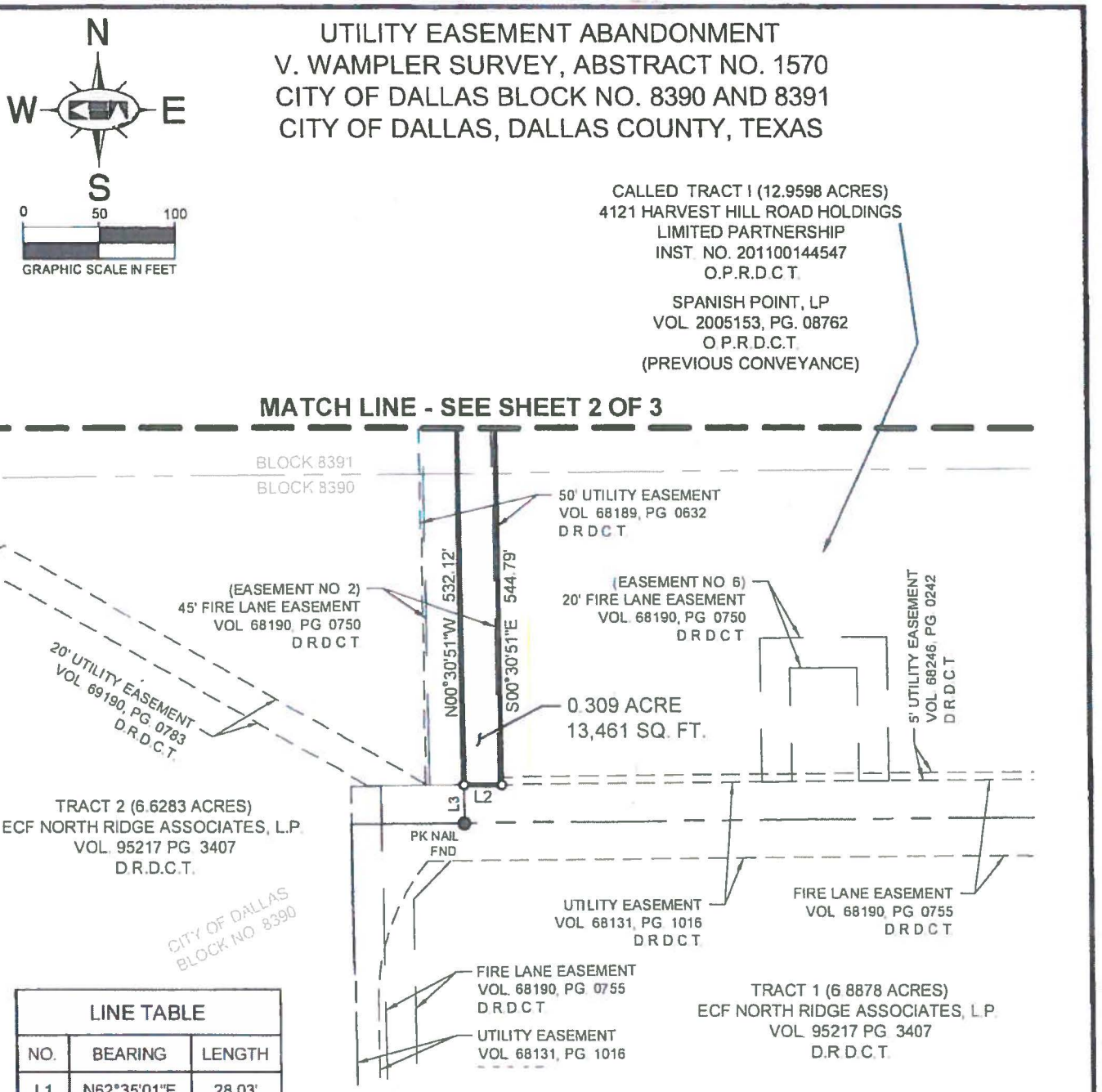
STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL LAND SURVEYOR
5/14/14

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 3

EXHIBIT A TRACT-18

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N62°35'01"E	28.03'
L2	S89°27'11"W	25.00'
L3	S00°30'51"E	25.00'

NOTE

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5/14/14

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3

EXHIBIT A TRACT-19

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.302 acre (13,145 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being the west half of a 50 Foot Wide Utility Easement, as created in a deed to the City of Dallas and to any and all Public Utility Companies operating within the City of Dallas, recorded in Volume 68189, Page 0632 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Tract 2 and the northwest corner of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, and in the north line of said 50 Foot Wide Utility Easement, from which a 4 inch brass TXDOT right-of-way monument found for corner bears North 62°35'01" East, a distance of 91.26 feet,

THENCE South 00°30'51" East, departing the north of said 50 Foot Wide Utility Easement and said south right-of-way line, and along the east line of said Tract 2 and the common west line of said Tract I, a distance of 532.12 feet to the southeast corner of said 50 Foot Wide Utility Easement, from which a PK nail found for the most easterly southeast corner of said Tract 2 and the southwest corner of said Tract I, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 25.00 feet;

THENCE, departing said common line, over and across said Tract 2, the following courses and distances:

South 89°27'11" West, along the south line of said 50 Foot Wide Utility Easement, a distance of 25.00 feet to the southwest corner of said 50 Foot Wide Utility Easement;

North 00°30'51" West, along the west line of said 50 Foot Wide Utility Easement, a distance of 519.45 feet to the northwest corner of said 50 Foot Wide Utility Easement, said point being in the north line of said Tract 2 and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635);

THENCE North 62°35'01" East, along the north lines of said Tract 2 and said 50 Foot Wide Utility Easement, and along said south right-of-way line, a distance of 28.03 feet to the **POINT OF BEGINNING** and containing 0.302 acre (13,145 square feet) of land, more or less.

NOTE

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SPRG NO: 2841

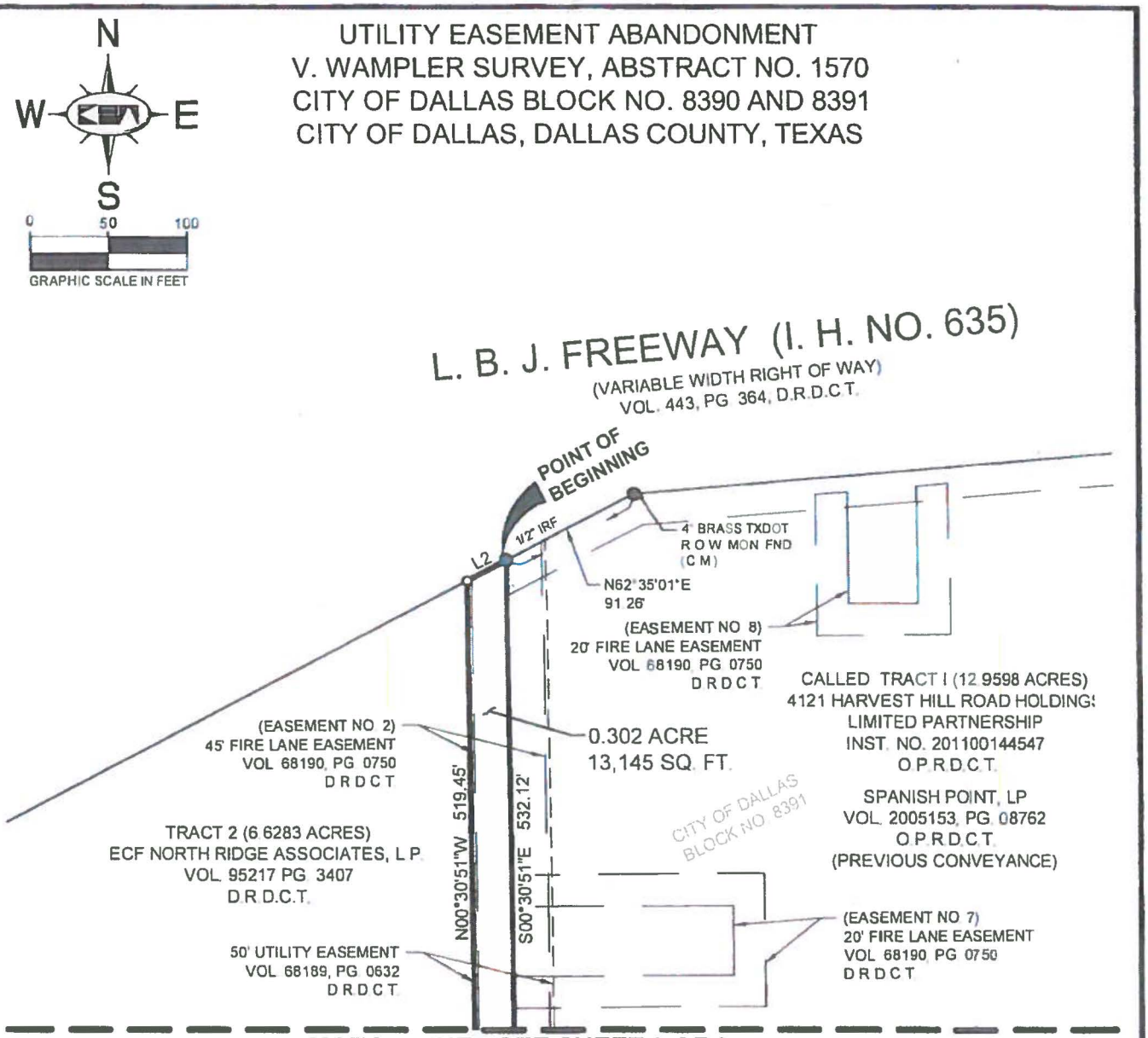


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063382231	1 OF 3

EXHIBIT A TRACT-19

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390 AND 8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MATCH LINE - SEE SHEET 3 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°27'11"W	25.00'
L2	N62°35'01"E	28.03'
L3	S00°30'51"E	25.00'

NOTE

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LEGEND

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D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
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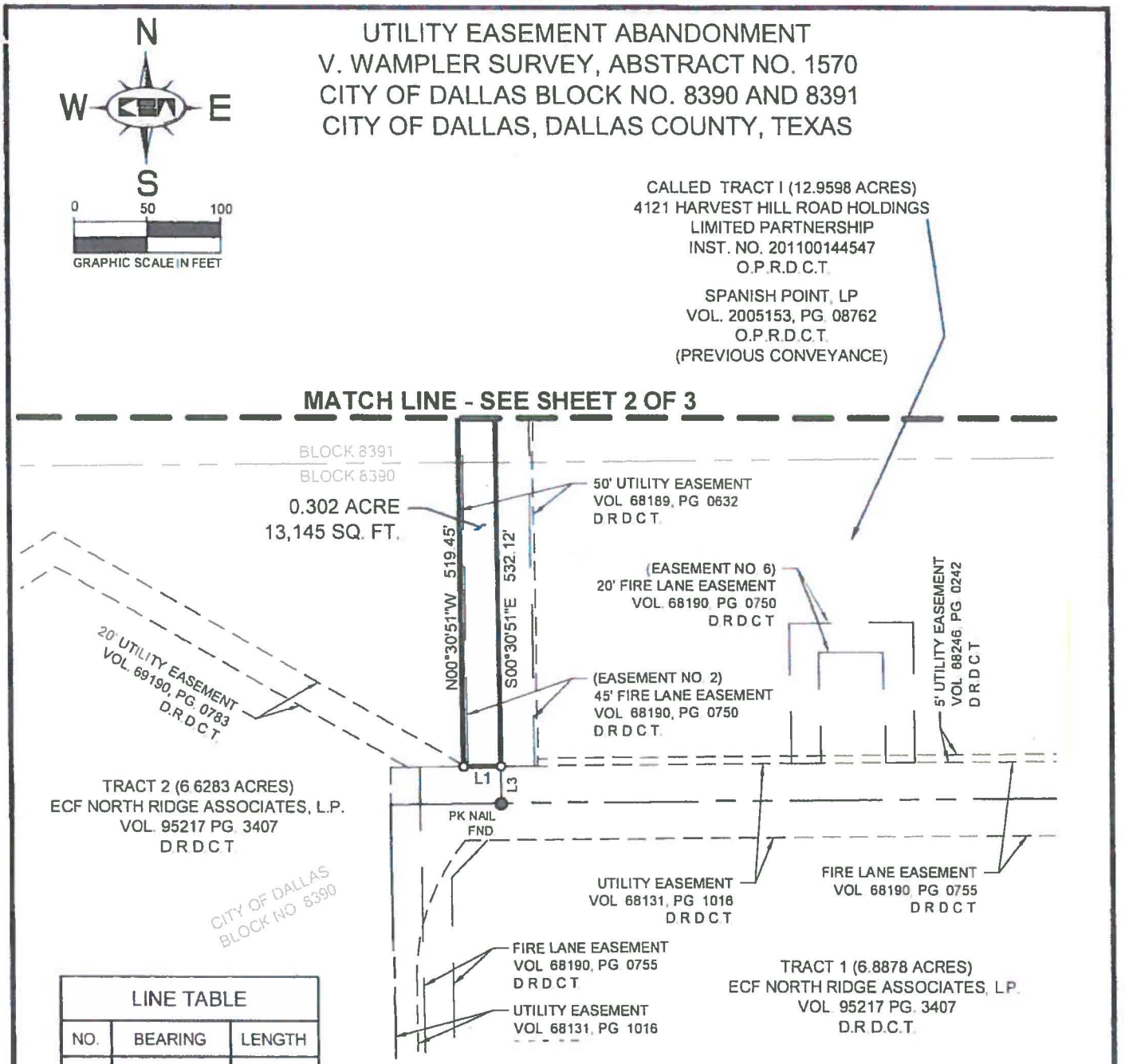
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Reviewed By: DBF
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STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
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LAND SURVEYOR
5/14/14

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EXHIBIT A TRACT-19



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°27'11"W	25.00'
L2	N62°35'01"E	28.03'
L3	S00°30'51"E	25.00'

NOTE

Beanngs are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly nght of way line of L B J Freeway The beanngs listed are Grid values and the distances listed are surface values

LEGEND

IRF = IRON ROD FOUND
C M = CONTROLLING MONUMENT
D R D C T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O P R D C T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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Reviewed By: DBF
Date: 06.24.2014
SPRG NO: 2841

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
5/14/14

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Frisco, Texas 75034
Tel No (972) 335-3580
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3

EXHIBIT A TRACT-20

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8390
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0 188 acre (8,186 square feet) tract of land out of City of Dallas Block No. 8390, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Utility Easement, as created in a deed to the City of Dallas and to any and all Public Utility Companies operating within the City of Dallas, recorded in Volume 69190, Page 0783 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of said Tract 2 and the northwest corner of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, from which a 4 inch brass TXDOT right-of-way monument found for corner bears North 62°35'01" East, a distance of 91.26 feet;

THENCE South 00°30'51" East, departing said south right-of-way line, and along the east line of said Tract 2 and the common west line of said Tract I, a distance of 532.12 feet to a point, from which a PK nail found for the most easterly southeast corner of said Tract 2 and the southwest corner of said Tract I, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 25.00 feet,

THENCE South 89°27'11" West, departing said common line, over and across said Tract 2, a distance of 25.00 feet to the southeast corner of said 20 Foot Wide Utility Easement, the **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing over and across said Tract 2, and along the south line of said 20 Foot Wide Utility Easement, the following courses and distances:

South 89°27'11" West, a distance of 38.09 feet to the most easterly southwest corner of said 20 Foot Wide Utility Easement,

North 60°33'49" West, a distance of 274.90 feet to a point for corner;

South 57°06'02" West, a distance of 81.10 feet to a point for corner;

South 89°23'11" West, a distance of 29.84 feet to the most westerly southwest corner of said 20 Foot Wide Utility Easement, said point being in the west line of said Tract 2 and the common east line of Block AB/8387 of Rosser Village Revised, an addition to the City of Dallas according to the plat recorded in Volume 81051, Page 0921 of the Map Records of Dallas County, Texas;

THENCE North 00°36'31" West, along said common line and the common west line of said 20 Foot Wide Utility Easement, a distance of 20.00 feet to the northwest corner of said 20 Foot Wide Utility Easement, from which a 4 inch brass TXDOT right-of-way monument found for the northwest corner of said Tract 2 and the northeast corner of said Block AB/8387 and said Rosser Village Revised in the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), bears North 00°36'31" West, a distance of 215.45 feet;

THENCE, departing said common line, over and across said Tract 2, and along the north line of said 20 Foot Wide Utility Easement, the following courses and distances:

North 89°23'11" E, a distance of 24.05 feet to a point for corner;

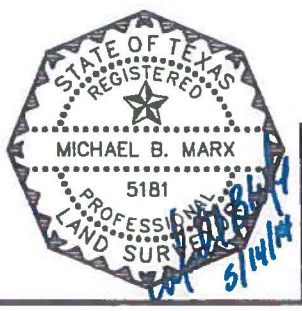
North 57°06'02" East, a distance of 87.40 feet to a point for corner;

South 60°33'49" East, a distance of 319.45 feet to the northeast corner of said 20 Foot Wide Utility Easement;

THENCE South 00°30'51" East, continuing over and across said Tract 2, and along the east line of said 20 Foot Wide Utility Easement, a distance of 1.10 feet to the **POINT OF BEGINNING** and containing 0.188 acre (8,186 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

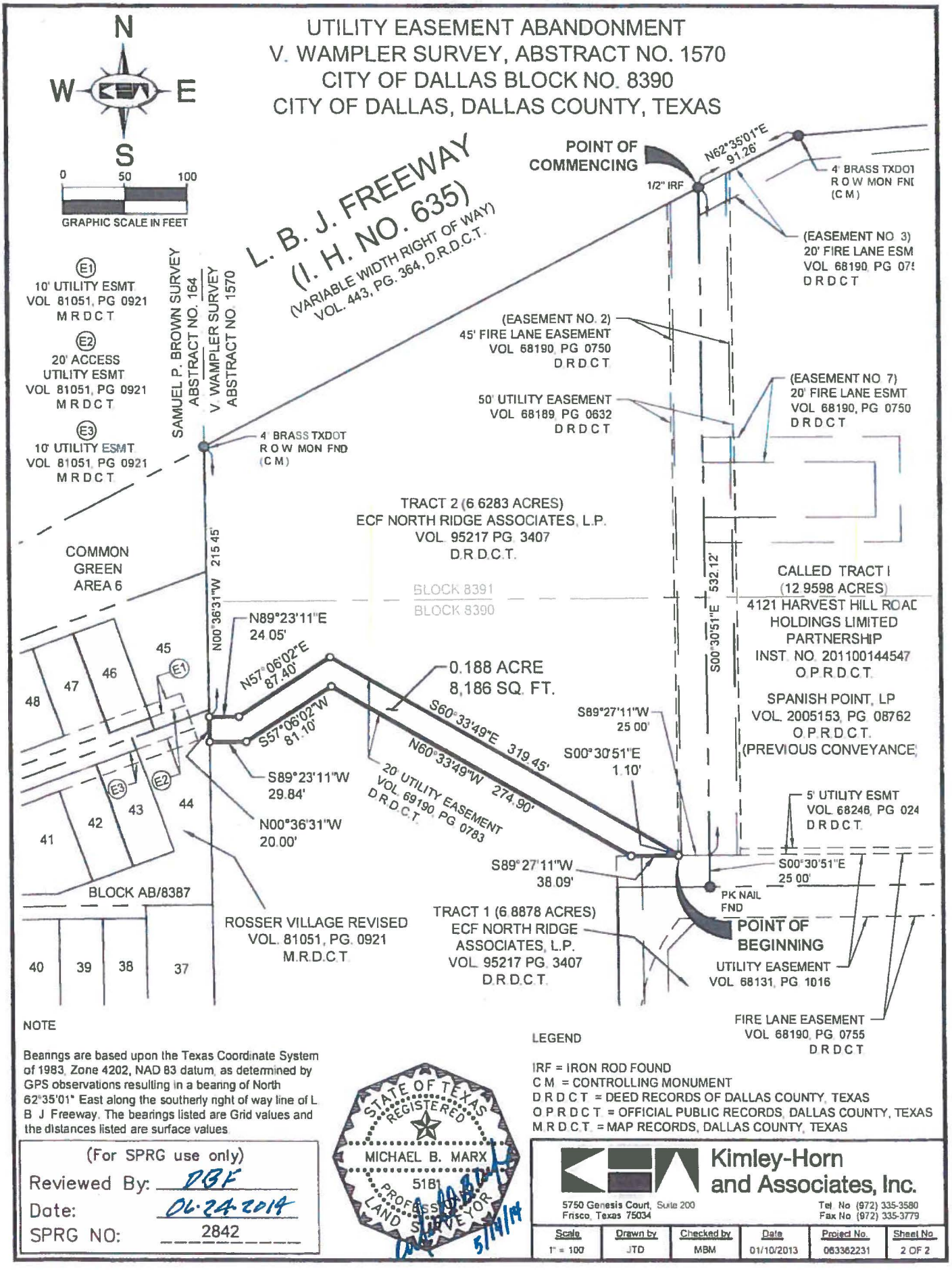


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Date: 06.24.2014
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2

EXHIBIT A TRACT-20



NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L B J Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

IRF = IRON ROD FOUND
C M = CONTROLLING MONUMENT
D R D C T = DEED RECORDS OF 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

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Reviewed By: DBF
Date: 06-24-2014
SPRG NO: 2842

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
5/14/14

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100	JTD	MBM	01/10/2013	063362231	2 OF 2

EXHIBIT A TRACT-21

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8389 AND 8390
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 1.487 acre (64,764 square feet) tract of land out of City of Dallas Block No. 8389 and 8390, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a part of a Utility Easement, as created in a deed to the City of Dallas and to any and all Public Utility Companies operating within the City of Dallas, recorded in Volume 68131, Page 1016, Deed Records of Dallas County, Texas, and being all of said easement that lies within a called 6.887 acre tract described as Tract 1 and a called 6.6283 acre tract described as Tract 2, both in the deed to ECF North Ridge Associates, LP, recorded in Volume 95217, Page 3407, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the eastern-most southeast corner of said utility easement on the southerly line of said Tract 1 and on the northerly line of Block A/8389 of Tamarack Addition, according to the plat thereof recorded in Volume 67122, Page 0027, Map Records of Dallas County, Texas, and on the westerly right-of-way line of Midway Road, according to the right-of-way dedication recorded in Volume 68127, Page 0595, Deed Records of Dallas County, Texas, from which an 'X' scribed in concrete found at the southeast corner of said Tract 1, common to the northeast corner of said Block A/8389 of Tamarack Addition, bears North 89°28'34" East a distance of 20.00 feet;

THENCE South 89°28'36" West, along the southerly line of said Tract 1, along the southerly line of said utility easement, and along the northerly line of said Block A/8389 of Tamarack Addition, a distance of 1283.55 feet to a PK nail found for corner;

THENCE South 62°34'36" West, continuing along the southerly line of said Tract 1, along the southerly line of said utility easement, and along the northerly line of said Block A/8389 of Tamarack Addition, passing the common line between said Tracts 1 and 2 at a distance of 55.36 feet, and continuing on said course and along the southerly line of said tract 2, a total distance of 418.88 feet to a 3/8 inch iron rod found for corner at the southwest corner of said Tract 2 and the southwest corner of said utility easement, and on the easterly line of Block AB/8387 of Rosser Village Revised, according to the plat thereof recorded in Volume 81051, Page 0921, Map Records of Dallas County, Texas;

THENCE North 00°36'31" West, along the westerly line of said Tract 2, along the easterly line of Block AB/8387 of Rosser Village Revised, and along a westerly line of said utility easement, a distance of 16.81 feet to a point for corner;

THENCE North 62°34'36" East, along a northerly line of said utility easement a distance 363.54 feet to a point for corner on the common line between said Tracts 1 and 2;

THENCE North 00°33'37" West, along a westerly line of said utility easement and along the common line between said Tracts 1 and 2 part of the way, a distance of 253.97 feet to a point for corner;

THENCE North 89°27'11" East, along a northerly line of said utility easement a distance of 74.79 feet to a point for corner on an easterly line of said tract 2, and on the westerly line of a called 12.9598 acre tract of land described in the deed to 4121 Harvest Hill Road Holdings Limited Partnership, recorded in Instrument No. 201100144547, Official Public Records of Dallas County, Texas;

THENCE South 00°30'51" East, along an easterly line of said Tract 2 and along the westerly line of said 12.9598 acre tract, a distance of 25.00 feet to a PK nail found for corner at the southwest corner of said 12.9598 acre tract;

(Continued on Sheet 2)

NOTE

Beanngs are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.



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Date: 07.29.2015
SPRG NO: 2843

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	CRN	MBM	08/27/2013	063362231	1 OF 5

PLOTTED BY MARX, MICHAEL 7/29/2015 6:24 AM DWG NAME K:\FRI_SURVEY\063362231-MIDWAY AND LB_J\DWG\ABANDONMENTS\063362231 WM MIDWAY UE EX08.DWG LAST SAVED 5/9/2014 9:56 AM

EXHIBIT A TRACT-21

UTILITY EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK NO. 8389 AND 8390
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(Continued from Sheet 1)

THENCE North 89°27'11" East, along the northerly line of said Tract 1 and along the southerly line of said 12.9598 acre tract, passing an 'X' scribed in concrete found for witness at the southeast corner of said 12.9598 acre tract, common to the southwest corner of Block A/8391 of Midway Park Shopping Center, according to the plat thereof recorded in Volume 74248, Page 0546, Map Records of Dallas County, Texas, and continuing on said course and along the southerly line of said Block A/8391, a total distance of 1258.04 feet to an 'X' scribed in concrete found for corner on the westerly right-of-way line of Midway Road, at the eastern-most northeast corner of said utility easement;

THENCE South 00°35'26" East, along an easterly line of said utility easement and along the westerly right-of-way line of Midway Road, a distance of 25.00 feet to a point for corner;

THENCE South 89°27'11" West, along a southerly line of said easement a distance of 1282.94 feet to a point for corner at the beginning of a non-tangential curve to the left;

THENCE along said curve to the left, having a delta angle of 40°35'12", a radius of 145.00 feet, a chord bearing of S19°43'59" West, a chord distance of 100.58 feet, and an arc length of 102.71 feet, to a point of tangency at the end of said curve;

THENCE South 00°33'37" East, a distance of 102.02 feet to a point for corner at a re-entrant corner in a northerly line of said utility easement;

THENCE North 62°34'36" East, a distance of 34.54 feet to a salient corner in a northerly line of said utility easement;

THENCE North 89°28'36" East, along a northerly line of said utility easement a distance of 1287.11 feet to a point for corner at the eastern-most northeast corner of said utility easement, on the on the westerly right-of-way line of Midway Road;

THENCE South 00°38'41" East, along an easterly line of said utility easement and along the westerly right-of-way line of Midway Road a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 1.487 acres (64,764 square feet) of land, more or less.

NOTE

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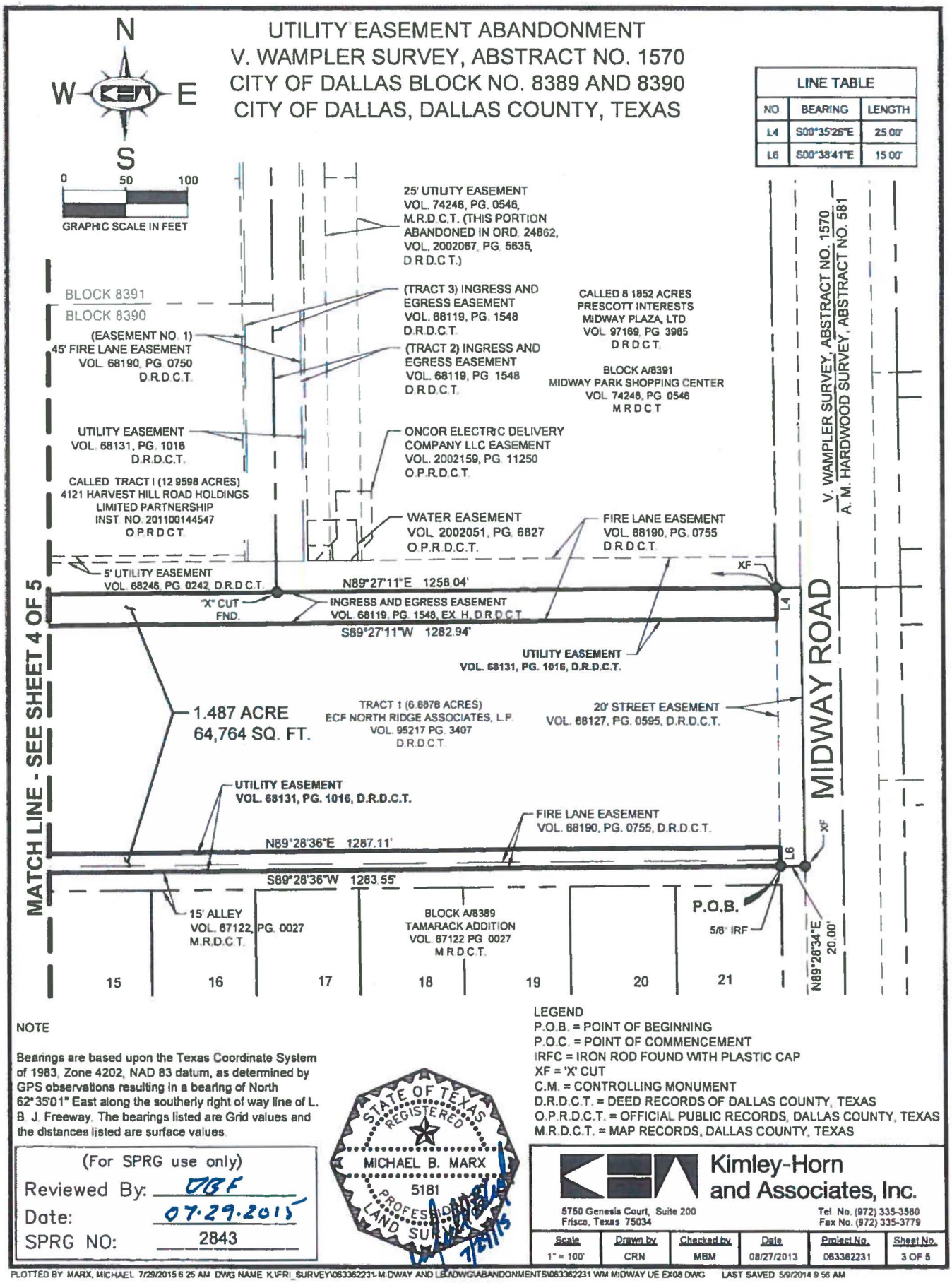
STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
7/29/15

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Date: 07-29-2015
SPRG NO: 2843

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	CRN	MBM	08/27/2013	063362231	2 OF 5

EXHIBIT A TRACT-21



NOTE

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LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
IRFC = IRON ROD FOUND WITH PLASTIC CAP
XF = 'X' CUT
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF 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

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Date: 07.29.2015
SPRG NO: 2843

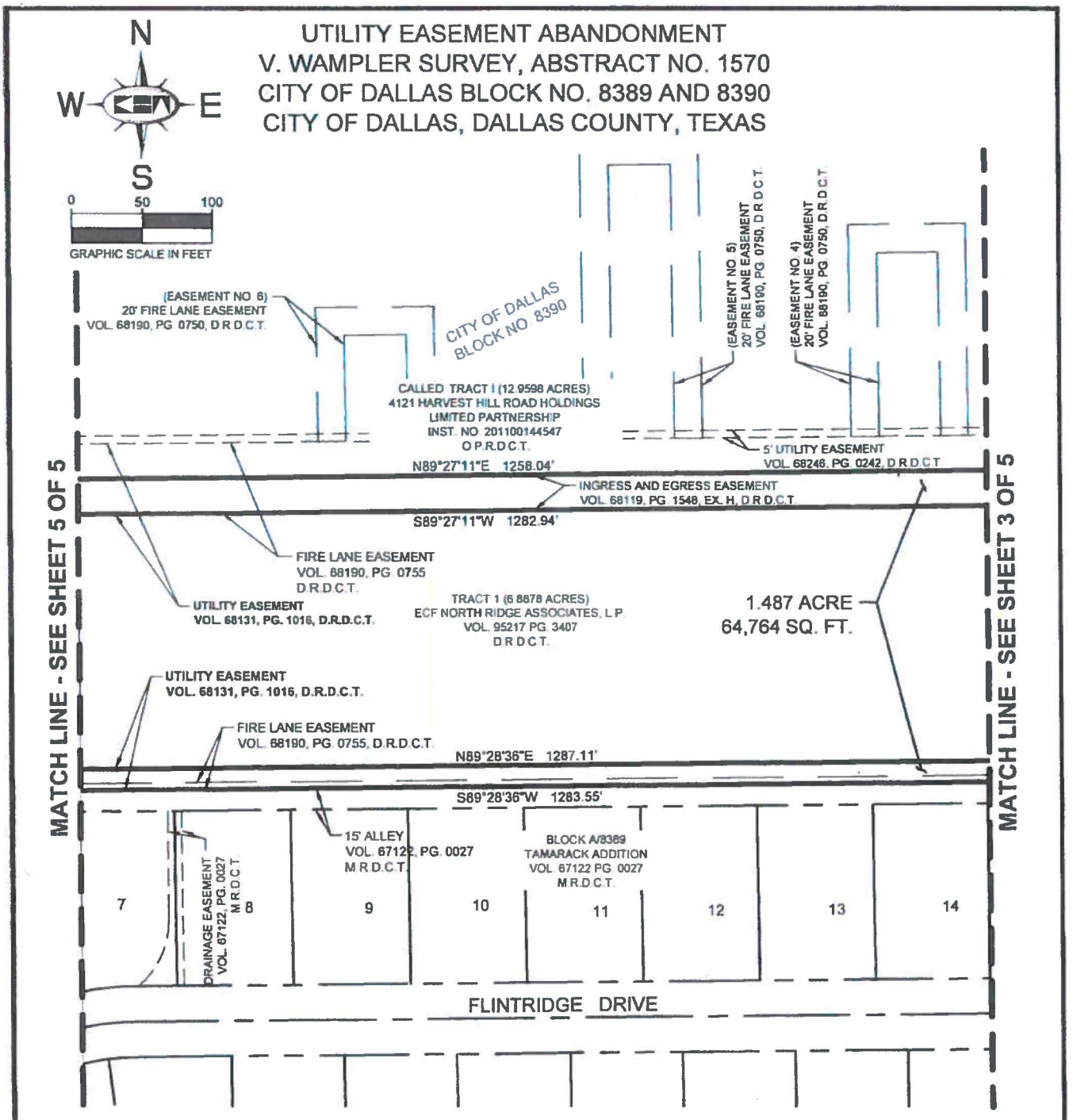
STATE OF TEXAS REGISTERED MICHAEL B. MARX 5181 PROFESSIONAL LAND SURVEYOR
7/29/15

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRN	MBM	08/27/2013	063362231	3 OF 5

PLOTTED BY: MARX, MICHAEL 7/29/2015 8:25 AM DWG NAME: K:\FRI_SURVEY\063362231-M.DWAY AND LE:\ADWG\ABANDONMENTS\063362231 WM MIDWAY UE EX08.DWG LAST SAVED: 5/9/2014 9:56 AM

EXHIBIT A TRACT-21



NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

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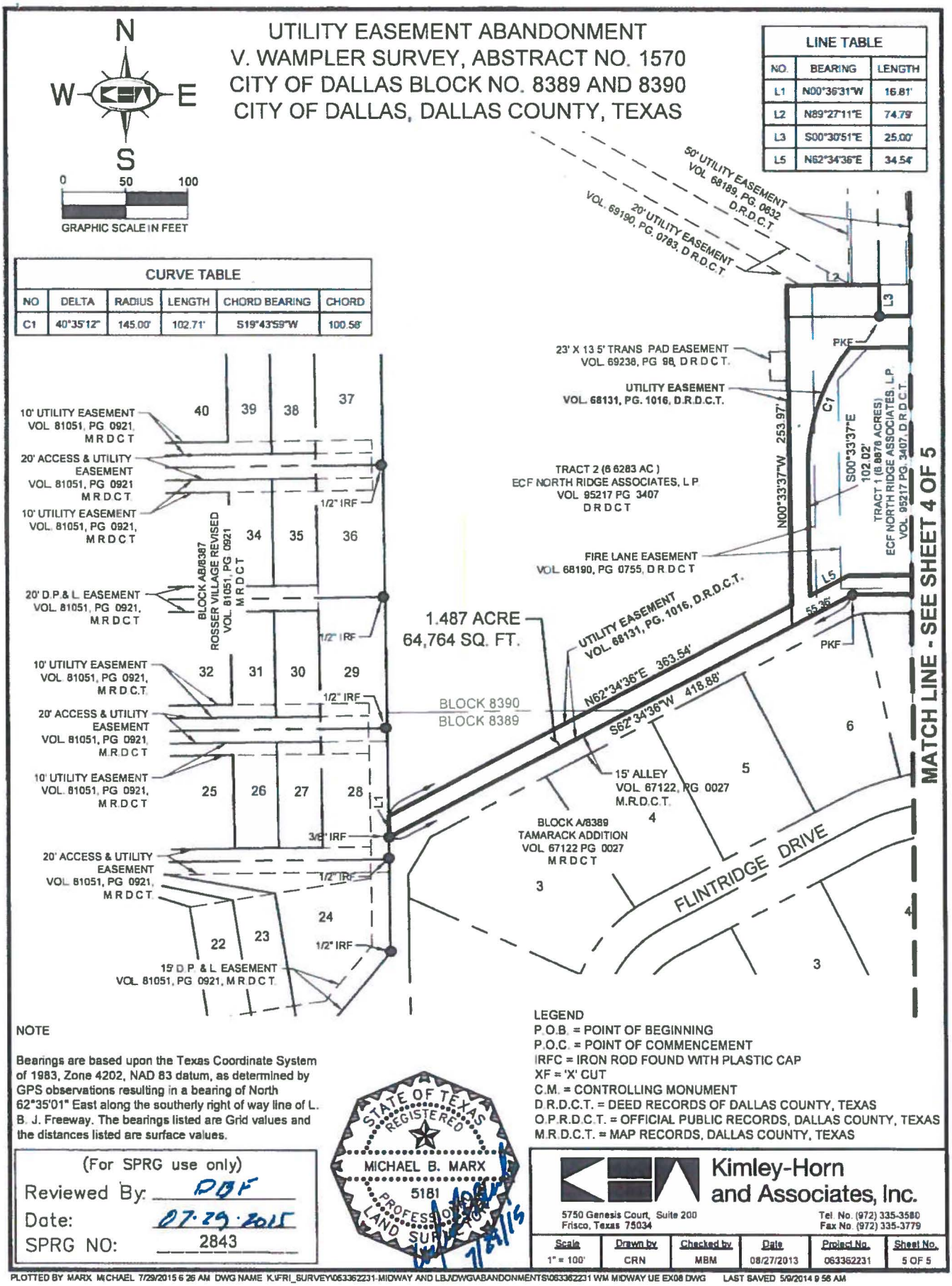
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MICHAEL B. MARX
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7/29/15

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRN	MBM	08/27/2013	063362231	4 OF 5

PLOTTED BY: MARX, MICHAEL 7/29/2015 6:26 AM DWG NAME: K:\FR_SURVEY\063362231 MIDWAY AND LBJ\DWG\ABANDONMENTS\063362231 WM MIDWAY UE EX08.DWG LAST SAVED: 5/9/2014 9:56 AM

EXHIBIT A TRACT-21



NOTE

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P.O.C. = POINT OF COMMENCEMENT
IRFC = IRON ROD FOUND WITH PLASTIC CAP
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M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

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Date: 07-29-2015
SPRG NO: 2843

STATE OF TEXAS REGISTERED MICHAEL B. MARX 5181 PROFESSIONAL LAND SURVEYOR
7/29/15

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRN	MBM	08/27/2013	063362231	5 OF 5

PLOTTED BY: MARX, MICHAEL 7/29/2015 6:26 AM DWG NAME: K:\FRI_SURVEY\063362231-MIDWAY AND LBJ\DWG\ABANDONMENTS\063362231 WM MIDWAY UE EX08.DWG LAST SAVED: 5/9/2014 9:56 AM

EXHIBIT A TRACT-22

WATER EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK A/8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.024 acre (1,033 square feet) tract of land out of the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, being a portion of City of Dallas Block A/8391, being a portion of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, being a portion of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, and being all of a water line easement created in a Water Line Easement, known as Easement No. 1, and recorded in Volume 2002051, Page 6827, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an 'X' scribed in concrete found for the southwest corner of said Block A/8391 of Midway Park Shopping Center, same being in the northerly line of a called 6.887 acre tract described as Tract 1 in the deed to ECF North Ridge Associates, LP, recorded in Volume 95217, Page 3407, Deed Records of Dallas County, Texas, at the southwest corner of said 8.1852 acre tract, common to the southeast corner of a called Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, said 'X' also being the intersection of the centerline of the 50' Ingress and Egress Easement for Harvest Hill Road (a private street) with the intersection of the 50' Ingress and Egress Easement for Cranberry Lane (a private street), both recorded in Volume 68119, Page 1548, Deed Records of Dallas County, Texas;

THENCE North 00°32'20" West, along the westerly line of said A/8391 of Midway Park Shopping Center and said 8.1852 acre tract and along the easterly line of said 12.9582 acre tract, a distance of 57.04 feet;

THENCE North 89°27'40" East, departing the westerly line of said A/8391 of Midway Park Shopping Center and said 8.1852 acre tract, a distance of 25.00 feet to the **POINT OF BEGINNING**, at the northwest corner of said water line easement,

THENCE North 89°00'33" East, along the northerly line of said water line easement a distance of 39.30 feet to a point for corner;

THENCE South 00°59'27" East, along the easterly line of said water line easement a distance of 15.91 feet to a point for corner;

THENCE South 02°22'29" East, continuing along the easterly line of said water line easement a distance of 16.44 feet to a point for corner in the north line of a utility easement recorded in Volume 68131, Page 1016, Deed Records of Dallas County, Texas;

THENCE South 89°27'39" West, along a southerly line of said water line easement and along the northerly line of said utility easement, a distance of 20.01 feet to a point for corner;

THENCE North 02°21'53" West, along a westerly line of said water line easement a distance of 12.20 feet to a point for corner;

THENCE South 89°00'33" West, along a southerly line of said water line easement a distance of 19.55 feet to a point for corner;

THENCE North 00°32'49" West, along a westerly line of said water line easement a distance of 19.99 feet to the **POINT OF BEGINNING** and containing 0.024 of an acre (1,033 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

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

5/14/14

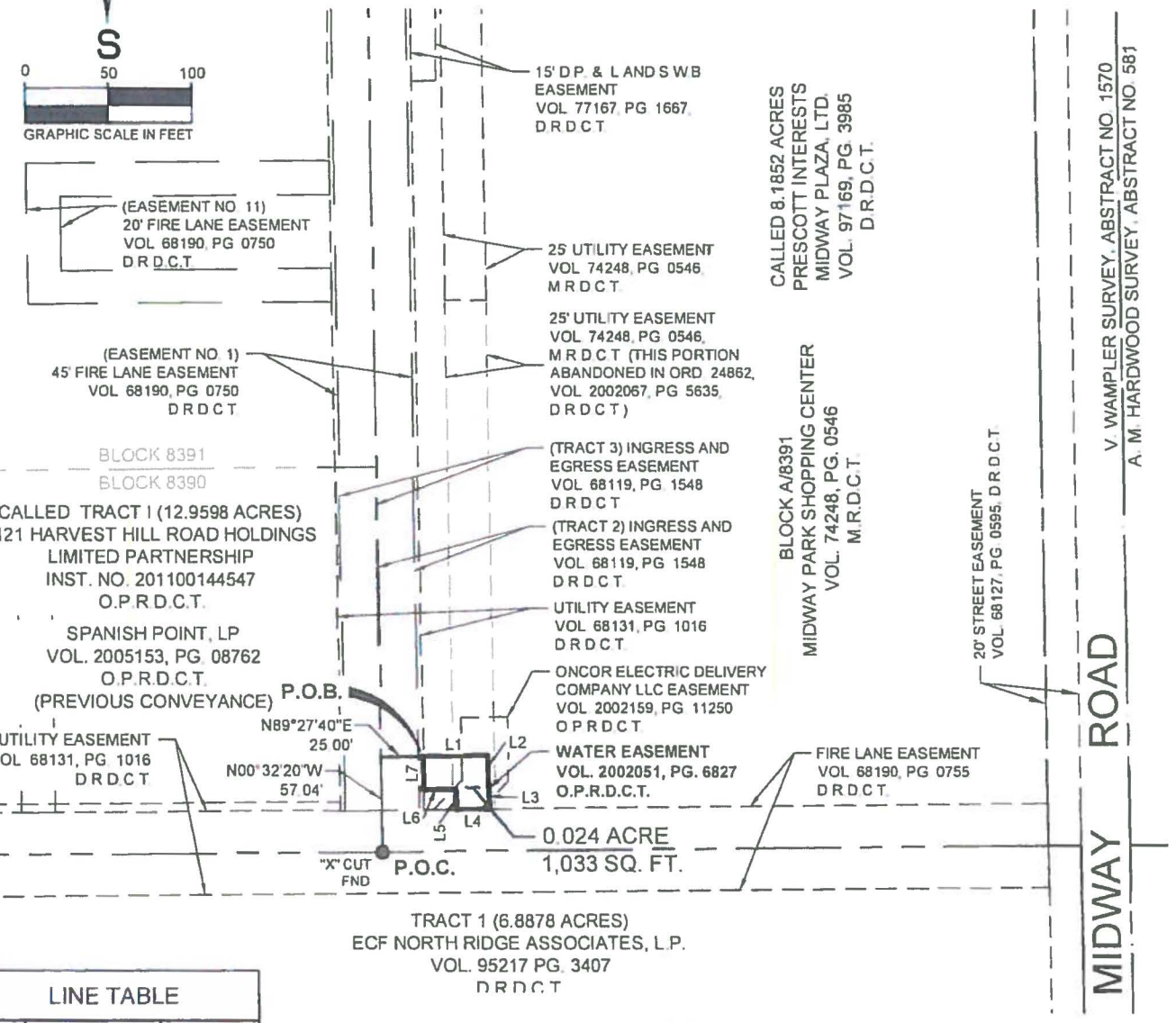
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Date: 06.24.2014
SPRG NO: 2844

Kimley-Horn and Associates, Inc.
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	CRN	MBM	08/27/2013	063362231	1 OF 2

EXHIBIT A TRACT-22

WATER EASEMENT ABANDONMENT
V. WAMPLER SURVEY, ABSTRACT NO. 1570
CITY OF DALLAS BLOCK A/8391
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°00'33"E	39.30'
L2	S00°59'27"E	15.91'
L3	S02°22'29"E	16.44'
L4	S89°27'39"W	20.01'
L5	N02°21'53"W	12.20'
L6	S89°00'33"W	19.55'
L7	N00°32'49"W	19.99'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
IRFC = IRON ROD FOUND WITH PLASTIC CAP
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF 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

(For SPRG use only)
Reviewed By: DBF
Date: 06.24.2014
SPRG NO: 2844

STATE OF TEXAS REGISTERED MICHAEL B. MARX 5181 PROFESSIONAL LAND SURVEYOR
5/14/14

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRN	MBM	08/27/2013	063362231	2 OF 2

AGENDA ITEM # 61

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	August 26, 2015
COUNCIL DISTRICT(S):	14
DEPARTMENT:	Trinity Watershed Management City Attorney's Office
CMO:	Mark McDaniel, 670-3256 Warren M.S. Ernst, 670-3491
MAPSCO:	45G

SUBJECT

Authorize settlement in lieu of proceeding with condemnation of a subsurface easement under approximately 2,246 square feet of land from Amrik Singh, located on Zenia Drive at its intersection with Rock Rose Drive for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $14,373 ($12,373 plus closing costs and title expenses not to exceed $2,000); an increase of $1,652 from the amount Council originally authorized for this acquisition – Financing: General Obligation Commercial Paper Funds

BACKGROUND

This item authorizes a settlement for the acquisition of a subsurface easement located under approximately 2,246 square feet of land from Amrik Singh for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. This settlement will allow for the acquisition of the property without proceeding with condemnation.

The original authorizing resolution authorized an offer amount of $10,721. That amount is being increased to $12,373 plus closing costs and title expenses not to exceed $2,000.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

Authorized acquisition on June 17, 2015, by Resolution No. 15-1196.

Information about this item was provided to the Transportation and Trinity River Project Committee on August 10, 2015

FISCAL INFORMATION

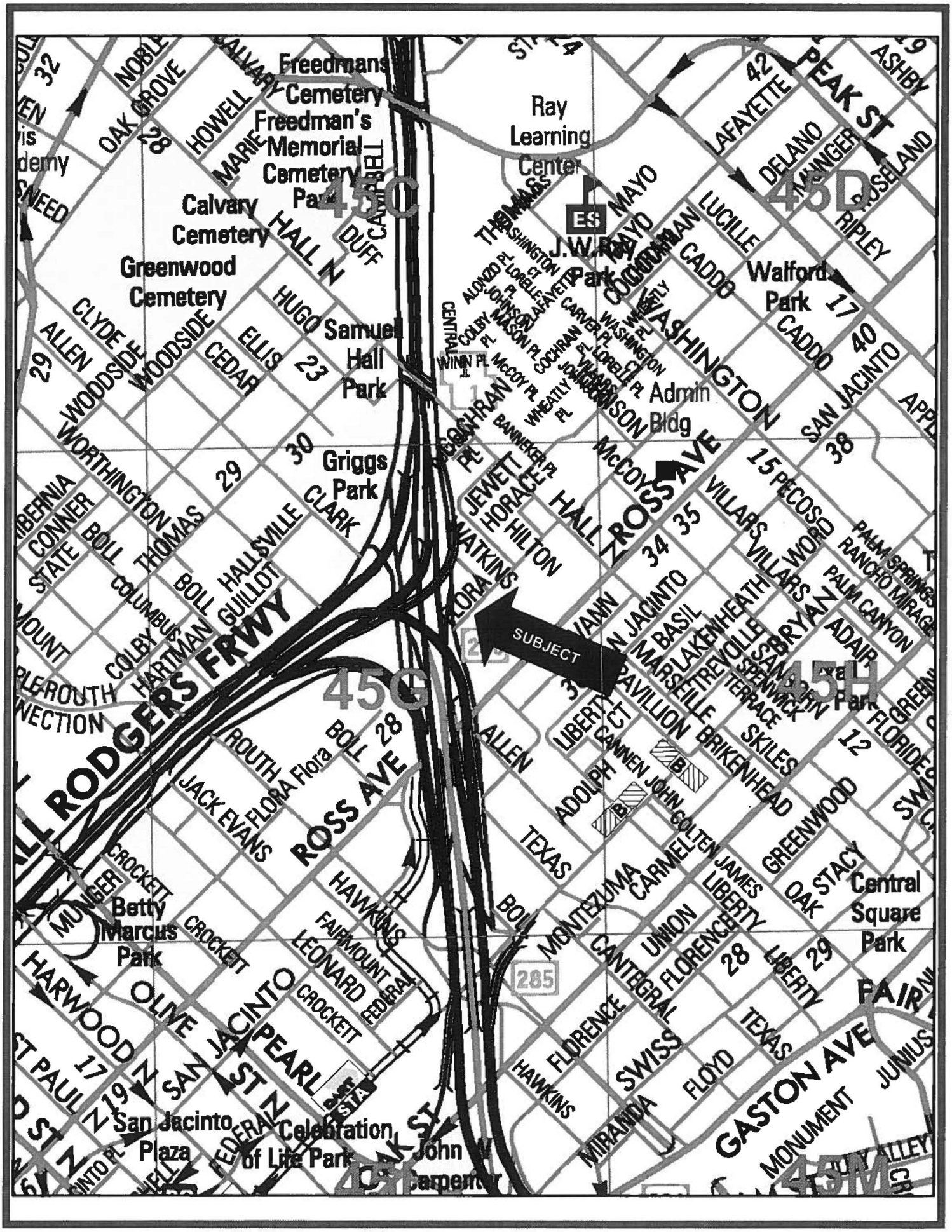
2006 Bond Program (General Obligation Commercial Paper Funds) - $14,373 ($12,373 plus closing costs and title expenses not to exceed $2,000)

OWNER

Amrik Singh

MAPS

Attached



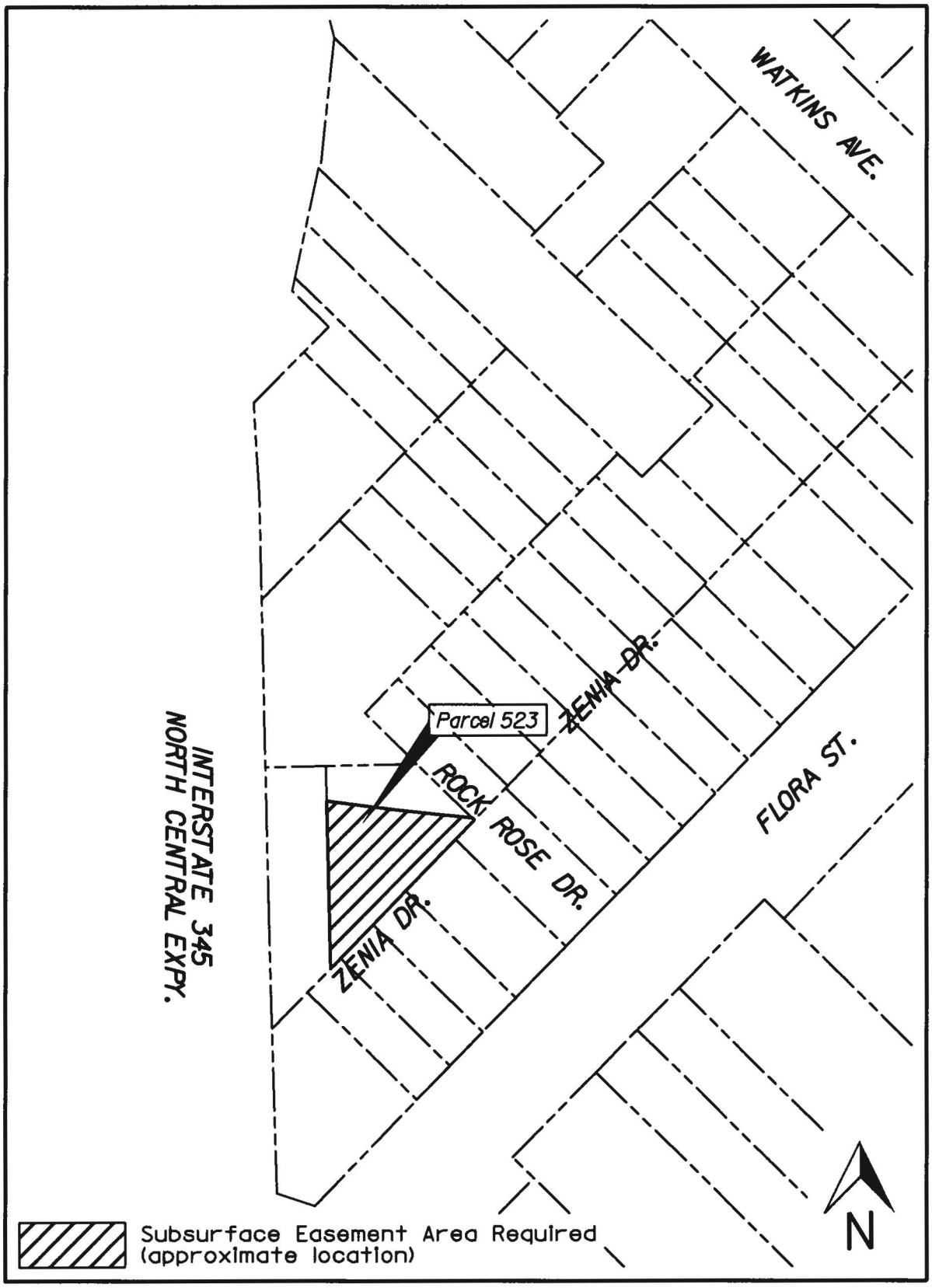
copyright © 2006 MAPSCO, Inc.

MAPSCO

45G

0 Mi 0.14 Mi 0.29 Mi

Scale 1 : 9 195


WATKINS AVE.
ZENIA DR.
Parcel 523
ROCK ROSE DR.
FLORA ST.
ZENIA DR.
INTERSTATE 345
NORTH CENTRAL EXPY.
N
Subsurface Easement Area Required
(approximate location)

August 26, 2015

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR AN AMOUNT HIGHER THAN THE FIRST RESOLUTION OFFER AMOUNT.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the PROPERTY INTEREST in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER refused the FIRST RESOLUTION OFFER AMOUNT, but has agreed to the SETTLEMENT AMOUNT stated herein; and

WHEREAS, the City Council desires to authorize the City Manager to acquire the PROPERTY INTEREST in the PROPERTY for the SETTLEMENT AMOUNT stated herein;

Now, Therefore,

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

SECTION 1. That the following definitions shall apply to this resolution:

"CITY": The City of Dallas.

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $2,000.00.

"FIRST RESOLUTION": Resolution No. 15-1196 approved by the Dallas City Council on June 17, 2015.

"FIRST RESOLUTION OFFER AMOUNT": $10,721.00.

"OWNER": Amrik Singh, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest in the PROPERTY, regardless of whether those persons are actually named herein.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

"PROPERTY": Located under approximately 2,246 square feet in area, lying between the subsurface elevations of 243 feet and 417 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROPERTY INTEREST": Flood Control Tunnel Easement.

"REVISED AUTHORIZED AMOUNT": $14,373.00.

"SETTLEMENT AMOUNT": $12,373.00.

"USE": The below ground construction, installation, use and maintenance of a deep tunnel for the storage and transmission of stormwater drainage.

SECTION 2. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to the CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyance instrument approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating the transaction.

SECTION 3. That the Chief Financial Officer is authorized to draw checks for the SETTLEMENT AMOUNT, payable out of 2006 Bond Funds: Fund No. 3T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT- PBW06T525G78, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 3T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT- PBW06T525G79.

SECTION 4. That the payment referenced in Section 3 shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney.

SECTION 5. The SETTLEMENT AMOUNT - $12,373.00 and the CLOSING COSTS AND TITLE EXPENSES - $2,000.00 together shall not exceed the REVISED AUTHORIZED AMOUNT - $14,373.00.

SECTION 6. That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing.

SECTION 7. That the CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. 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:
WARREN M. S. ERNST, CITY ATTORNEY

BY: _____
Assistant City Attorney

FIELD NOTES DESCRIBING A 2,246 SQUARE FOOT (0.0516 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 523) **EXHIBIT A**
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 2/594
PART OF LOT 20 OF LOTS 2-34, FLORA STREET TOWNHOMES NO. 1
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM ANNAGAE LI

BEING a 2,246 square foot (0.0516 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, in City Block 2/594 of the City of Dallas, Dallas County, Texas, and being part of that tract of land described in General Warranty Deed to Annagae Li recorded in Instrument Number 201200190957 of the Official Public Records of Dallas County, Texas, and being part of Lot 20 of Lots 2-34, Block 2/594, Flora Street Townhomes No. 1, an addition to the City of Dallas recorded in Instrument Number 200900306242 of said Official Public Records, and being more particularly described as follows:

(Note: Subsurface easement corners not monumented are so noted hereon.)

BEGINNING at an X cut (controlling monument) having coordinates of N=6976465.0120, E=2493298.0854 found for the most easterly corner of said Lot 20 and south corner of Lot 19 of said Lots 2-34, Block 2/594, Flora Street Townhomes No. 1 addition;

THENCE South 44 degrees 12 minutes 57 seconds West, with the southeasterly line of said Lot 20 and the northwesterly line of Lot 27 of said Lots 2-34, Block 2/594, Flora Street Townhomes No. 1 addition, at 11.42 feet passing the west corner of said Lot 27 and north corner of Lot 26 of said Lots 2-34, Block 2/594, Flora Street Townhomes No. 1 addition and departing said northwesterly line of Lot 27 and with the northwesterly line of Lot 26 and continuing with said southeasterly line of Lot 20, at a cumulative distance of 41.75 feet passing an X cut (controlling monument) found for the west corner of said Lot 26 and north corner of Lot 25 of said Lots 2-34, Block 2/594, Flora Street Townhomes No. 1 addition, and departing said northwesterly line of Lot 26 and with the northwesterly line of Lot 25 and continuing with said southeasterly line of Lot 20, at a cumulative distance of 61.75 feet passing an X cut (controlling monument) found for the west corner of said Lot 25 and north corner of Lot 24 of said Lots 2-34, Block 2/594, Flora Street Townhomes No. 1 addition, and departing said northwesterly line of Lot 25 and with the northwesterly line of Lot 24 and continuing with said southeasterly line of Lot 20, at a cumulative distance of 81.75 feet passing an X cut (controlling monument) found for the west corner of said Lot 24 and north corner of Lot 23 of said Lots 2-34, Block 2/594, Flora Street Townhomes No. 1 addition, and departing said northwesterly line of Lot 24 and with the northwesterly line of Lot 23 and continuing with said southeasterly line of Lot 20 for a total of 87.95 feet to the south corner having coordinates of N=6976401.9885, E=2493236.7637 of said Lot 20 and southeast corner of Lot 21 of said Lots 2-34, Block 2/594, Flora Street Townhomes No. 1 addition;

FIELD NOTES APPROVED:
DCR 11/20/13

FIELD NOTES DESCRIBING A 2,246 SQUARE FOOT (0.0516 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 523) **EXHIBIT A**
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 2/594
PART OF LOT 20 OF LOTS 2-34, FLORA STREET TOWNHOMES NO. 1
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM ANNAGAE LI

THENCE North 01 degree 17 minutes 20 seconds West, departing said northwesterly line of Lot 23 and said southeasterly line of Lot 20 with the west line of said Lot 20 and east line of said Lot 21, 71.26 feet to the point of curvature having coordinates of N=6976473.2179, E=2493235.1612 (not monumented) of a non-tangent circular curve to the left having a central angle of 02 degrees 38 minutes 18 seconds, a radius of 1,355.00 feet, a tangent of 31.20 feet and a chord which bears South 83 degrees 18 minutes 40 seconds East 62.39 feet;

THENCE Easterly, departing said west line of Lot 20 and said east line of Lot 21 and across said Lot 20 with said curve to the left, an arc distance of 62.40 feet to the end of said curve having coordinates of N=6976465.9518, E=2493297.1195 (not monumented), said end of curve being on the northeasterly line of said Lot 20 and southwesterly line of the aforementioned Lot 19;

THENCE South 45 degrees 47 minutes 03 seconds East, with said northeasterly line of Lot 20 and said southwesterly line of Lot 19, 1.35 feet to the POINT OF BEGINNING and containing 2,246 square feet (0.0516 acre) of land, more or less.

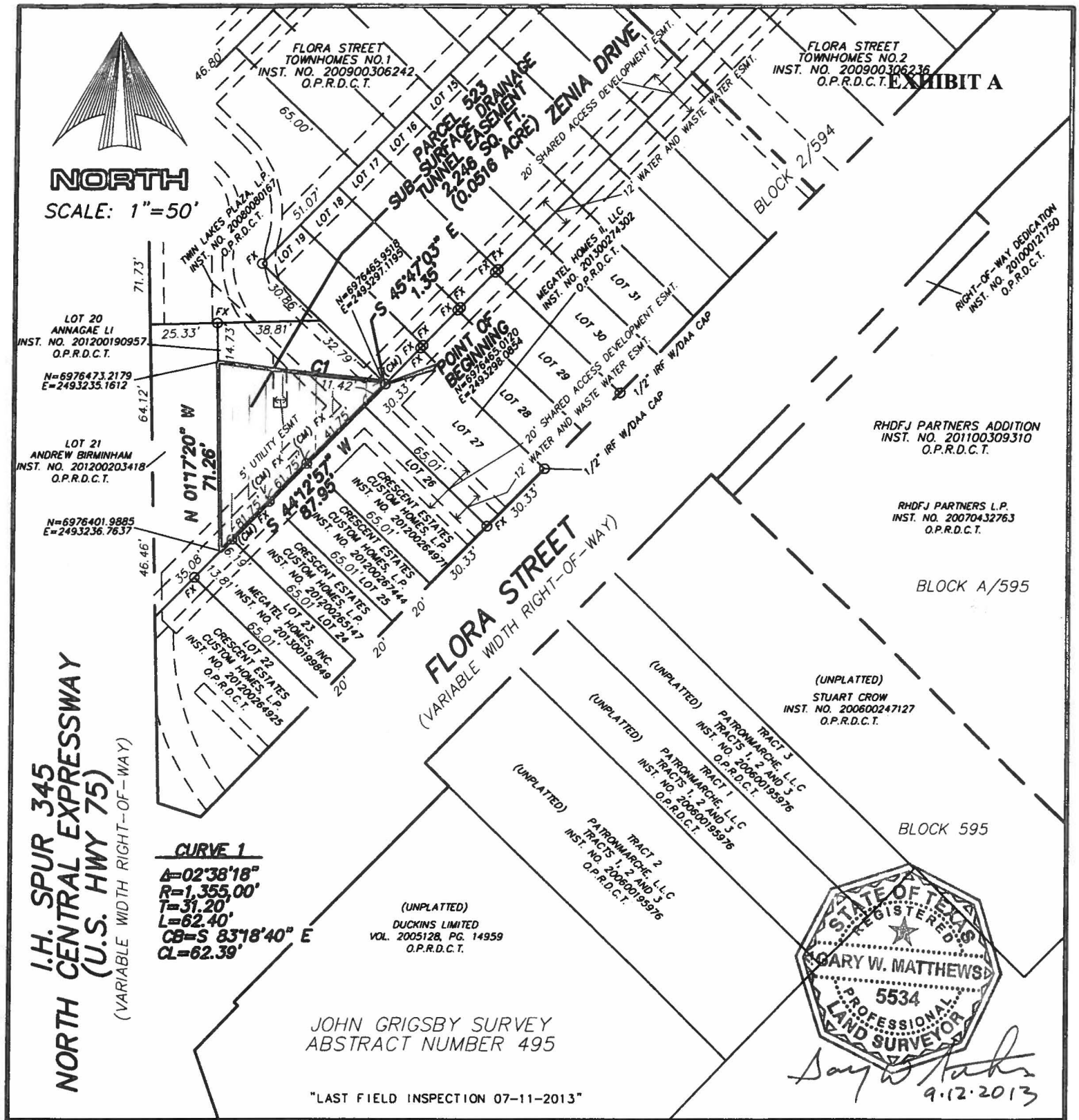
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

For Nathan D. Maier Consulting Engineers, Inc.

Gary W. Matthews
Registered Professional Land Surveyor
Texas No. 5534 9.12.2013



FIELD NOTES APPROVED:
PER



Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS		RIGHT-OF-WAY LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS		EASEMENT LINE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS		SUBDIVISION LINE
INST. NO.	INSTRUMENT NUMBER	℄	PROPERTY LINE
VOL., PG.	VOLUME, PAGE	IRF	IRON ROD FOUND
ESMT.	EASEMENT	IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET	CM	CONTROLLING MONUMENT
		FPK	FOUND PK NAIL
		FX	FOUND "X"

2,246 SQ. FT. (0.0516 ACRE) SUB-SURFACE DRAINAGE TUNNEL EASEMENT CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 523) TO BE ACQUIRED IN CITY OF DALLAS BLOCK 2/594, PART OF LOT 20, FLORA STREET TOWNHOMES NO. 1, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS FROM ANNAGAE LI

NDM
NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 739-4741

09/12/2013 | PARCEL-523.DWG

AGENDA ITEM # 62

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	August 26, 2015
COUNCIL DISTRICT(S):	14
DEPARTMENT:	Trinity Watershed Management City Attorney's Office
CMO:	Mark McDaniel, 670-3256 Warren M.S. Ernst, 670-3491
MAPSCO:	45G

SUBJECT

Authorize settlement in lieu of proceeding with condemnation of a subsurface easement under approximately 1,972 square feet of land from Lauren Ashlee Bennick, located on Zenia Drive at its intersection with Rock Rose Drive for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $11,860 ($9,860 plus closing costs and title expenses not to exceed $2,000); an increase of $3,260 from the amount Council originally authorized for this acquisition – Financing: General Obligation Commercial Paper Funds

BACKGROUND

This item authorizes a settlement for the acquisition of a subsurface easement located under approximately 1,972 square feet of land from Lauren Ashlee Bennick for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. This settlement will allow for the acquisition of the property without proceeding with condemnation.

The original authorizing resolution authorized an offer amount of $6,600. That amount is being increased to $9,860 plus closing costs and title expenses not to exceed $2,000.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

On June 17, 2015, Council approved Resolution No. 15-1197

Information about this item was provided to the Transportation and Trinity River Project Committee on August 24, 2015.

FISCAL INFORMATION

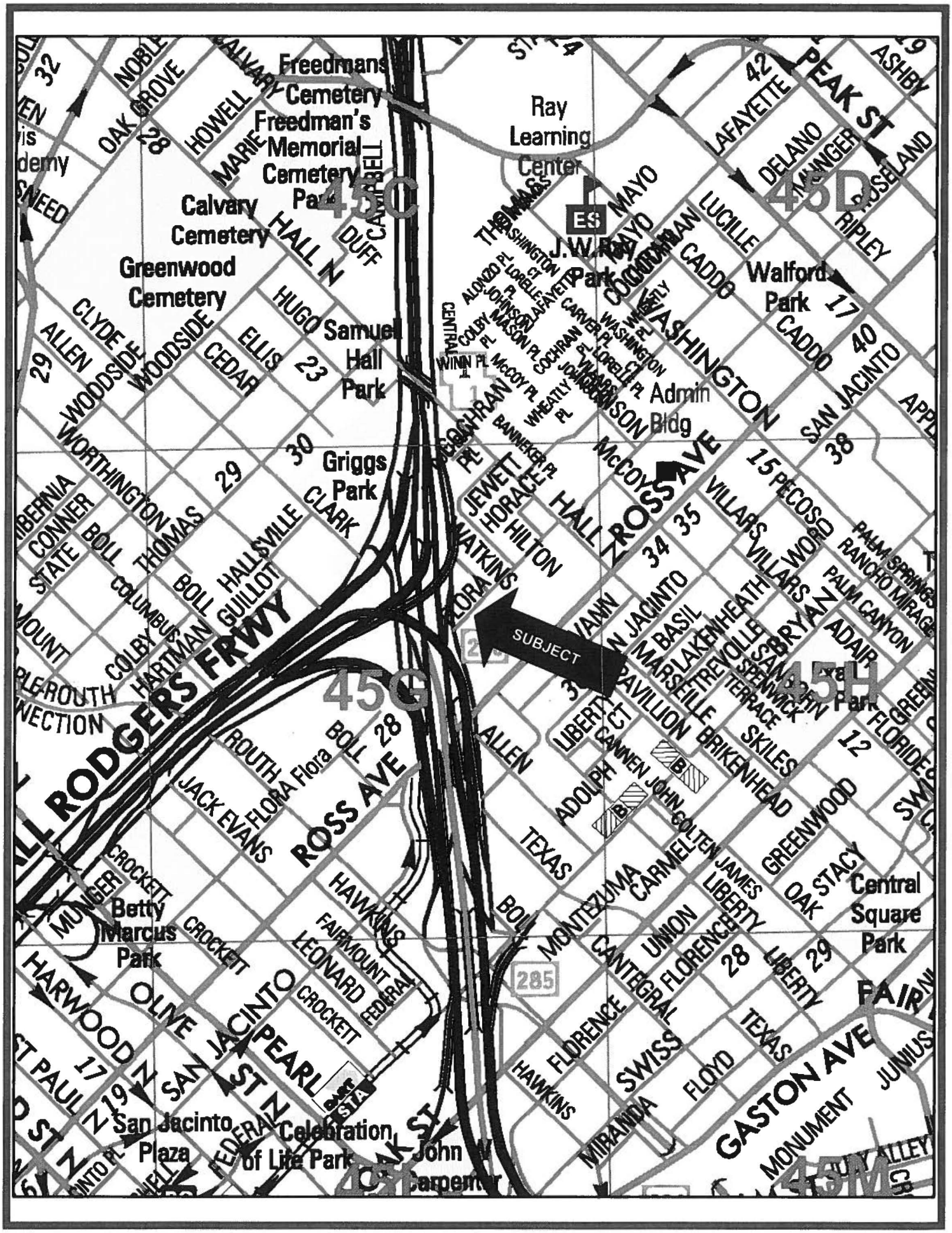
2006 Bond Program (General Obligation Commercial Paper Funds) - $11,860 ($9,860 plus closing costs and title expenses not to exceed $2,000

OWNER

Lauren Ashlee Bennick

MAPS

Attached

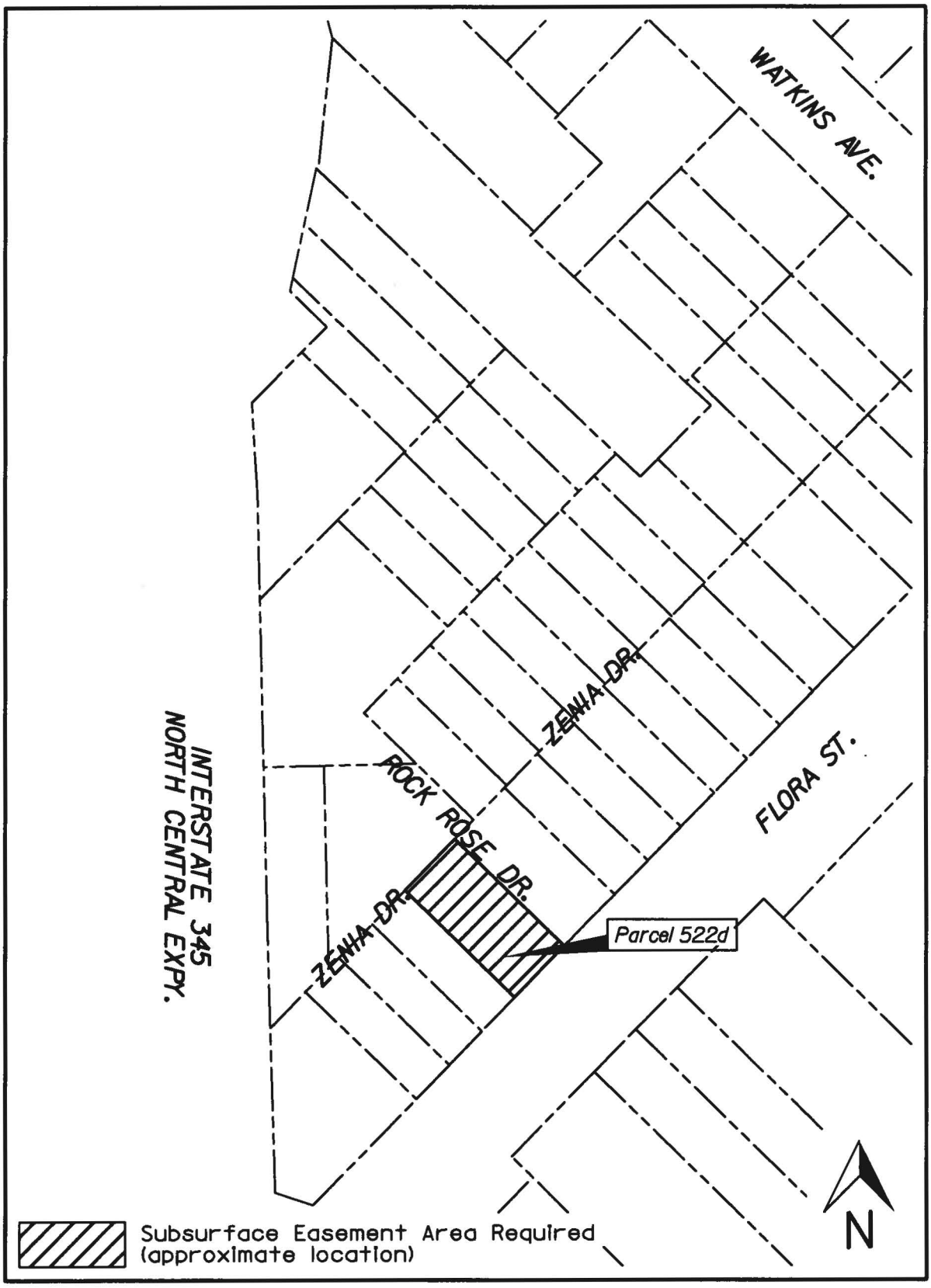


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45G

0 Mi 0.14 Mi 0.29 Mi

Scale 1 : 9 195


WATKINS AVE.
ZENIA DR.
ROCK ROSE DR.
ZENIA DR.
FLORA ST.
INTERSTATE 345
NORTH CENTRAL EXPY.
Parcel 522d
N
Subsurface Easement Area Required
(approximate location)

August 26, 2015

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR AN AMOUNT HIGHER THAN THE FIRST RESOLUTION OFFER AMOUNT.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the PROPERTY INTEREST in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER refused the FIRST RESOLUTION OFFER AMOUNT, but has agreed to the SETTLEMENT AMOUNT stated herein; and

WHEREAS, the City Council desires to authorize the City Manager to acquire the PROPERTY INTEREST in the PROPERTY for the SETTLEMENT AMOUNT stated herein; Now, Therefore,

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

SECTION 1. That the following definitions shall apply to this resolution:

"CITY": The City of Dallas.

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $2,000.00.

"FIRST RESOLUTION": Resolution No. 15-1197 approved by the Dallas City Council on June 17, 2015.

"FIRST RESOLUTION OFFER AMOUNT": $6,600.00.

"OWNER": Lauren Ashlee Bennick, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest in the PROPERTY, regardless of whether those persons are actually named herein.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

"PROPERTY": Located under approximately 1,972 square feet in area, lying between the subsurface elevations of 243 feet and 416 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROPERTY INTEREST": Flood Control Tunnel Easement.

"REVISED AUTHORIZED AMOUNT": $11,860.00.

"SETTLEMENT AMOUNT": $9,860.00.

"USE": The below ground construction, installation, use and maintenance of a deep tunnel for the storage and transmission of stormwater drainage.

SECTION 2. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to the CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyance instrument approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating the transaction.

SECTION 3. That the Chief Financial Officer is authorized to draw checks for the SETTLEMENT AMOUNT, payable out of 2006 Bond Funds: Fund No. 3T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525G70, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 3T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525G71.

SECTION 4. That the payment referenced in Section 3 shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney.

SECTION 5. The SETTLEMENT AMOUNT - $9,860.00 and the CLOSING COSTS AND TITLE EXPENSES - $2,000.00 together shall not exceed the REVISED AUTHORIZED AMOUNT - $11,860.00.

SECTION 6. That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing.

SECTION 7. That the CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. 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:
WARREN M. S. ERNST, CITY ATTORNEY

BY: _____
Assistant City Attorney

DESCRIPTION OF A 1,972 SQUARE FOOT (0.0453 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 522d)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 2/594
ALL OF LOT 26 OF LOTS 2-34, FLORA STREET TOWNHOMES NO. 1
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM CRESCENT ESTATES CUSTOM HOMES, L.P.

EXHIBIT A

BEING situated in the John Grigsby Survey, Abstract No. 495, in City Block 2/594 of the City of Dallas, Dallas County, Texas, and being all of Lot 26 of Lots 2-34, Block 2/594, Flora Street Townhomes No. 1, an addition to the City of Dallas recorded in Instrument Number 200900306242 of the Official Public Records of Dallas County, Texas, and being all of that tract of land described in Special Warranty Deed With Vendor's Lien to Crescent Estate Custom Homes, L.P. recorded in Instrument Number 201200264971 of the Official Public Records of Dallas County, Texas, and containing 1,972 square feet or 0.0453 acre of land, more or less.

This description is approved as to form.

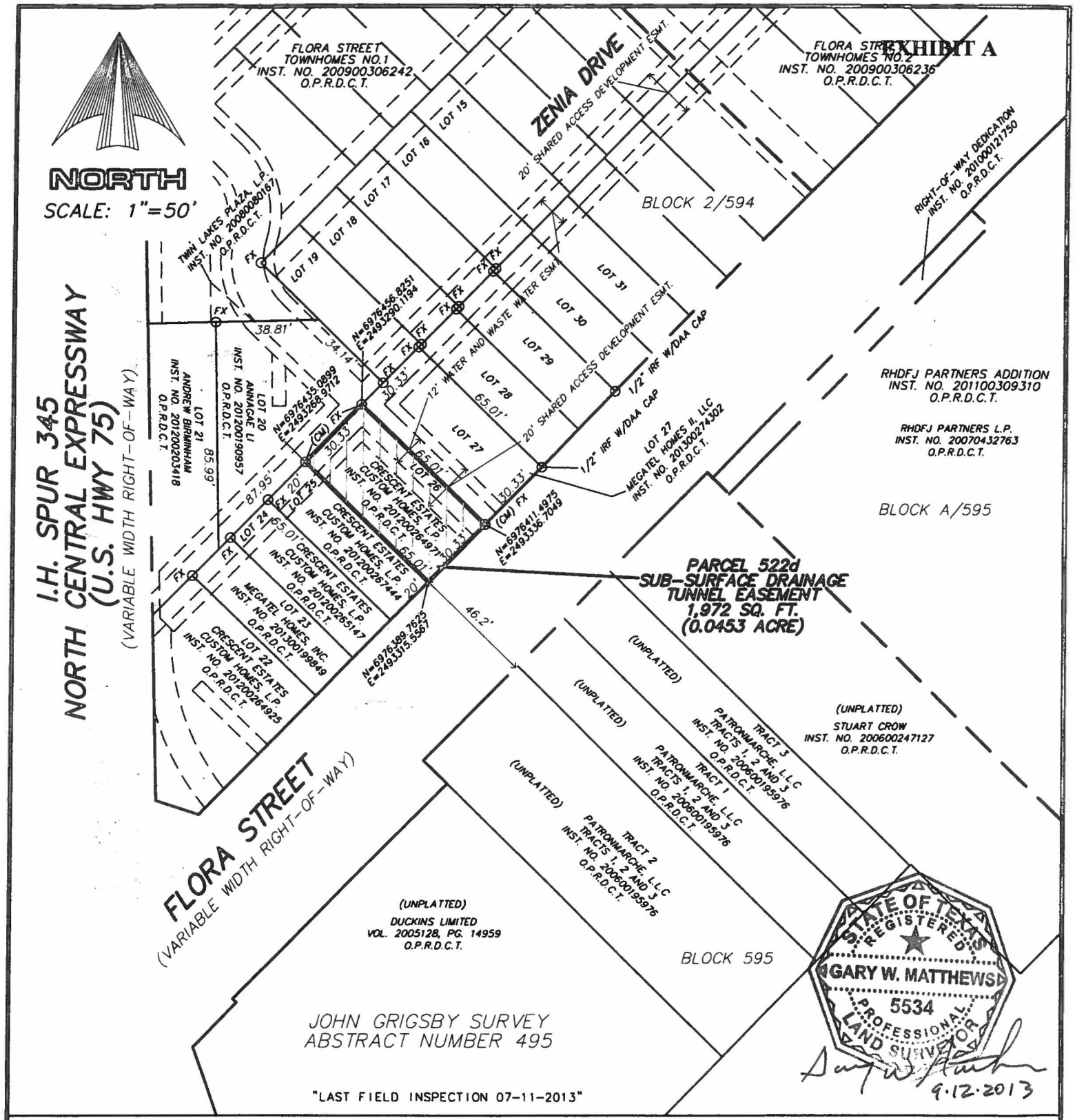
Scott Holt

Scott Holt, RPLS
Survey Program Manager

12/5/2013
Date:

FIELD NOTES APPROVED:
BER 11/26/13

EXHIBIT A



Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS		RIGHT-OF-WAY LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS		EASEMENT LINE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS		SUBDIVISION LINE
INST. NO.	INSTRUMENT NUMBER		PROPERTY LINE
VOL., PG.	VOLUME, PAGE	IRF	IRON ROD FOUND
ESMT.	EASEMENT	IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET	CM	CONTROLLING MONUMENT
		FPK	FOUND PK NAIL
		FX	FOUND "X"

1,972 SQ. FT. (0.0453 ACRE) SUB-SURFACE DRAINAGE TUNNEL EASEMENT CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 522d) TO BE ACQUIRED IN CITY OF DALLAS BLOCK 2/594, ALL OF LOT 26, FLORA STREET TOWNHOMES NO. 1, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS FROM CRESCENT ESTATES CUSTOM HOMES, L.P.

NDM
NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 739-4741

09/12/2013 | PARCEL-522D.DWG

AGENDA ITEM # 63

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Trinity Watershed Management

CMO: Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize ratification of emergency rental of equipment of various types and sizes for pumping operation to relieve the flooding at Loop 12 and Eagle Ford Sump - United Rentals Northwest, Inc. in the amount of $140,247 and Moir Watershed Services LLC in the amount of $131,329 - Total not to exceed $271,576 - Financing: Stormwater Drainage Management Current Funds

BACKGROUND

This action will ratify the emergency rental of various pumps and hoses. Stationary pumps and hoses were needed to protect the Citizens of Dallas and their property from flooding due to high water after historic rainfall during the month of May. If immediate action had not been taken, properties, both residential and commercial, would have been flooded.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Stormwater Drainage Management Current Funds - $271,575.11

OWNER(S)

United Rentals Northwest, Inc.

Michael Kneeland, President

Moir Watershed Services LLC

James Moir, Owner

August 26, 2015

WHEREAS, in May, 2015, the Dallas/Fort Worth area experienced historic amounts of rainfall; and,

WHEREAS, rainfall continued into June, 2015; and,

WHEREAS, property was in eminent danger from flood waters; and,

WHEREAS, the City now desires ratification by the City Council of this expenditure under the Charter of the City of Dallas.

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute the ratification of payment to United Rentals Northwest, Inc. (505304) in the amount of $140,246.12, and Moir Watershed Services LLC (VS0000071835) in the amount of $131,328.99 upon approval as to form by the City Attorney.

Section 2. That the Chief Financial Officer is authorized to disburse funds from the following appropriation in an amount not to exceed $271,575.11:

FUND	DEPT	UNIT	OBJECT	AMOUNT	ENCUMBRANCE
0061	SDM	4792	3060	$140,246.12	SDM4792BM47
0061	SDM	4792	3060	$131,328.99	SDM4792BM48

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 ITEM # 64

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 4

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: 56 J

SUBJECT

Authorize a contract for the construction of rehabilitation improvements to the Activated Sludge Influent Pump Station at the Central Wastewater Treatment Plant - Archer Western Construction, LLC, lowest responsible bidder of three - Not to exceed $17,668,400 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

The Activated Sludge Influent Pump Station (ASIPS) receives partially treated wastewater from the Dallas and White Rock sections of Central Wastewater Treatment Plant. ASIPS then pumps the wastewater to activated sludge complexes A and B for further biological treatment, before being released to the Trinity River. This pump station was originally built in 1986 and has a capacity of 400 million gallons per day. Due to its age, rehabilitation improvements are needed in order to extend its service life and take advantage of newer, more efficient treatment technologies.

This action consists of mechanical, electrical and structural improvements to the pump station. The work includes replacement of ten pumps and motors that have reached the end of their service life, installation of four variable frequency drives and associated electrical switchgear to make the process more efficient, and structural rehabilitation necessary due to the harsh environment. This project was identified and recommended for implementation by the 2010 Wastewater Treatment Facilities Strategic Plan.

Archer Western Construction, LLC, completed contractual activities in the past three years:

	PBW	DWU	PKR
Projects Authorized	1	6	0
Change Orders	1	11	1
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2014
Completed Design	May 2015
Begin Construction	October 2015
Complete Construction	May 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Carollo Engineers, Inc. to provide engineering services for the rehabilitation of the Activated Sludge Influent Pump Station at the Central Wastewater Treatment Plant on September 24, 2014, by Resolution No. 14-1619.

Information about this item will be provided to the Transportation & Trinity River Project Committee on August 24, 2015.

FISCAL INFORMATION

$17,668,400.00 - Water Utilities Capital Improvement Funds

Design	$ 1,700,000.00
Construction (this action)	$17,668,400.00
Total Project Cost	$19,368,400.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Archer Western Construction, LLC

Hispanic Female	17	Hispanic Male	758
Black Female	7	Black Male	92
Other Female	4	Other Male	33
White Female	32	White Male	374

BID INFORMATION

The following bids with quotes were opened on June 25, 2015:

*Denotes successful bidder

Bidders	Bid Amount
*Archer Western Construction, LLC 1411 Greenway Drive Irving, Texas 75038	$17,668,400.00
Webber-Cadagua Partners	$17,972,900.00
Eagle Contracting, LP	$18,600,000.00

OWNER

Archer Western Construction, LLC

Daniel P. Walsh, President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for the construction of rehabilitation improvements to the Activated Sludge Influent Pump Station at the Central Wastewater Treatment Plant - Archer Western Construction, LLC, lowest responsible bidder of three - Not to exceed $17,668,400 - Financing: Water Utilities Capital Improvement Funds

Archer Western Construction, LLC is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$8,499,337.00	48.10%
Total non-local contracts	$9,169,063.00	51.90%
TOTAL CONTRACT	$17,668,400.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

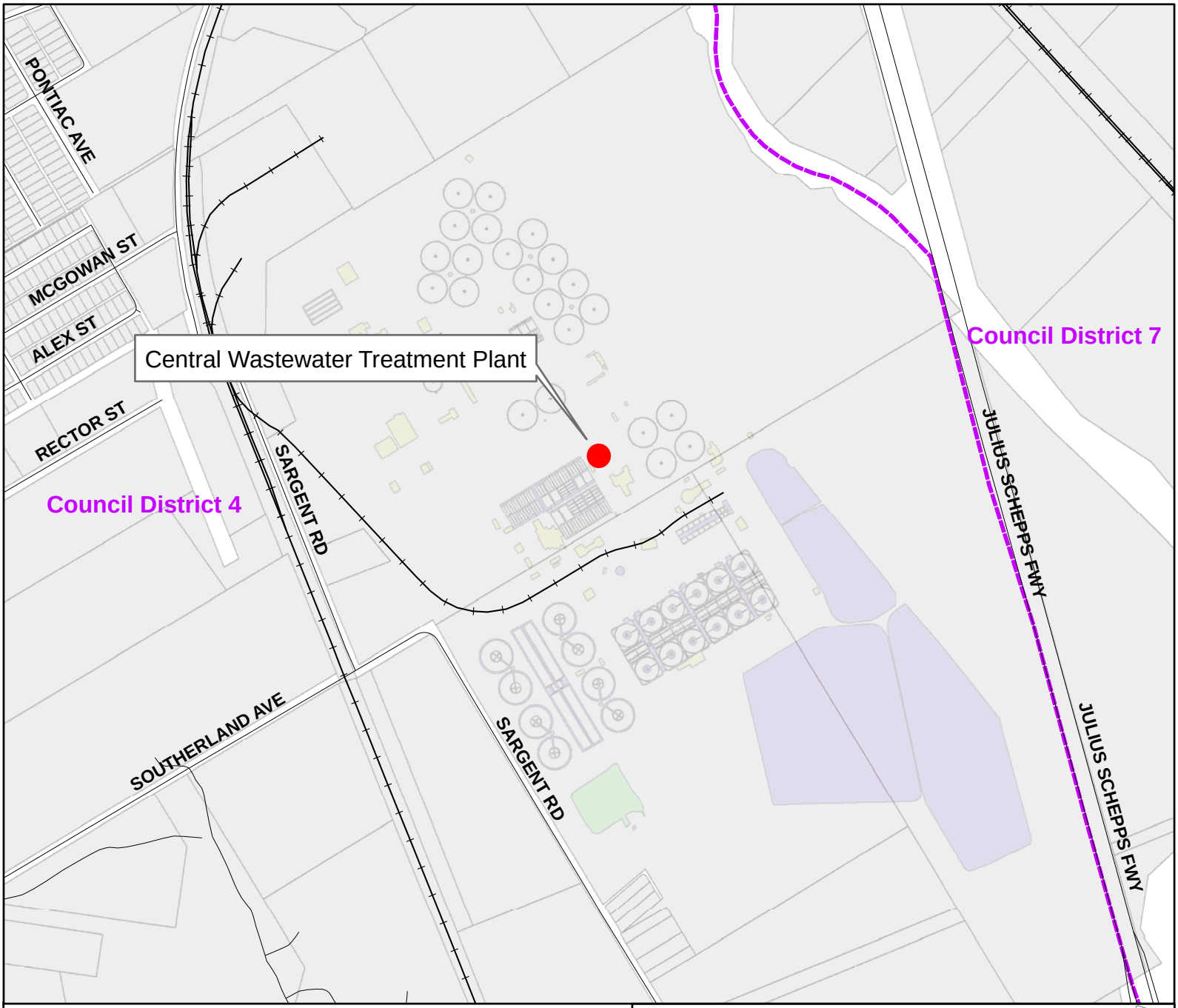
Local	Certification	Amount	Percent
Juves Steel	HMMB23959N0517	$5,000.00	0.06%
James C. Paris	NMDB31291Y0516	$1,818,000.00	21.39%
Total Minority - Local		$1,823,000.00	21.45%

Non-Local Contractors / Sub-Contractors

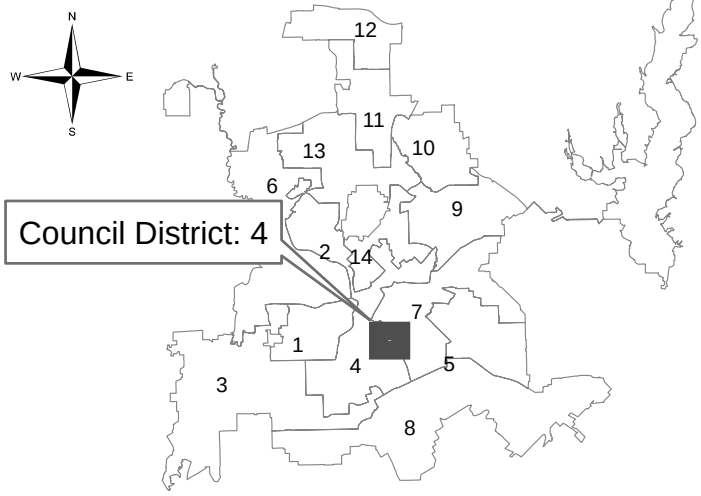
Non-local	Certification	Amount	Percent
JML Distribution, LLC	WFDB64413Y0316	$2,325,000.00	25.36%
JD Bodine	WFWB62141N0616	$325,736.00	3.55%
Total Minority - Non-local		$2,650,736.00	28.91%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$5,000.00	0.06%	$5,000.00	0.03%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$1,818,000.00	21.39%	$1,818,000.00	10.29%
WBE	$0.00	0.00%	$2,650,736.00	15.00%
Total	$1,823,000.00	21.45%	$4,473,736.00	25.32%



Mapsco: 56 J



Dallas Water Utilities
Contract No. 15-060
Central Wastewater Treatment Plant
Activated Sludge Influent Pump Station Rehabilitation Improvements

August 26, 2015

WHEREAS, bids were received on June 25, 2015 for the construction of rehabilitation improvements to the Activated Sludge Influent Pump Station at the Central Wastewater Treatment Plant, Contract No. 15-060, listed as follows:

BIDDERS	**BID AMOUNT**
Archer Western Construction, LLC	$17,668,400.00
Webber-Cadagua Partners	$17,972,900.00
Eagle Contracting, LP	$18,600,000.00

WHEREAS, the bid submitted by Archer Western Construction, LLC, 1411 Greenway Drive, Irving, Texas 75038, in the amount of $17,668,400.00, 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 Archer Western Construction, LLC, in the amount of $17,668,400.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 15-060, be accepted.

Section 2. That the City Manager is hereby authorized to execute a contract with Archer Western Construction, LLC, for the construction of rehabilitation improvements to the Activated Sludge Influent Pump Station at the Central Wastewater Treatment Plant, after approval 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 $17,668,400.00 from the Wastewater Capital Improvement Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
3116	DWU	PS30	4330	715060	CT-DWU715060CP	VS0000064407

Archer Western Construction, LLC - (Contract No. 15-060) - $17,668,400.00

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 ITEM # 65

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities
Aviation
Street Services
Trinity Watershed Management

CMO: Mark McDaniel, 670-3256
Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299

MAPSCO: All

SUBJECT

Authorize a twenty-four month service contract for pavement and infrastructure repairs at various locations throughout the city - NPL Construction Co., lowest responsible bidder of two - Not to exceed $50,716,527 - Financing: Current Funds ($27,167,000) (subject to annual appropriations), Water Utilities Capital Construction Funds ($15,042,127), Stormwater Drainage Management Current Funds ($5,604,550) (subject to annual appropriations) and Aviation Current Funds ($2,902,850) (subject to annual appropriations)

BACKGROUND

This action will authorize pavement and infrastructure repairs at various locations throughout the city supporting Street Services, Dallas Water Utilities, Trinity Watershed Management and Aviation. The contract will include pavement repairs and reconstruction of asphalt and concrete streets, and alleys in support of Street Services and to supplement work performed by City forces. Dallas Water Utilities will utilize the contract for pavement and surface repairs to streets, alleys, sidewalks, medians, parkways, parking lots, and other areas resulting from water and wastewater main repairs throughout the city. Trinity Watershed Management Department will utilize this service contract for the repair and construction of maintenance roads, trails, concrete bank and channel armoring, storm water structural repairs, and other maintenance needs. Also included are preventative maintenance and pavement repair services for the landside portion of Dallas Love Field and the Dallas Executive Airport.

The existing service contract for pavement and infrastructure repairs is anticipated to be exhausted of funds in Fall 2015. This action will ensure the continuity of paving services throughout the City.

BACKGROUND (Continued)

NPL Construction Co. completed contractual activities in the past three years:

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

ESTIMATED SCHEDULE OF PROJECT

Begin Services September 2015
Complete Services September 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation & Trinity River Project Committee on August 24, 2015.

FISCAL INFORMATION

$27,167,000.00 - Current Funds (subject to annual appropriations)
$15,042,126.57 - Water Utilities Capital Construction Funds
$ 5,604,550.00 - Stormwater Drainage Management Current Funds (subject to annual appropriations)
$ 2,902,850.00 - Aviation Current Funds (subject to annual appropriations)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

NPL Construction Co.

Hispanic Female	1	Hispanic Male	69
Black Female	0	Black Male	4
Other Female	0	Other Male	1
White Female	2	White Male	15

BID INFORMATION

The following bids with quotes were opened on June 11, 2015:

*Denotes successful bidder

Bidders	Bid Amounts
Schedule "A" - Dallas Water Utilities	
*NPL Construction Co. 2820 Market Street Garland, Texas 75041	$15,042,126.57
Oldcastle Pavement Solutions, A Division of APAC - Texas, Inc.	$18,706,761.11
Schedule "B-1" - Street Services	
*NPL Construction Co.	$21,616,950.00
Oldcastle Pavement Solutions, A Division of APAC - Texas, Inc.	$28,617,197.85
Schedule "B-2" - Street Services	
*NPL Construction Co.	$ 5,550,050.00
Oldcastle Pavement Solutions, A Division of APAC - Texas, Inc.	$ 7,105,372.36
Schedule "C" - Aviation Department	
*NPL Construction Co.	$ 2,902,850.00
Oldcastle Pavement Solutions, A Division of APAC - Texas, Inc.	$ 3,317,995.02
*Schedule "D" - Trinity Watershed Management Department	
NPL Construction Co.	$ 5,604,550.00
Oldcastle Pavement Solutions, A Division of APAC - Texas, Inc.	$ 7,263,294.80

OWNER

NPL Construction Co.

James P. Kane, President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a twenty-four month service contract for pavement and infrastructure repairs at various locations throughout the city - NPL Construction Co., lowest responsible bidder of two - Not to exceed $50,716,527 - Financing: Current Funds ($27,167,000) (subject to annual appropriations), Water Utilities Capital Construction Funds ($15,042,127), Stormwater Drainage Management Current Funds ($5,604,550) (subject to annual appropriations) and Aviation Current Funds ($2,902,850) (subject to annual appropriations)

NPL Construction Co. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$14,542,126.57	96.68%
Total non-local contracts	$500,000.00	3.32%
TOTAL CONTRACT	$15,042,126.57	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
RBTS LLC	HFDFW232720915	$1,500,000.00	10.31%
Total Minority - Local		$1,500,000.00	10.31%

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Ram Tool & Supply Co., Inc.	WFWB61372N0416	$500,000.00	100.00%
Total Minority - Non-local		$500,000.00	100.00%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$1,500,000.00	10.31%	$1,500,000.00	9.97%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$500,000.00	3.32%
Total	$1,500,000.00	10.31%	$2,000,000.00	13.30%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a twenty-four month service contract for pavement and infrastructure repairs at various locations throughout the city - NPL Construction Co., lowest responsible bidder of two - Not to exceed $50,716,527 - Financing: Current Funds ($27,167,000) (subject to annual appropriations), Water Utilities Capital Construction Funds ($15,042,127), Stormwater Drainage Management Current Funds ($5,604,550) (subject to annual appropriations) and Aviation Current Funds ($2,902,850) (subject to annual appropriations)

NPL Construction Co. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$26,447,000.00	97.35%
Total non-local contracts	$720,000.00	2.65%
TOTAL CONTRACT	$27,167,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Onyx Paving & Utility LLC	BMDB64691Y0316	$3,500,000.00	13.23%
Rodriguez Concrete Construction	HMMB63103N0816	$4,000,000.00	15.12%
Total Minority - Local		$7,500,000.00	28.36%

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Road Master Striping, LLC	HMDB64683Y0316	$220,000.00	30.56%
Ram Tool & Supply Co., Inc.	WFWB61372N0416	$500,000.00	69.44%
Total Minority - Non-local		$720,000.00	100.00%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$3,500,000.00	13.23%	$3,500,000.00	12.88%
Hispanic American	$4,000,000.00	15.12%	$4,220,000.00	15.53%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$500,000.00	1.84%
Total	$7,500,000.00	28.36%	$8,220,000.00	30.26%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a twenty-four month service contract for pavement and infrastructure repairs at various locations throughout the city - NPL Construction Co., lowest responsible bidder of two - Not to exceed $50,716,527 - Financing: Current Funds ($27,167,000) (subject to annual appropriations), Water Utilities Capital Construction Funds ($15,042,127), Stormwater Drainage Management Current Funds ($5,604,550) (subject to annual appropriations) and Aviation Current Funds ($2,902,850) (subject to annual appropriations)

NPL Construction Co. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$2,902,850.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$2,902,850.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Rodriguez Concrete Construction	HMMB63103N0816	$1,000,000.00	34.45%
Total Minority - Local		$1,000,000.00	34.45%

Non-Local Contractors / Sub-Contractors

None

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$1,000,000.00	34.45%	$1,000,000.00	34.45%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$1,000,000.00	34.45%	$1,000,000.00	34.45%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a twenty-four month service contract for pavement and infrastructure repairs at various locations throughout the city - NPL Construction Co., lowest responsible bidder of two - Not to exceed $50,716,527 - Financing: Current Funds ($27,167,000) (subject to annual appropriations), Water Utilities Capital Construction Funds ($15,042,127), Stormwater Drainage Management Current Funds ($5,604,550) (subject to annual appropriations) and Aviation Current Funds ($2,902,850) (subject to annual appropriations)

NPL Construction Co. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$5,604,550.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$5,604,550.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Rodriguez Concrete Construction	HMMB63103N0816	$1,500,000.00	26.76%
Total Minority - Local		$1,500,000.00	26.76%

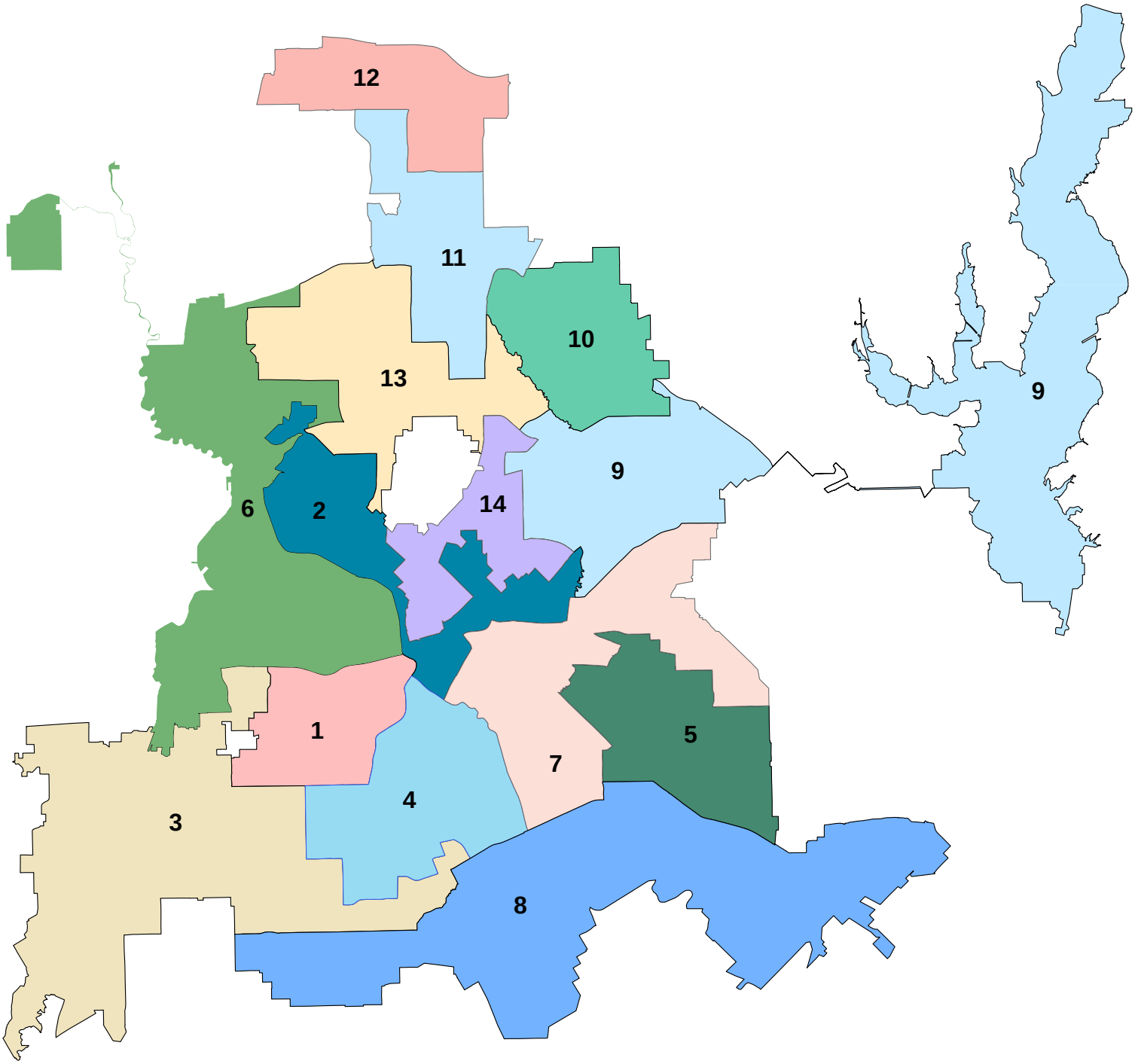
Non-Local Contractors / Sub-Contractors

None

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$1,500,000.00	26.76%	$1,500,000.00	26.76%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$1,500,000.00	26.76%	$1,500,000.00	26.76%



Pavement Repairs on City of Dallas Infrastructures at Various Locations
Contract No. 8

WHEREAS, bids were received on June 11, 2015 for pavement and infrastructure repairs at various locations throughout the city:

BIDDERS	**BID AMOUNTS**
Schedule "A" - Dallas Water Utilities	
NPL Construction Co.	$15,042,126.57
Oldcastle Pavement Solutions, A Division of APAC - Texas, Inc.	$18,706,761.11
Schedule "B-1" - Street Services	
NPL Construction Co.	$21,616,950.00
Oldcastle Pavement Solutions, A Division of APAC - Texas, Inc.	$28,617,197.85
Schedule "B-2" - Street Services	
NPL Construction Co.	$ 5,550,050.00
Oldcastle Pavement Solutions, A Division of APAC - Texas, Inc.	$ 7,105,372.36
Schedule "C" - Aviation Department	
NPL Construction Co.	$ 2,902,850.00
Oldcastle Pavement Solutions, A Division of APAC - Texas, Inc.	$ 3,317,995.02
Schedule "D" - Trinity Watershed Management Department	
NPL Construction Co.	$ 5,604,550.00
Oldcastle Pavement Solutions - Texas, Inc.	$ 7,263,294.80

WHEREAS, the bids submitted by NPL Construction Co., 2820 Market Street, Garland, Texas 75041, for Schedules "A", "B-1", "B-2", "C", and "D", in the total amount of $50,716,526.57, are 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 bids submitted by NPL Construction Co. for Schedules "A", "B-1", "B-2", "C", and "D", in the total amount of $50,716,526.57, for doing the work covered by the plans, specifications, and contract documents, Contract No. 8 be accepted.

Section 2. That the City Manager is hereby authorized to execute four twenty-four month service contracts with NPL Construction Co. for pavement and infrastructure repairs at various locations throughout the city for Schedules "A", "B-1", "B-2", "C", and "D", after they have been 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 NPL Construction Co. shall be based only on the amount of the services directed to be performed by the City and properly performed by NPL Construction Co. under the contract.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in a total amount not to exceed $50,716,526.57 from the Water Construction Fund, Wastewater Construction Fund, Street Services General Fund, Aviation Current Fund, and Stormwater Drainage Management Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	VENDOR
0102	DWU	CW50	3221	7WPAVING	335435

NPL Construction Co. - $11,517,467.84

FUND	DEPT	UNIT	OBJ	PRO	VENDOR
0103	DWU	CS50	3222	7TPAVING	335435

NPL Construction Co. - $3,524,658.73

FUND	DEPT	UNIT	OBJ	ENCUMBRANCE	VENDOR
0001	STS	3432	3072	STS-3432PAVING8	335435

NPL Construction Co. - $21,616,950.00 (subject to annual appropriations)

FUND	DEPT	UNIT	OBJ	ENCUMBRANCE	VENDOR
0001	STS	3431	3072	STS-3431PAVING8	335435

NPL Construction Co. - $5,550,050.00 (subject to annual appropriations)

FUND	DEPT	UNIT	OBJ	ACT	VENDOR
0130	AVI	7722	3099	AV06	335435

NPL Construction Co. - $2,902,850.00 (subject to annual appropriations)

FUND	DEPT	UNIT	OBJ	ACT	VENDOR
0061	SDM	4792	3099	SD01	335435

NPL Construction Co. - $5,604,550.00 (subject to annual appropriations)

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 ITEM # 66

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: Outside City Limits

SUBJECT

Authorize a thirty-year contract with the City of Balch Springs to continue providing wastewater services, from September 11, 2015 through September 10, 2045 - Estimated Annual Revenue: $1,000,994

BACKGROUND

This item is for authorization to enter into a new wholesale wastewater contract with the City of Balch Springs, Texas. This entity is currently receiving City of Dallas wastewater services under an existing Wholesale Wastewater Contract with the Dallas County Water Control and Improvement District Number 6 ("District 6"), which will expire on June 23, 2028. The Wholesale Wastewater Contract with District 6 was reassigned to the City of Balch Springs, Texas in accordance with Senate Bill Number 1635, as passed by the 2013 Texas Legislature relating to the transfer of the assets of and the dissolution of the Dallas County Water Control and Improvement District 6 and the Balch Springs City Council Resolution Number 732-13, as passed on December 9, 2013, dissolving District 6 effective that date. Therefore, Dallas' wholesale water and wastewater contracts with District 6 are now the property of the City of Balch Springs. The wholesale wastewater contract is being redone now so that it runs concurrently with the wholesale treated water contract which is expiring. In addition, Dallas entering into a new wholesale wastewater contract with the City of Balch Springs makes the contract be directly with the City of Balch Springs rather than reassigned by the Texas Legislature. All other terms, provisions, conditions, and obligations of the contracts between Dallas and Balch Springs, as reassigned from District 6, remain in full force and effect.

The City of Balch Springs is located within Dallas Water Utilities' service area and desires to continue to purchase wastewater services from the City of Dallas under the terms of a standard wholesale wastewater customer contract.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized Wholesale Wastewater Contract with the Dallas County Water Control and Improvement District Number 6 on January 18, 1984, by Resolution No. 84-0731.

Authorized Supplemental Agreement No. 1 to Wholesale Wastewater Contract with the Dallas County Water Control and Improvement District Number 6 on August 14, 1991, by Resolution No. 91-2383.

Authorized Supplemental Agreement No. 2 to Wholesale Wastewater Contract with the Dallas County Water Control and Improvement District Number 6 on June 24, 1998, by Resolution No. 98-1916.

Authorized Supplemental Agreement No. 3 to Wholesale Wastewater Contract with the Dallas County Water Control and Improvement District Number 6 on January 12, 2011, by Resolution No. 11-0185.

Information about this item will be provided to the Transportation & Trinity River Project Committee on August 24, 2015.

FISCAL INFORMATION

Estimated Annual Revenue: $1,000,994 (at current wholesale wastewater rate)

MAP

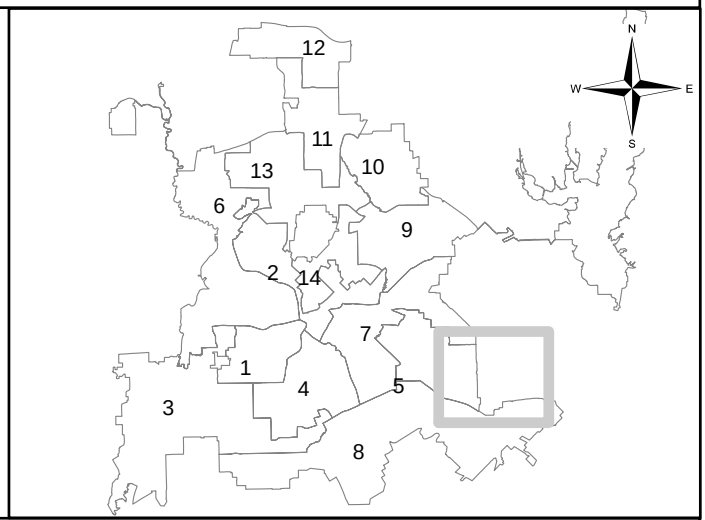
Attached



Location: City of Balch Springs

Council Districts: Adjacent to Districts 5 and 8

Department: DWU



City of Balch Springs Wholesale Wastewater Contract

BalchSprings_WW

August 26, 2015

WHEREAS, the City of Balch Springs, Texas currently purchases wholesale wastewater services from the City of Dallas, and Dallas currently provides wholesale wastewater services to Balch Springs as set forth under the terms, covenants, and conditions stated in a Wholesale Wastewater Contract between the City of Dallas and the Dallas County Water Control Improvement District Number 6, dated January 18, 1984; and,

WHEREAS, the Wholesale Wastewater Contract with District Number 6 was reassigned to the City of Balch Springs, Texas, in accordance with Senate Bill Number 1635, as passed by the 2013 Texas Legislature, relating to the transfer of the assets of and the dissolution of the District Number 6 and the Balch Springs City Council Resolution Number 732-13, as passed on December 9, 2013, dissolving District Number 6 effective that date; and,

WHEREAS, Balch Springs' current Wholesale Wastewater Contract with Dallas will expire on June 23, 2028; and,

WHEREAS, Dallas and Balch Springs desire to enter into a new Wholesale Wastewater Contract; and,

WHEREAS, the term of the new thirty-year Wholesale Wastewater Contract will be September 11, 2015 through September 10, 2045; and,

WHEREAS, approval of the new contract would be in the best interest of the City of Dallas, as well as the City of Balch Springs.

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 Wholesale Wastewater Contract with the City of Balch Springs for the purchase of wholesale wastewater services from the City of Dallas for the period September 11, 2015 through September 10, 2045, in the estimated annual amount of $1,000,994.00, after it has been approved as to form by the City Attorney.

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 as follows:

FUND	DEPT	UNIT	FUNC	REVENUE SOURCE CODE
0100	DWU	7005	7REV	7864

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 ITEM # 67

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: Outside City Limits

SUBJECT

Authorize **(1)** a thirty-year contract with the City of Balch Springs to continue providing treated water services, from September 11, 2015 through September 10, 2045; with estimated annual revenue in the amount of $1,006,784; and **(2)** a Reciprocal Agreement for Water and/or Wastewater Services, with an estimated annual expenditure of $2,000 - Financing: Water Utilities Current Funds (subject to annual appropriations) (estimated annual revenue in the amount $1,006,784)

BACKGROUND

This item is for authorization to enter into a new wholesale treated water contract, including Reciprocal Water and/or Wastewater Agreement, with the City of Balch Springs, Texas. This entity is currently receiving City of Dallas treated water under an existing wholesale treated water contract with the Dallas County Water Control and Improvement District Number 6 ("District 6"), which will expire on September 11, 2015. The Wholesale Treated Water Contract with District 6 was reassigned to the City of Balch Springs, Texas, per Senate Bill Number 1635 as passed by the 2013 Texas Legislature relating to the transfer of the assets of and the dissolution of the Dallas County Water Control and Improvement District 6 and the Balch Springs' City Council Resolution Number 732-13 as passed on December 9, 2013 dissolving District 6 effective that date. Therefore, Dallas' wholesale water and wastewater contracts with District 6 are now the property of the City of Balch Springs. All other terms, provisions, conditions, and obligations of the Contracts between Dallas and Balch Springs (as reassigned from District 6) remain in full force and effect.

The existing wholesale treated water contract also includes a Reciprocal Water and/or Wastewater Service Agreement that provides for service to retail customers across corporate boundary lines on a temporary basis until facilities are extended by the city requiring the service, providing the service is requested by the city requiring it and approved by the city providing it. Dallas and Balch Springs share common corporate boundary lines in Southern Dallas County.

BACKGROUND (Continued)

The City of Balch Springs is located within Dallas Water Utilities' service area and desires to continue to purchase treated water from the City of Dallas under the terms of a standard wholesale treated water customer contract.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized Wholesale Treated Water Contract with the Dallas County Water Control and Improvement District Number 6, including Reciprocal Water and/or Wastewater Service Agreement, on September 11, 1985, by Resolution No. 85-2932.

Authorized First Amendment to the Wholesale Treated Water Contract with Dallas County Water Control and Improvement District Number 6 on May 13, 1987, by Resolution No. 87-1558.

Information about this item will be provided to the Transportation & Trinity River Project Committee on August 24, 2015.

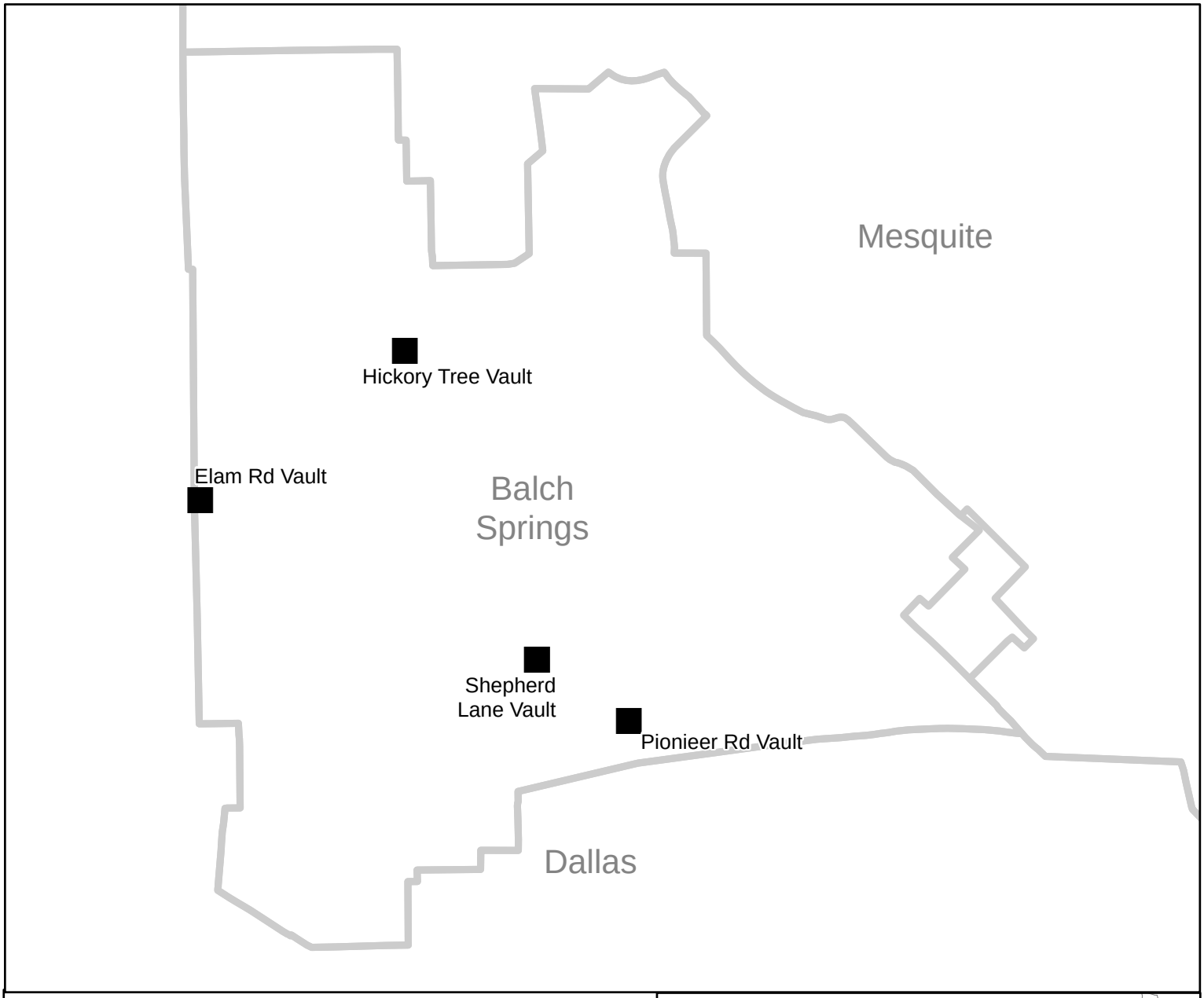
FISCAL INFORMATION

Estimated Annual Revenue: $1,006,784 (at current wholesale treated water two-part rate)

Estimated Annual Expenditure: Not to Exceed $2,000 (for reciprocal wastewater and/or water services)

MAP

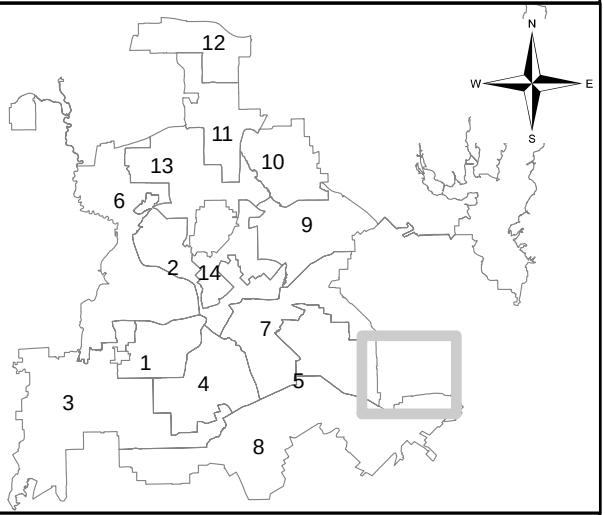
Attached



Location: Balch Springs Meter Vaults (multiple locations)

Council Districts: Adjacent to Districts 5 and 8

Department: DWU



City of Balch Springs Wholesale Treated Water Contract

BalchSprings_W

August 26, 2015

WHEREAS, the City of Balch Springs, Texas currently purchases wholesale treated water from the City of Dallas, and Dallas currently delivers and sells wholesale treated water service to Balch Springs as set forth under the terms, covenants, and conditions stated in a Wholesale Treated Water Contract between the City of Dallas and the Dallas County Water Control Improvement District Number 6, dated September 11, 1985; and,

WHEREAS, the Wholesale Treated Water Contract with the District 6 was reassigned to the City of Balch Springs, Texas per Senate Bill Number 1635 as passed by the 2013 Texas Legislature relating to the transfer of the assets of and the dissolution of the District 6 and the Balch Springs' City Council Resolution Number 732-13 as passed on December 9, 2013 dissolving District 6 effective that date; and,

WHEREAS, from time to time, both Dallas and Balch Springs have need to request the other to furnish water and/or wastewater service to each other's customers along common boundary lines wherein only one city has facilities available; and,

WHEREAS, Balch Springs's current wholesale treated water contract, including Reciprocal Water and/or Wastewater Service Agreement, with Dallas will expire on September 10, 2015; and,

WHEREAS, Dallas and Balch Springs desire to enter into a new Wholesale Treated Water Contract and Reciprocal Water and/or Wastewater Service Agreement; and,

WHEREAS, the term of the new 30-year Wholesale Treated Water Contract will be September 11, 2015 through September 10, 2045; and,

WHEREAS, approval of the new contract including reciprocal water and wastewater provisions would be in the best interest of the City of Dallas as well as the City of Balch Springs.

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 Wholesale Treated Water Contract with the City of Balch Springs to purchase wholesale treated water from the City of Dallas for the period September 11, 2015 through September 10, 2045 in the estimated annual amount of $1,006,784.00 after it has been approved as to form by the City Attorney.

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 as follows:

FUND	DEPT	UNIT	FUNC	REVENUE SOURCE CODE
0100	DWU	7005	7REV	7836

SECTION 3. That the Chief Financial Officer is hereby authorized and directed to disburse funds to the City of Balch Springs for reciprocal services provided in an estimated annual amount not to exceed $2,000.00 as follows:

FUND	DEPT	UNIT	OBJ	VENDOR
0100	DWU	7260	2171	VS0000002409

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 ITEM # 68

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 4

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: 56 J

SUBJECT

Authorize an increase in the contract with John Cook & Associates, Inc. for emergency cleaning and restoration of the Analytical Laboratory Building located at the Central Wastewater Treatment Plant due to a fire - Not to exceed $110,000, from $2,137,000 to $2,247,000 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

On January 14, 2015 the City Council authorized a contract with John Cook & Associates, Inc. for the replacement of 349 heating, ventilation and air conditioning components at various locations. This action consists of emergency cleaning and restoration of the Analytical Laboratory Building No. 27 located at the Central Wastewater Treatment Plant.

On June 16, 2015, a fire started in the mechanical room of the Analytical Laboratory Building No. 27 at the Central Wastewater Treatment Plant. The fire was the result of an overheated power junction box located inside the mechanical room. An in-house investigation revealed that a mechanical split-bolt connection was not properly tightened, which resulted in an air gap that produced excessive heat inside the junction box, causing the fire. The fire spread from the junction box to nearby combustibles stored in the room. The building's air conditioning system distributed fire related particles throughout the building's duct work system. This caused a smoky smell throughout the building. Meanwhile, the employees who work in the building have been relocated to other office spaces at the plant and all required laboratory analyses are being processed using an existing price agreement.

The cleaning and restoration of the building will include removal and discard of all ceiling tiles, insulation and other debris. Further, there will be cleaning of the exposed structural framing, conduits, ceiling mounted fixtures, carpets, duct work, window blinds and other related areas, which will help to ensure a safe working environment for DWU employees.

ESTIMATED SCHEDULE OF PROJECT

Began Cleaning and Restoration July 2015
Complete Cleaning and Restoration August 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Conley Group to provide architectural and engineering services to perform condition assessment of the roof and Heating, Ventilation, and Air Conditioning systems at Dallas Water Utilities' 230 facilities on June 27, 2012, by Resolution No. 12-1668.

Authorized a professional services contract with Halff Associates, Inc. to provide (1) architectural and engineering services for the design of roof and Heating, Ventilation, and Air Conditioning systems; and (2) a space utilization study for the Trinity Watershed Management Department on March 26, 2014, by Resolution No. 14-0523.

Authorized a contract with John Cook & Associates, Inc. for Heating, Ventilation and Air Conditioning component replacements and major repairs at 13 Dallas Water Utilities owned facilities on January 14, 2015, by Resolution No. 15-0124.

Information about this item will be provided to the Transportation & Trinity River Project Committee on August 24, 2015.

FISCAL INFORMATION

$110,000.00 - Water Utilities Capital Improvement Funds

Assessment	$1,897,800.00
Phase I Construction	$2,708,225.15
Phase II Design, Study	$2,583,128.64
Phase II Construction	$2,137,000.00
Change Order No. 1 (this action)	$ 110,000.00
Total Project Cost	$9,436,153.79

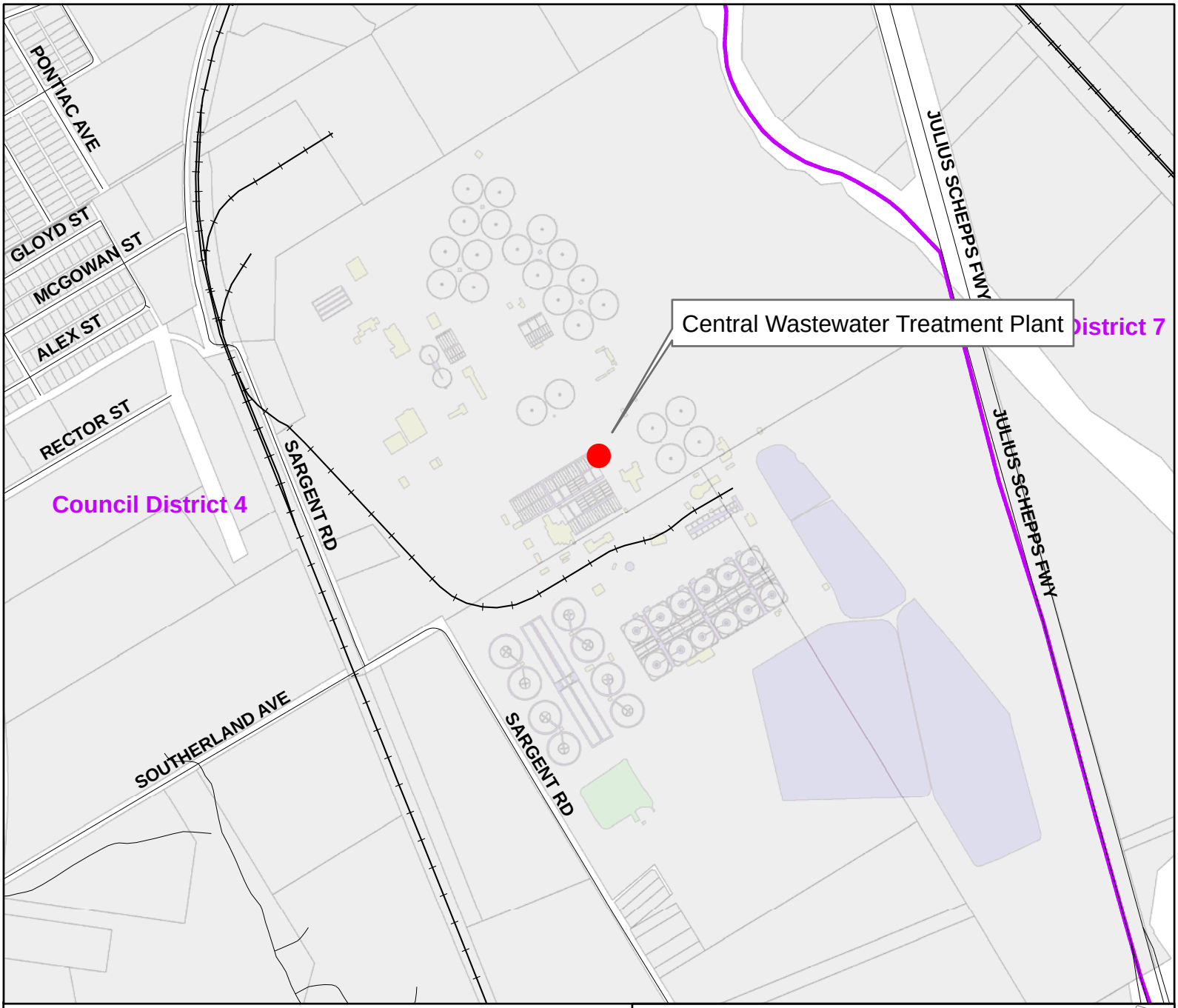
OWNER

John Cook & Associates, Inc.

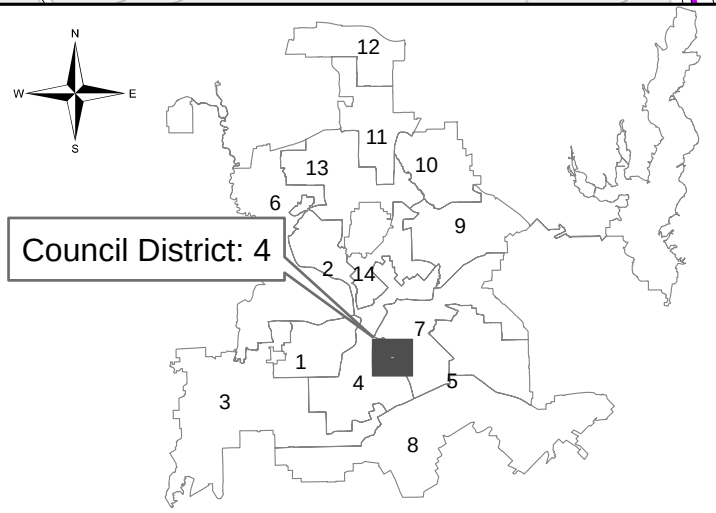
Johnnie F. Cook, President

MAP

Attached



Mapsco: 56 J



Dallas Water Utilities
Contract No. 14-005/006, Change Order No. 1
Central Wastewater Treatment Plant
Emergency Cleaning and Restoration of Analytical Laboratory Building

August 26, 2015

WHEREAS, on January 14, 2015, the City Council awarded Contract No. 14-005/006 in the amount of $2,137,000.00, by Resolution No. 15-0124, to John Cook & Associates, Inc., for Heating, Ventilation and Air Conditioning component replacements and major repairs at 13 Dallas Water Utilities owned facilities; and,

WHEREAS, emergency cleanup and restoration of the Analytical Laboratory Building at the Central Wastewater Treatment Plant is necessary, due to a fire on June 16, 2015; and,

WHEREAS, John Cook & Associates, Inc., 11705 Seagoville Road, Balch Springs, Texas 75180, has submitted an acceptable proposal for this emergency work; and,

WHEREAS, Dallas Water Utilities recommends that Contract No. 14-005/006 be increased by $110,000.00, from $2,137,000.00 to $2,247, 000.00.

Now, Therefore,

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

Section 1. That the proposed Change Order No. 1 be accepted and that Contract No. 14-005/006 with John Cook & Associates, Inc., be revised accordingly.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $110,000.00 from the Wastewater Capital Improvement Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
0103	DWU	CS42	4341	714006	CT-DWU714006EN	196420

John Cook & Associates, Inc. - (Contract No. 14-006) - $110,000.00

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 ITEM # 69

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 8

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: 79 C D

SUBJECT

Authorize Supplemental Agreement No. 1 to the engineering services contract with CP&Y, Inc. to provide engineering services associated with grit removal improvements at the Southside Wastewater Treatment Plant - Not to exceed $1,779,270, from $850,000 to $2,629,270 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

Grit removal is a critical step in the wastewater treatment process. Inorganic material is the wastewater stream called “grit” tends to be very abrasive, which if left unattended, can cause significant damage to equipment used at other parts of the treatment process. It also accumulates throughout the plant requiring frequent cleaning to prevent systems from clogging and causing odors. The Southside Treatment Plant (SWWTP) has two grit removal facilities, constructed in 1979 and 1988. Improvements to these facilities will extend their service life and improve efficiencies in the operation of the grit systems.

This action is the second of two planned awards for engineering services associated with grit removal improvements at the SWWTP. The original contract evaluated alternatives and produced a design report with the recommended alternatives. This Supplemental Agreement No. 1 will provide engineering services for the preparation of detailed construction drawings and specifications, services during construction, start-up and operations for the SWWTP grit removal improvements project. This project was identified and recommended for implementation by the 2010 Wastewater Treatment Facilities Strategic Plan.

ESTIMATED SCHEDULE OF PROJECT

Began Study	June 2014
Completed Study	December 2014
Begin Design	October 2015
Complete Design	April 2016
Begin Construction	August 2016
Complete Construction	December 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with CP&Y, Inc. for preliminary engineering services associated with improvements to the grit removal and screenings handling processes at the Southside Wastewater Treatment Plant on May 14, 2014, by Resolution No. 14-0765.

Information about this item will be provided to the Transportation & Trinity River Project Committee on August 24, 2015.

FISCAL INFORMATION

$1,779,270.00 - Water Utilities Capital Improvement Funds

Study	$ 850,000.00
Design - Supplemental Agreement No. 1 (this action)	$1,779,270.00
Total Project Cost	$2,629,270.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

CP&Y, Inc.

Hispanic Female	5	Hispanic Male	8
Black Female	0	Black Male	4
Other Female	7	Other Male	0
White Female	18	White Male	55

OWNER

CP&Y, Inc.

W. Walter Chiang, P.E., Director and Founder
Pete K. Patel, P.E., Chairman of the Board/Chief Executive Officer

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to the engineering services contract with CP&Y, Inc. to provide engineering services associated with grit removal improvements at the Southside Wastewater Treatment Plant - Not to exceed $1,779,270, from $850,000 to $2,629,270 - Financing: Water Utilities Capital Improvement Funds

CP&Y, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-consultants.
PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$1,463,788.00	82.27%
Non-local contracts	$315,482.00	17.73%
TOTAL THIS ACTION	$1,779,270.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
EJES Incorporated	BMDB62926Y0815	$59,637.00	4.07%
Signature Automation	HMDB68986N0616	$163,000.00	11.14%
GSR Andrade Architects	HMMB12941Y0617	$39,919.00	2.73%
AACE	HMMB73535Y0516	$37,748.00	2.58%
JQ Infrastructure, Inc.	IMDB62600Y0715	$186,815.00	12.76%
CP&Y, Inc.	PMMB64115Y0217	$636,964.00	43.51%
LKC-ES	WFWB66851N0417	$339,705.00	23.21%
Total Minority - Local		$1,463,788.00	100.00%

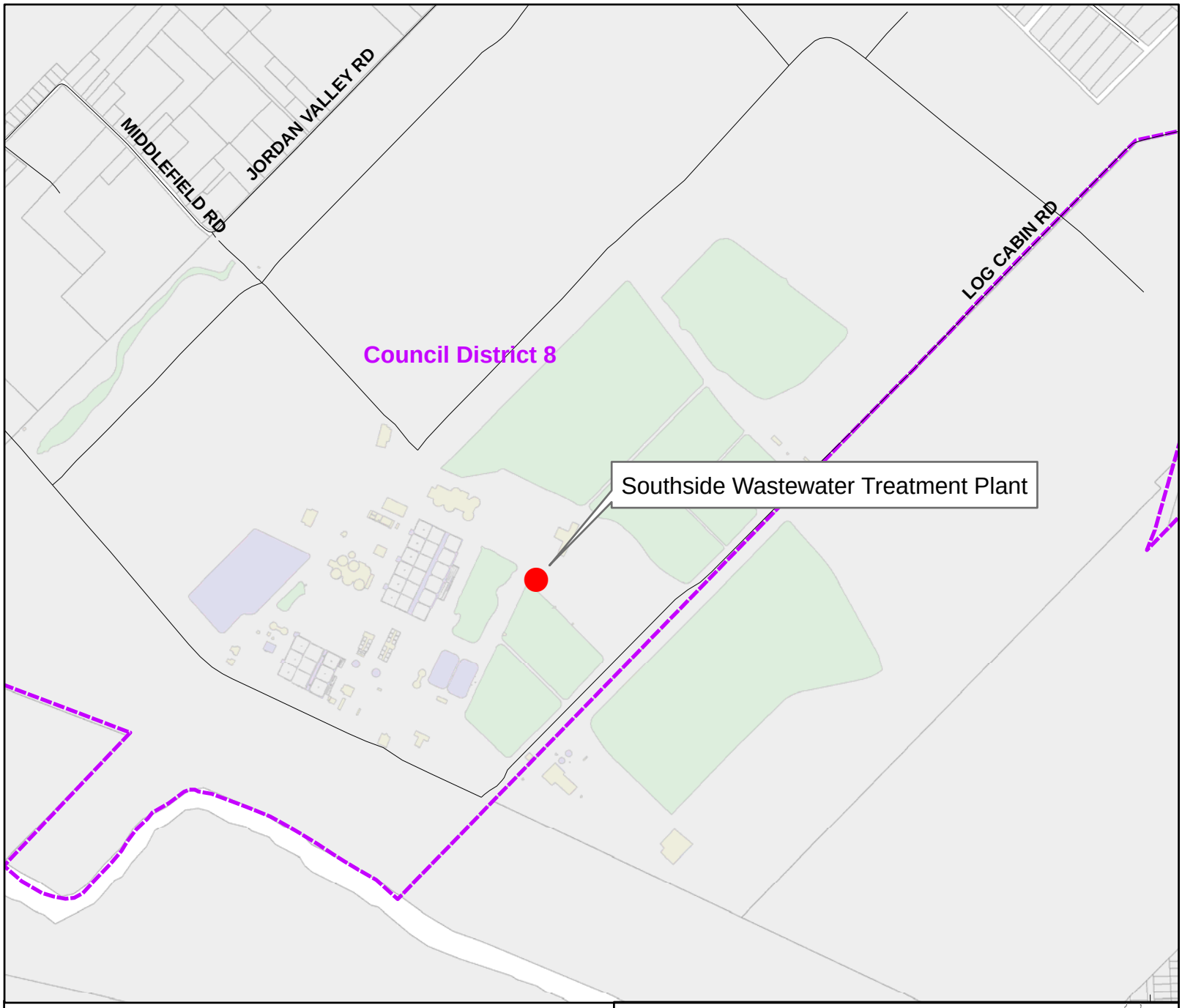
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
TOTO Consulting, LLC	WFWB64859N0417	$39,800.00	12.62%
Total Minority - Non-local		$39,800.00	12.62%

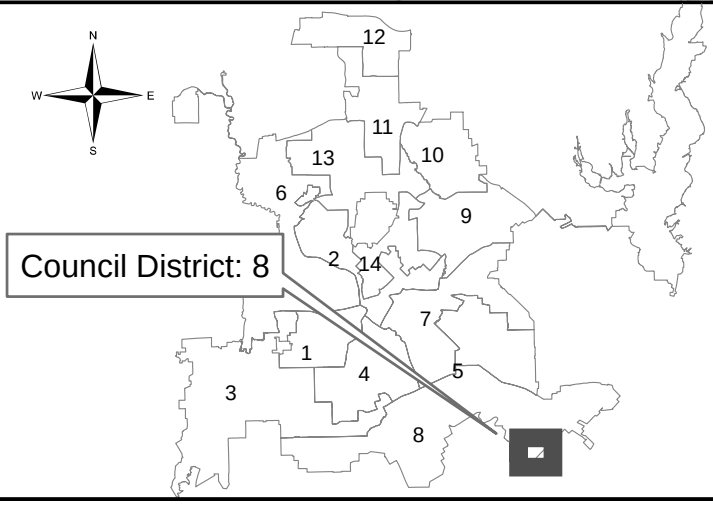
BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY
Page 2

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$59,637.00	3.35%	$94,637.00	3.60%
Hispanic American	$240,667.00	13.53%	$240,667.00	9.15%
Asian American	$823,779.00	46.30%	$1,458,799.00	55.48%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$379,505.00	21.33%	$379,505.00	14.43%
Total	$1,503,588.00	84.51%	$2,173,608.00	82.67%



Mapsco: 79 C D



Dallas Water Utilities
Contract No. 13-054E, Supplemental Agreement No. 1
Grit Removal Improvements
Southside Wastewater Treatment Plant

August 26, 2015

WHEREAS, on May 14, 2014, the City Council awarded Contract No. 13-054E, in the amount of $850,000.00, by Resolution No. 14-0765, to CP&Y, Inc., for preliminary engineering services associated with improvements to the grit removal and screenings handling processes at the Southside Wastewater Treatment Plant; and,

WHEREAS, it is now necessary to provide engineering services for the preparation of detailed construction drawings, specifications, bid phase services and services during construction, start-up and operations for the Southside Wastewater Treatment Plant grit removal improvements project; and,

WHEREAS, CP&Y, Inc., 1820 Regal Row, Suite 200, Dallas, Texas 75235, has submitted an acceptable proposal to provide these engineering services; and,

WHEREAS, Dallas Water Utilities recommends that Contract No. 13-054E be increased by $1,779,270.00, from $850,000.00 to $2,629,270.00.

Now, Therefore,

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

Section 1. That the proposed Supplemental Agreement No. 1 be accepted and that Contract No. 13-054E with CP&Y, Inc., be revised accordingly.

Section 2. That the City Manager is hereby authorized to execute the contract after it has been 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 $1,779,270.00 from the Wastewater Capital Improvement Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
3116	DWU	PS31	4111	713054	CT-DWU713054CP	VC0000005625

CP&Y, Inc. - (Contract No. 13-054E) - $1,779,270.00

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 ITEM # 71

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 4, 6, 7

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 44J N 56V 57S 65D

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Dallas Area Habitat for Humanity (Habitat) has submitted a proposal and development plan to DHADC for 7 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Habitat to the City's Land Bank, the sale of those lots from DHADC to Habitat and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Habitat will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Habitat and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Habitat will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,279 square feet and from $80,000 to $105,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (7 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive $35,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 18, 2015, DHADC approved the development plan and sale of 7 lots from DHADC to Habitat.

Information about this item ~~will be~~ was provided to the Housing Committee on August 3, 2015.

On August 12, 2015, this item was deferred by Councilmember Carolyn King Arnold.

FISCAL INFORMATION

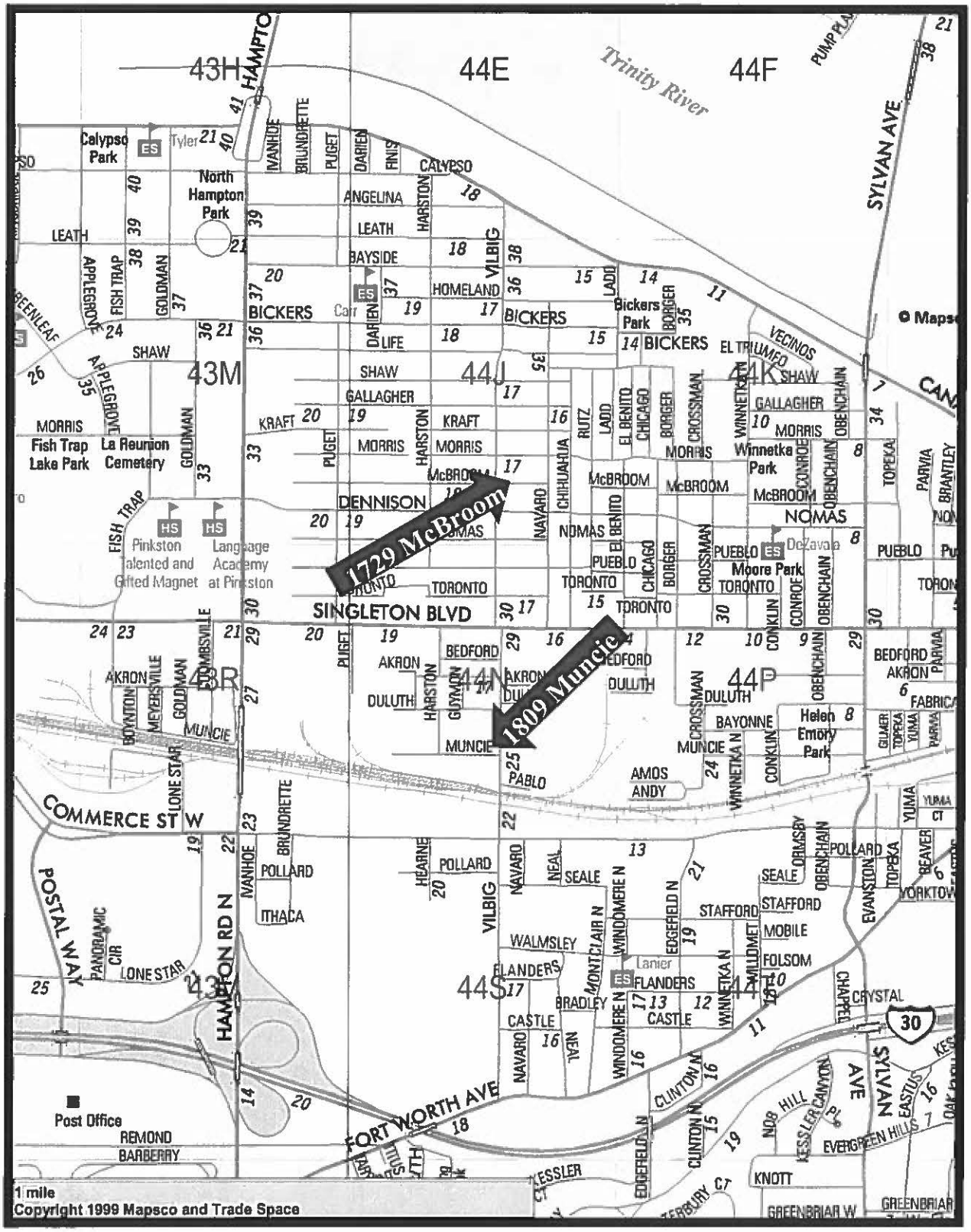
No cost consideration to the City

MAP(S)

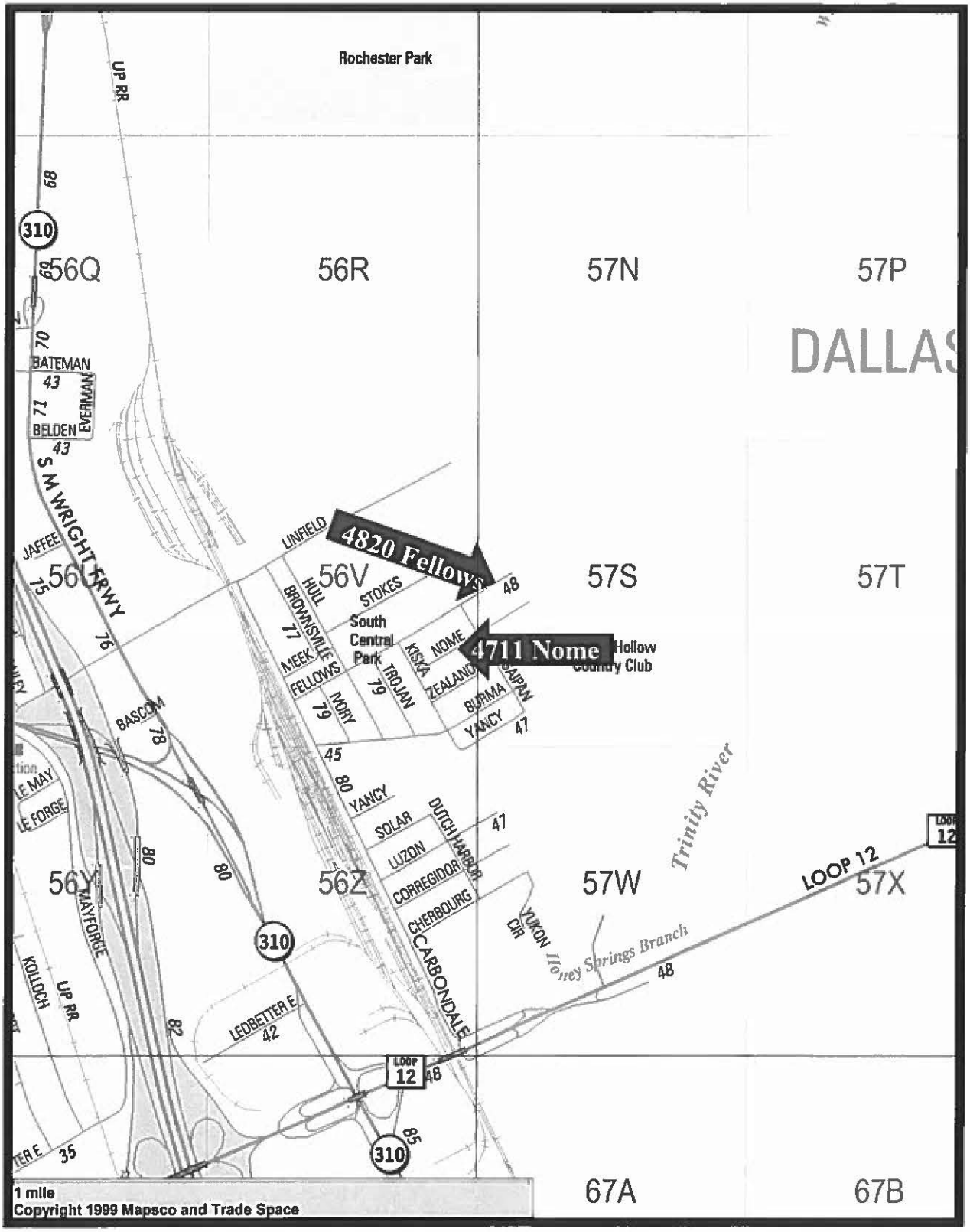
Attached

Land Bank (DHADC) Sale of Lots
to Dallas Area Habitat for Humanity

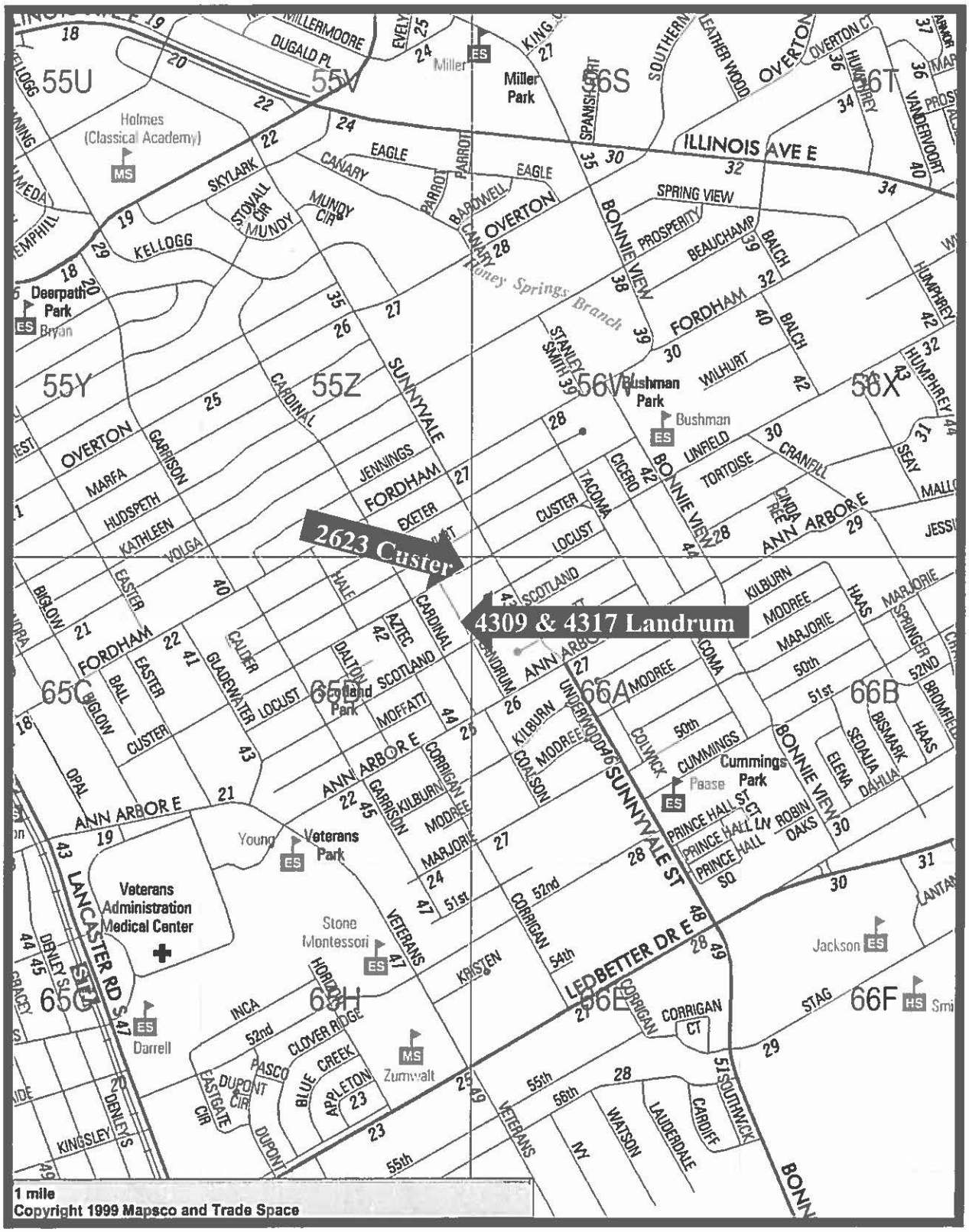
Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 1809 Muncie	44N	6	$ 8,127.35
2. 4317 Landrum	65D	4	$29,020.06
3. 2623 Custer	65D	4	$15,467.03
4. 1729 McBroom	44J	6	$11,277.67
5. 4820 Fellows	57S	7	$ 8,952.91
6. 4711 Nome	56V	7	$10,770.12
7. 4309 Landrum	65D	4	$20,004.50



MAPSCO 44J & 44N



MAPSCO 56V & 57S


2623 Custer
4309 & 4317 Landrum
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 65D

August 26, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Dallas Area Habitat for Humanity (Habitat) submitted a proposal and development plan to DHADC for 7 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Habitat and authorize the sale of the said 7 lots from DHADC to Habitat to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 7 lots shown on Exhibit "A" from DHADC to Habitat is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**1809 Muncie** Lot 14, College Park (Riggins) Addition Block K/7238	Dallas Area Habitat for Humanity	1	$5,000.00
2	**4317 Landrum** Lot 34, City View Addition Block 3/6083	Dallas Area Habitat for Humanity	1	$5,000.00
3	**2623 Custer** Lot 15, Lisbon Heights Addition Block 6/5852	Dallas Area Habitat for Humanity	1	$5,000.00
4	**1729 McBroom** Lot 16, Homestead Manor Addition Block 1/7117	Dallas Area Habitat for Humanity	1	$5,000.00
5	**4820 Fellows** Lot 5, Central Avenue Addition No. 3 Block B/7648	Dallas Area Habitat for Humanity	1	$5,000.00
6	**4711 Nome** Lot 17, Central Avenue Addition No. 3 Block A/7648	Dallas Area Habitat for Humanity	1	$5,000.00
7	**4309 Landrum** Lots 39 & 40, City View Addition Block 3/6083	Dallas Area Habitat for Humanity	1	$5,000.00
TOTAL				**$35,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. _____7_____

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

No.	Street #	Street Name	Lot	Block	Subdivision	DCAD Value	Plan
1	1809	MUNCIE	14	K/7238	College Park (Riggins)	$ 11,360.00	TBD
2	4317	LANDRUM	34	3/6083	City View	$ 8,630.00	TBD
3	2623	CUSTER	15	6/5852	Lisbon Heights	$ 6,900.00	TBD
4	1729	MCBROOM	16	1/7117	Homestead Manor	$ 7,680.00	TBD
5	4820	FELLOWS	5	B/7648	Central Avenue 3	$ 2,000.00	TBD
6	4711	NOME	17	A/7648	Central Avenue 3	$ 2,000.00	TBD
7	4309	LANDRUM	39/40	3/6083	City View	$ 6,900.00	TBD

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots __1 on each lot ____
Square Footage of each home Approximately 1279 AC; 1691 total_____
Number of Bedrooms/Baths in each home____3__/____2____
Number of Garages_1__ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer_Brick and/or hardiboard __ Which sides __see elevations for details
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer_$80-105,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home_____/_____
Number of Garages____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer_____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer_____

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home_____/_____
Number of Garages____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer_____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer_____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction _1095__ days
Completion of Construction ___1215__ days
Sale of first affordable housing unit to low income households _1305___ days
Sale of last affordable unit to low income households __1305____ days

AGENDA ITEM # 72

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2, 7

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 46K Q

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by EBM Services for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to EBM Services; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

EBM Services has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by EBM Services to the City's Land Bank, the sale of those lots from DHADC to EBM Services and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to EBM Services will contain a reverter that returns the property to DHADC if a construction permit is not applied for by EBM Services and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

EBM Services will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,400 to 1,600 square feet and from $100,000 to $150,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (2 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive $10,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 18, 2015, DHADC approved the development plan and sale of 2 lots from DHADC to EBM Services.

Information about this item ~~will be~~ was provided to the Housing Committee on August 3, 2015.

On August 12, 2015, this item was deferred by Councilmember Carolyn King Arnold.

FISCAL INFORMATION

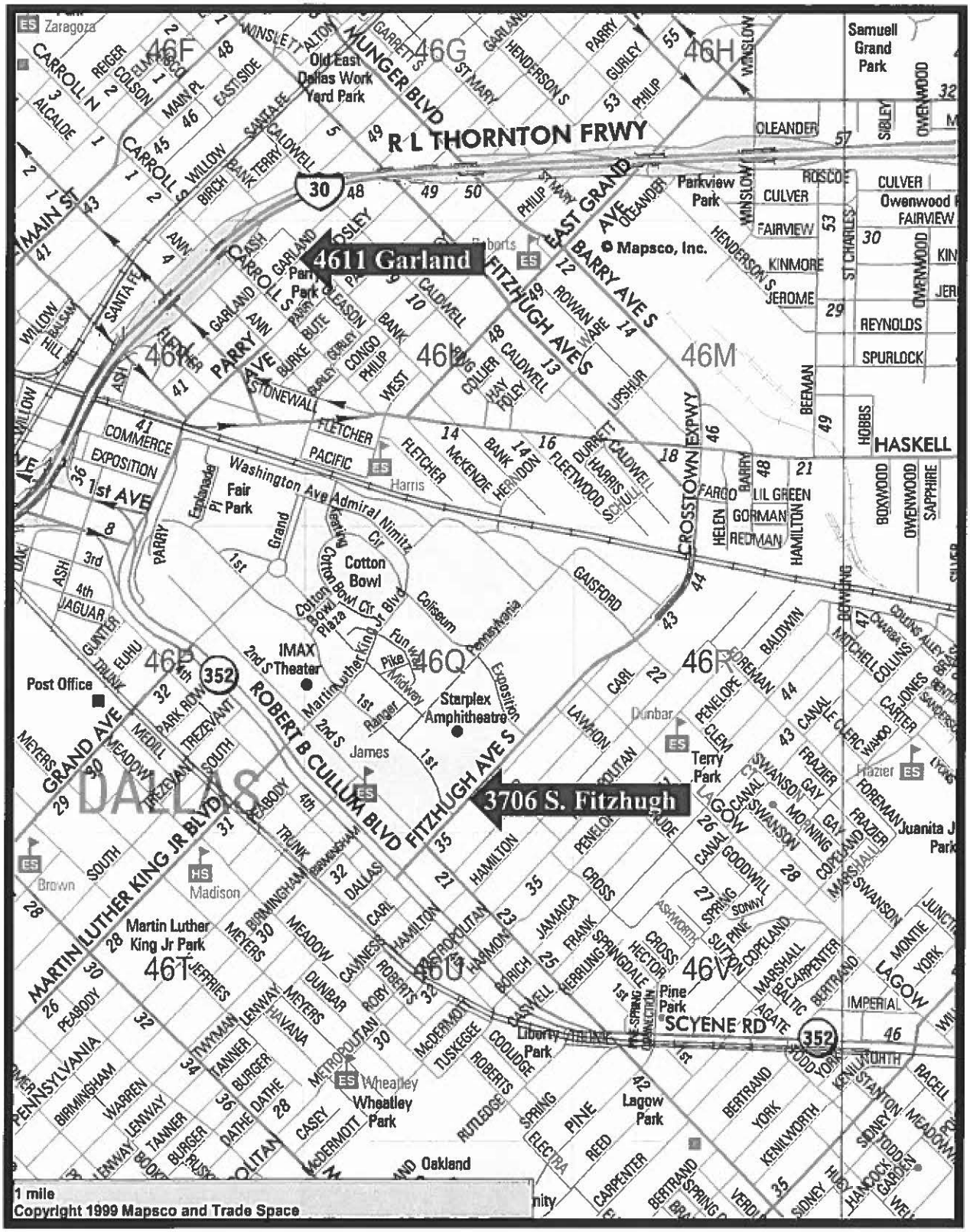
No cost consideration to the City

MAP

Attached

Land Bank (DHADC) Sale of Lots to EBM Services

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 4611 Garland	46K	2	$ 3,915.34
2. 3706 S. Fitzhugh	46Q	7	$14,507.23



MAPSCO 46K & 46Q

August 26, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, EBM Services submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by EBM Services and authorize the sale of the said 2 lots from DHADC to EBM Services to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by EBM Services and the sale of 2 lots shown on Exhibit "A" from DHADC to EBM Services is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**4611 Garland** Lot 7, Caldwells Addition Block 38/1061	EBM Services	1	$5,000.00
2	**3706 S. Fitzhugh** Tract 13, Thomas Lagow Survey Block 1556	EBM Services	1	$5,000.00
TOTAL				**$10,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 2

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

4611 Garland Lot 7, Block 38/1061
3706 S. Fitzhugh Lot 13, Block 1556

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home ____/____
Number of Garages ___ Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 2
Square Footage of each home 1400 - 1600
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports ___ Detached ___ Attached 1
Type of Exterior Veneer Stucco Which sides 4 sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 100 - 150

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home ____/____
Number of Garages ___ Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 60 days AFTER PURCHASE
Completion of Construction 180 days
Sale of first affordable housing unit to low income households 180 days
Sale of last affordable unit to low income households 360 days

AGENDA ITEM # 73

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 1, 5

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 54D 57R

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Lakee Group LLC has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Lakee Group LLC to the City's Land Bank, the sale of those lots from DHADC to Lakee Group LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC' s Deed without Warranty to Lakee Group LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Lakee Group LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Lakee Group LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,500 to 1,600 square feet and from $115,000 to $119,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (1 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (1 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive $10,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 18, 2015, DHADC approved the development plan and sale of 2 lots from DHADC to Lakee Group LLC.

Information about this item ~~will be~~ was provided to the Housing Committee on August 3, 2015.

On August 12, 2015, this item was deferred by Councilmember Carolyn King Arnold.

FISCAL INFORMATION

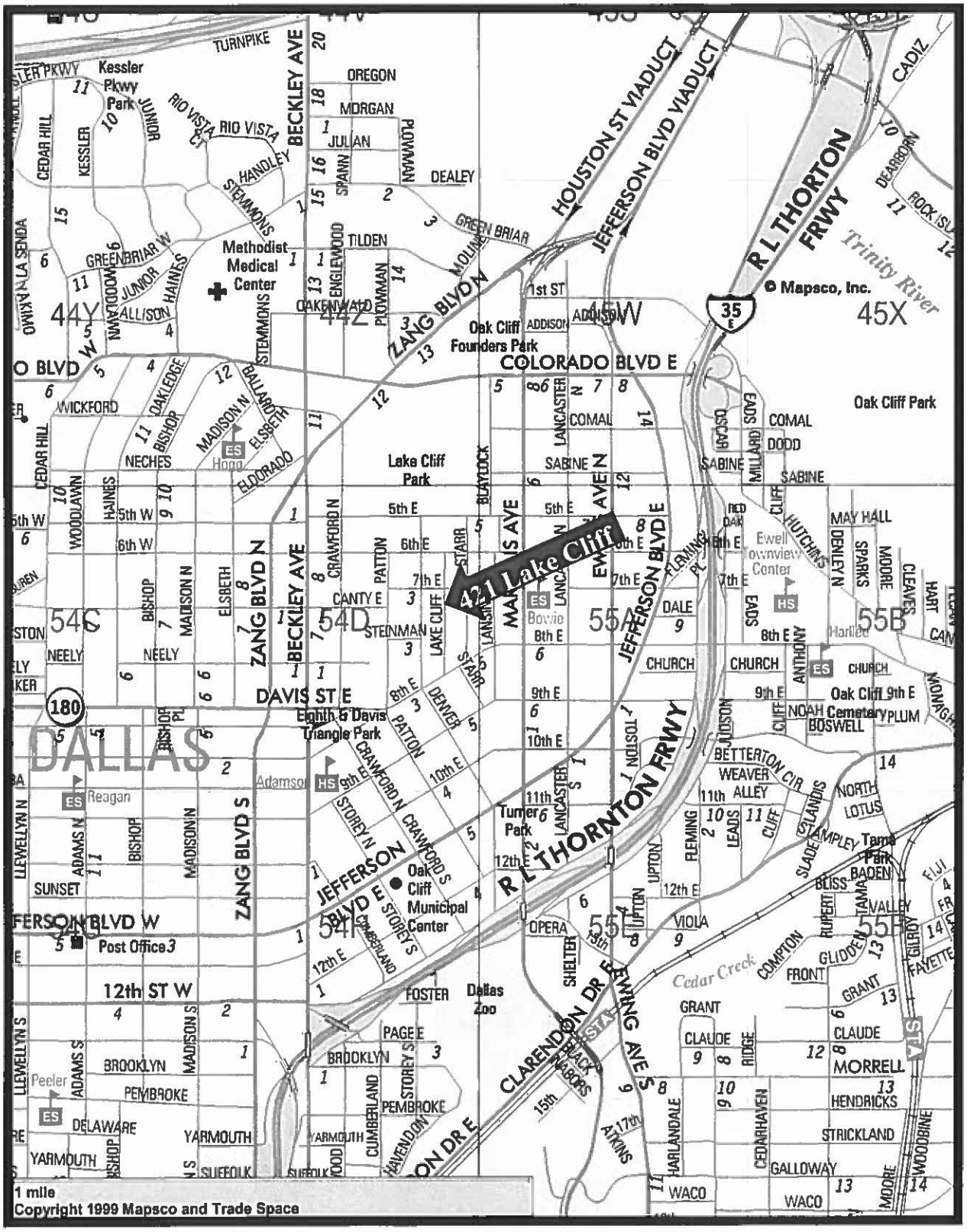
No cost consideration to the City

MAP(S)

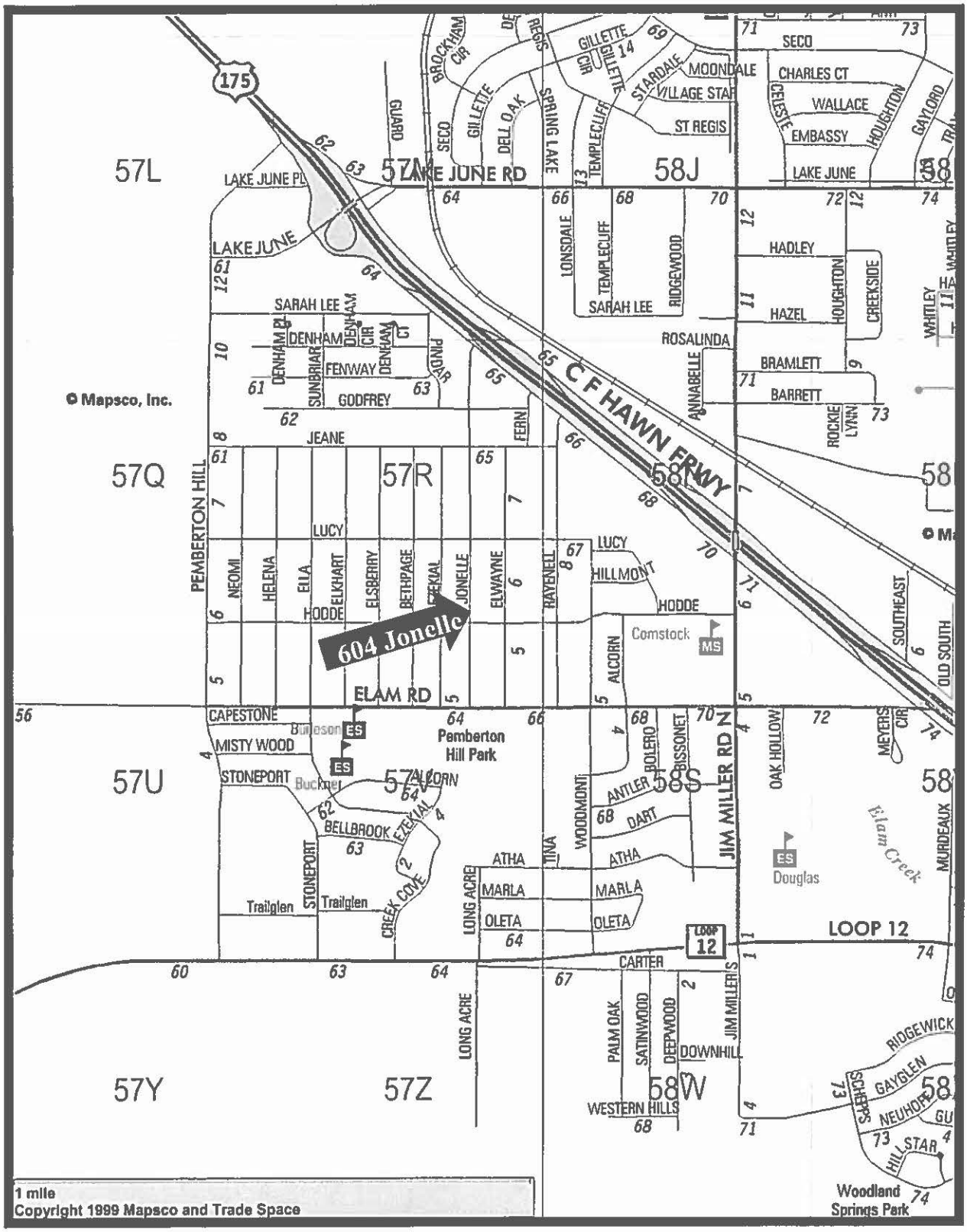
Attached

Land Bank (DHADC) Sale of Lots to Lakee Group LLC

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 421 Lake Cliff	54D	1	$ 6,196.98
2. 604 Jonelle	57R	5	$15,333.28


421 Lake Cliff
TURNPIKE
Kessler Pkwy Park
BECKLEY AVE
OREGON
MORGAN
JULIAN
DEALEY
HOUSTON ST VIADUCT
JEFFERSON BLVD VIADUCT
R L THORTON FRWY
CADIZ
Trinity River
Mapsco, Inc.
RIO VISTA
HANDLEY
STEMMONS
TILDEN
GREEN BRIAR
Methodist Medical Center
ZANG BLVD N
1st ST
Oak Cliff Founders Park
COLORADO BLVD E
Oak Cliff Park
WICKFORD
OAKLEDGE
BISHOP
MADISON N
ELSBETH
ELDORADO
NECHES
Lake Cliff Park
COMAL
DODD
SABINE
5th W
6th W
5th E
6th E
7th E
8th E
9th E
10th E
11th E
12th E
CRAWFORD N
PATTON
STARR
BUCKLOCK
LANCASTER N
MARSALIS AVE
EWING AVE N
JEFFERSON BLVD E
FLEMING PL
CLIFF
HUTCHINS
MAY HALL
DENLEY N
SPARKS
MOORE
CLEAVES
HART
Ewell Townview Center
Harllee
CANTY E
STEINMAN
LAKE CLIFF
LANCASTER S
DALE
CHURCH
ANTHONY
Oak Cliff
NOAH
BOSWELL
PLUM
NEELY
DAVIS ST E
Eighth & Davis Triangle Park
DENVER
DALLAS
Adamson
Reagan
HS
ES
Turner Park
BETTERTON CIR
WEAVER
11th ALLEY
NORTH LOTUS
TOSTON
UPTON
FLEMING
LEADS
CLIFF
GLANDIS
SLADE
AMPLEY
Tama Park
BADEN
BLISS
FIJI
VALLEY
RUPERT
TIAWAH
GLIDDEN
GIDDY
FAYETTE
JEFFERSON BLVD W
SUNSET
Oak Cliff Municipal Center
Post Office
OPERA
VIOLA
SHELTER
Cedar Creek
COMPTON
FRONT
GRANT
CLAUDE
MORRELL
HENDRICKS
STRICKLAND
GALLOWAY
WACO
12th ST W
FOSTER
Dallas Zoo
PAGE E
BROOKLYN
PEMBROKE
CUMBERLAND
STOREY S
STOREY N
CLARENDON DR E
EWING AVE S
RIDGE
HARLANDALE
CEDARHAVEN
ATKINS
WOODBINE
Peeler
DELAWARE
YARMOUTH
SUFFOLK
LLEWELLYN S
ADAMS S
MADISON S
BISHOP
ADAMS N
LLEWELLYN N
44Y
44Z
45W
45X
54C
54D
55A
55B
55H
180
35
1 mile
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MAPSCO 54D


604 Jonelle
C F HAWN FRWY
LAKE JUNE RD
ELAM RD
LOOP 12
JIM MILLER RD N
PEMBERTON HILL
57L
57Q
57R
57U
57Y
57Z
58J
58S
58W
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Woodland Springs Park
Comstock
Douglas
Bunyeson
Buckner
Trailglen
Elam Creek

MAPSCO 57R

August 26, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Lakee Group LLC submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Lakee Group LLC and authorize the sale of the said 2 lots from DHADC to Lakee Group LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Lakee Group LLC and the sale of 2 lots shown on Exhibit "A" from DHADC to Lakee Group LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**421 Lake Cliff** 50x95 Feet out of the NE Corner of Lot 7, Original Town of Oak Cliff Block 74/3055	Lakee Group LLC	1	$5,000.00
2	**604 Jonelle** Lot 14, Pleasant Heights Addition No. 2 Block 3/6251	Lakee Group LLC	1	$5,000.00
TOTAL				**$10,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal: 2

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). 421 LAKE CLIFF Dallas TX 75203 – BLK 74/3055 PT LT 7
604 JONELLE AVE Dallas TX 75217 – BLK 3/6251 / LOT 14

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 1

Square Footage of each home 1600

Number of Bedrooms/Baths in each home 4 / 2

Number of Garages 0 Number of Carports 0 Detached 0 Attached 0

Type of Exterior Veneer Brick Siding Which sides Front

Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 115000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 1

Square Footage of each home 1600

Number of Bedrooms/Baths in each home 4 / 2

Number of Garages 1 Number of Carports 0 Detached 1 Attached 0

Type of Exterior Veneer Brick Siding Which sides Front

Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 119000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots _____

Square Footage of each home _____

Number of Bedrooms/Baths in each home _____ / _____

Number of Garages ___ Number of Carports ___ Detached ___ Attached ___

Type of Exterior Veneer _____ Which sides _____

Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 60 days

Completion of Construction 60 days

Sale of first affordable housing unit to low income households _____ days

Sale of last affordable unit to low income households 10 days

AGENDA ITEM # 74

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 4, 5, 6, 7, 8

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 43K 46R,V 54R 55F,N,S 56X 58Z 59J 65D 66A

SUBJECT

Authorize on-site reconstruction of twelve homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4505 Bonnie View Road in the amount of $103,000; 2936 East Ann Arbor Avenue in the amount of $103,000; 2311 Custer Drive in the amount of $103,000; 3811 Elsie Faye Heggins Street in the amount of $103,000; 8309 Ryoak Drive in the amount of $103,000; 8810 Briley Drive in the amount of $103,000; 1207 Morrell Avenue in the amount of $103,000; 3602 Gallagher Street in the amount of $103,000; 510 East Woodin Boulevard in the amount of $103,000; 322 East Woodin Boulevard in the amount of $103,000; 3822 Metropolitan Avenue in the amount of $103,000; and 2507 Harlandale Avenue in the amount of $103,000 - Total not to exceed $1,236,000 - Financing: 2009-10 HOME Investment Partnership Program Grant Funds ($7,927); 2011-12 HOME Investment Partnership Program Grant Funds ($99); 2012-13 HOME Investment Partnership Program Grant Funds ($94,974); 2012-13 Community Development Block Grant Reprogramming Funds ($94,389); 2013-14 Community Development Block Grant Funds ($8,611); 2013-14 HOME Investment Partnership Program Grant Funds ($22,922); 2014-15 HOME Investment Partnership Program Grant Funds ($904,078) and 2014-15 Community Development Block Grant Funds ($103,000)

BACKGROUND

The homeowners and the properties herein described are eligible for Reconstruction Program loans. The homeowners are below 80% AMFI and their names, ages and property addresses are as follows: Bobbie Lee Williams, an elderly female, 78 years old, residing at 4505 Bonnie View Road; Willie L. Burks Sr., an elderly male, 79 years old, residing at 2936 East Ann Arbor Avenue; Janeal Potts, an elderly female, 66 years old, residing at 2311 Custer Drive; Debra Calico, a disabled female, 59 years old, residing at 3811 Elsie Faye Heggins Street; Jimmy Isbell & Deborah Isbell, an elderly couple, 73 & 56 years old, residing at 8309 Ryoak Drive; Mary R. Hollis, an elderly female, 82 years old, residing at 8810 Briley Drive; Mary Jones & Wilmer Sterling Jr., an elderly couple, 69 & 67 years old, residing at 1207 Morrell Avenue; Lillie Perry, an elderly female, 94 years old, residing at 3602 Gallagher Street;

BACKGROUND (continued)

Gwendolyn Pipkins, an elderly female, 66 years old, residing at 510 East Woodin Boulevard ; Bennie Smith & Mattie Smith, an elderly couple, 76 & 76 years old, residing at 322 East Woodin Boulevard; and Ruby Smith, an elderly female, 68 years old, residing at 3822 Metropolitan Avenue.

On September 22, 2010, City Council authorized 10% of funds to be used to assist persons younger than 62 years of age, or without a disability, and still meeting all other loan criteria. The homeowner, Sharon Beard, a 55 year old female, residing at 2507 Harlandale Avenue, has been found eligible for the Reconstruction Program.

Authorization by City Council is required before proceeding with on-site reconstruction of a home when all of the following conditions exist: (a) repairs necessary to meet the Quality Standards and all applicable codes cannot be accomplished within the program funding limits; (b) the condition of the home creates an imminent danger to the life, health and/or safety of the residents, and/or the neighborhood; and (c) repairs are not feasible to extend the life of the repaired structure beyond 15 years.

This action provides the authority to proceed with on-site reconstruction of twelve (12) single-family homes. Homeowners are allowed to select their builder from a certified list of contractors. The City provides the financing for the complete demolition and reconstruction for eligible homeowners. A lien and deed restriction is placed on the home for twenty years to ensure occupancy.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 22, 2010, City Council authorized modifications to the Program Statement for the Reconstruction/SHARE Program including using 10% to assist persons younger than 62 years of age, or without a disability, and still meeting all other loan criteria, by Resolution No. 10-2465.

On November 10, 2010, City Council authorized an amendment to the Home Repair Program Statement for Reconstruction/SHARE Program Statement previously approved on September 22, 2010 by Resolution No. 10-2465; allow payoff of liens up to the amount of the amenities package of $5,900 amended to: allow refinancing of liens up to the amount of the amenities package of $5,900, by Resolution No. 10-2884.

On May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from up to $93,400 to up to $103,000, by Resolution No. 11-1349.

On January 22, 2014, City Council authorized modifications to the Reconstruction Program Statement to provide assistance as a twenty-year forgivable loan, by Resolution No. 14-0180.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

Information about this item will be provided to the Housing Committee on August 17, 2015.

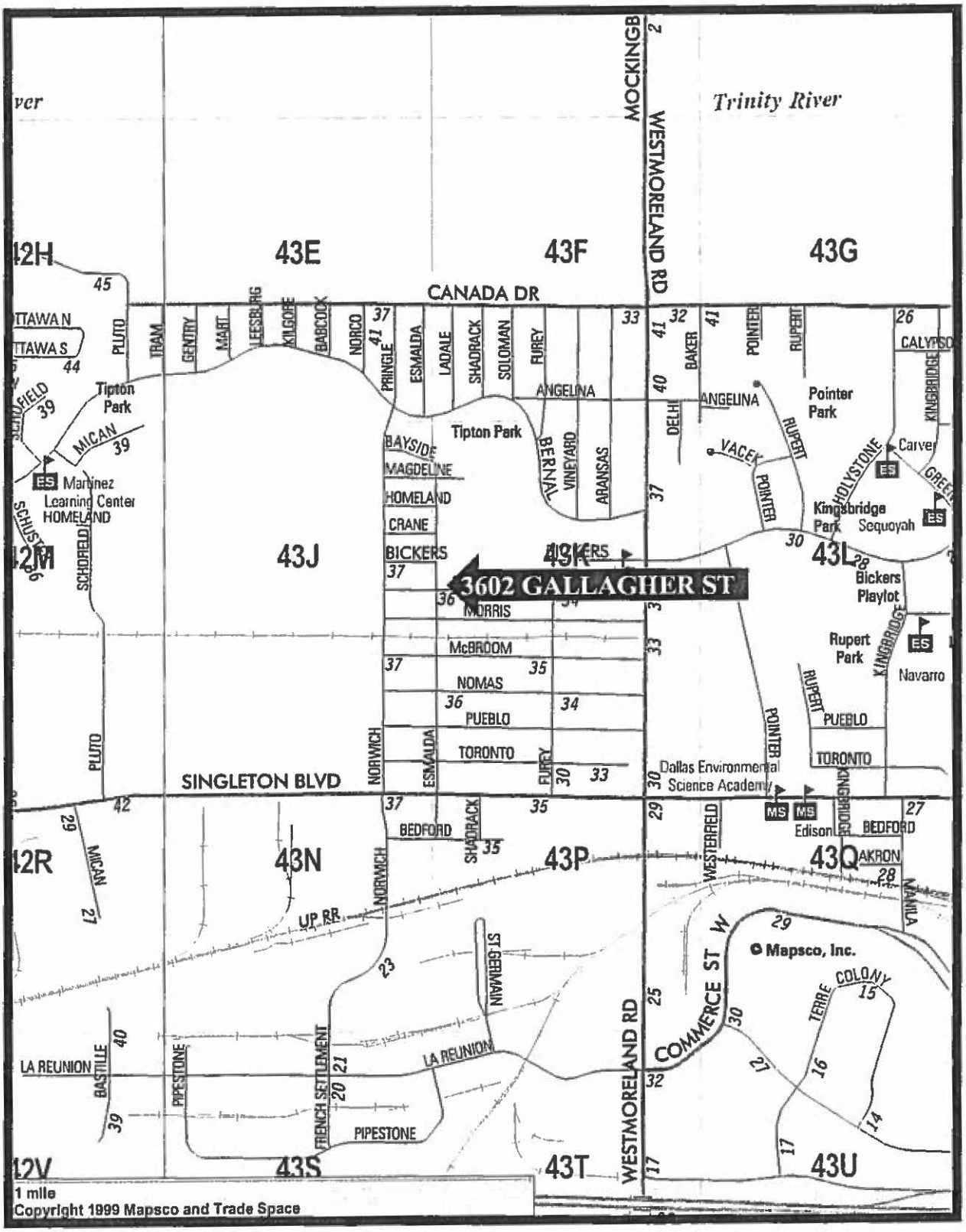
FISCAL INFORMATION

2009-10 HOME Investment Partnerships Program Grant Funds - $7,927
2011-12 HOME Investment Partnerships Program Grant Funds - $99
2012-13 HOME Investment Partnerships Program Grant Funds - $94,974
2012-13 Community Development Block Grant Reprogramming Funds - $94,389
2013-14 Community Development Block Grant Funds - $8,611
2013-14 HOME Investment Partnerships Program Grant Funds - $22,922
2014-15 HOME Investment Partnerships Program Grant Funds - $904,078
2014-15 Community Development Block Grant Funds - $103,000

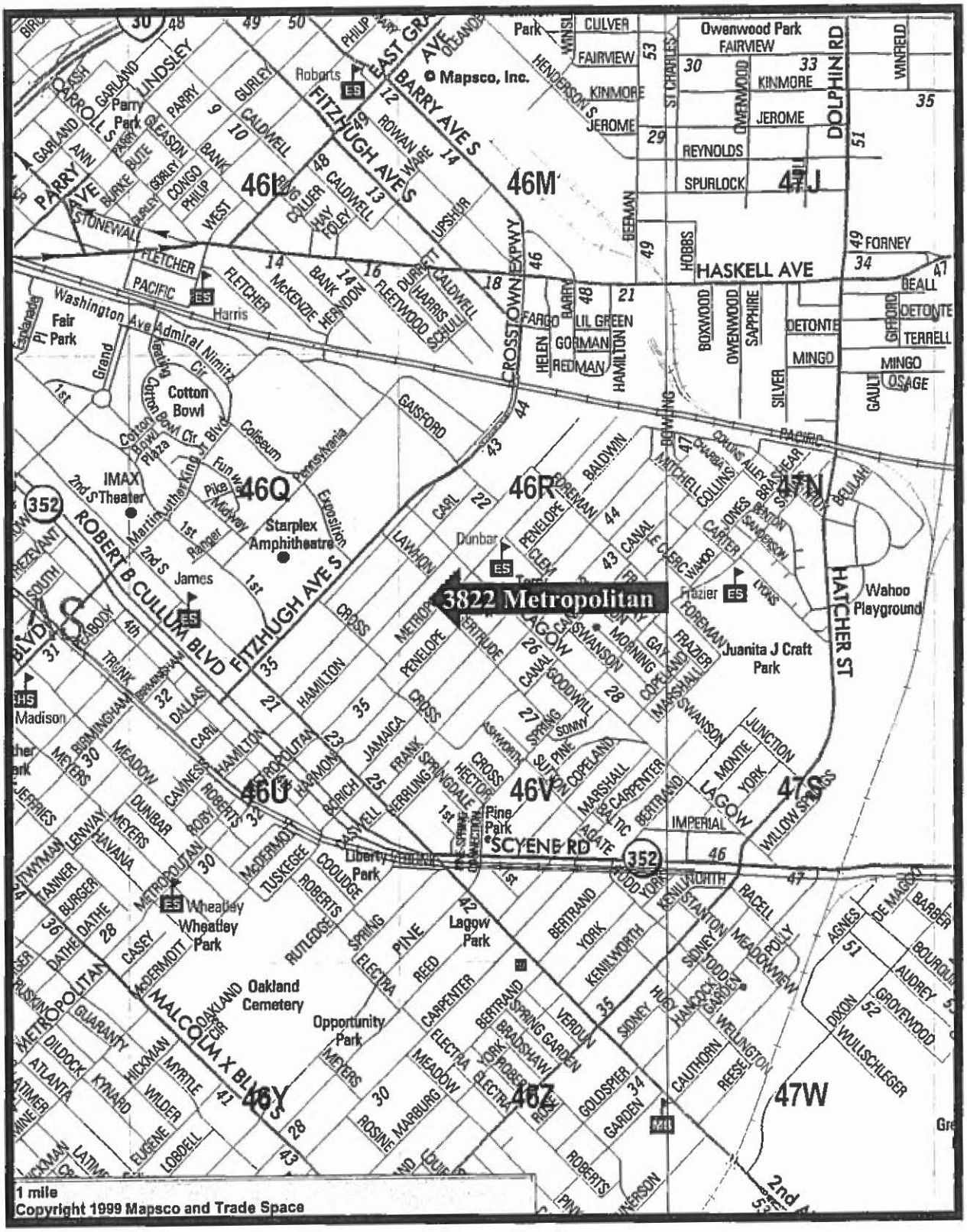
Council District	Amount
4	$721,000
5	$103,000
6	$103,000
7	$206,000
8	$103,000
Total	$1,236,000

MAPS

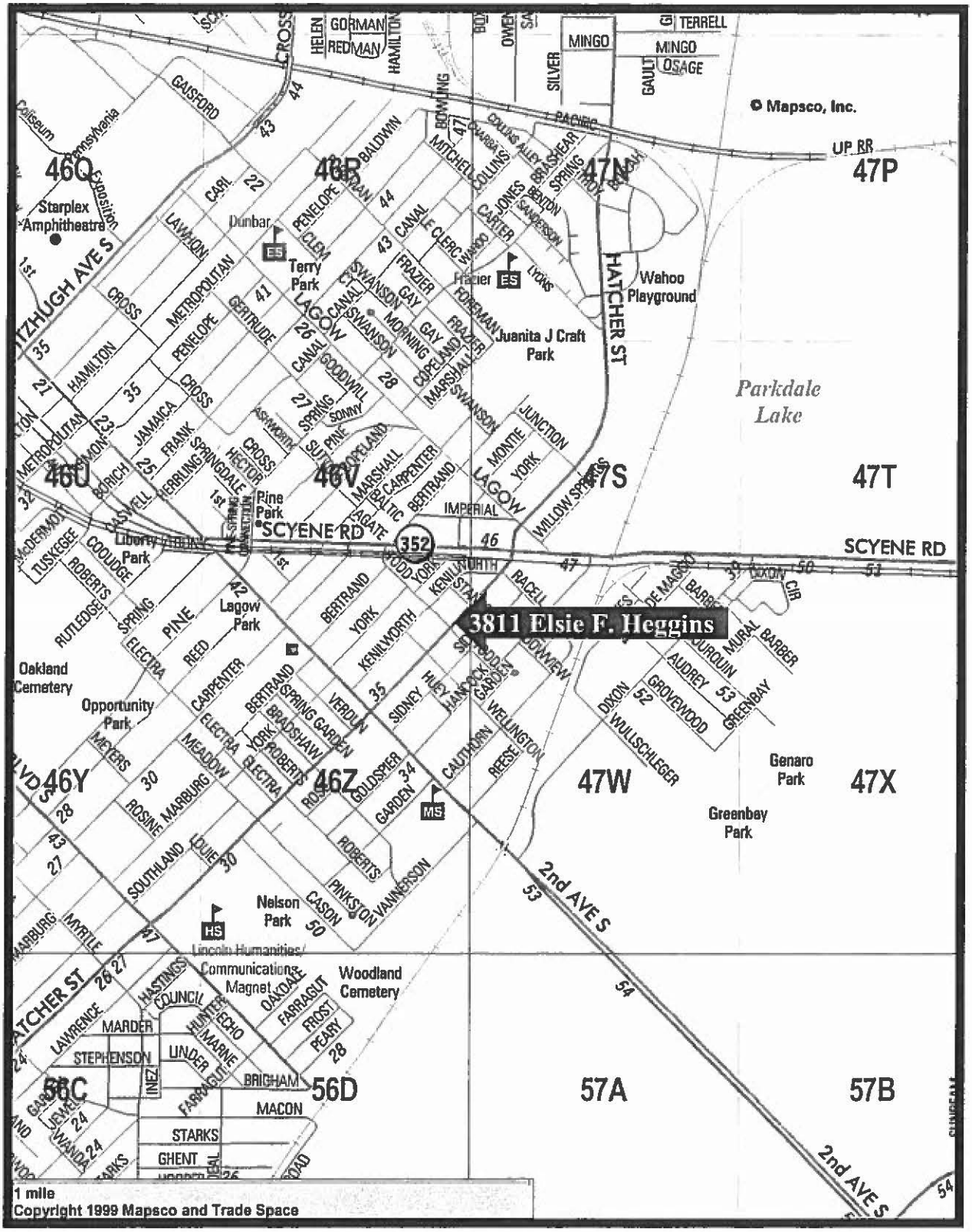
Attached


3602 GALLAGHER ST
Trinity River
CANADA DR
SINGLETON BLVD
MOCKINGBIRD
WESTMORELAND RD
43E
43F
43G
43J
43K
43L
43N
43P
43Q
43S
43T
43U
Tipton Park
Martinez Learning Center
Pointer Park
Kingsbridge Park
Sequoyah
Bickers Playlot
Rupert Park
Navarro
Carver
Dallas Environmental Science Academy
Edison
BAYSIDE
MAGDELINE
HOMELAND
CRANE
BICKERS
MORRIS
McBROOM
NOMAS
PUEBLO
TORONTO
BEDFORD
AKRON
ANGELINA
LA REUNION
PIPESTONE
COLONY
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1 mile
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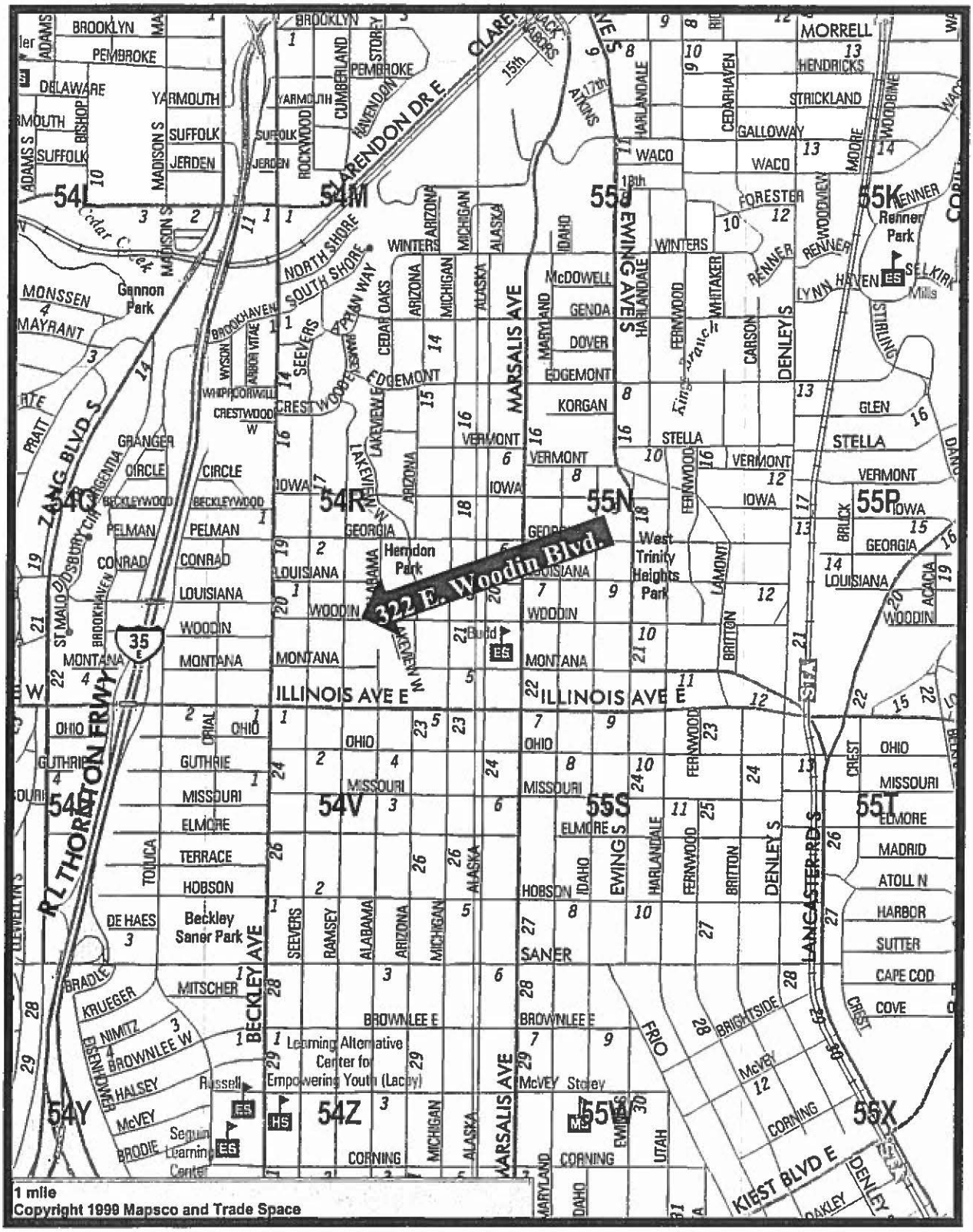
MAPSCO 43K


3822 Metropolitan
Mapsco, Inc.
Owenwood Park
FAIRVIEW
KINMORE
JEROME
REYNOLDS
SPURLOCK
HASKELL AVE
FORNEY
DOLPHIN RD
CROSSTOWN EXPWY
FITZHUGH AVE S
ROBERT B CULLUM BLVD
MALCOLM X BLVD
SCYENE RD
HATCHER ST
Cotton Bowl
Starplex Amphitheatre
IMAX
Fair Park
Juanita J Craft Park
Wahoo Playground
Pine Park
Lagow Park
Wheatley Park
Opportunity Park
Oakland Cemetery
Liberty Park
Madison
James
Frazier
Dunbar
Roberts
Parry Park
46L
46M
46Q
46R
46U
46V
46Y
46Z
47J
47N
47S
47W
1 mile
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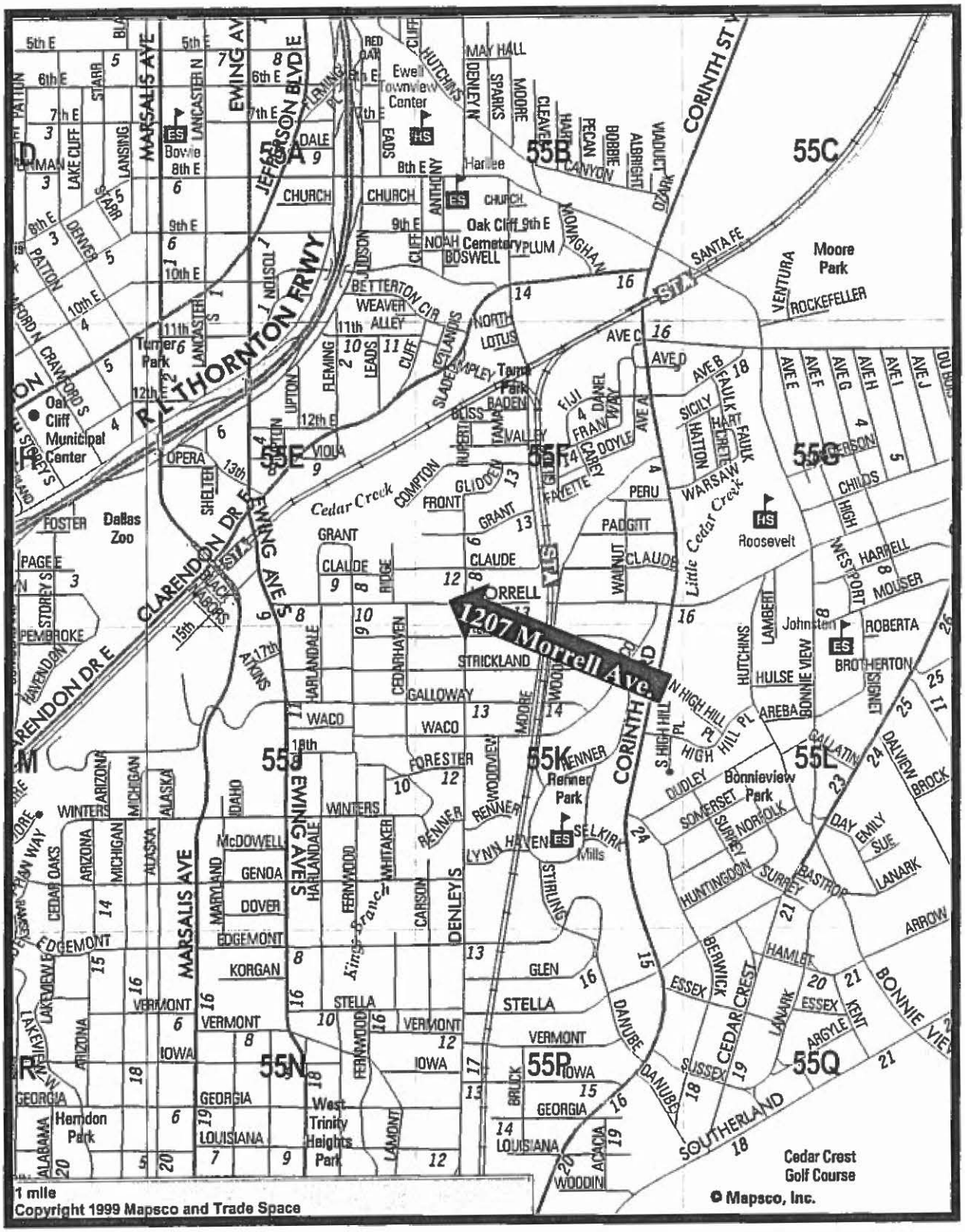
MAPSCO 46R


© Mapsco, Inc.
3811 Elsie F. Heggins
SCYENE RD
2nd AVE S
HATCHER ST
Parkdale Lake
Juanita J Craft Park
Wahoo Playground
Terry Park
Pine Park
Lagow Park
Nelson Park
Opportunity Park
Oakland Cemetery
Woodland Cemetery
Genaro Park
Greenbay Park
Starplex Amphitheatre
Lincoln Humanities/ Communications Magnet
46Q
46R
47N
47P
46U
46V
47S
47T
46Y
46Z
47W
47X
56C
56D
57A
57B
1 mile
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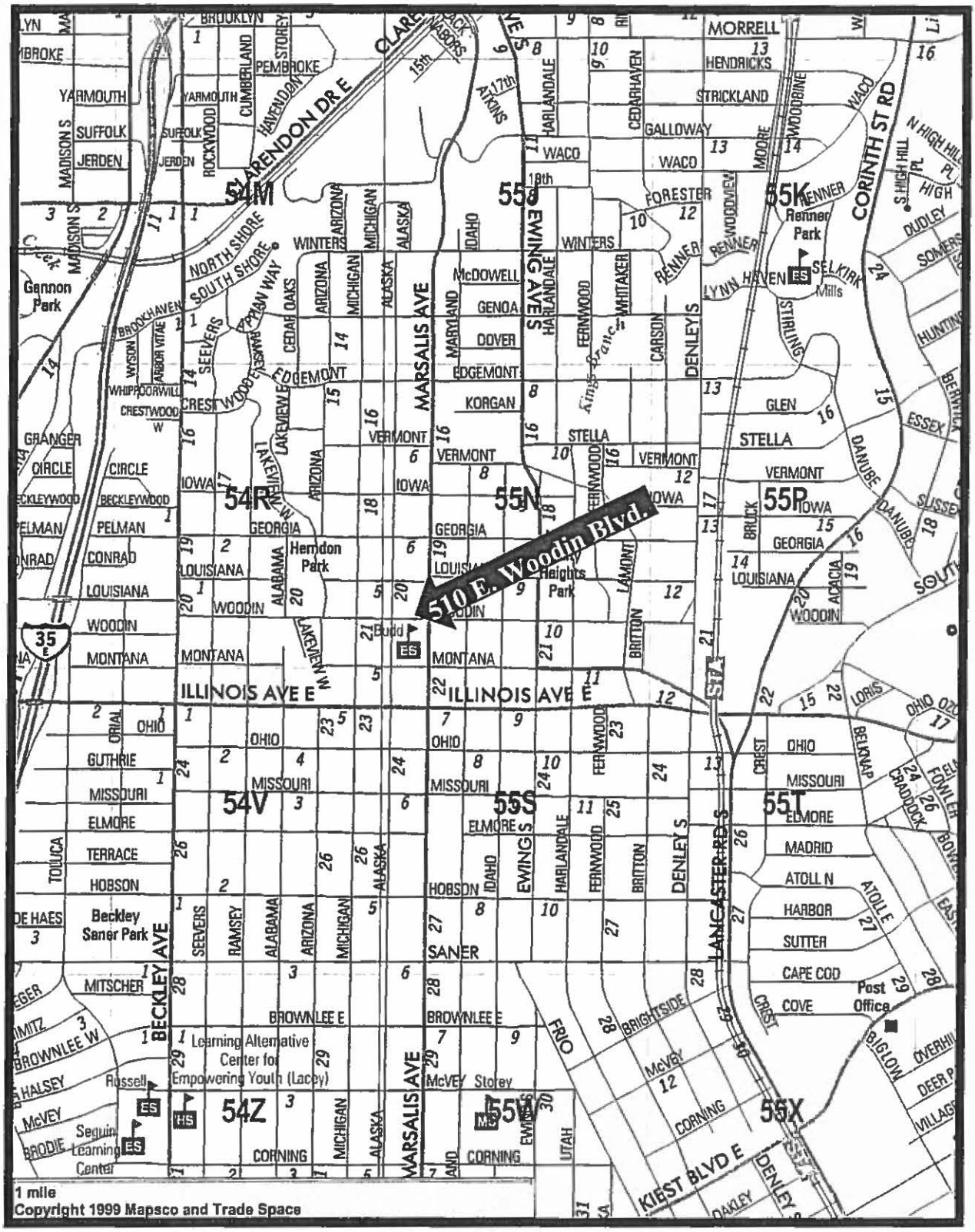
MAPSCO 46V


322 E. Woodin Blvd.
West Trinity Heights Park
Herndon Park
Beckley Saner Park
Learning Alternative Center for Empowering Youth (Lacey)
Segun Learning Center
Renner Park
Gannon Park
Selkirk Mills
54L
54M
54C
54R
54K
54V
54S
54Y
54Z
55K
55N
55R
55S
55T
55X
55Y
ZANG BLVD S
R L THORNTON FRWY
BECKLEY AVE
MARSALIS AVE
EWING AVE S
DENLEY S
LANCASTER RD S
KIEST BLVD E
ILLINOIS AVE E
1 mile
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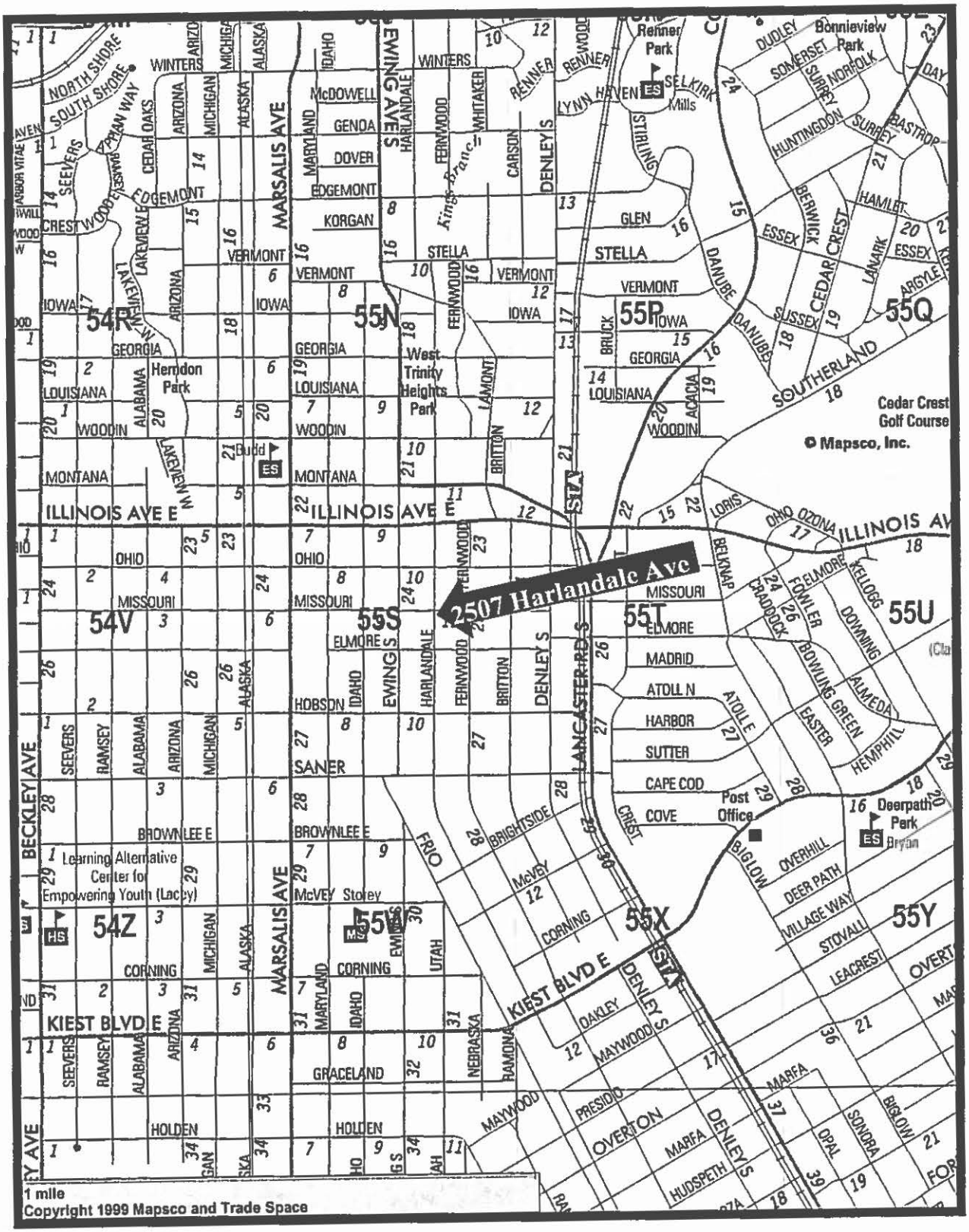
MAPSCO 54R


1207 Morrell Ave.
R.L. THORNTON FRWY
CLARENDON DR E
CLARENDON DR S
EWING AVE S
MARSALIS AVE
JEFFERSON BLVD
CORINTH ST
DENLEY S
Cedar Creek
Little Cedar Creek
Oak Cliff Municipal Center
Dallas Zoo
Turner Park
Bowie
Ewell Townview Center
Harllee
Oak Cliff Cemetery
Moore Park
Roosevelt
Johnston
Bonnieview Park
Renner Park
Selkirk Mills
Kings Branch
Herndon Park
West Trinity Heights Park
Cedar Crest Golf Course
55A
55B
55C
55D
55E
55F
55G
55H
55J
55K
55L
55M
55N
55P
55Q
55R
1 mile
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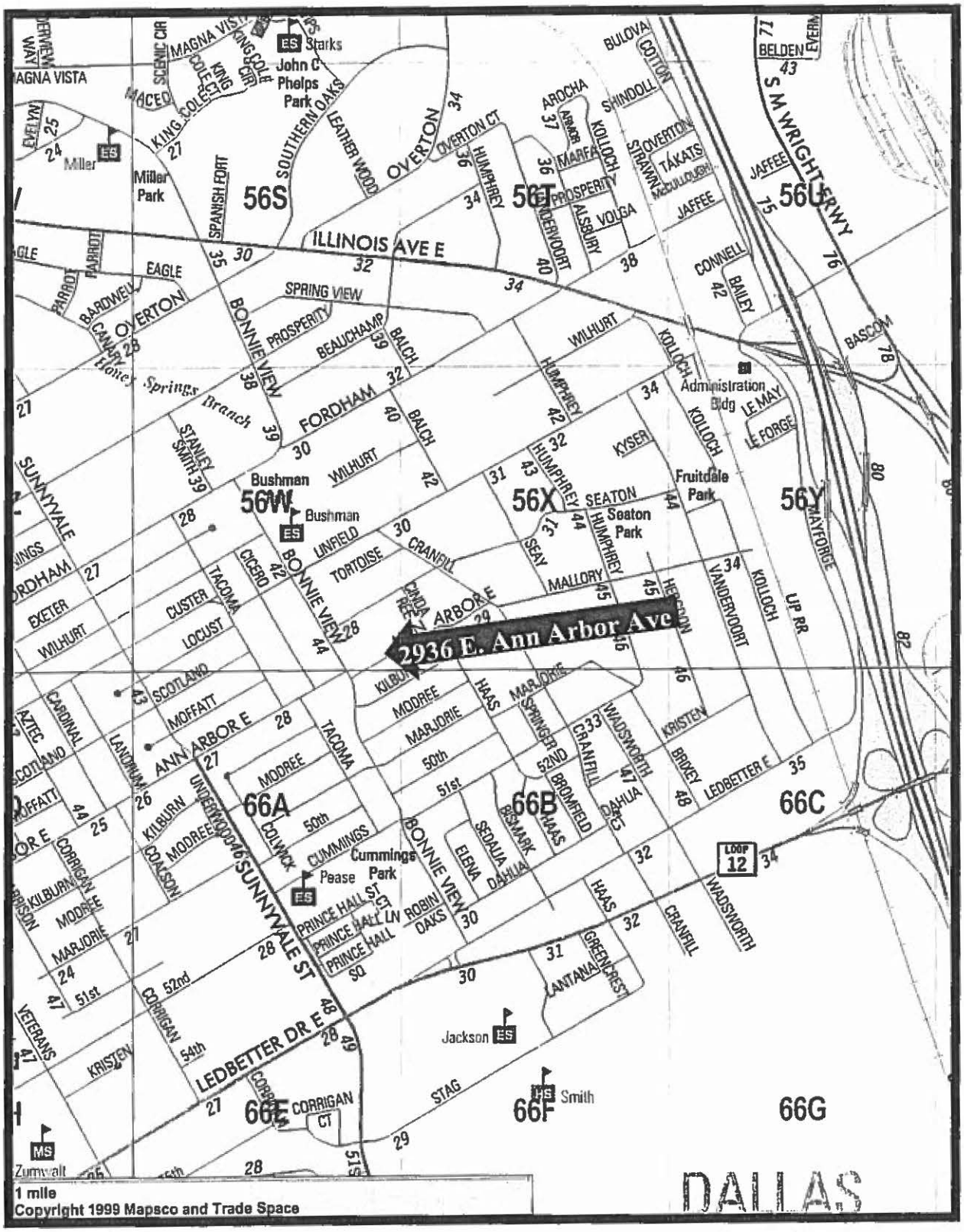
MASPCO 55F


510 E. Woodin Blvd.
54M
55S
55K
54R
55N
55P
54V
55S
55T
54Z
55W
55X
MARSALIS AVE
BECKLEY AVE
EWING AVE S
DENLEY S
LANCASTER RD S
CORINTH ST RD
CLARENDON DR E
ILLINOIS AVE E
KIEST BLVD E
Herndon Park
Beckley Saner Park
Gannon Park
Renner Park
Selkirk Mills
Heights Park
Budd
Russell
Learning Alternative Center for Empowering Youth (Lacey)
Seguin Learning Center
Post Office
1 mile
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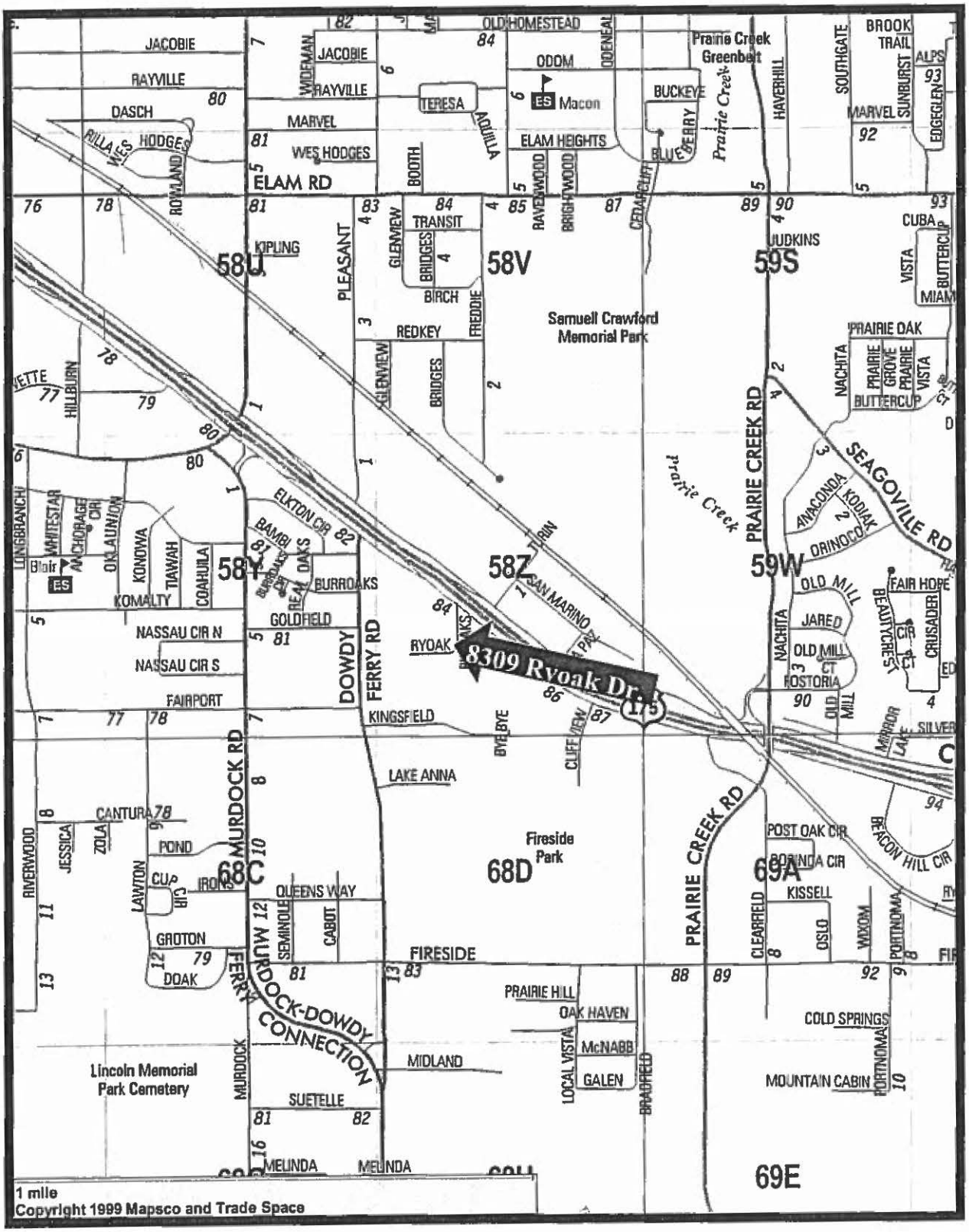
MAPSCO 55N


2507 Harlandale Ave
54R
55N
55P
55Q
54V
55S
55T
55U
54Z
55W
55X
55Y
NORTH SHORE
SOUTH SHORE
WINTERS
McDOWELL
GENOA
DOVER
EDGEMONT
KORGAN
VERMONT
STELLA
GLEN
IOWA
GEORGIA
LOUISIANA
WOODIN
MONTANA
ILLINOIS AVE E
OHIO
MISSOURI
ELMORE
MADRID
ATOLL N
HARBOR
SUTTER
CAPE COD
COVE
SANER
BROWNLEE E
McVEY Storey
CORNING
KIEST BLVD E
GRACELAND
HOLDEN
MARSALIS AVE
BECKLEY AVE
EWING AVE
HARLANDALE
FERNWOOD
BRITTON
DENLEY S
LANCASTER RD S
STA
Herndon Park
West Trinity Heights Park
Budd
Renner Park
Selkirk Mills
Bonnieview Park
Cedar Crest Golf Course
Post Office
Deerpath Park
Learning Alternative Center for Empowering Youth (Lacey)
1 mile
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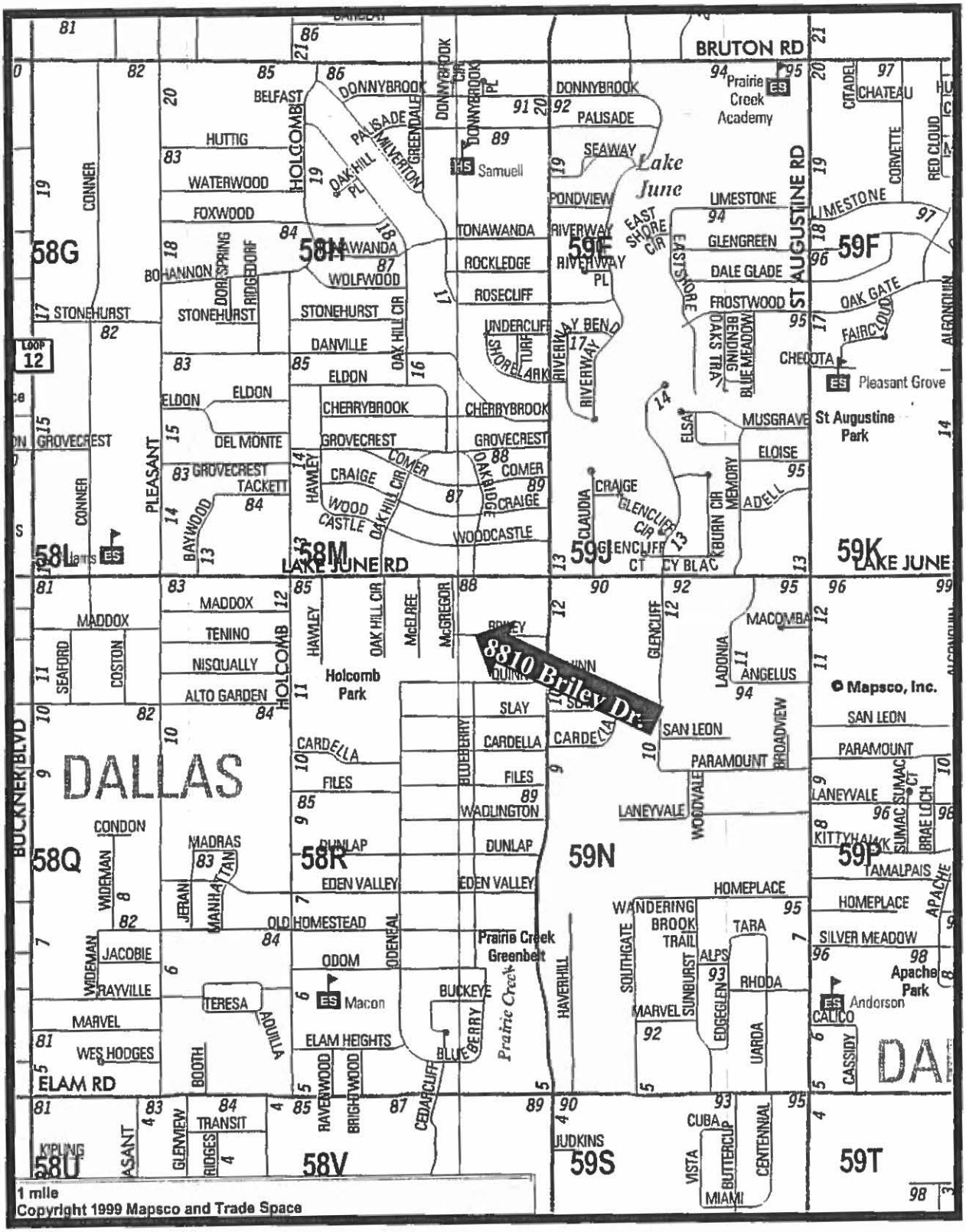
MAPSCO 55S


2936 E. Ann Arbor Ave
56S
56T
56U
56W
56X
56Y
66A
66B
66C
66E
66F
66G
ILLINOIS AVE E
ANN ARBOR E
LEDBETTER DR E
OVERTON
FORDHAM
WILHURT
BALCH
BONNIE VIEW
SUNNYVALE ST
KOLLOCH
VANDERVOORT
WADSWORTH
CRANFILL
HUMPHREY
MODREE
MARJORIE
50th
51st
52nd
54th
Bushman
Cummings Park
Fruitdale Park
Seaton Park
Jackson
Smith
Zumwalt
Administration Bldg
Starks
Miller
Miller Park
John C Phelps Park
Honey Springs Branch
LOOP 12
S M WRIGHT FRWY
UP RR
DALLAS
1 mile
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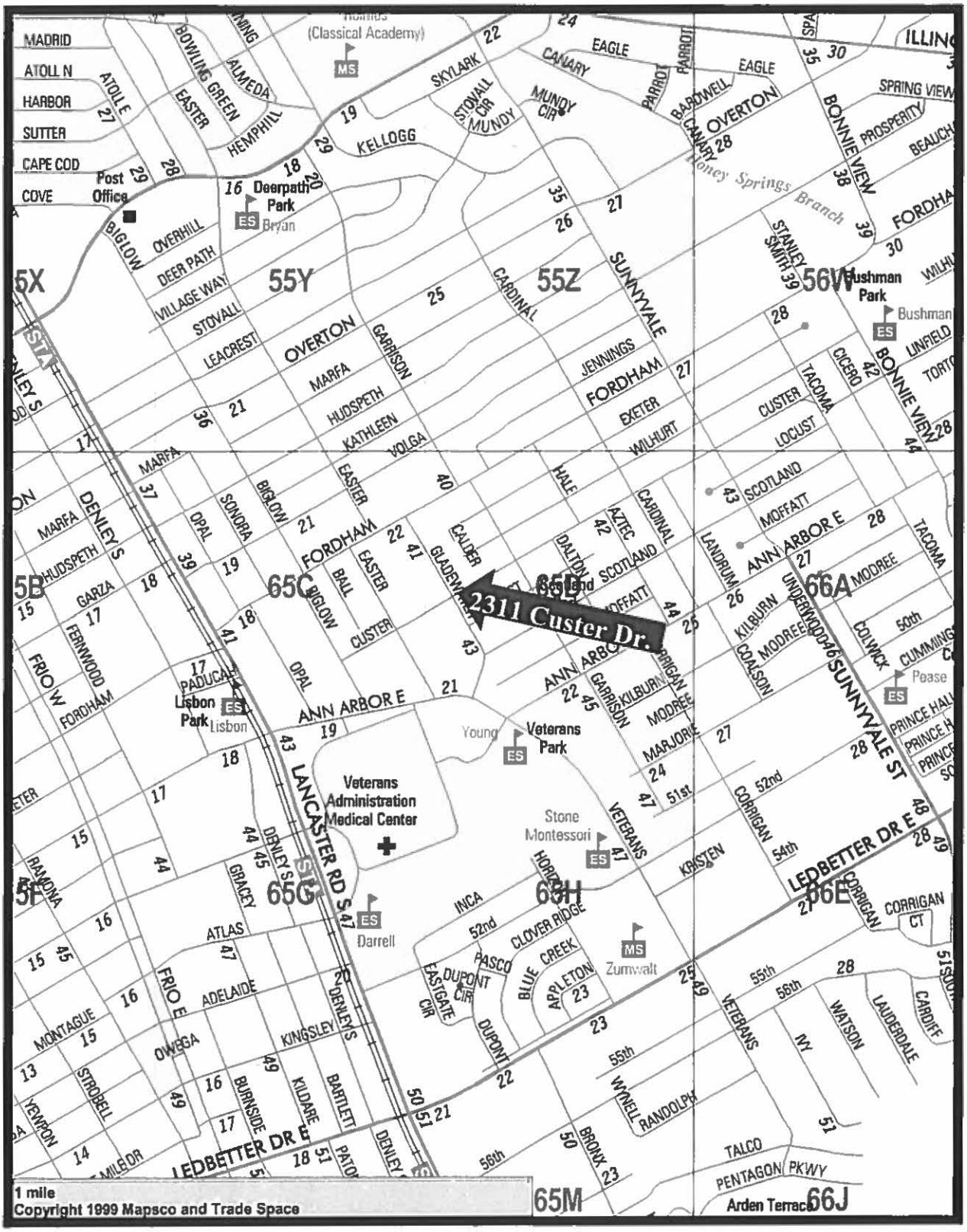
MAPSCO 56X


8309 Ryoak Dr
58U
58V
58T
58Z
59S
59W
68C
68D
69A
69E
ELAM RD
KIPLING
PLEASANT
TRANSIT
BIRCH
REDKEY
Samuell Crawford Memorial Park
PRAIRIE CREEK RD
SEAGOVILLE RD
ELKTON CIR
BURROAKS
GOLDFIELD
NASSAU CIR N
NASSAU CIR S
FAIRPORT
DOWDY FERRY RD
KINGSFIELD
RYOAK
SAN MARINO
TURIN
LAKE ANNA
Fireside Park
MURDOCK RD
FIRESIDE
QUEENS WAY
GROTON
DOAK
MURDOCK-DOWDY CONNECTION
SUETELLE
MELINDA
Lincoln Memorial Park Cemetery
MIDLAND
PRAIRIE HILL
OAK HAVEN
McNABB
GALEN
LOCAL VISTA
BRADFIELD
COLD SPRINGS
MOUNTAIN CABIN
PRAIRIE OAK
OLD MILL
JARED
FOSTORIA
FAIR HOPE
CRUSADER
BEAUMONT
POST OAK CIR
BORINDA CIR
KISSELL
BEACON HILL CIR
CLEARFIELD
OSLO
WIXOM
PORTNOMA
JACOBIE
RAYVILLE
DASCH
MARVEL
WES HODGES
ODOM
Macon
TERESA
BUCKEYE
ELAM HEIGHTS
Prairie Creek Greenbelt
Prairie Creek
HAVERHILL
SOUTHGATE
BROOK TRAIL
SUNBURST
EDGEGLEN
ALPS
CUBA
JUDKINS
VISTA
BUTTERCUP
MIAMI
NACHITA
PRAIRIE GROVE
ANACONDA
KODIAK
ORINOCO
GLENVIEW
BRIDGES
FREDDIE
RAVENWOOD
BRIGHTWOOD
CEDARCLIFF
ODONEAL
WIDEMAN
BOOTH
ATLANTA
ROWLAND
HILLBURN
LONGBRANCH
WHITESTAR
ANCHORAGE CIR
OKLAUNION
KONOWA
TIAWAH
COAHULA
KOMALTY
Blair
BAMBI
REAL
OAKS
BYEBYE
CLIFFVIEW
MIRROR LAKE
SILVER
CANTURA
POND
IRONS
CUP
CUB
LAWTON
RIVERWOOD
JESSICA
ZOLA
SEMINOLE
CABOT
1 mile
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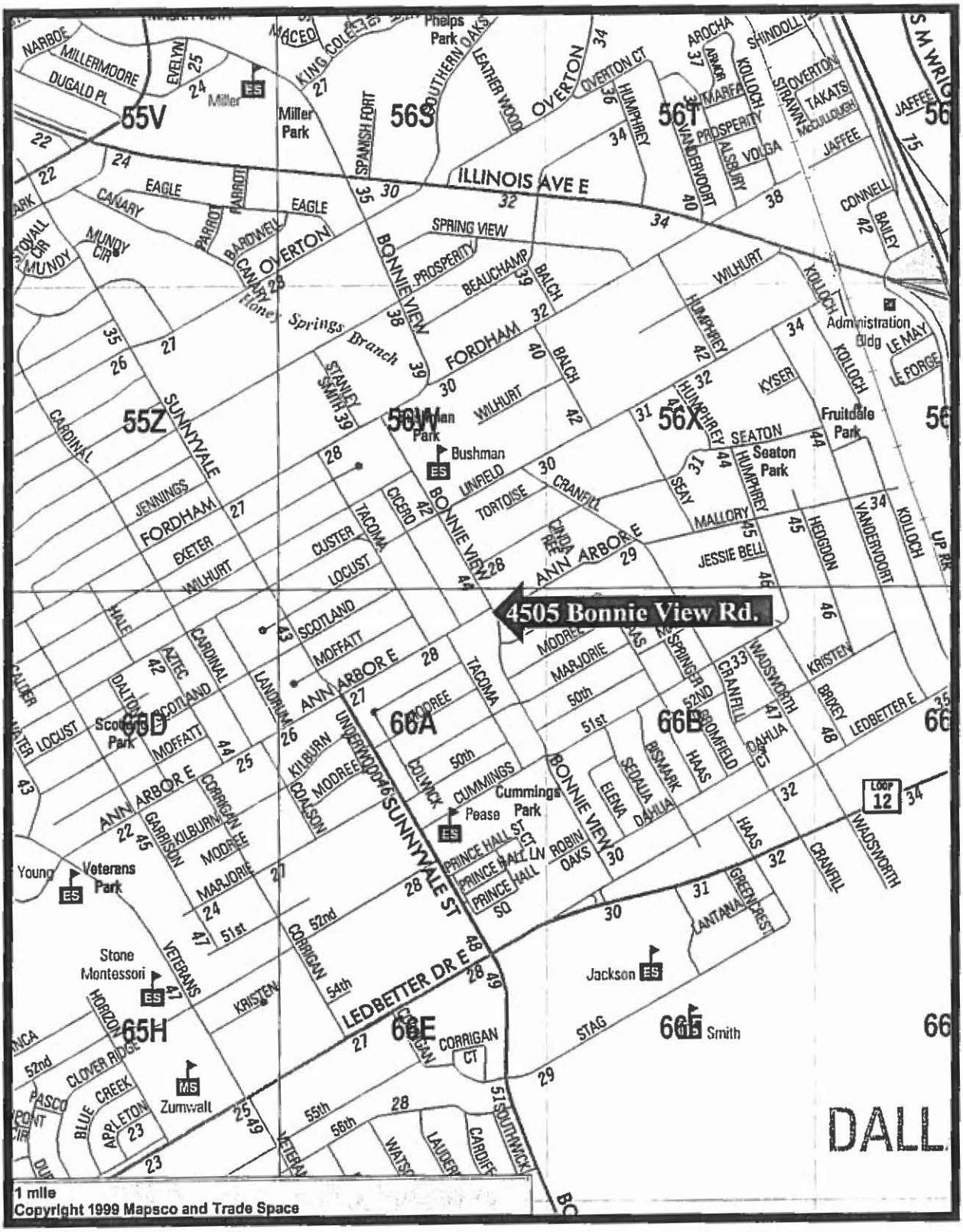
MAPSCO 58Z


8810 Briley Dr.
BRUTON RD
LAKE JUNE RD
ELAM RD
DALLAS
Holcomb Park
Prairie Creek Greenbelt
Prairie Creek Academy
Samuell
Macon
Pleasant Grove
Anderson
St Augustine Park
Apache Park
Lake June
58G
58H
58L
58M
58Q
58R
58U
58V
59F
59J
59K
59N
59P
59S
59T
1 mile
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MAPSCO 59J


2311 Custer Dr.
Veterans Administration Medical Center
Lisbon Park
Deerpath Park
Bushman Park
Veterans Park
Stone Montessori
Darrell
Zumwalt
Young
Pease
Bryan
Lisbon
Post Office
(Classical Academy)
Honey Springs Branch
LANCASTER RD S
LEDBETTER DR E
SUNNYVALE ST
1 mile
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MAPSCO 65D


4505 Bonnie View Rd.
ILLINOIS AVE E
LEDBETTER DR E
ANN ARBOR E
FORDHAM
SUNNYVALE
BONNIE VIEW
OVERTON
Miller Park
Bushman Park
Cummings Park
Pease Park
Veterans Park
Scotland Park
Seaton Park
Fruitdale Park
Administration Bldg
Stone Montessori
Jackson
Smith
Zumwalt
Young
Honey Springs Branch
1 mile
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MAPSCO 66A

WHEREAS, on September 22, 2010, the City Council authorized modifications to the Program Statement for the Reconstruction/SHARE Program to allow for 10 % of available funding to be used for homeowners that are not seniors or disabled by Resolution No. 10-2465; and

WHEREAS, on May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from up to $93,400 to up to $103,000 by Resolution No. 11-1349; and

WHEREAS, on January 22, 2014, City Council authorized modifications to the Reconstruction Program Statement to provide assistance as a twenty-year forgivable loan by Resolution No. 14-0180; and

WHEREAS, the homeowners at the addresses herein described have made applications to the Home Repair Program: Bobbie Lee Williams at 4505 Bonnie View Road; Willie L. Burks Sr. at 2936 East Ann Arbor Avenue; Janeal Potts at 2311 Custer Drive; Debra Calico at 3811 Elsie Faye Heggins Street; Jimmy Isbell & Deborah Isbell at 8309 Ryoak Drive; Mary R. Hollis at 8810 Briley Drive; Mary Jones & Wilmer Sterling Jr. at 1207 Morrell Avenue; Lillie Perry at 3602 Gallagher Street; Gwendolyn Pipkins at 510 East Woodin Boulevard; Bennie Smith & Mattie Smith at 322 East Woodin Boulevard; Ruby Smith at 3822 Metropolitan Avenue; and Sharon Beard at 2507 Harlandale Avenue; and

WHEREAS, all three conditions outlined in the Reconstruction Program Statement for on-site reconstruction of the homes were met for the property owners: Bobbie Lee Williams; Willie L. Burks Sr.; Janeal Potts; Debra Calico; Jimmy Isbell & Deborah Isbell; Mary R. Hollis; Mary Jones & Wilmer Sterling Jr.; Lillie Perry; Gwendolyn Pipkins; Bennie Smith & Mattie Smith; Ruby Smith; and Sharon Beard; **NOW, THEREFORE,**

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

SECTION 1. That the City Manager, can approve the on-site reconstruction of twelve homes in accordance with the requirements of the Reconstruction Program Statement for properties for: Bobbie Lee Williams at 4505 Bonnie View Road; Willie L. Burks Sr. at 2936 East Ann Arbor Avenue; Janeal Potts at 2311 Custer Drive; Debra Calico at 3811 Elsie Faye Heggins Street; Jimmy Isbell & Deborah Isbell at 8309 Ryoak Drive; Mary R. Hollis at 8810 Briley Drive; Mary Jones & Wilmer Sterling Jr. at 1207 Morrell Avenue; Lillie Perry at 3602 Gallagher Street; Gwendolyn Pipkins at 510 East Woodin Boulevard; Bennie Smith & Mattie Smith at 322 East Woodin Boulevard; Ruby Smith at 3822 Metropolitan Avenue; and Sharon Beard at 2507 Harlandale Avenue.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the loan documents with each of the reconstruction eligible homeowners.

SECTION 3. That the Chief Financial Officer is authorized to make payments for reconstruction of the homes in accordance with the following funding information:

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ166 ($103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 4505 Bonnie View Road

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ167 ($103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 2936 East Ann Arbor Avenue

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ169 ($103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 2311 Custer Drive

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ168 ($103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 3811 Elsie Faye Heggins Street

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ170 ($103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 8309 Ryoak Drive

Fund CD14, Dept HOU, Unit 455G, Obj 3100 CT HOU455GJ176 ($103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 8810 Briley Drive

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ171 ($80,078)
Fund HM13, Dept HOU, Unit 509G, Obj 3100 CT HOU510GJ171 ($22,922)
Vendor # VC14407 – Dry Quick Restoration LLC – 1207 Morrell Avenue

Fund 12R1, Dept HOU, Unit 954E, Obj 3100 CT HOU510GJ175 ($94,389)
Fund CD13, Dept HOU, Unit 225F, Obj 3100 CT HOU510GJ175 ($8,611)
Vendor # VC14424 – Nickerson Construction Company – 3602 Gallagher Street

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ172 ($103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 510 East Woodin Boulevard

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ173 ($103,000)
Vendor # 337798 – Torres Construction – 322 East Woodin Boulevard

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ174 ($103,000)
Vendor # 337798 – Torres Construction – 3822 Metropolitan Avenue

Fund HM09, Dept HOU, Unit 663B, Obj 3100 CT HOU896EF094A ($7,927)
Fund HM11, Dept HOU, Unit 744D, Obj 3100 CT HOU896EF094A ($99)
Fund HM12, Dept HOU, Unit 896E, Obj 3100 CT HOU896EF094A ($94,974)
Vendor # VC14424 – Nickerson Construction Company – 2507 Harlandale Avenue

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 ITEM # 75

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 K

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District on the northeast corner of McBroom Street and North Winnetka Avenue
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z145-266(AF)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 26, 2015**

ACM: Ryan S. Evans

FILE NUMBER: Z145-266(AF) **DATE FILED:** May 18, 2015

LOCATION: Northeast corner of McBroom Street and North Winnetka Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 44K

SIZE OF REQUEST: ± 0.4509 acres **CENSUS TRACT:** 101.02

APPLICANT/OWNER: Wesley-Rankin Community Center

REPRESENTATIVE: Chris A. Anderson, GFF Architects

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District.

SUMMARY: Currently, the property holds SUP No. 1456 for a +/- 3,559 square foot community service center. Currently, the applicant owns and operates a community service center located at the northeast corner of McBroom Street and North Winnetka Avenue. It is the applicant's intention to build a child-care facility offsite. While the new facility is being constructed, the applicant would like to operate a child-care facility building as the community service center. The SUP for the community service center will remain, which was approved on September 26, 2001 with an expiration date of September 26, 2021 (eligible for automatic renewal). Due to the applicant's temporary use for the child-care facility, the request is only for two years.

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

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

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing and proposed buildings and proposed use are compatible in scale with the surrounding uses. The applicant is proposing to use the existing building and is not making any modifications.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed child care facility is not anticipated to negatively impact the adjacent properties and will provide a valuable service to this area of the city.

3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is not anticipated to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respect to all applicable zoning regulations and standards* – The facility will be primarily used as a service for the immediate neighborhood and will be accessed by mostly pedestrian traffic, there is no need to maximize the parking requirement. It is expected that a minimum of four parking spaces would suffice for this location.

Surrounding Zoning History:

There have been no recent zoning requests in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
McBroom Street	Minor Arterial	25’
North Winnetka	Minor Arterial	50’

Traffic:

The Engineering Section of the Department of Sustainable Construction and Development has reviewed the request and determined that it will not significantly impact the surrounding roadway 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. The Plan identifies the request site as being within the Residential Building Block.

Residential Neighborhoods

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

Neighborhood "pocket parks" provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home vary from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

A child-care facility is a service that supports a residential neighborhood. The applicant's proposal is consistent with the Comprehensive Plan.

Neighborhood Plan:

The subject site is located in the area of The West Dallas Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP). This plan serves as a guiding document that articulates a vision for the West Dallas NIP. The Plan also: (1) provides a framework for designation as a "Community Revitalization Plan" (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources under the NIP; and (3) lays the groundwork for future and more detailed planning. As part of the plan itself, it listed several important elements that are relevant to this case. For instance, the plan states the lack of neighborhood servicing businesses as a major weakness for the area. A child-care facility is a much needed neighborhood servicing business.

STAFF ANALYSIS:

Surrounding Land Use:

	Zoning	Land Use
North	R-5 (A)	Single family
East	R-5 (A)	Park
South	R-5 (A)	Single family
West	R-5 (A)	Single family

Land Use Compatibility:

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

The site is located in the center of a predominately single family neighborhood. The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a two-year period.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Proposed Uses
	Front	Side/Rear					
R-5(A)	20'	10'	No max. dwelling unit	30'	25%	N/A	Institutional

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, a child-care facility requires one off-street parking space for each 500 square feet of floor area.

The facility will be primarily used as a service for the immediate neighborhood and will be accessed by mostly pedestrian traffic. In addition, the child-care facility component is only intended to be a temporary use by the same patrons who utilize the community service center. Because of these factors, the applicant requests to provide no parking for the child-care facility.

Landscaping:

Specific Use Permit No. 1456 for a community service center was approved on September 26, 2001 with a landscape plan. There are no changes proposed to the landscape plan.

CPC Action

On July 23, 2015, the City Plan Commission held this item under advisement.

August 6, 2015

Z145-266(AF) Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a two-year period, subject to a site plan and conditions on property zoned an R-5(A) Single Family District on the northeast corner of McBroom Street and North Winnetka Avenue.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi*

Against: 0
Absent: 1 - Rodgers
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 0

Speakers: For (Did not speak): Chris Anderson, Address not given
Against: None

Z145-266
Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a Child-Care Facility.

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 (two years from ordinance).

4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

6. OFF-STREET PARKING: No parking required.

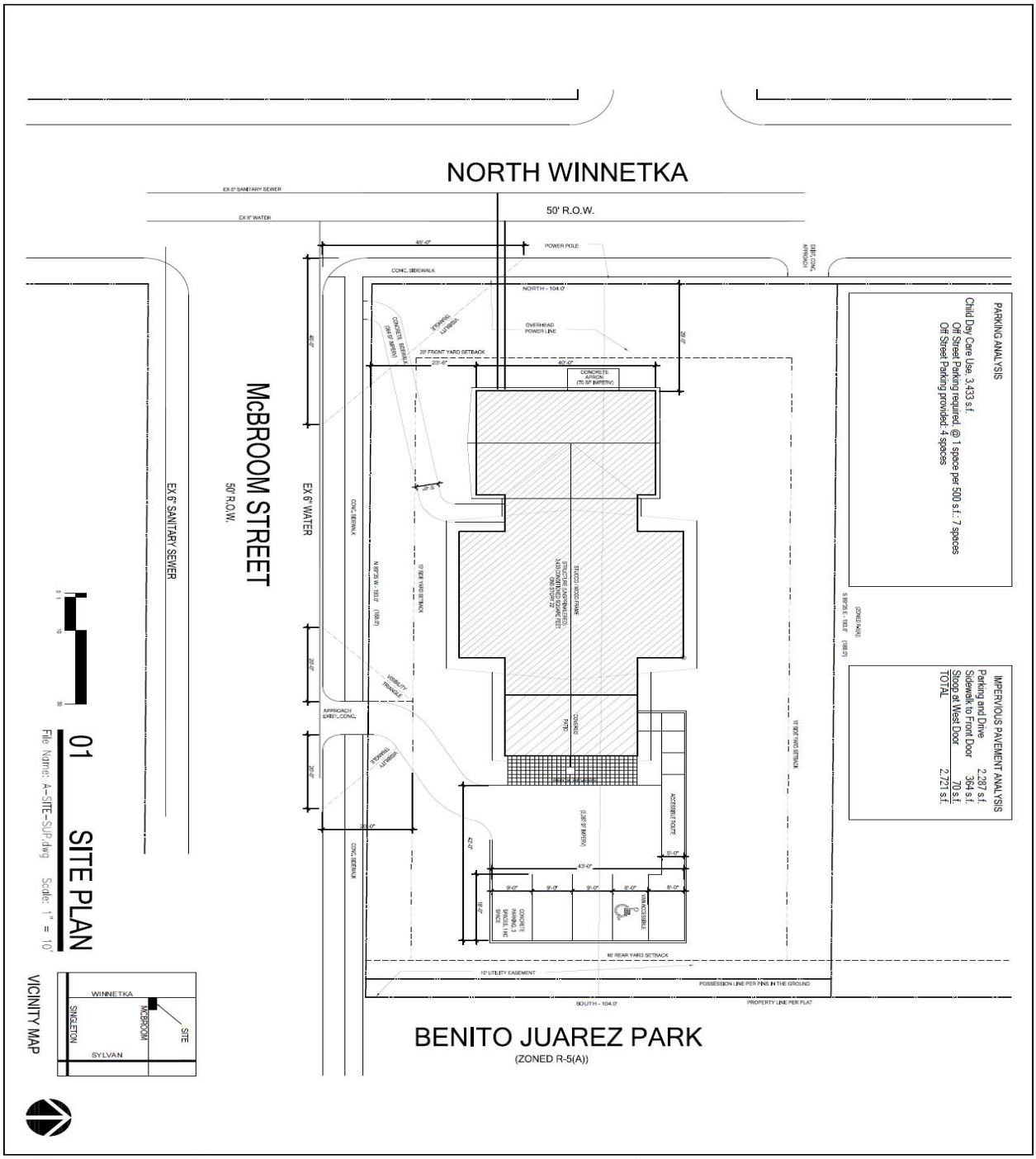
7. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.

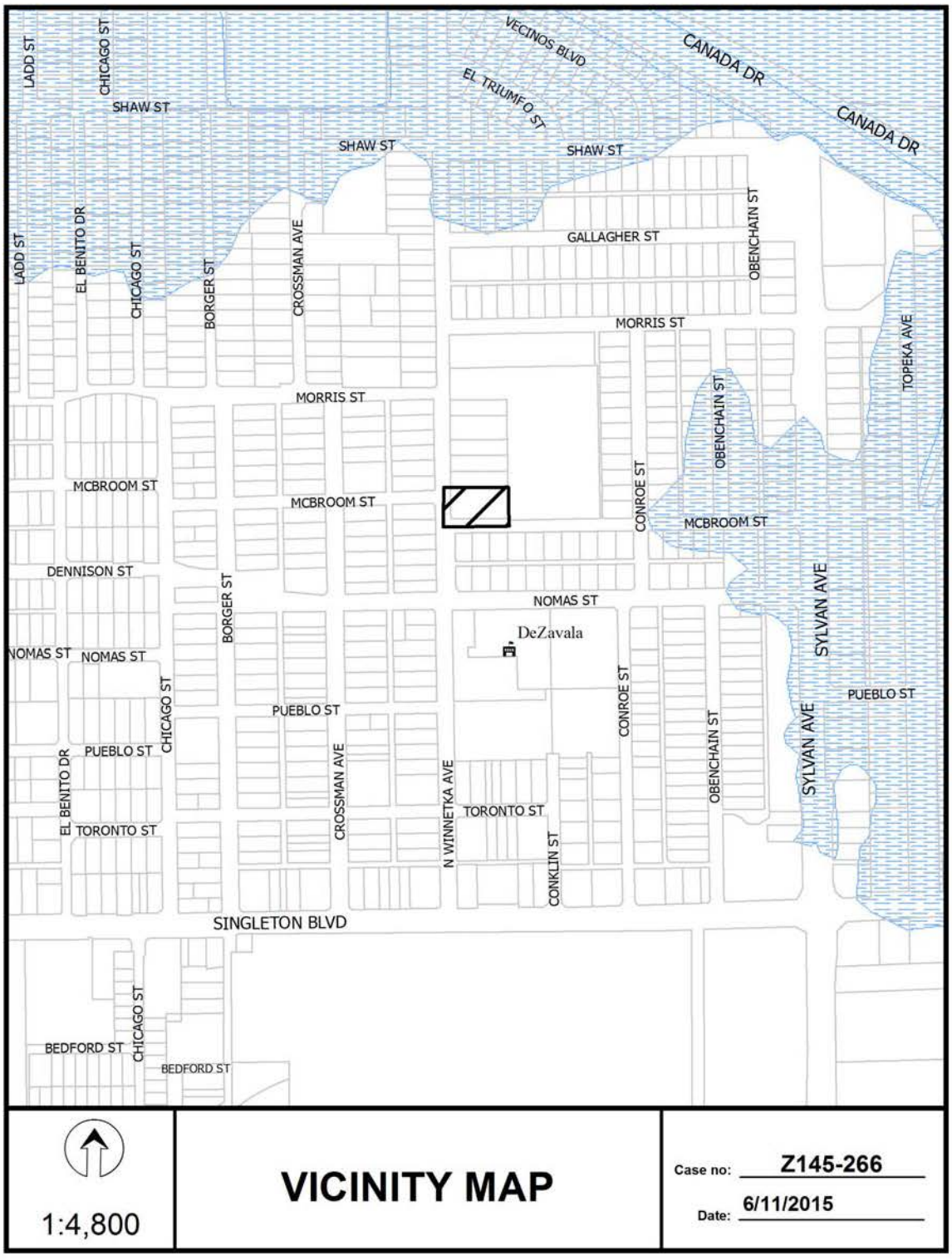
8. HOURS OF OPERATION: The permitted hours of operation are 7:00 a.m. to 10:00 p.m.

9. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

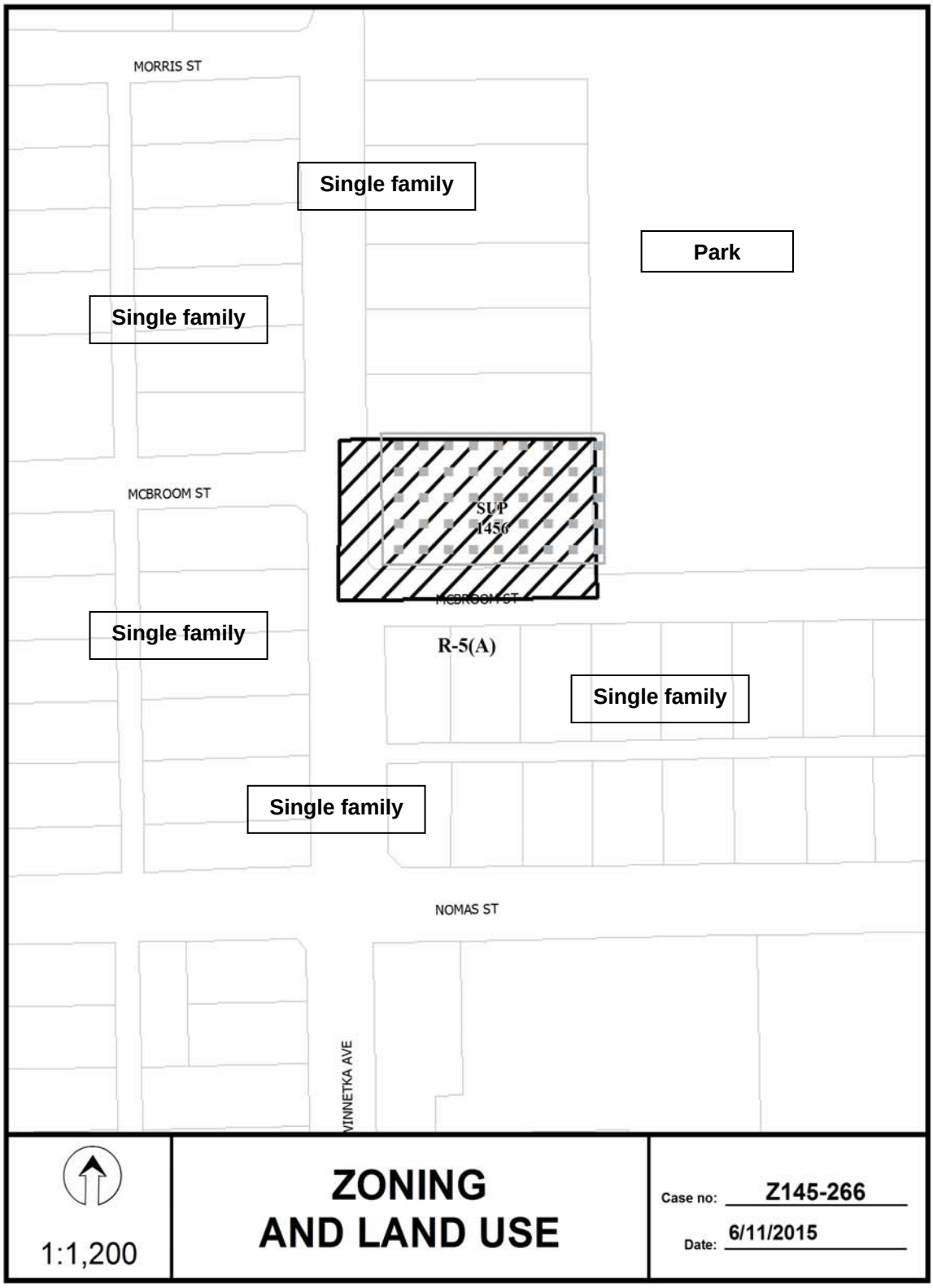
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan

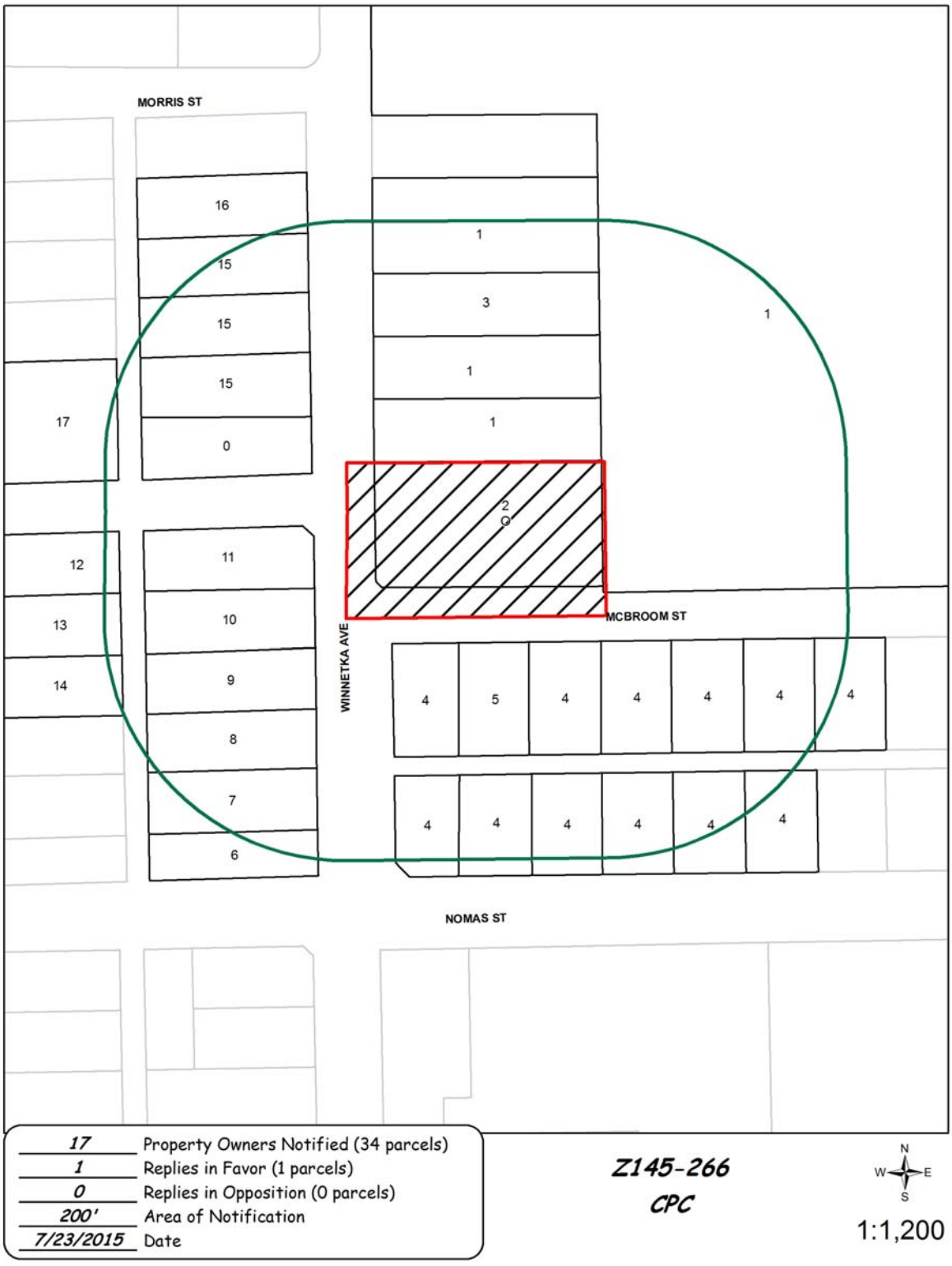



LADD ST
CHICAGO ST
SHAW ST
VECINOS BLVD
EL TRIUMFO ST
CANADA DR
CANADA DR
SHAW ST
SHAW ST
LADD ST
EL BENITO DR
CHICAGO ST
BORGER ST
CROSSMAN AVE
GALLAGHER ST
OBENCHAIN ST
MORRIS ST
TOPEKA AVE
MORRIS ST
OBENCHAIN ST
MCBROOM ST
MCBROOM ST
CONROE ST
MCBROOM ST
DENNISON ST
BORGER ST
NOMAS ST
SYLVAN AVE
DeZavala
NOMAS ST
NOMAS ST
CHICAGO ST
CONROE ST
PUEBLO ST
PUEBLO ST
OBENCHAIN ST
SYLVAN AVE
PUEBLO ST
EL BENITO DR
CROSSMAN AVE
N WINNETKA AVE
TORONTO ST
TORONTO ST
CONKLIN ST
SINGLETON BLVD
CHICAGO ST
BEDFORD ST
BEDFORD ST
1:4,800
VICINITY MAP
Case no: Z145-266
Date: 6/11/2015


MORRIS ST
MCBROOM ST
MCBROOM ST
NOMAS ST
1:1,200
AERIAL MAP
Case no: Z145-266
Date: 6/11/2015


MORRIS ST
Single family
Park
Single family
MCBROOM ST
SUP
1456
MCBROOM ST
Single family
R-5(A)
Single family
Single family
NOMAS ST
WINNETKA AVE
1:1,200
ZONING
AND LAND USE
Case no: Z145-266
Date: 6/11/2015

CPC Responses



08/05/2015

Reply List of Property Owners

Z145-266

17 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*		*Address*	*Owner*
	1	3352	WINNETKA AVE	Dallas ISD
O	2	3326	WINNETKA AVE	WESLEY RANKIN COMMUNITY
	3	3338	WINNETKA AVE	IGLESIA CHRISTIANA
	4	1020	MCBROOM ST	HMK LTD
	5	1016	MCBROOM ST	TORRES ALVARO
	6	3303	WINNETKA AVE	RINCON SERGIO GUADALUPE
	7	3305	WINNETKA AVE	ALEJANDRO SALOME M EST OF
	8	3311	WINNETKA AVE	AYALA JOSE ANGEL II & KRYSTAL ALEJANDRO
	9	3313	WINNETKA AVE	PANAMENO ANDRES A &
	10	3319	WINNETKA AVE	ROJAS JULIAN
	11	3323	WINNETKA AVE	SORIANO JULIO & SANDRA
	12	3322	CROSSMAN AVE	ALEJANDRO ARMANDO
	13	3318	CROSSMAN AVE	LOZANO ADRIANA
	14	3314	CROSSMAN AVE	AGUIN ELIZABETH Y
	15	3335	WINNETKA AVE	BANDA MARIA C &
	16	3347	WINNETKA AVE	GARCIA JERRY ZENON &
	17	3330	CROSSMAN AVE	MARTINEZ NORMA ALICIA

AGENDA ITEM # 76

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34 L

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CR Community Retail District and D Duplex District uses on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67 on the northwest corner of West Mockingbird Lane and Roper Street

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions

Z145-225(SM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 26, 2015**

ACM: Ryan S. Evans

FILE NUMBER: Z145-225(SM) **DATE FILED:** March 27, 2015

LOCATION: Northwest corner of West Mockingbird Lane and Roper Street

COUNCIL DISTRICT: 2 **MAPSCO:** 34L

SIZE OF REQUEST: Approx. 0.68 acres **CENSUS TRACT:** 71.02

APPLICANT / OWNER: MSC-1, Ltd.

REPRESENTATIVE: Mostafa Setayesh, P.E., The Dimension Group

REQUEST: An application for a Planned Development District for CR Community Retail District and D Duplex District uses on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67.

SUMMARY: The applicant proposes to construct a general merchandise or food store under 3,500 square feet and motor vehicle fueling station and is requesting a reduction in parking requirements and modifications to landscaping requirements.

CPC RECOMMENDATION: **Approval**, subject to a development plan, landscape plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – This request proposes to redevelop parcels that were once a liquor store and child-care facility and associated surface parking lots into a single retail gas station. It maintains existing height limitations, decreases the front yard setback, has larger side yard setbacks, and modifies landscape buffer requirements in order to shift development away from adjoining residential properties.

2. *Traffic impact* – The recommended conditions requires and the development plan shows a physical separation between the residential alley and the request site. The request also proposes both drive approaches on property that is currently located in a CR Community Retail District. The placement of these drive approaches, the proposed conditions, and development plan will confine vehicular traffic in the southern portions of the proposed district to encourage traffic to use West Mockingbird Lane.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site in located in a Residential Building Block. However, given the surrounding zoning of the area and the future replatting as part of a lot that already has CR zoning, the request can be supported.

4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The request allows modifications and additional constraints that the Development Code would prohibit or allow, respectively. The attention to residential adjacency, landscaping, and vehicular movement are specifically addressed in this request's recommended conditions and in the development and landscape plans.

BACKGROUND INFORMATION:

- In June 1890, the request area is platted as five lots, lots 12 through 16, of block O/2605, as part of the Webster and Wood North Park Addition.

- The northern two parcels, lots 15 and 16, each had a small residential structure according to aerial photography from 1952. The structure on the northernmost parcel, lot 16, was demolished and became surface parking according to aerial photography from 1956.

- Lots 12 through 14 were developed together as a gas station according to aerial photography from 1972 and permit records.

- For the northern portion of the site, PD 67 was established by Ordinance No. 15189, passed by the Dallas City Council on May 24, 1976 and identified lot 15 as a single family use and lot 16 as a vacant lot in Exhibit 67A.

- The southern portion of the site, lots 12 through 16, was later converted to a liquor store in the mid 1990's according to permit records.

- The site was later demolished in 2003 according to permit records and is currently located in the CR Community Retail District.

- A demolition permit was completed for lot 15 in 2013 according to permit records.

- The applicant plans to submit a replat of the five lots after the zoning case is completed.

Zoning History: There has been one recent zoning change in the vicinity within the last five years.

1. **Z134-285:** On December 10, 2014, City Council approved an application for a Planned Development District for CR Community Retail District uses and vehicle display and sales on property zoned a CR Community Retail District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension
West Mockingbird Lane	Principal Arterial	Minimum-6 lanes-Divided, 100 feet R.O.W.
Roper Street	Local	50 feet R.O.W.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* designates the area of request in the Residential Building Block. However, approximately 70% of the site's borders are currently developed with nonresidential development.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

Although the site is within a residential building block, the applicant has volunteered to limit activities and development rights at the site and to provide a landscape buffer to the north that is almost four times the width that is required if it were a base nonresidential zoning district. The constraints of the planned development district allow this undeveloped piece of property to become useable and consistent with its surroundings.

Land Use:

	Zoning	Land Use
Site	PD 67 and CR	Undeveloped
North	PD 67	Single family
South	PD 934	Undeveloped
East	CR	Financial institution with drive-in window
West	CR and PD 67	Liquor store, personal service, retail, undeveloped, and single family

Land Use Compatibility:

The land uses surrounding the request site consist of single family to the north, a financial institution with drive-in window to the east, retail uses to the south and west and an undeveloped residential lot and single family to the northwest.

A 37-foot wide enhanced landscape buffer will be provided along the northern property line in order distance and screen the retail store to single family residence to the north. Residential proximity slope also is applied to the property to ensure that vertical development is compatible to the residences to the north and west.

Parking:

The request proposes both drive approaches on property that is currently located in a CR Community Retail District. The placement of these drive approaches and a physically separate alley in the development plan will confine vehicular traffic in the southern portions of the proposed district to encourage traffic to use West Mockingbird Lane.

The request also includes a parking reduction for a motor vehicle fueling station in conjunction with a general merchandise or food store less than 3,500 square feet. The proposed modification to parking requirements decreases the Development Code parking requirements by 2 spaces. Staff supports the requested parking reduction because the conditions allow when these two main uses are used together, they functionally share parking spaces whereas if a motor vehicle fueling station did not have a partnering general merchandise or food store less than 3,500 square feet, the reduction is not be applied.

Landscaping:

The request modifies Article X landscape buffer requirements at the alley to allow a dumpster enclosure and a parking space as shown on the proposed landscape plan. Staff supports this modification as shown on the proposed Landscape Plan.

CPC Action – July 23, 2015

Motion: It was moved to recommend **approval** of a Planned Development District for CR Community Retail District and D Duplex District uses, subject to a revised development plan, revised landscape plan and revised conditions on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67 on the northwest corner of West Mockingbird Lane and Roper Street.

Maker: Emmons
Second: Rodgers
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa, Tarpley*, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 95
Replies: For: 5 Against: 1

Speakers: For: Joyce Lockley, 4718 Wateka Dr., Dallas, TX, 75209
Pat White, 4714 Wildwood Rd., Dallas, TX, 75209
Against: None

CPC Recommended Conditions

"ARTICLE _____.

PD _____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

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

SEC. 51P- ____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at the northwest corner of West Mockingbird Lane and Roper Street. The size of PD _____ is approximately 0.68 acres.

SEC. 51P- _____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

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

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P- _____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: development plan.

(2) Exhibit ___B: landscape plan.

SEC. 51P- _____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ___A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-____.106. MAIN USES PERMITTED.

(a) Tract 1. Except as provided in this subsection, the only main uses permitted are those main uses permitted in the D(A) Duplex District, subject to the same conditions applicable in the D(A) Duplex District, as set out in Chapter 51A. For example, a use permitted in the D(A) Duplex District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the D(A) Duplex District is subject to DIR in this district; etc. The following additional main uses are permitted:

(1) General merchandise or food store 3,500 square feet or less.

(2) Motor vehicle fueling station.

(b) Tract 2. The only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this district; etc.

SEC. 51P-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the Duplex District apply to Tract 1 and CR Community Retail District apply to Tract 2.

(b) Front yard. For a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station, minimum front yard is 15 feet. Signs, trash receptacles, light standards, and machines that dispense air and water are allowed in the front yard as shown on the development plan.

(b) Side and rear yard.

(1) For a general merchandise or food store 3,500 square feet or less, minimum side yard is 30 feet.

(2) For a motor vehicle fueling station, minimum side yard is 17 feet contiguous to an alley, and 130 feet to a contiguous residential district.

(3) Minimum side yard for dumpster storage areas is 20 feet contiguous to a residential district and no minimum side yard for a dumpster storage area contiguous to an alley.

(c) Height for nonresidential uses in Tract 1.

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

(ii) Maximum height. Unless further restricted under Subparagraph (i), maximum structure height is 36 feet.

(d) Lot coverage. For a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station, maximum lot coverage is 25 percent.

SEC. 51P- ____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Divisions 51A-4.200 and 51A-4.300 for the specific off-street parking and loading requirements.

(b) No off-street parking is required for a motor vehicle fueling station when located on the same site as general merchandise or food store 3,500 square feet or less.

(c) Ingress and egress. Except as provided in this section, Section 51A-4.301(a)(13) does not apply.

(1) Ingress and egress must be provided in the location shown on the attached development plan. No other ingress or egress is permitted.

(2) Alley access from the site is prohibited. A minimum physical separation of a six-inch curb is required in the location shown on the attached development plan (Exhibit ____A) to prohibit vehicular access from the site to the alley.

SEC. 51P- ____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.112. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit _____). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) A minimum eight-foot tall masonry screening fence, in the location shown on the attached development plan (Exhibit ____A), is required.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____.113. SIGNS.

(a) Except as provided, signs must comply with the provisions for business zoning districts in Article VII.

(b) Monument signs are the only detached premise signs permitted.

SEC. 51P- ____.114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

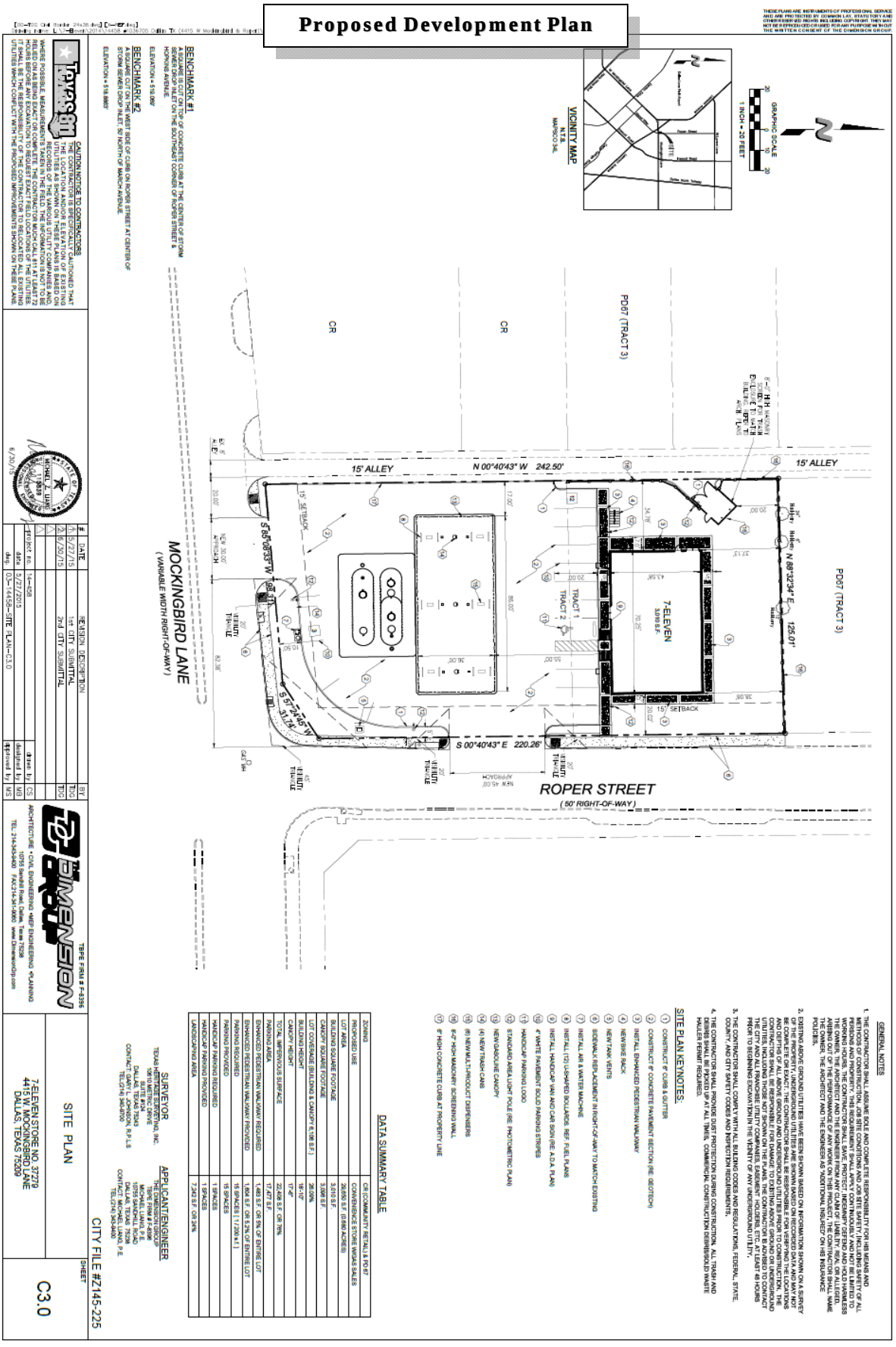
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-_____.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city."

Proposed Development Plan



THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

GENERAL NOTES

1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT, THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
2. EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY BY OTHERS. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL, STATE, COUNTY, AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
4. THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE REMOVED AT ALL TIMES. COMMERCIAL CONSTRUCTION DEBRIS/BULD WASTE HAULER PERMIT REQUIRED.

SITE PLAN KEYNOTES:

1. CONSTRUCT 6" CURB & GUTTER
2. CONSTRUCT 6" CONCRETE PAVEMENT SECTION (RE: GEOTECH)
3. INSTALL ENHANCED PEDESTRIAN WALKWAY
4. NEW BIKE RACK
5. NEW TANK VENTS
6. SIDEWALK REPLACEMENT IN RIGHT-OF-WAY TO MATCH EXISTING
7. INSTALL AIR & WATER MACHINE
8. INSTALL (12) U-SHAPED BOLLARDS. REF: FUEL PLANS
9. INSTALL HANDICAP VAN AND CAR SIGNS(RE A.D.A. PLAN)
10. 4" WHITE PAVEMENT SOLID PARKING STRIPES
11. HANDICAP PARKING LOGO
12. STANDARD AREA LIGHT POLE (RE: PHOTOMETRIC PLAN)
13. NEW GASOLINE CANOPY
14. (4) NEW TRASH CANS
15. (8) NEW MULTI-PRODUCT DISPENSERS
16. 6'-0" HIGH MASONRY SCREENING WALL
17. 6" HIGH CONCRETE CURB AT PROPERTY LINE

DATA SUMMARY TABLE

ZONING	CR COMMUNITY RETAIL & PD 67
PROPOSED USE	CONVENIENCE STORE W/GAS SALES
LOT AREA	26,650 S.F. (0.850 ACRES)
BUILDING SQUARE FOOTAGE	3,010 S.F.
CANOPY SQUARE FOOTAGE	3,088 S.F.
LOT COVERAGE (BUILDING & CANOPY 6,198 S.F.)	26.30%
BUILDING HEIGHT	18'-10"
CANOPY HEIGHT	17'-6"
TOTAL IMPERVIOUS SURFACE	22,408 S.F. OR 78%
PARKING AREA	17,477 S.F.
ENHANCED PEDESTRIAN WALKWAY REQUIRED	1,485 S.F. OR 8% OF ENTIRE LOT
ENHANCED PEDESTRIAN WALKWAY PROVIDED	1,664 S.F. OR 9.2% OF ENTIRE LOT
PARKING REQUIRED	15 SPACES [1 / 200 s.f.]
PARKING PROVIDED	15 SPACES
HANDICAP PARKING REQUIRED	1 SPACES
HANDICAP PARKING PROVIDED	1 SPACES
LANDSCAPING AREA	7,242 S.F. OR 24%

SURVEYOR
TEXAS REGIONAL LAND SURVEYING, INC.
10810 METRIC DRIVE
SUITE #120
DALLAS, TEXAS 75243
CONTACT: GARY L. JOHNSON, R.P.L.S
TEL: (214) 340-4700

APPLICANT/ENGINEER
TRIANGLE ENGINEERING, LLC
TBPE FIRM # F-8396
1000 N. BELT LINE RD.
SUITE #170
IRVING, TEXAS 75061
CONTACT: MICHAEL LIANG, P.E.
TEL: (214) 340-4900

TAPS811 CAUTION NOTICE TO CONTRACTORS
THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR SURFACE EVIDENCE AND, WHERE NO RECORDS EXIST, SHOULD BE CONSIDERED APPROXIMATE. WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE DIGGING TO REQUEST FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

#	DATE	REVISION / DESCRIPTION	BY
1	5/27/15	1st CITY SUBMITTAL	TSG
2	6/30/15	2nd CITY SUBMITTAL	TSG
3			
4			
5			

project no. 14-458
date 3/27/2015
dwg no. 01-14458-SITE PLAN-C3.0
drawn by CS
designed by MS
approved by MS

MICHAEL Z. LIANG 106837 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
6/30/15

THE DIMENSION GROUP
TBPE FIRM # F-8395
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING
10755 Sandhill Road, Dallas, Texas 75238
TEL: 214-343-8400 FAX:214-341-9060 www.DimensionGrp.com

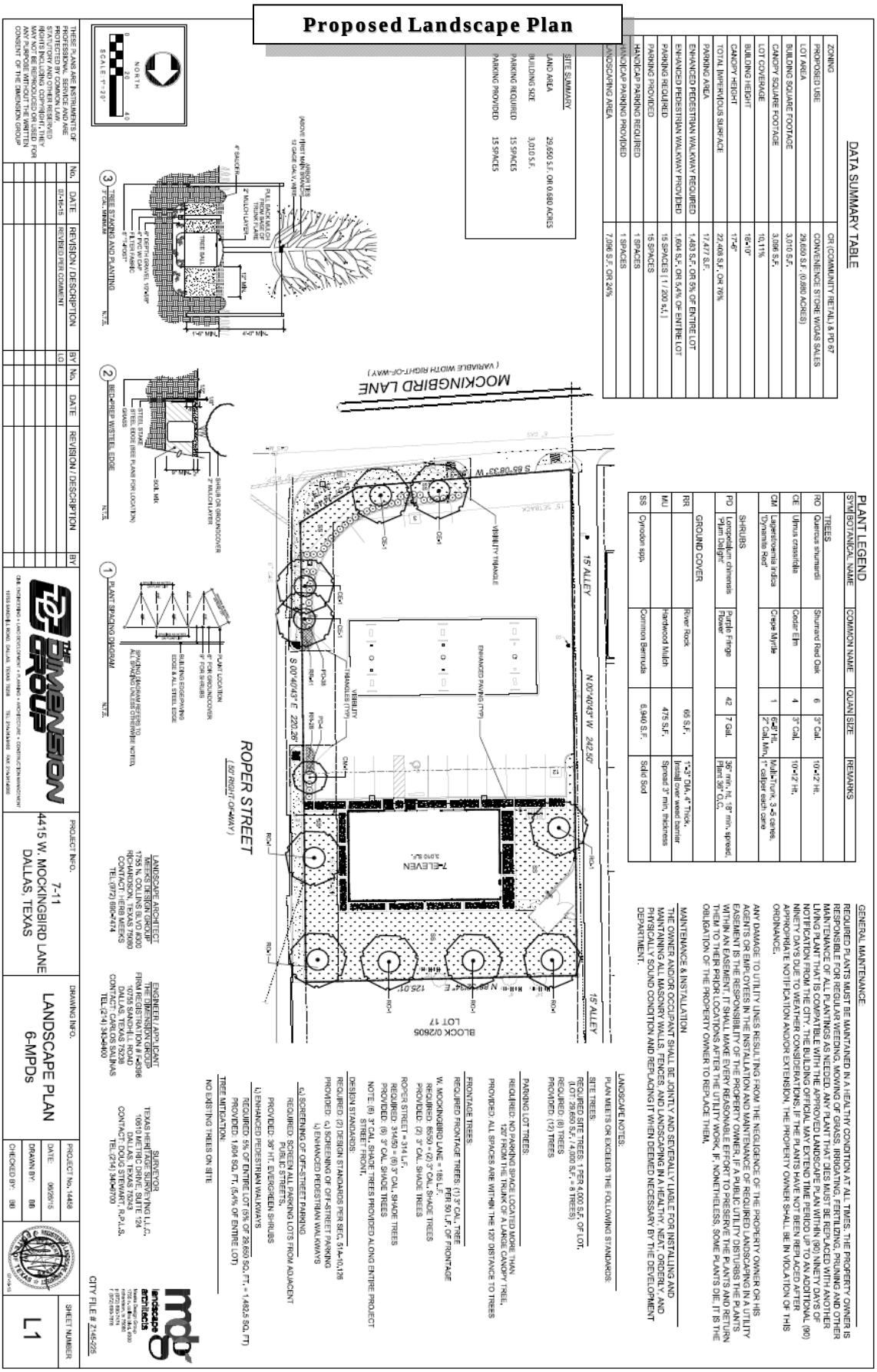
SITE PLAN

7-ELEVEN STORE NO. 37279
4415 W. MOCKINGBIRD LANE
DALLAS, TEXAS 75209

CITY FILE #Z145-225

SHEET
C3.0

Proposed Landscape Plan



THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COPYRIGHT AND STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS CONSENT OF THE DIMENSION GROUP

No.	DATE	REVISION / DESCRIPTION	BY
01-15-15		REVISED PER COMMENT	LG

No.	DATE	REVISION / DESCRIPTION	BY

THE DIMENSION GROUP
DBA: ENGINEERING | LAND DEVELOPMENT | PLANNING | ARCHITECTURE | CONSTRUCTION MANAGEMENT
11910 GARDEN RIDGE, DALLAS, TEXAS 75218 TEL: 214.349.9485 FAX: 214.349.9490

PROJECT INFO.
7-11
4415 W. MOCKINGBIRD LANE
DALLAS, TEXAS

DRAWING INFO.
LANDSCAPE PLAN
6-MPDs

LANDSCAPE ARCHITECT
MEEKS DESIGN GROUP
1755 N. COLLINS BLVD #300
RICHARDSON, TEXAS 75080
CONTACT: HERB MEEKS
TEL: (972) 699-0414

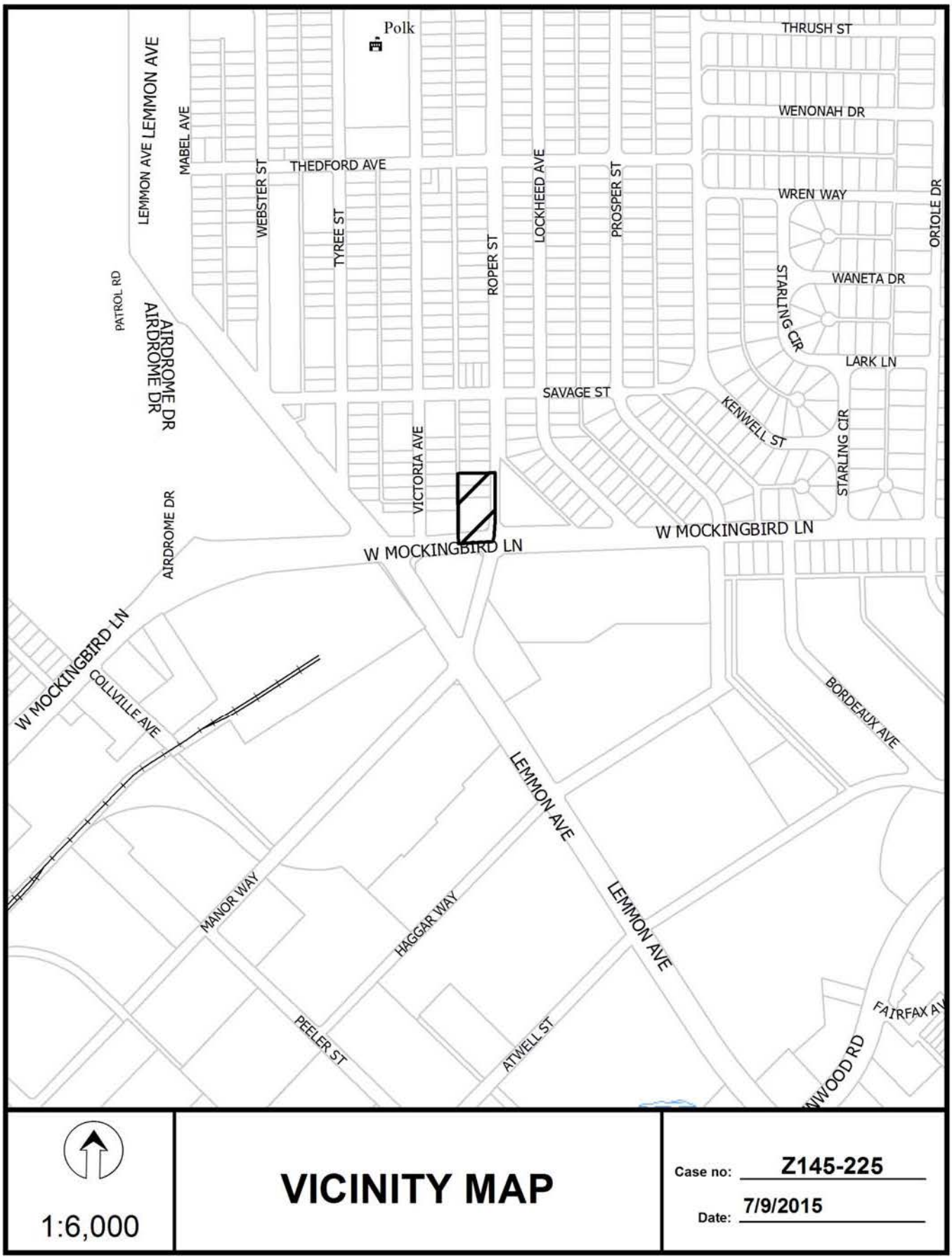
ENGINEER / APPLICANT
THE DIMENSION GROUP
FIRM REGISTRATION # F-9386
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
CONTACT: CARLOS SILVAS
TEL: (214) 343-0400

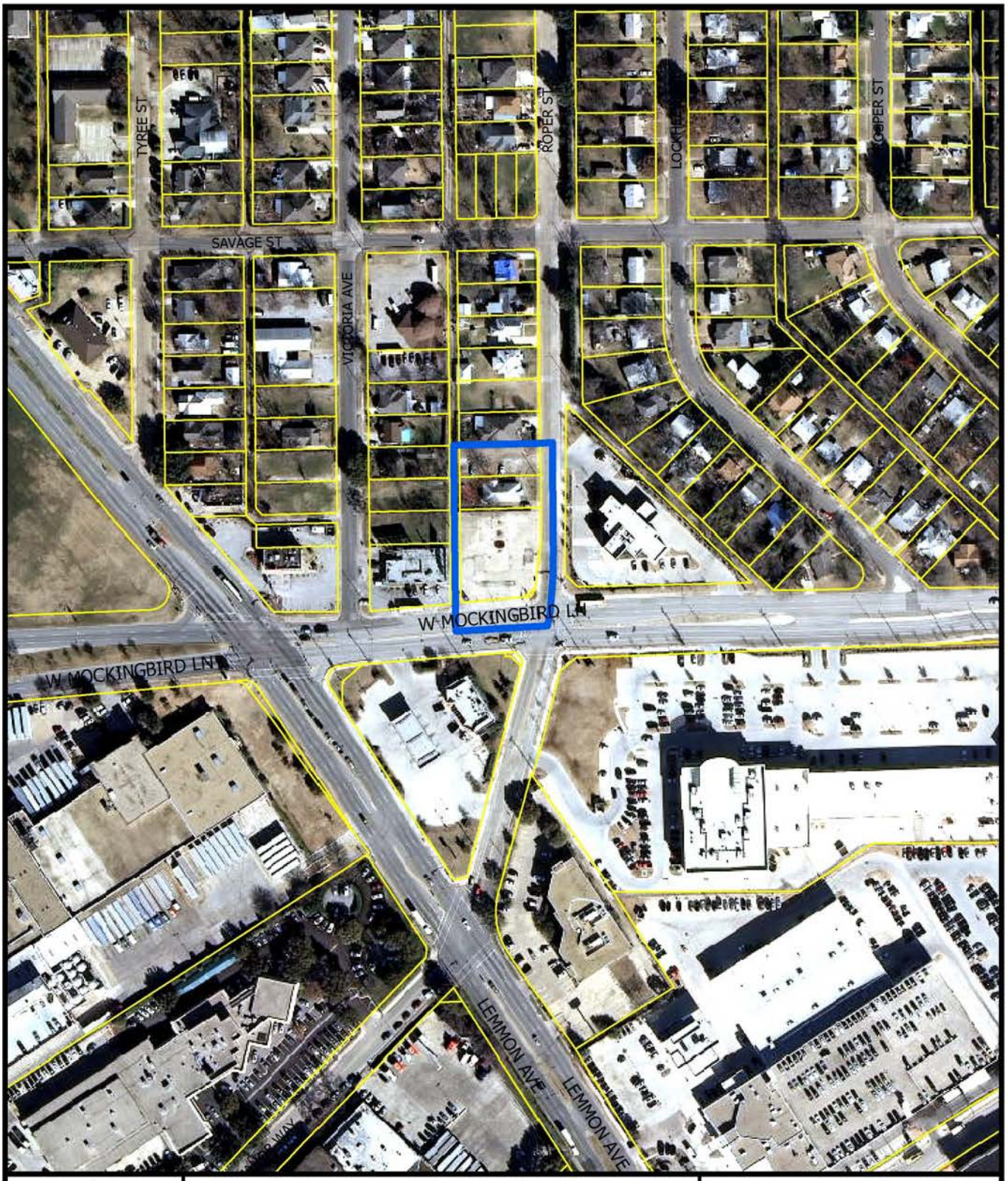
SURVEYOR
TEXAS HERITAGE SURVEYING LLC.
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
CONTACT: DOUG STEWART, R.P.L.S.
TEL: (214) 340-0100

PROJECT No. 14458
DATE: 09/29/15
DRAWN BY: BB
CHECKED BY: DG

SHEET NUMBER
L1

CITY FILE # Z145-225


Polk
THRUSH ST
WENONAH DR
WREN WAY
ORIOLE DR
WANETA DR
STARLING CIR
LARK LN
LEMMON AVE
MABEL AVE
WEBSTER ST
THEDFORD AVE
TYREE ST
ROPER ST
LOCKHEED AVE
PROSPER ST
PATROL RD
AIRDROME DR
SAVAGE ST
KENWELL ST
VICTORIA AVE
W MOCKINGBIRD LN
COLLVILLE AVE
BORDEAUX AVE
LEMMON AVE
MANOR WAY
HAGGAR WAY
PEELER ST
ATWELL ST
FAIRFAX AV
NWOOD RD
1:6,000
VICINITY MAP
Case no: Z145-225
Date: 7/9/2015

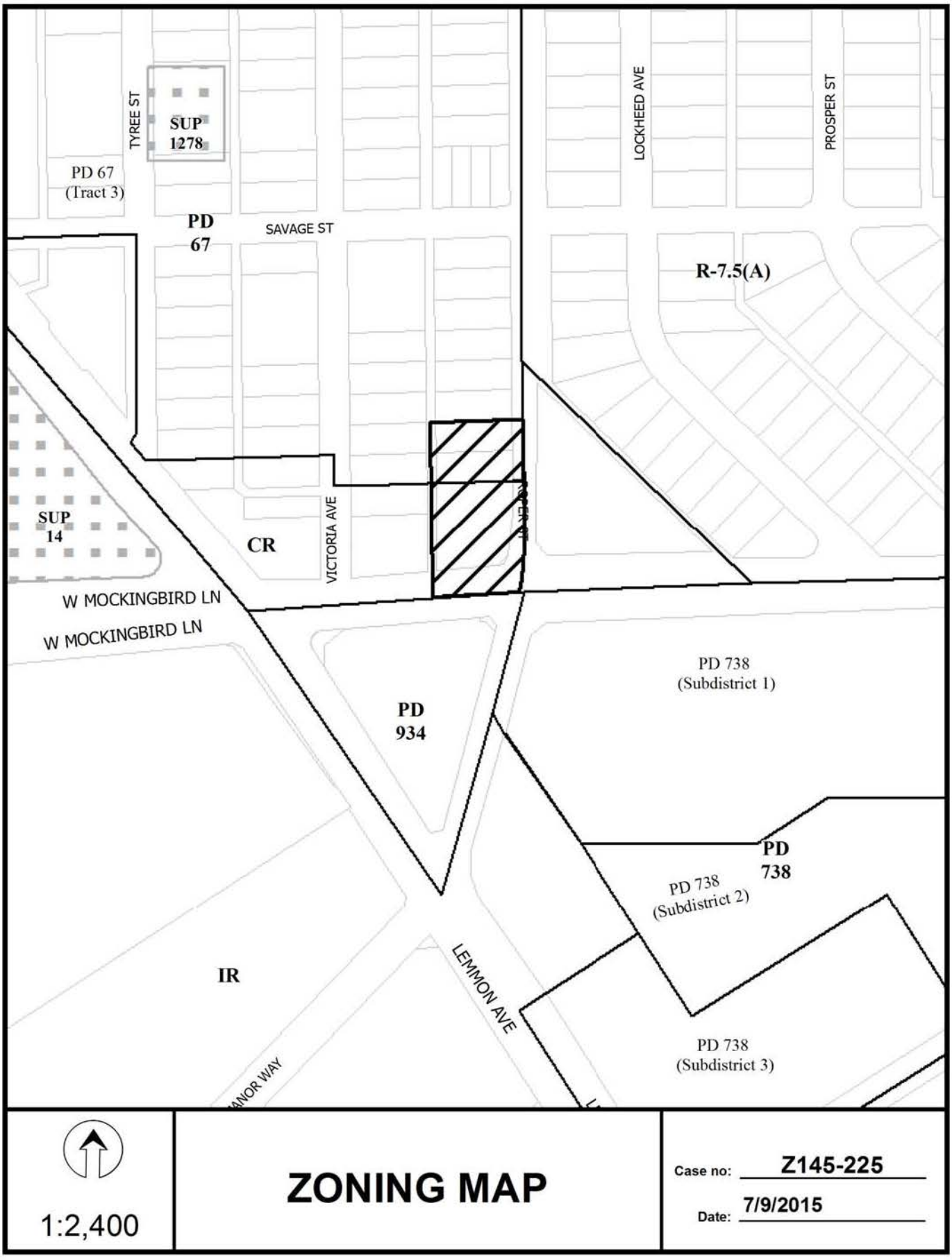


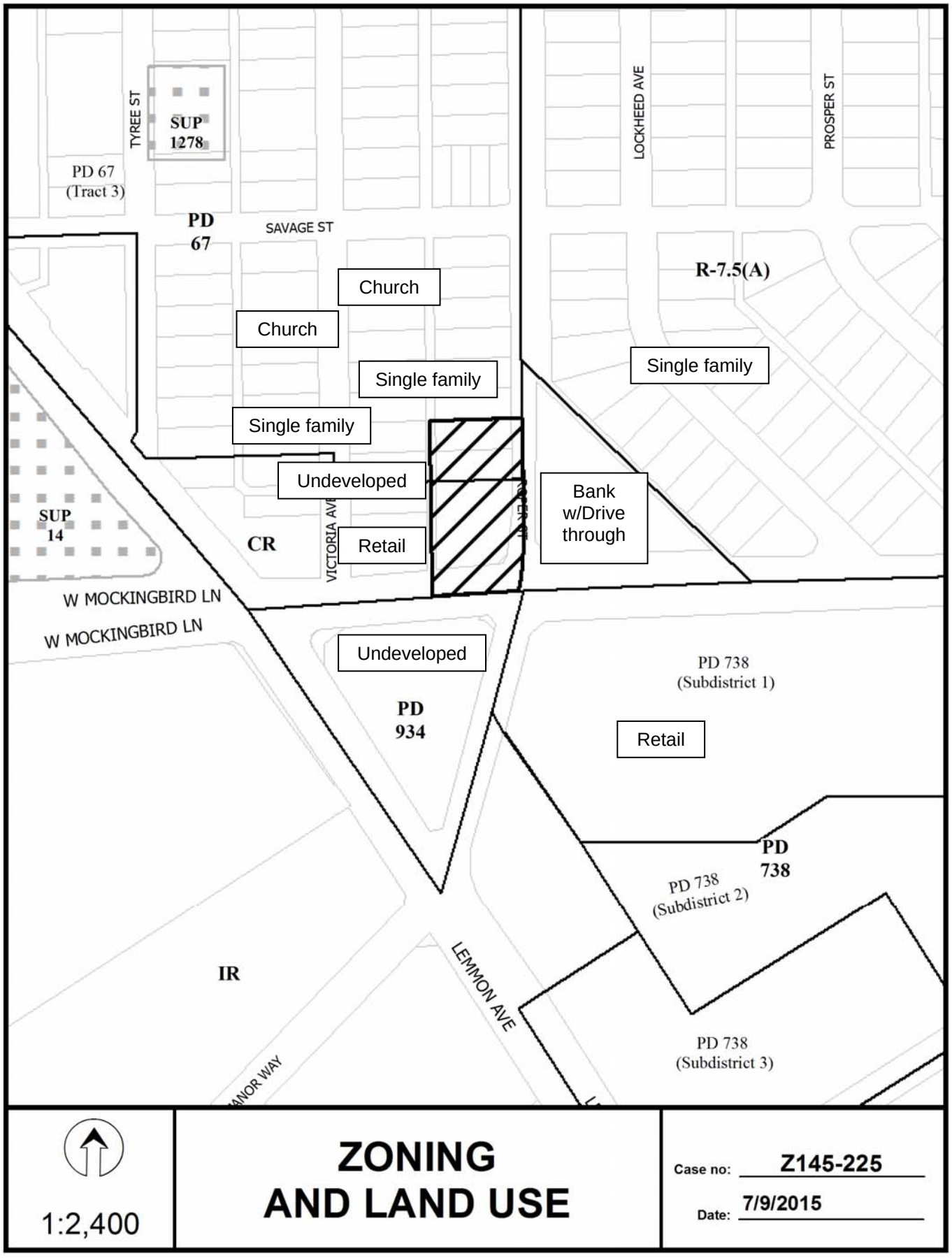
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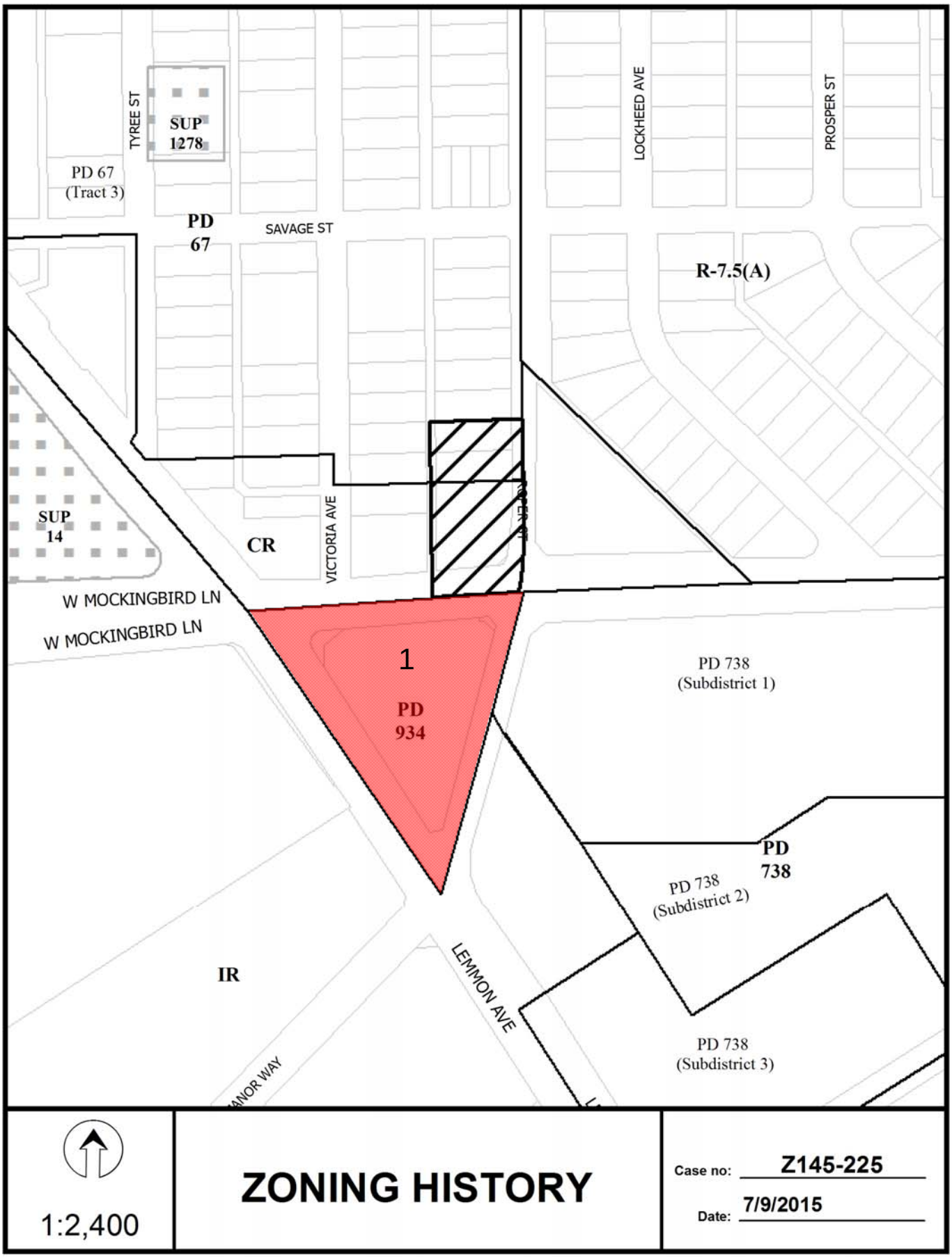
AERIAL MAP

Case no: Z145-225

Date: 7/9/2015


TYREE ST
SUP 1278
PD 67 (Tract 3)
PD 67
SAVAGE ST
LOCKHEED AVE
PROSPER ST
R-7.5(A)
SUP 14
CR
VICTORIA AVE
W MOCKINGBIRD LN
W MOCKINGBIRD LN
PD 934
PD 738 (Subdistrict 1)
PD 738
PD 738 (Subdistrict 2)
IR
LEMMON AVE
PD 738 (Subdistrict 3)
MANOR WAY
1:2,400
ZONING MAP
Case no: Z145-225
Date: 7/9/2015


TYREE ST
SUP 1278
PD 67 (Tract 3)
PD 67
SAVAGE ST
LOCKHEED AVE
PROSPER ST
R-7.5(A)
Church
Church
Single family
Single family
Single family
Undeveloped
Bank w/Drive through
SUP 14
CR
VICTORIA AVE
Retail
W MOCKINGBIRD LN
W MOCKINGBIRD LN
Undeveloped
PD 934
PD 738 (Subdistrict 1)
Retail
PD 738
PD 738 (Subdistrict 2)
IR
LEMMON AVE
PD 738 (Subdistrict 3)
1:2,400
ZONING AND LAND USE
Case no: Z145-225
Date: 7/9/2015


TYREE ST
SUP 1278
PD 67 (Tract 3)
PD 67
SAVAGE ST
LOCKHEED AVE
PROSPER ST
R-7.5(A)
SUP 14
CR
VICTORIA AVE
W MOCKINGBIRD LN
W MOCKINGBIRD LN
1
PD 934
PD 738 (Subdistrict 1)
PD 738
PD 738 (Subdistrict 2)
IR
LEMMON AVE
PD 738 (Subdistrict 3)
1:2,400
ZONING HISTORY
Case no: Z145-225
Date: 7/9/2015

Z145-225(SM)


TYREE ST
SAVAGE ST
VICTORIA AVE
ROPER ST
LOCKHEED AVE
PROSPER ST
MOCKINGBIRD LN
LEMMON AVE
MANOR WAY
HAGGAR WAY
83 - 95
77
76
72
80
78
79
82
81
73
75
74
95 Property Owners Notified (91 parcels)
5 Replies in Favor (7 parcels)
1 Replies in Opposition (1 parcels)
500' Area of Notification
7/23/2015 Date
Z145-225
CPC
N
W
E
S
1:2,400

07/22/2015

Reply List of Property Owners

Z145-225

95 Property Owners Notified 5 Property Owners in Favor 1 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
O	1	4415	MOCKINGBIRD LN	MSC 1 LTD
O	2	6515	ROPER ST	MSC I LTD
	3	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT
	4	6602	TYREE ST	BORDERS CAROLYN &
	5	6603	VICTORIA AVE	NGUYEN THANH V & LE THI
	6	6607	VICTORIA AVE	LE DAVID V
	7	6615	VICTORIA AVE	LOVE MAVIS Y
	8	6610	VICTORIA AVE	IBARRA JUSTIN M
	9	6606	VICTORIA AVE	POND TREVOR
	10	6602	VICTORIA AVE	PETTY ANTHONY CHARLES
	11	3713	SAVAGE ST	ZEPEDA JORGE
	12	3717	SAVAGE ST	BROWN RUTH
	13	3715	SAVAGE ST	ROBERTSON FRANK JR ESTATE OF
	14	3719	SAVAGE ST	MIHALOPOULOS TOM
	15	6611	ROPER ST	POST ERMA J
	16	6615	ROPER ST	VELASQUEZ MARIA DELOS A
	17	6532	VICTORIA AVE	GREATER NORTH PARK
	18	6528	VICTORIA AVE	TRAN SANG QUANG
	19	6524	VICTORIA AVE	BONILLA NIDIA M ET AL
	20	6520	VICTORIA AVE	JDAL PROPERTIES INC
	21	6516	VICTORIA AVE	MSC-I LTD
	22	6512	VICTORIA AVE	4407 CORPORATION
	23	6525	ROPER ST	NGUYEN LOC TRONG
	24	6527	ROPER ST	LEWIS LEOLICE
	25	6535	ROPER ST	BROWN JEWELL DEAN LIFE ESTATE
	26	6539	ROPER ST	GUZMAN ANGEL

07/22/2015

Reply	*Label #*	*Address*		*Owner*
	27	6543	ROPER ST	BALTAZAR SILVINA &
	28	6528	TYREE ST	STEWART BEVERLY A
	29	6524	TYREE ST	RODRIGUEZ JOSE ANGEL
	30	6520	TYREE ST	KNOX BENJAMIN
	31	6516	TYREE ST	CABRERA EMMA
	32	6512	TYREE ST	GROGGS TEREICE LANEL
	33	6508	TYREE ST	CABRERA MARIA LUISA
	34	6504	TYREE ST	N & D PREMIER REALTY INC
	35	6511	VICTORIA AVE	CHURCHS FRIED CHICKEN INC
	36	6527	VICTORIA AVE	ESCALANTE MARICRUZ
	37	6529	VICTORIA AVE	WOODEN RHODA EST OF
	38	6533	VICTORIA AVE	GREATER NORTH PARK
	39	6545	VICTORIA AVE	SOLES JEWELL LYNN
	40	6606	LOCKHEED LN	MCCLOUD DELILAH
	41	6602	LOCKHEED LN	MCSHANN OLIVER CARLICE EST OF &
	42	6611	LOCKHEED LN	JC LEASING LLP
O	43	6603	LOCKHEED LN	ALLEN BARBARA JO
	44	6550	LOCKHEED LN	HOGG GLADYS JEAN
	45	6546	LOCKHEED LN	BENSON CLEO HILL LIFE EST
	46	6542	LOCKHEED LN	LATTIMER THELMA L
	47	6536	LOCKHEED LN	GALICIA BOLIVAR SERAFIN &
	48	6528	LOCKHEED LN	RICHARD CLEMON JR
	49	6524	LOCKHEED LN	ABOVO CORPORATION
	50	6520	LOCKHEED LN	ADAMS TAMMY
X	51	6516	LOCKHEED LN	PRICE DOROTHY &
	52	6512	LOCKHEED LN	SANCHEZ JUAN A
	53	6508	LOCKHEED LN	CHRISS LEVI
	54	6547	LOCKHEED LN	REESE PATRICIA
	55	6543	LOCKHEED LN	MORRIS MARY LEE
	56	6539	LOCKHEED LN	LIU JOHN M
	57	6535	LOCKHEED LN	ROBINSON CHARLES L &

07/22/2015

Reply	*Label #*	*Address*		*Owner*
	58	6531	LOCKHEED LN	BERRY MURDINE E
	59	6529	LOCKHEED LN	SCATES LULA M &
	60	6525	LOCKHEED LN	PARKER WILLIAM H
	61	6521	LOCKHEED LN	WB HIRTZ LLC
	62	6517	LOCKHEED LN	BARNES DOROTHY B
	63	6513	LOCKHEED LN	VAZQUEZ ANGEL R & OFELIA H
	64	6509	LOCKHEED LN	VASQUEZ ANGEL R & OFELIA
	65	6505	LOCKHEED LN	VAZQUEZ ANGEL &
	66	6603	PROSPER ST	GRAYSON J B ESTATE OF
	67	6555	PROSPER ST	FOWLER RICKY REDELL
	68	6549	PROSPER ST	IBARRA MARCIAL J &
	69	6545	PROSPER ST	GILFORD Q V ESTATE OF
	70	6541	PROSPER ST	BELL ROSIE MAE
O	71	6540	VICTORIA AVE	PLEASANT RUN /LANCASTER LTD
	72	6410	LEMMON AVE	NWH LAND
	73	4407	MOCKINGBIRD LN	4407 CORPORATION
	74	6522	LEMMON AVE	N & D PREMIER REALTY
	75	6502	LEMMON AVE	CHURCHS FRIED CHICKEN INC
	76	6445	LEMMON AVE	COCA COLA CO THE
	77	6606	LEMMON AVE	FIEDLER LLOYD
	78	6310	LEMMON AVE	LOVE FIELD FINANCIAL
	79	6200	LEMMON AVE	AN LUXURY IMPORTS LTD
	80	4550	MOCKINGBIRD LN	CARLYLE CYPRESS
O	81	4515	MOCKINGBIRD LN	PEGASUS BANK
	82	6421	LEMMON AVE	CALISTO PROPERTY COMPANY
	83	3001	MOCKINGBIRD LN	DALLAS CITY OF
	84	2702	LOVE FIELD DR	SOUTHWEST AIRLINES CO
	85	8020	DENTON DR	JACKS AUTO SUPPLY
	86	7212	CEDAR SPRINGS RD	HERTZ RENT A CAR
	87	7020	CEDAR SPRINGS RD	AVIS RENT A CAR
	88	3407	HAWES AVE	TUCKER BLAKE C

07/22/2015

Reply	*Label #*	*Address*	*Owner*
	89	7555 LEMMON AVE	DALLAS CITY OF
	90	8333 LEMMON AVE	SOUTHWESTERN BELL
	91	8008 CEDAR SPRINGS RD	DALLAS CITY OF
	92	8611 LEMMON AVE	BUSINESS JET CENTER
	93	3250 LOVE FIELD DR	MLT DEVELOPMENT
	94	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY
	95	7366 CEDAR SPRINGS	ENTERPRISE HOLDINGS

AGENDA ITEM # 77

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34 R

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict and surface parking uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Crestview Drive, southwest of Lemmon Avenue
Recommendation of Staff: Denial of a Planned Development Subdistrict, approval of a P Parking Subdistrict, subject to a site plan
Recommendation of CPC: Approval of a Planned Development Subdistrict, subject to a development/landscape plan and conditions
Z145-271(SM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 26, 2015**

ACM: Ryan S. Evans

FILE NUMBER: Z145-271(SM) **DATE FILED:** May 28, 2015

LOCATION: Northwest line of Crestview Drive, southwest of Lemmon Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 34R

SIZE OF REQUEST: Approx. 0649 acres **CENSUS TRACT:** 6.01

APPLICANT/OWNER: Adler Property Companies, LLP

REPRESENTATIVE: Dallas Cothrum and Gladys Pearson, Masterplan Consultants

REQUEST: An application for a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict and surface parking uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to provide for surface parking for an automobile dealership in the vicinity. The request site is undeveloped. The applicant is proposing to provide additional surface parking for an adjacent motor vehicle related use. The applicant requests to retain residential development rights.

CPC RECOMMENDATION: **Approval** of a Planned Development Subdistrict, subject to a development/landscape plan and conditions.

STAFF RECOMMENDATION: **Denial** of a Planned Development Subdistrict, **approval** of a P Parking Subdistrict, subject to a site plan.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends **denial** of the request for a Planned Development Subdistrict, subject to conditions and a development/landscape plan based upon:

1. *Performance impacts upon surrounding property* – The request's impacts on adjacent properties are not expected due to the constraints shown on the proposed development/landscape plan, including but not limited to lighting standards, landscaping, and vehicular ingress/egress.

2. *Traffic impact* – The purpose of the request is to relieve congestion caused by the motor vehicle related adjacent property. The request's duality of zoning does not require surface parking but merely allows it to occur. Therefore the request does not achieve its primary purpose, which is to address the parking issues that are present on nearby residential streets but merely suggests it when convenient.

3. *Comprehensive Plan or Area Plan Conformance* – Proposed use of the property is a compatible component in an Urban Neighborhood Building Block because it extends parking areas for an adjacent property that is connected to a Multi-Modal Corridor. Additionally, the request complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria as noted herein.

4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The duality of MF-2 uses and surface parking is the only factor proposed that requires a PD Subdistrict. The applicant has no intent of developing the property for MF-2 uses and based their application on a previous presentation to the Oak Lawn Committee in May. Staff does not consider this a justification for a PD subdistrict.

However, staff recommends **approval** for a P Parking subdistrict, subject to the attached site plan based upon:

1. *Performance impacts upon surrounding property* – Impacts on adjacent properties are not expected due to the constraints shown on staff's recommended site plan, including but not limited to lighting standards, landscaping, and vehicular ingress/egress.

2. *Traffic impact* – Staff's recommendation requires that surface parking be provided to alleviate the parking issues that are present on nearby residential streets.

3. *Comprehensive Plan or Area Plan Conformance* – Proposed use of the property is a compatible component in an Urban Neighborhood Building Block because it extends parking areas for an adjacent property that is connected to a Multi-Modal Corridor. Additionally, the request complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria as noted herein.

Background information:

- The site is composed of half of lot 31, and all of lots 32 through 33 in Block 2341, filed in the Dallas County records on May 31, 1915.

- Aerial photography from 1952 and 1956 show a large rectangular building. Although no digital permit records for this site could be located, it is presumed to be a nonresidential building, possibly a warehouse or industrial building.

- Aerial photography from 1968 shows the previous building removed and the site as surface parking and connected to a parcel which contained a commercial building that fronted on Lemmon Avenue. Although no digital permit records for this site could be located, it is presumed to be a motor vehicle related use due to the density of cars pictured on the photograph.

- The number of cars pictured on the subsequent aerial photograph from 1979 is vastly reduced.

- The site appears clear and unused and in its current state in the next aerial photography in 1989.

Zoning History: There has been no recent zoning activity in the immediate area relevant to the request.

Thoroughfare/Street	Existing & Proposed ROW
Crestview Drive	Local; 53' ROW

STAFF ANALYSIS:

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The site is undeveloped. As the applicant is proposing and staff recommends surface parking as permitted by a P Parking Subdistrict (PDS for P Parking Subdistrict), Nos. 1, 2, 3, 5, and 6 are not applicable. Subject to the attached applicant's development/landscape plan or staff's recommended site plan, the development and utilization of the property complies with Nos. 4 and 7.

Comprehensive Plan: The request site is located in an area considered Urban Residential. The connecting main use that the parking area will serve is on a Multi-Modal Corridor.

This Building Block should encourage the redevelopment of aging auto-oriented single family neighborhoods. These areas offer dense mixed use and then transition to multi-family and single family housing at the edge. These corridors should diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit-orientation and access.

Land Use Compatibility:

The site has remained undeveloped for the past 26 years. The applicant provided parking counts that averaged 27 cars from 9:30 AM to 2:55 PM over three days on adjacent residential streets. The purpose of the request is to move employee parking off residential streets and into the proposed surface parking lot.

North of the site, the applicant proposes to redevelop the existing auto display and sales lot into a "Honda Express Lube" which the area of request will share its only vehicular access to provide additional employee parking. Also to the north there is an O'Reilly's Auto Parts Store. To the east, there is a Race Trac gas station and convenience store. Across Crestview Drive on the southeast, there is an existing garden apartment development and another apartment shares the western borders of the site.

When considering a P Parking Subdistrict within PDD No. 193, the following should be considered:

1) Parking must be contiguous or directly across an alley or street from the main use(s) it serves; and,

2) Minimum ten foot front yard must be provided.

While this request is not being made by the holder of a dance hall license, certain adjacency and compatibility factors required for such a request; i.e., off-site parking for nonresidential uses, do parallel staff's consideration of this application:

1) Is the property in a subdistrict other than single family, duplex, or townhouse;

2) Is the property contiguous to, or directly across an alley from a property in a nonresidential subdistrict;

3) Has landscaping (including screening) that meets the requirements of PDD No. 193;

4) Has lighting that meets the parking lot lighting standards of PDD No. 193:

5) Has responsible security personnel patrolling it during the hours of its use; and,

6) Have curb cuts for vehicular access designed to direct traffic to the nearest thoroughfare.

Staff has reviewed the application and has concluded that a P Parking Subdistrict is appropriate and complies with the above criteria.

CPC Action – July 23, 2015

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for an MF-2 Multiple-Family Subdistrict and surface parking uses, subject to a revised development plan and revised landscape plan with an additional condition that prohibits the use of the surface parking area to be used for required off-street parking on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Crestview Drive, southwest of Lemmon Avenue.

Maker: Emmons
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 45
Replies: For: 0 Against: 2

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: None

Officers/Partners/Principals

ADLER PROPERTY COMPANIES, LLP

John R. Eagle, Managing Partner

Duffy Cummings, Chief Financial Officer

CPC Recommended Conditions

"Division S-_____. PD Subdistrict _____.

SEC. S-_____.101. LEGISLATIVE HISTORY.

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

SEC. S-_____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict _____ is established on property located at the northwest terminus of Crestview Drive. The size of PD Subdistrict _____ is 0.649 acres.

SEC. S-_____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a residential zoning district.

SEC. S- _____.104. EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit ___A: development/landscape plan.

SEC. S-_____.105. DEVELOPMENT/LANDSCAPE PLAN.

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) For surface parking, development and use of the Property must comply with the development/landscape plan (Exhibit S-_____A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-_____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple-Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-Family Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following additional main use is permitted:

-- Surface parking *[off-street parking spaces shall not be used to satisfy off-street parking requirements]*.

SEC. S-_____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-_____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

The yard, lot, and space regulations for the MF-2 Multiple-Family Subdistrict apply.

SEC. S-_____.109. OFF-STREET PARKING AND LOADING.

Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S-_____.110. INGRESS AND EGRESS.

For surface parking, ingress and egress is prohibited on Crestview Drive.

SEC. S-_____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-_____.112. LANDSCAPING.

(a) Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) For surface parking, landscaping must be provided as shown on the development/landscape plan (Exhibit S-_____A).

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. S-_____.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. S-_____.114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

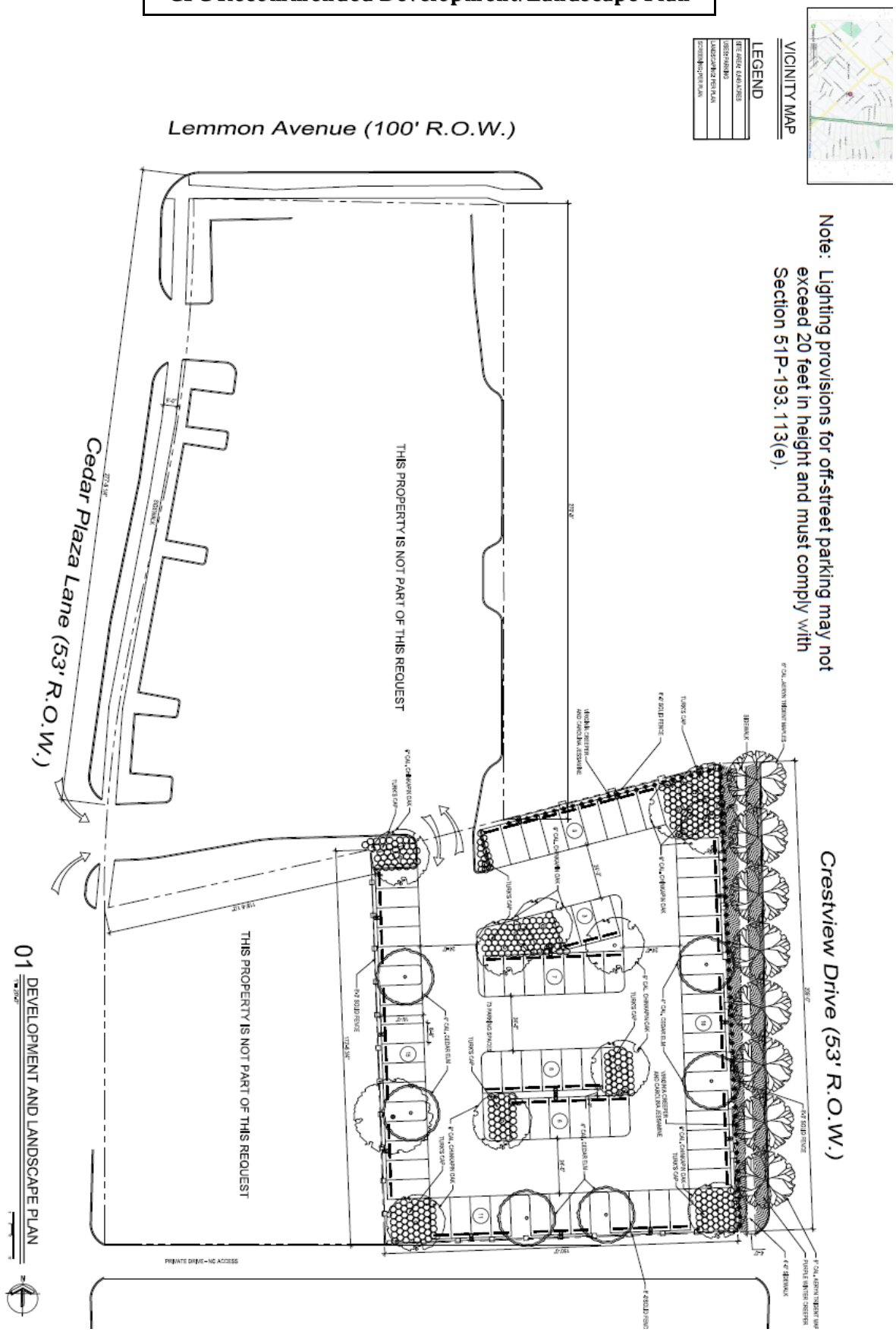
(c) Development and use of the Property must comply with Part I of this article.

SEC. S-_____.115. COMPLIANCE WITH CONDITIONS.

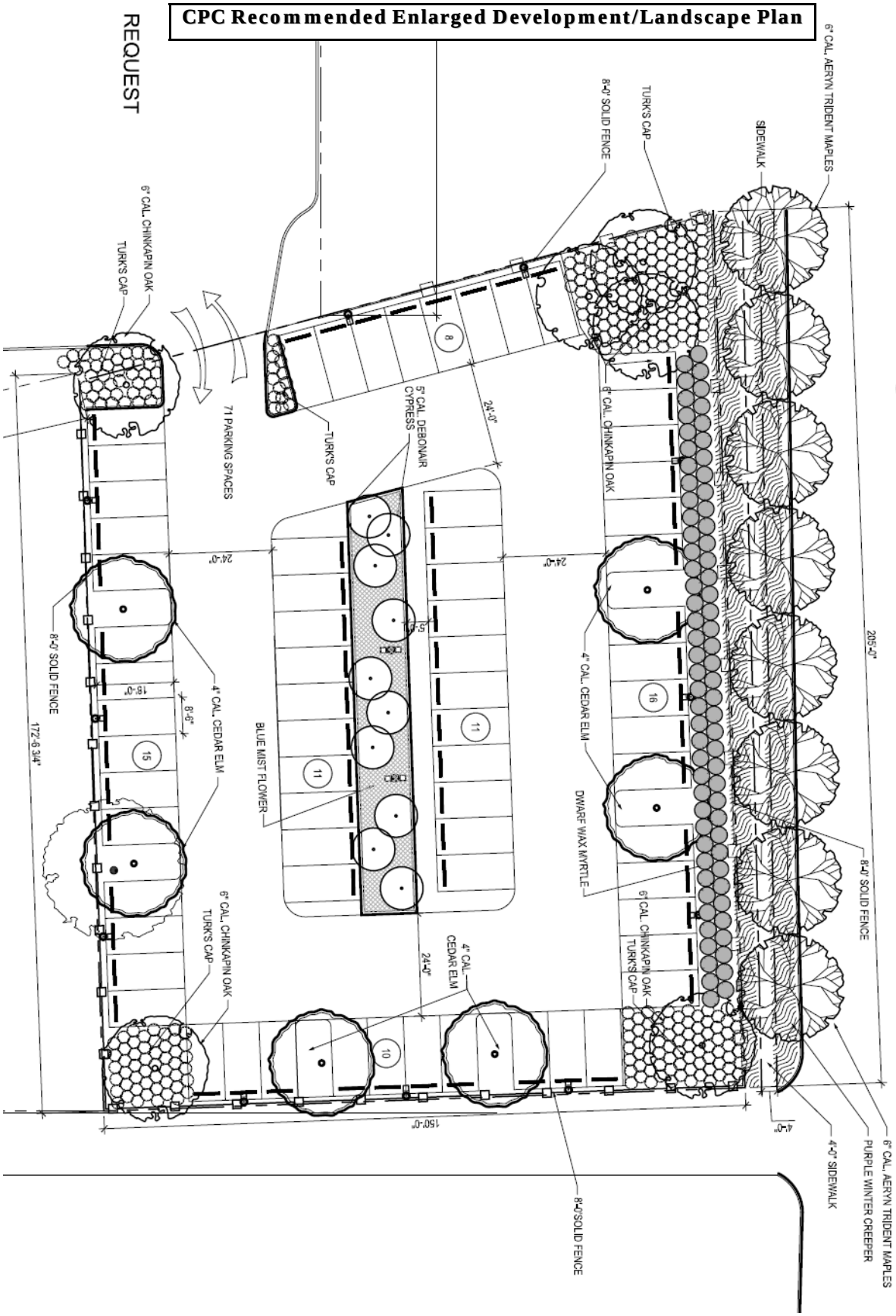
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

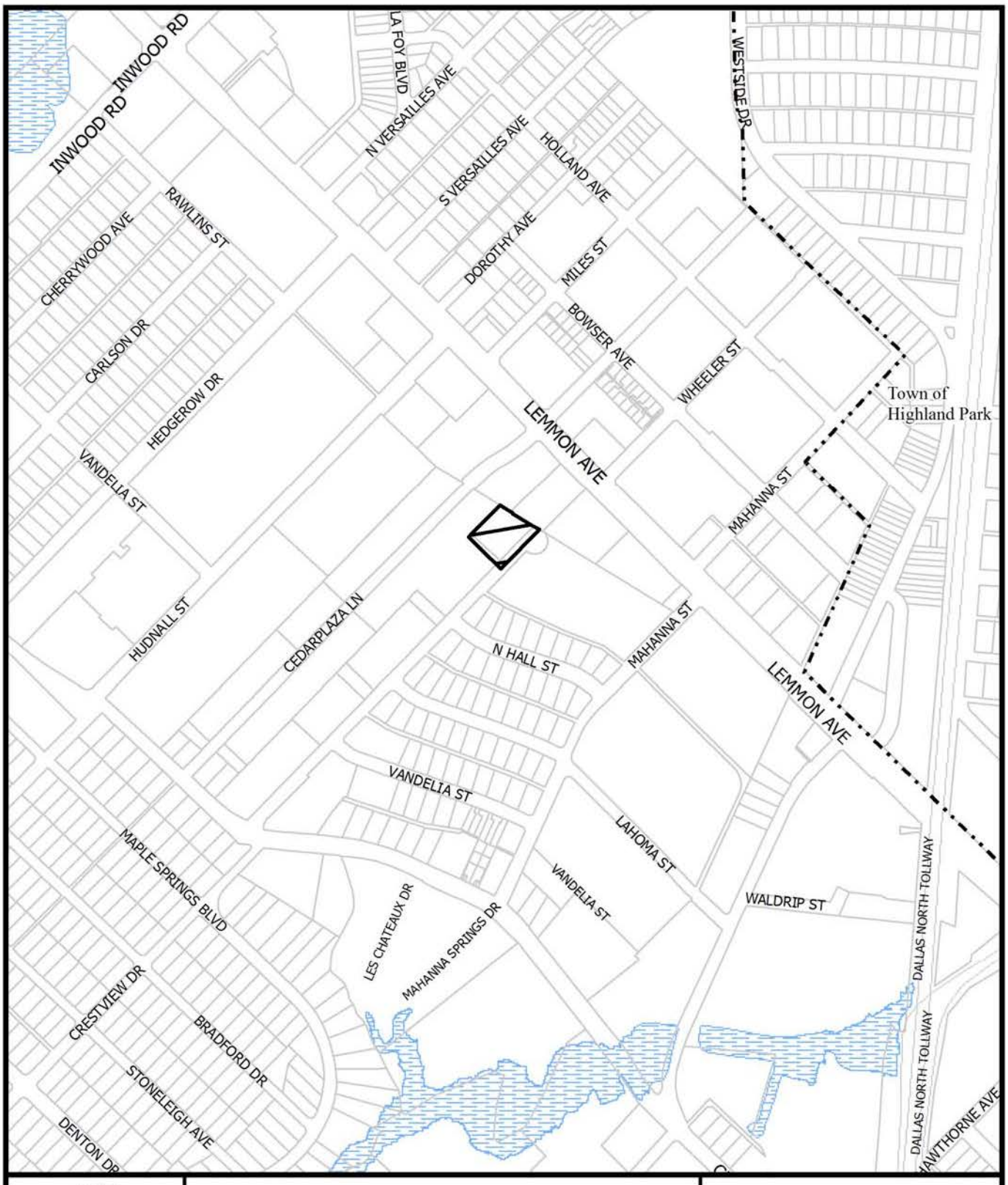
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city."

CPC Recommended Development/Landscape Plan



CPC Recommended Enlarged Development/Landscape Plan



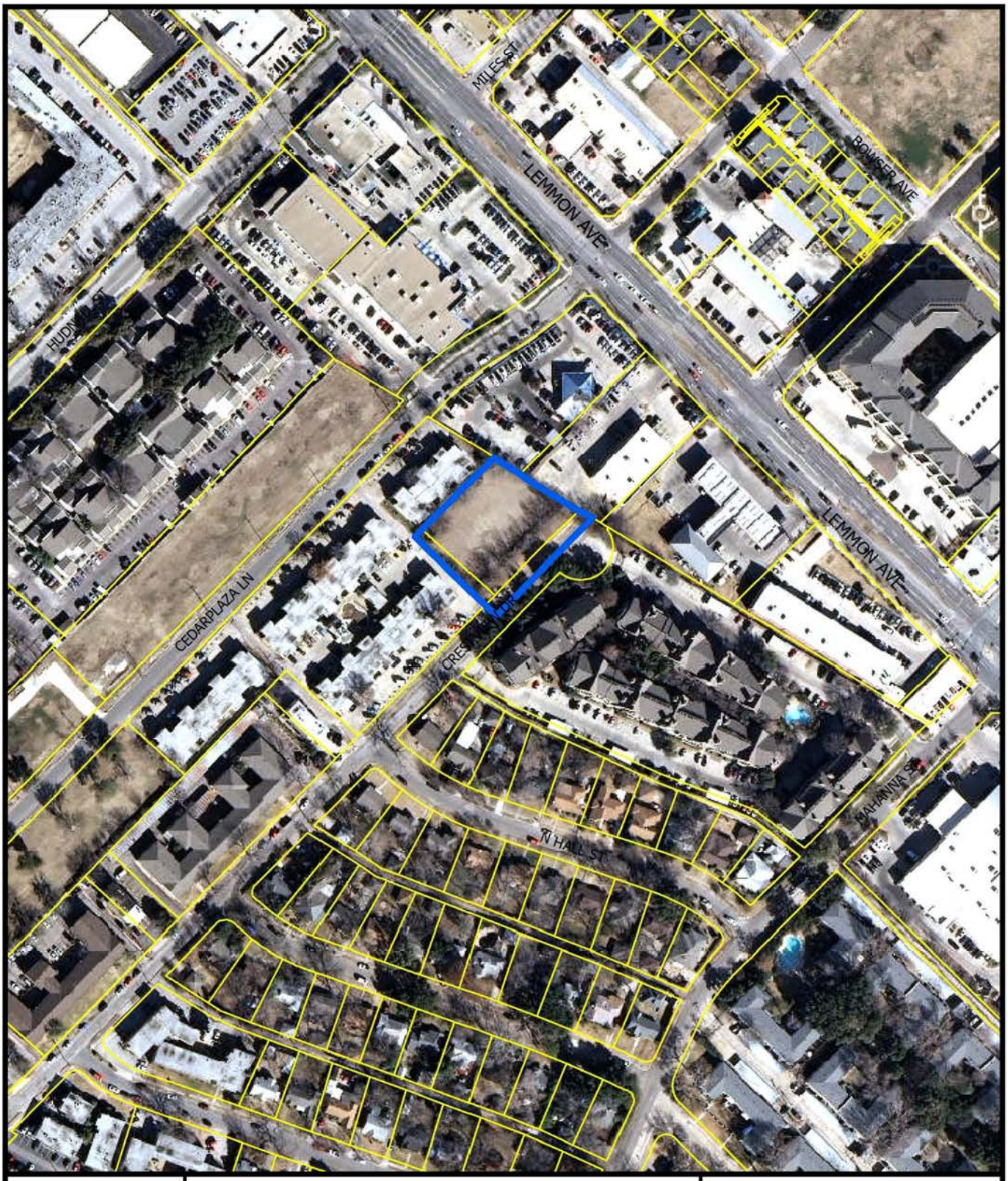


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VICINITY MAP

Case no: Z145-271

Date: 6/11/2015

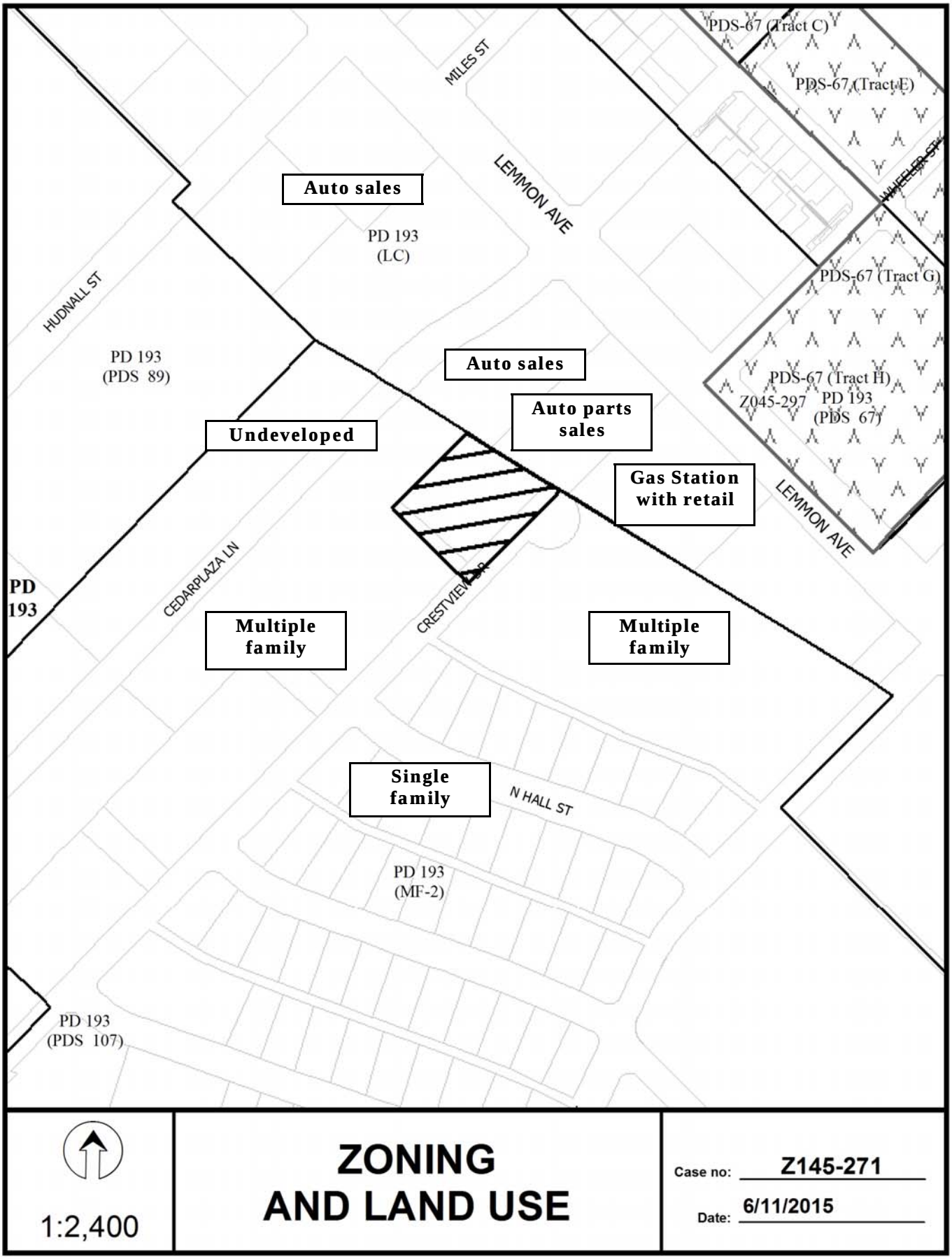


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AERIAL MAP

Case no: Z145-271

Date: 6/11/2015


PDS-67 (Tract C)
PDS-67 (Tract E)
MILES ST
LEMMON AVE
Auto sales
PD 193
(LC)
WHEELER ST
PDS-67 (Tract G)
HUDNALL ST
PD 193
(PDS 89)
Auto sales
PDS-67 (Tract H)
Z045-297
PD 193
(PDS 67)
Auto parts
sales
Undeveloped
Gas Station
with retail
LEMMON AVE
PD
193
CEDARPLAZA LN
CRESTVIEW DR
Multiple
family
Multiple
family
Single
family
N HALL ST
PD 193
(MF-2)
PD 193
(PDS 107)
1:2,400
ZONING
AND LAND USE
Case no: Z145-271
Date: 6/11/2015



45	Property Owners Notified (44 parcels)
0	Replies in Favor (0 parcels)
2	Replies in Opposition (2 parcels)
500'	Area of Notification
7/23/2015	Date

Z145-271
CPC

N
W E
S

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07/22/2015

Reply List of Property Owners

Z145-271

45 Property Owners Notified ***0 Property Owners in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
X	1	3327	CRESTVIEW DR	CREST MEX CORP ETAL
	2	3347	CRESTVIEW DR	TEXNEB PROPERTIES LLC
	3	3232	HUDNALL ST	HUB APARTMENTS LTD THE
	4	3357	CEDARPLAZA LN	CEDAR PLAZA TOWNHOUSE LLC
	5	3225	CRESTVIEW DR	CRESTVIEW PARTNERS LP
	6	3321	CRESTVIEW DR	TOLUCA SQUARE LTD PS
	7	5152	LAHOMA ST	JARAMILLO DOMINGA S
	8	5146	LAHOMA ST	CANDELA JOSE F &
	9	5142	LAHOMA ST	MCCRIGHT PHILLIP L
	10	5138	LAHOMA ST	ADAMES JESSE A
	11	5134	LAHOMA ST	SPENCE VIRGINIA HEATHER
	12	5128	LAHOMA ST	WEISFELD RONALD A
	13	5122	LAHOMA ST	VIDAL VICTOR P &
	14	5118	LAHOMA ST	MCGREGOR CLARICE M
	15	5107	HALL ST	JOHNSON RODNEY E
	16	5111	HALL ST	BINYON MERELENE &
	17	5117	HALL ST	LEE RANDELL
X	18	5123	HALL ST	TOBIAS HILDA &
	19	5127	HALL ST	SOLIS AURELIA
	20	5131	HALL ST	MAJORS JOHN A III
	21	5135	HALL ST	BLAS EUSEBIA
	22	5141	HALL ST	GARCIA EUSEBIA BLAS
	23	5147	HALL ST	ANDRADE JOSE & CARMEN
	24	5142	HALL ST	CUNNINGHAM DIANA PINSON
	25	5138	HALL ST	GANDARA JUAN B &
	26	5134	HALL ST	SERESEROZ AGAPITO P

07/22/2015

Reply	*Label #*	*Address*		*Owner*
	27	5130	HALL ST	WYNNE MARIA
	28	5124	HALL ST	RIVERA RAUL
	29	5118	HALL ST	NEAGOE ALEXANDRU
	30	5114	HALL ST	VILLASANA MAXIMILIANO C &
	31	5110	HALL ST	VILLASANA MAXIMILIANO &
	32	5104	HALL ST	AVES VICTOR R
	33	3443	MAHANNA ST	TEXAS MSI LTD
	34	3412	HUDNALL ST	EAGLE ROBERT M
	35	5333	LEMMON AVE	ADLER PROP CO LLP PS
	36	5150	BOWSER AVE	GS CITYVILLE LP
	37	5300	LEMMON AVE	PPA RLTY LTD
	38	5220	LEMMON AVE	PLAZA REAL ESTATE INVST
	39	5200	LEMMON AVE	PRESCOTT INTEREST HAGGAR AT WELL LTD &
	40	5211	LEMMON AVE	OREILLY AUTOMOTIVE INC
	41	5219	LEMMON AVE	TWO BIRDS PROPERTY
	42	5107	LEMMON AVE	SERVICE KING PAINT & BODY
	43	5151	LEMMON AVE	RT LEMMON LP
	44	5311	LEMMON AVE	EAGLE ROBERT M
	45	5311	LEMMON AVE	EAGLE JOHN R TRUST

AGENDA ITEM # 78

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 8

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 73 G

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned an RR Regional Retail District with deed restrictions on the west line of Old Hickory Trail, south of West Wheatland Road
Recommendation of Staff and CPC: Approval
Z134-339(WE)
Note: This item was considered by the City Council at a public hearing on August 12, 2015, and was deferred until August 26, 2015

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 26, 2015**

ACM: Ryan S. Evans

FILE NUMBER: Z134-339(WE) **DATE FILED:** September 11, 2014

LOCATION: West line of Old Hickory Trail, south of West Wheatland Road

COUNCIL DISTRICT: 8 **MAPSCO:** 73G

SIZE OF REQUEST: Approx. 4.6 acres **CENSUS TRACT:** 166.05

APPLICANT: Gruene Interests Services

REPRESENTATIVE: Robert Baldwin

OWNER: PRA Preston L.P.

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District with deed restrictions.

SUMMARY: The purpose of this request is to allow for the construction of a convalescent and nursing home, hospice care and related institutions on site. The existing deed restrictions on the site prohibit residential uses. The Building Official has determined that the proposed use would be permitted as it is an institutional use not prohibited by the deed restrictions. The request site is currently undeveloped.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends for approval is based upon:

1. *Performance impacts upon surrounding property* – The development of the proposed convalescent and nursing home, hospice care and related institutions should not have any impact on the surrounding area. The proposed use is compatible with residential uses and generates minimum traffic volume. The surrounding area is developed with a mix of multifamily and industrial/warehouse distribution uses. The request site is adjacent to a tract of undeveloped land.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The analysis is based upon the traffic worksheet the applicant provided during the application submittal. Ingress and egress onto the site will be from Old Hickory Trail.

3. *Comprehensive Plan or Area Plan Conformance* – The proposed rezoning is in compliance with the *forwardDallas! Comprehensive Plan*. The Plan identifies the request site as being in a Business Center or Corridor Building Block.

Zoning History: There has not been any recent zoning change requested in the area within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Old Hickory Trail	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

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 a Business Center or Corridor Building Block.

This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria area, the North Park Center area, Southwest

Center Mall area at I-20 and US Hwy 67 and the Stemmons Corridor. Business Centers are usually at major intersections or along Highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations. Public transit may play a role in these areas and help create some pockets of transit oriented development. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	RR with deed restrictions	Undeveloped
North	RR with deed restrictions	Undeveloped, Multifamily
South	MF-2(A), RR with deed restrictions	Undeveloped, Multifamily
East	IR	Warehouse distribution
West	MF-2(A) with deed restrictions	Undeveloped

Land Use Compatibility: The 4.6 acre site is undeveloped and is adjacent to a variety of multifamily, undeveloped, and warehouse uses. The applicant is proposing to develop a convalescent and nursing home, hospice care. The use is permitted in the MF-2(A) District but is subject to a residential adjacency review by the building official's office.

The proposed development should not have any negative impact on the adjacent uses and will comply with the MF-2(A) Multifamily District development rights and standards in Chapter 51A. The current RR Regional Retail District development rights are more intensive and are regional in nature than an MF-2(A) Multifamily District.

The surrounding area consists of a multifamily development to the north and south. East of the request site, across Old Hickory Trail, is developed with warehouse distribution uses. West of the site is a large tract of undeveloped land that is zoned for MF-2(A) District uses. In addition, there are two sets of deed restrictions that encompass the area, which includes the subject property.

Landscaping: Landscaping the proposed site will be in accordance with the landscaping requirements in Article X, as amended.

CPC Action – June 4, 2015

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned an RR Regional Retail District with deed restrictions on the west line of Old Hickory Trail, south of West Wheatland Road.

Maker: Lavallaisaa
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 300 Mailed: 7
Replies: For: 1 Against: 0

Speakers: None

LIST OF OFFICERS

Gruene Interest Services, LLC

- Ken Kristofek, Manger

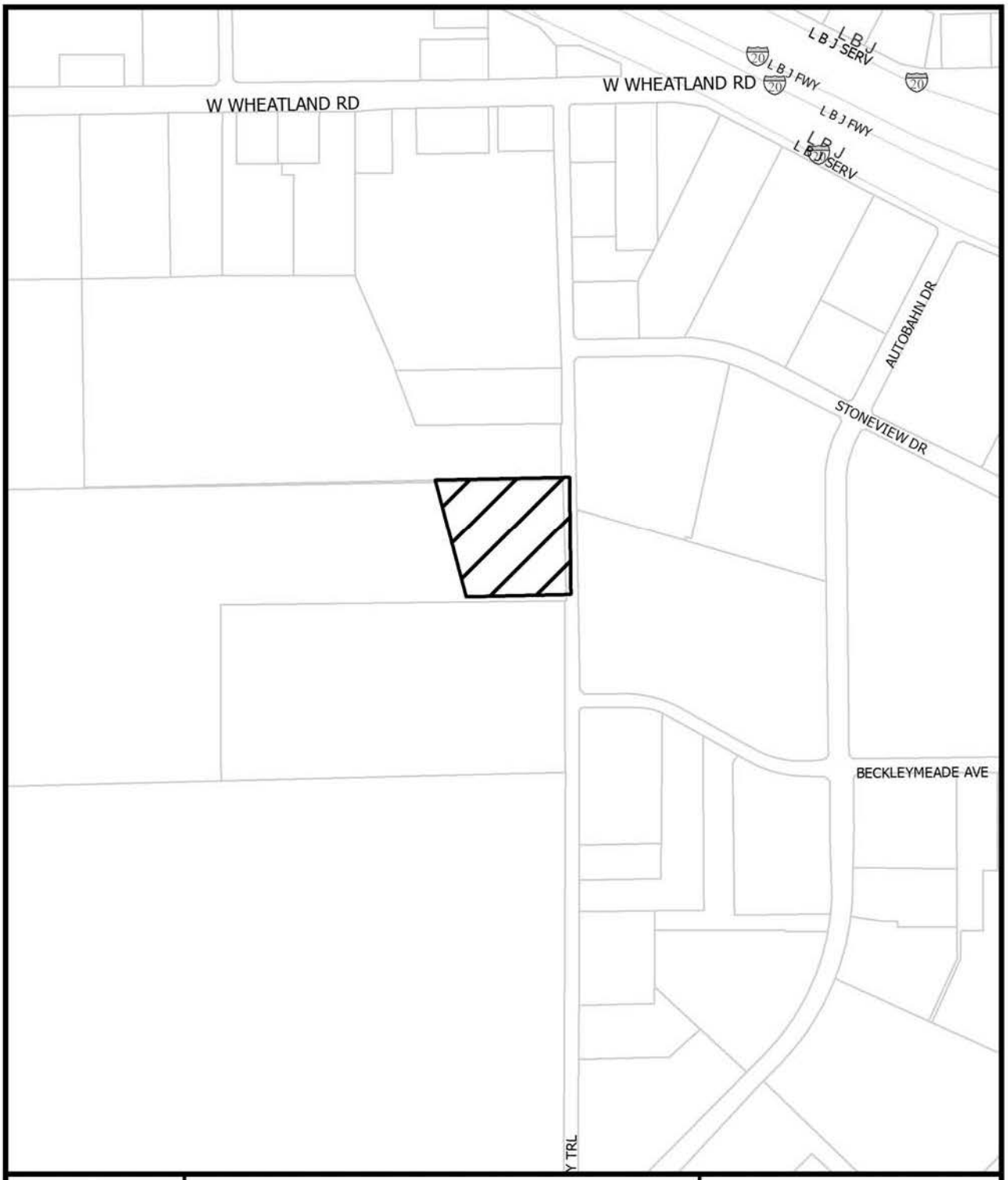
PRA Preston, LP

PRA General Partner, Inc

- Leon J. Backes, President & Director

Provident Realty Advisors, Inc, General Partner

- Jay Hawes, President and CEO

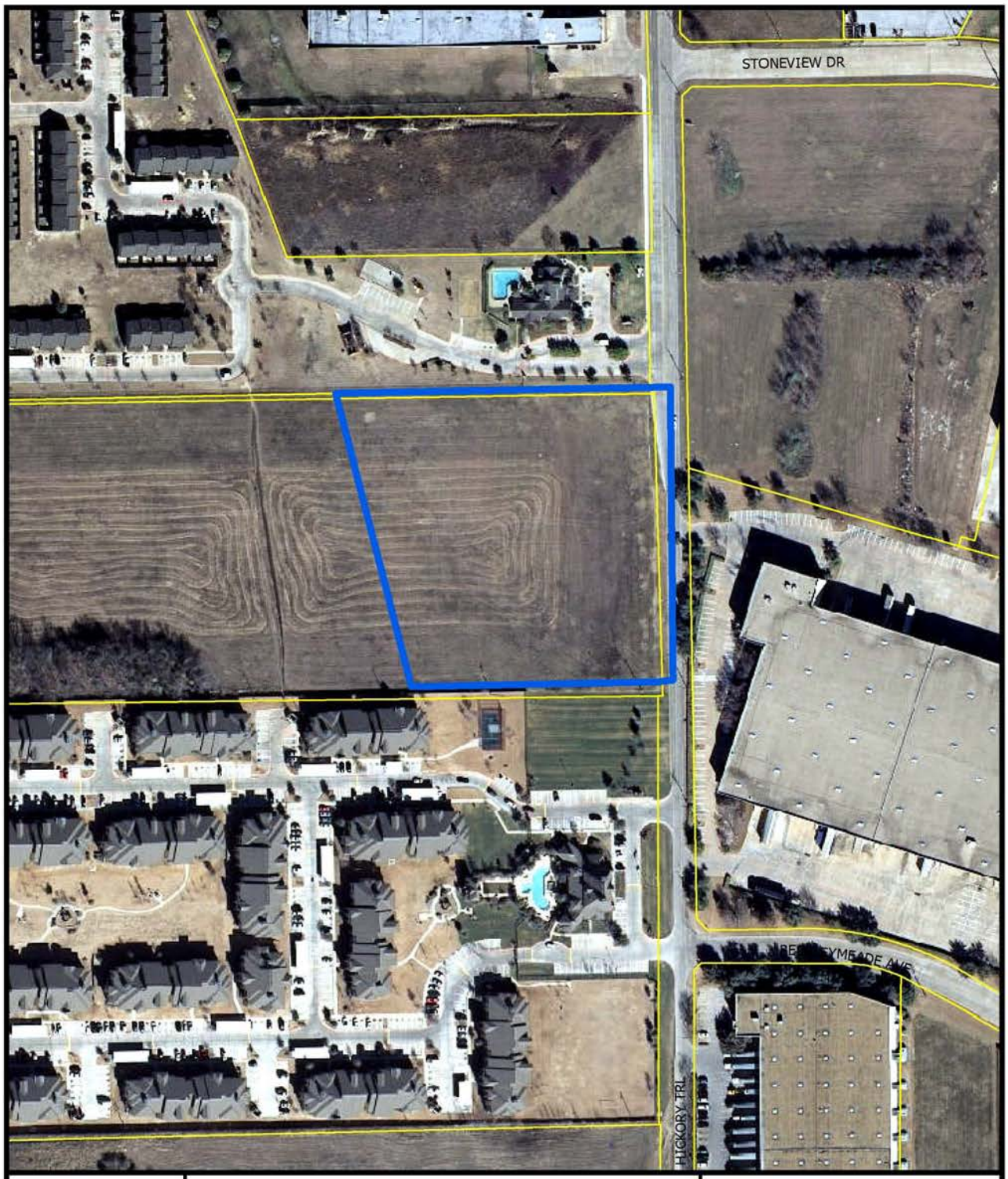


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VICINITY MAP

Case no: Z134-339

Date: 10/16/2014

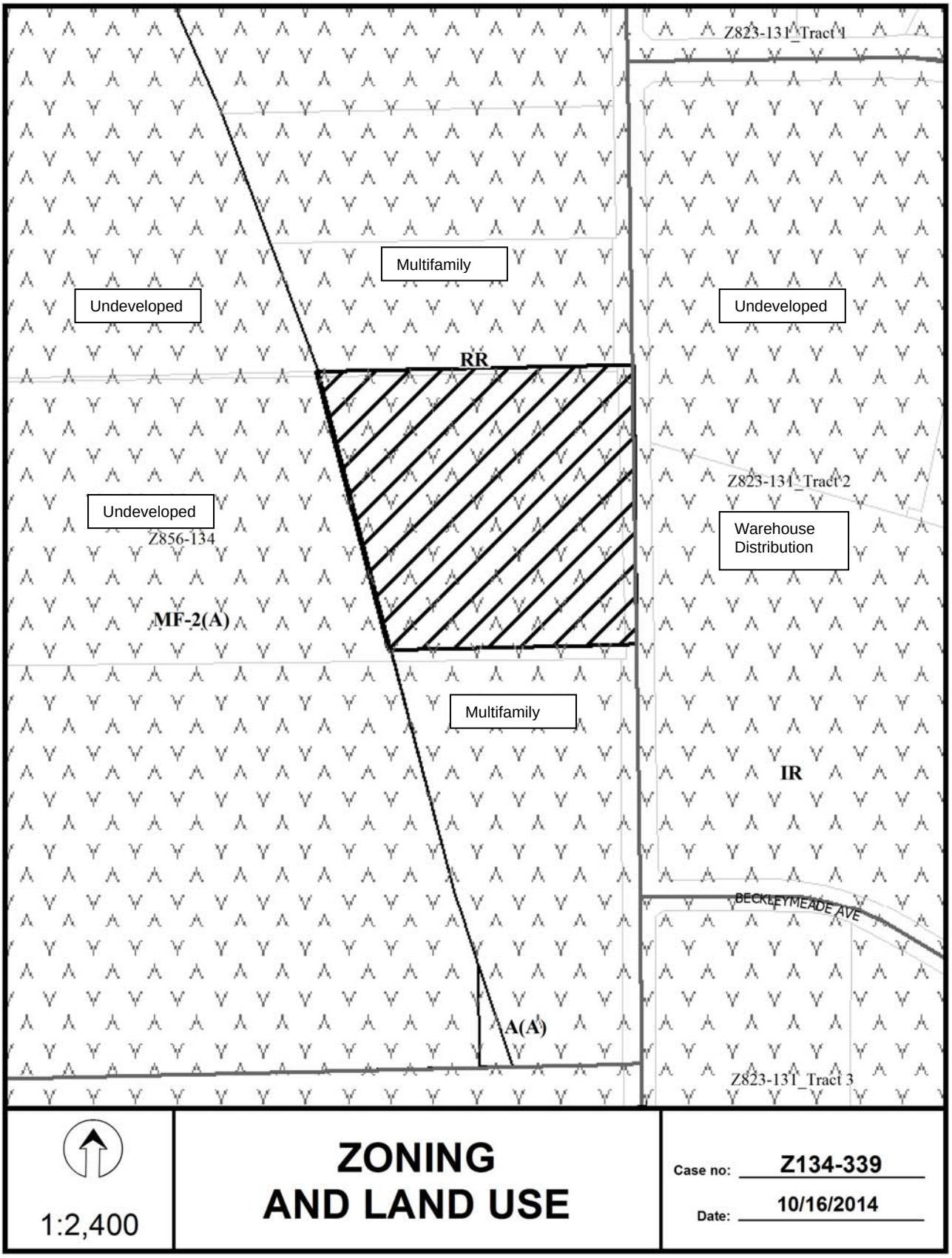


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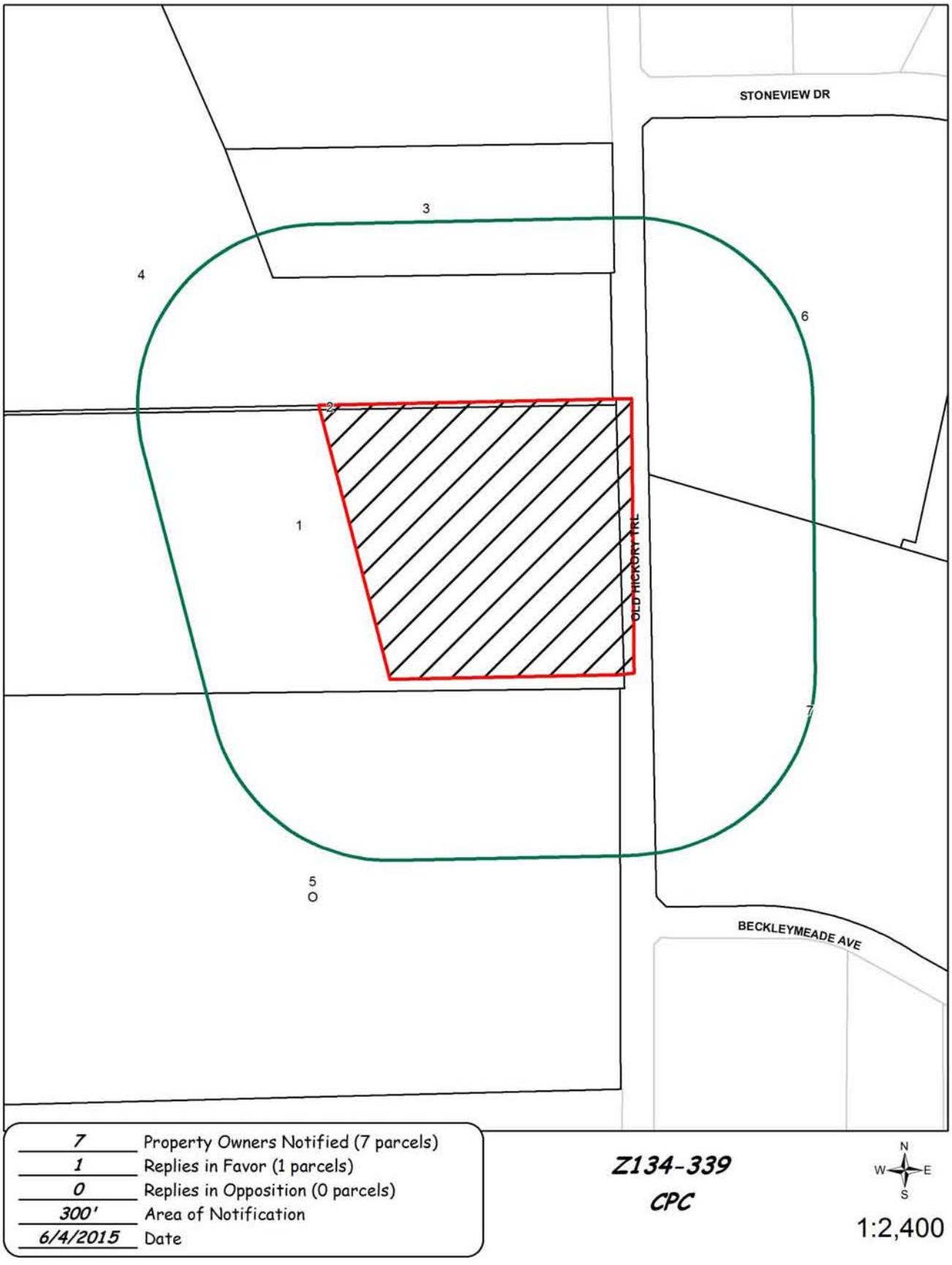
AERIAL MAP

Case no: Z134-339

Date: 10/16/2014


Z823-131_Tract 1
Multifamily
Undeveloped
Undeveloped
RR
Z823-131_Tract 2
Undeveloped
Z856-134
Warehouse
Distribution
MF-2(A)
Multifamily
IR
BECKLEYMEADE AVE
A(A)
Z823-131_Tract 3
1:2,400
ZONING
AND LAND USE
Case no: Z134-339
Date: 10/16/2014

CPC RESPONSES



Notification List of Property Owners

Z134-339

7 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*	*Owner*
	1	9101 OLD HICKORY TRL	PRA PRESTON LP
	2	8410 WESTMORELAND RD	HICKORY TRACE HOUSING LP
	3	8901 OLD HICKORY TRL	WALMART STORES INC
	4	8609 OLD HICKORY TRL	POST HICKORY LLC
O	5	8501 OLD HICKORY TRL	OLD HICKORY TRACT D LTD
	6	8701 AUTOBAHN DR	CAPITAN VISTA LTD
	7	8801 AUTOBAHN DR	MM IND STONERIDGE I LP

AGENDA ITEM # 79

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 12

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 6 E

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 810 for a Private Utility Service Center and Microwave Tower on property zoned an A(A) Agricultural District on the north line of Frankford Road, east of Meandering Way

Recommendation of Staff and CPC: Approval for a permanent period, subject to a revised site plan and revised conditions

Z145-143(RB)

Note: This item was considered by the City Council at a public hearing on August 12, 2015, and was deferred until August 26, 2015

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 26, 2015**

ACM: Ryan S. Evans

FILE NUMBER: Z145-143(RB) **DATE FILED:** December 12, 2014

LOCATION: North Line of Frankford Road, East of Meandering Way

COUNCIL DISTRICT: 12 **MAPSCO:** 6 E

SIZE OF REQUEST: Approx. 25.474 Acres **CENSUS TRACT:** 317.09

APPLICANT/ OWNER: Oncor Electric Delivery Company

REPRESENTATIVE: Mark Housewright

REQUEST: An application for an amendment to Specific Use Permit No. 810 for a Private Utility Service Center and Microwave Tower on property zoned an A(A) Agricultural District.

SUMMARY: The applicant proposes to provide for the following: 1) addition of 23,206 square feet of floor area (existing – 45,058 square feet); and, 2) expanded off-street parking areas and outside storage areas.

CPC RECOMMENDATION: **Approval** for a permanent period, subject to a revised site plan and revised conditions.

STAFF RECOMMENDATION: **Approval** for a permanent period, subject to a revised site plan and revised conditions.

GUIDING CRITERIA FOR RECOMMENATION:

Staff recommends approval of the request, subject a revised site plan and revised conditions, based upon:

1. *Compatibility with surrounding uses and community facilities* – The request being located along a thoroughfare with a signalized ingress/egress location, will continue to operate with minimal impact on adjacent uses. Additionally, the new building will provide for approximately 660 feet from the multifamily uses to the east (which it faces) as well as additional on-site parking for employees and service vehicles that is buffered from the residential uses to the west by a 14 foot-tall berm (see attached elevation).

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The underlying zoning permits certain institutional uses, and subject to the recommended revised site plan and revised conditions for SUP No. 810, the use remains in scale with adjacent developments with no negative impact anticipated at build out.

3. *Not a detriment to the public health, safety, or general welfare* – Staff's recommended amending conditions and recommendations to the revised site plan will continue to provide for a use that is sensitive to its residential adjacency (i.e., new construction consistent in height with that permitted by ordinance; new off-street parking areas buffered to the west by existing berm).

4. *Conforms in all other respects to all applicable zoning regulations and standards* – All proposed improvements will require compliance with the building code and require final inspection to ensure revisions also comply with the revised site plan.

Traffic: The Engineering Section of the Sustainable Development and Construction Department has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Thoroughfare	Designation; Existing & Proposed ROW
Frankford Road	Principal Arterial; 100' & 100' ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered a Residential Neighborhood. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that

match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. The existing service center, subject to the attached site plan, elevation, and conditions will comply with this building block as it relates to certain nonresidential uses located with a residential area.

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility: The request site is developed with a utility service center, inclusive of various structures, covered and uncovered off-street parking areas, and outside storage. On April 30, 1980, the City Council approved SUP No. 810 for a permanent time period on a 32.47 acre parcel fronting on Frankford Road. On June 26, 1991, the City Council approved a zoning change from an A(A) District to an MC-4 District for an internal parcel (17.4 acres). A subsequent zoning change was approved for mixed uses.

The applicant has requested the following amendments: 1) addition of 23,206 square feet of floor area; and, 2) expanded off-street parking areas and outside storage areas.

The site is uniquely located with the effect of significant buffering at its perimeter: a 150 foot-wide utility right-of-way and a required 14 foot-tall berm to the west; a 100 foot-wide Principal Arterial along its southern property line and a required 12 foot-tall berm traversing along Frankford Road; and, a varied physical separation of improvements to the adjacent multifamily uses that wrap its northern and eastern property lines; approximately 100-300 feet and 300 feet, respectively. Except as noted in this paragraph, the predominate adjacency is low density single family uses. Two additional utility uses abut the site's southwest corner [SUP Nos. 774 (elevated water tank) and 802 (electrical substation)]. Lastly, Preston Ridge Trail traverses north/south through the previously referenced utility right-of-way, covering in excess of six miles and connecting the northern line of the city limits with Fretz Park, Salado Park, and Campbell Green Park. The trail also links to Cottonwood Creek Trail to downtown.

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.

It should be noted that a twelve foot-tall berm is established along the site's southern property line. As a result of previous interaction with surrounding property owners, the applicant agreed to close the easternmost drive approach. As SUP No. 810 is issued for a permanent time period, it's important to understand all existing conditions and site plan amendments do provide for an assurance all regulations are complied with for this 'permanent' use. As such, the applicant's initial desire to provide for a new drive approach within the southeastern corner of the site (onto Frankford Road) is not being pursued at this time.

Lastly, various revisions to the site plan have been addressed as a result of the above-referenced community meeting. Specifically, adjustments have been made to the alignment for dedicated employee and truck drive lanes, security gate location, and lighting.

Perimeter screening/landscaping: As noted above, the creation of SUP No. 810 provided for the construction of berms enhanced with various landscape plantings that traverse the site's western and southern property line. The integrity of these improvements will remain as required by the SUP ordinance regulating the property.

The requested improvements/expansion of the use will require additional landscape requirements that must comply with Article X (as well as maintaining the integrity of the attached elevation/plantings, currently required by the ordinance providing for these uses), however full compliance is not being proposed. In consideration of the existing berms and mature tree plantings across the majority of the southern half of the site, the applicant is requesting landscaping that meets the spirit of Article X. As such, additional trees have been provided along the eastern line of the easternmost off-street parking area while requesting the previously approved plantings and berms be considered as an acceptable landscape plan for the property.

The attached landscape plan represents what the applicant will ask the City Council to approve, thus it has been reviewed by the chief arborist and is presented for consideration by the City Plan Commission.

Off-Street Parking: SUP No. 810 required off-street parking per the development code in existence during this time period (1980). It is not clear whether the building official (at the time) or the applicant (during community discussions leading to the 1980 City

Council action) agreed upon a requirement of 252 off-street parking spaces for the existing 45,058 square feet of floor area.

The attached site plan will provide an additional 84 spaces for the 23,206 sf expansion as well as additional surface areas for service vehicles/equipment thus providing for varied on-site maneuvering/parking options.

CPC ACTION

June 18, 2015
The City Plan Commission held this request under advisement until July 9, 2015.

July 9, 2015

Z145-143(RB) Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 810 for a Private Utility Service Center and Microwave Tower, subject to a revised site plan and revised staff's recommended conditions with the following: 1) For any portion of the retaining wall greater than three feet above grade as located between Driveway A and Driveway B, the following must be provided prior to an amended certificate of occupancy: a) Evergreen shrubs, a minimum of five gallon each, and or vines must be provided so as to obtain a solid appearance within three years of planting, and b) The outer face of the retaining wall must include one of the following materials on the face of the retaining wall must include one of the following materials on the face of the wall: brick, stone, or decorative block on property zoned an A(A) Agricultural District on the north line of Frankford Road, east of Meandering Way.

Maker: Peadon
Second: Abtahi
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 132
Replies: For: 3 Against: 23

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Duane Mitchell, 7154 Pecan Creek Ln., Dallas, TX, 75252
Paul Glickler, 18128 Meandering Way, Dallas, TX, 75252

ONCOR ELECTRIC DELIVERY, LLC - OFFICERS

Don Clevenger – Senior Vice President, Strategy

Allen Nye – Senior Vice President, General Counsel and Secretary

Brenda Pulis – Senior Vice President

Mark Carpenter – Senior Vice President, T & D Operations

Debbi Elmer – Retired Effective April 1, 2013

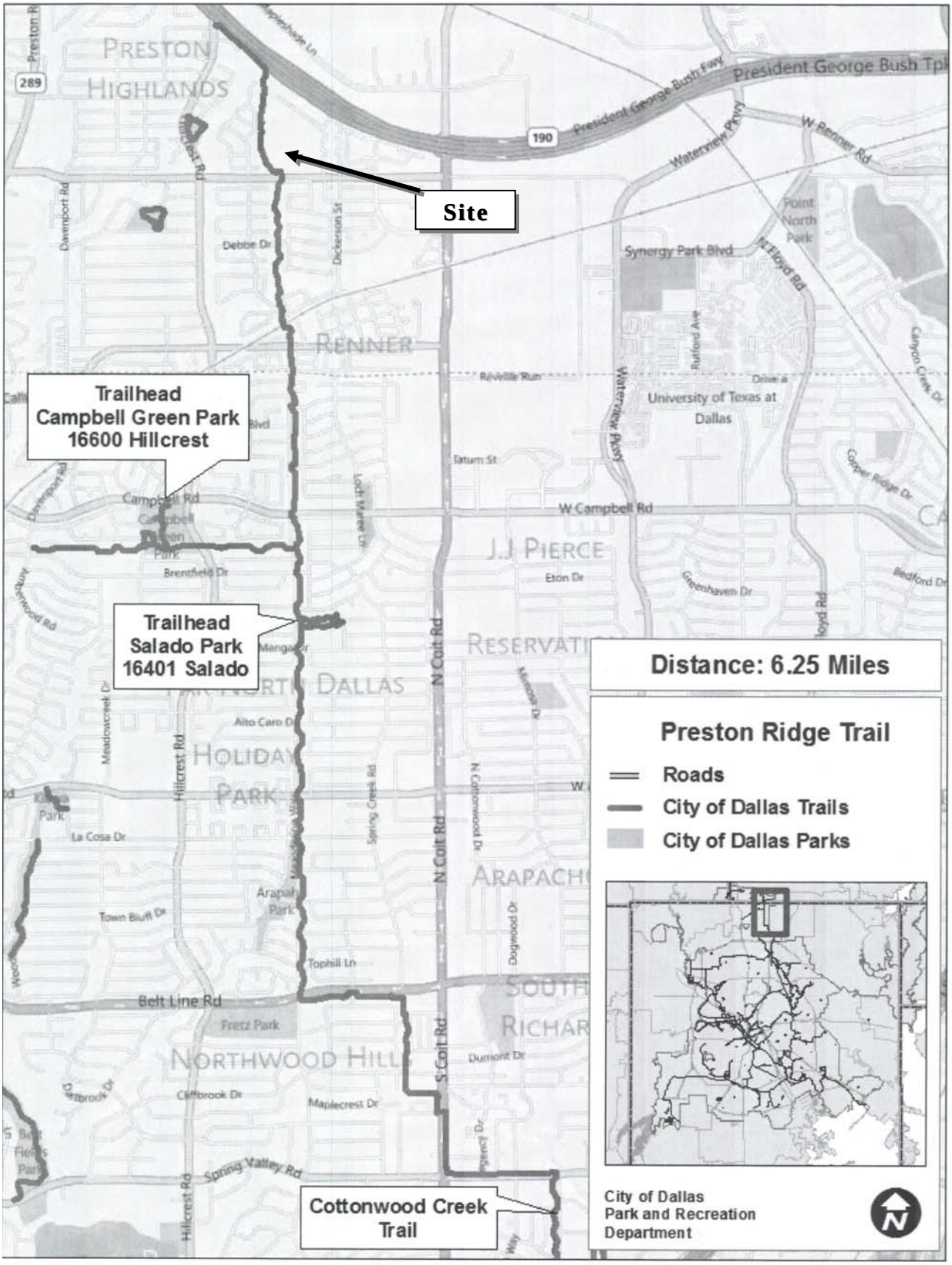
Jim Greer – Senior Vice President and Chief Operating Officer

David Dais – Senior Vice President and Chief Financial Office

Bob Shapard – Chairman and Chief Executive Officer

Debbie Dennis – Senior Vice President, Human Resources & Corporate Affairs

Mike Guyton- Senior Vice President and Chief Customer Officer


Site
Trailhead
Campbell Green Park
16600 Hillcrest
Trailhead
Salado Park
16401 Salado
Cottonwood Creek
Trail
Distance: 6.25 Miles
Preston Ridge Trail
Roads
City of Dallas Trails
City of Dallas Parks
City of Dallas
Park and Recreation
Department
PRESTON HIGHLANDS
RENNER
J.J PIERCE
HOLIDAY PARK
NORTHWOOD HILLS
ARAPACHO
SOUTH RICHARDSON
University of Texas at Dallas
President George Bush Tpk
W Campbell Rd
Belt Line Rd
Spring Valley Rd
N Coit Rd
S Coit Rd
Hillcrest Rd
Waterview Pkwy
Synergy Park Blvd
W Renner Rd
Point North Park
Arapaho Park
Fretz Park
Tophill Ln
Eton Dr
Tatum St
Debbie Dr
Dickerson St
Dumont Dr
Cliffbrook Dr
Maplecrest Dr
Town Bluff Dr
La Cosa Dr
Alto Caro Dr
Brentfield Dr
Greenhaven Dr
Bedford Dr
Copper Ridge Dr
Canyon Creek Dr
Rutford Ave
Dogwood Dr
N Cottonwood Dr
Spring Creek Rd
Meadowcreek Dr
Davenport Rd
Preston Rd
289
190

CPC RECOMMENDED AMENDING CONDITIONS FOR A SPECIFIC USE PERMIT

1. USE: The only use authorized by this specific use permit is a Private Utility Service Center and Microwave Tower.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit has no expiration date.

4. FLOOR AREA: The maximum floor area is 68,264 square feet.

5. STRUCTURE HEIGHT.

A. The microwave tower authorized by this specific use permit may not exceed 200 feet in height.

B. The private utility service center use authorized by this specific use permit may not exceed 24 feet in height.

6. SCREENING: A solid screening fence must be provided where a residential adjacency exists.

7. SIGNS. All signs must comply with the non-business zoning districts as provided in Article VII.

8. LANDSCAPING AND BERMS. All landscaping and berms must be provided as shown on the site plan and elevation.

9. FENCING:

A. Minimum six foot-tall fencing must be provided in the locations as shown on the attached site plan.

B. Minimum eight foot-tall decorative fencing must be provided along the southern property line as shown on the attached site plan.

10. ACCESS:

A. Driveway A must remain open between the hours of 7:30 a.m. and 8:30 a.m., Monday through Friday.

B. Gates located within Driveways A and B must provide for emergency access, with final design and construction approved by the Streets Department and the Fire Marshall.

11. RETAINING WALL: Prior to the issuance of an amended certificate of occupancy, one of the following must be provided for that portion of the retaining wall that exceeds three feet in height:

A. The outer face of the retaining wall must consist of brick, stone, or decorative block wall.

B. One or a combination of the following plant groups that will provide a solid appearance within three years:

I. Evergreen shrubs, each a minimum of six feet in height.

II. Evergreen vines and trellis supports.

12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance

13. 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.

Thence N. 1 deg. 15 min. 04 sec. E., continuing with the east line of said 150-foot Dallas Power and Light Company right-of-way easement, a distance of 1276.41 feet to a point for corner in the potential centerline of proposed State Highway No. 190;

THENCE S. 51 deg. 40 min. 00 sec. E., departing the east line of said 150-foot Dallas Power and Light Company right-of-way easement, along the potential centerline of proposed State Highway No. 190, a distance of 1403.96 feet to a point for corner on the City of Dallas, Texas Limit Line, a line that is common with the City of Plano, Texas Limit Line;

THENCE S. 1 deg. 39 min. 16 sec. W., departing the potential centerline of proposed State Highway No. 190, along the said Common City Limit Line, a distance of 918.92 feet to a point for corner in the north line of Frankford Road;

THENCE N. 89 deg. 01 min. 00 sec. W., along the north line of Frankford Road, a distance of 809.21 feet to the POINT OF BEGINNING and

CONTAINING 1,414,541 square feet of land more or less for 32.473 acres.

SECTION 2. That this Specific Use Permit No. 810 for a Private Utility Service Center and Microwave Tower with reference to the hereinabove described property, authorized by Article X, CHAPTER 51, of the Dallas City Code, is approved and granted upon the following express conditions, and adopted as part of Article XXXIV, CHAPTER 51, of the Dallas City Code:

1. Site Plan: Utilization of the property shall be in conformance with a City Plan Commission approved site plan which shall be attached to and made a part of the ordinance.

2. Parking: Parking shall be provided in accordance with the provisions of Division 20-400 of the Comprehensive General Zoning Ordinance of the City of Dallas, and shall be located as shown on the approved site plan.

3. Paving: All parking spaces, aisles, maneuvering areas and driveway connections to streets or alleys, whether enclosed or unenclosed, shall be surfaced in accordance with the provisions of Division 20-800 of the Comprehensive General Zoning Ordinance of the City of Dallas.

Existing Conditions

16548 801252

4. Lighting: Illumination for the parking areas shall conform to the requirements of Section 20-818, Comprehensive Zoning Ordinance, Chapter 51, Dallas City Code.

5. Landscaping: All berms and plantings shall conform to the site plan and any vegetation shall be maintained in a healthy state.

6. R.O.W. Reservation: No permanent structures, with the exception of a fence, shall be placed in the area designated for future right-of-way for S.H. 190.

7. Height: No buildings shall exceed two stories as that term is defined in the Comprehensive General Zoning Ordinance of the City of Dallas, except that the microwave tower may extend to a height of 200 feet.

8. Maintenance: The entire premises shall be properly maintained in a state of good repair and neat appearance at all times.

9. Time Limit: This Specific Use Permit shall remain in effect for a permanent time period after passage of this ordinance.

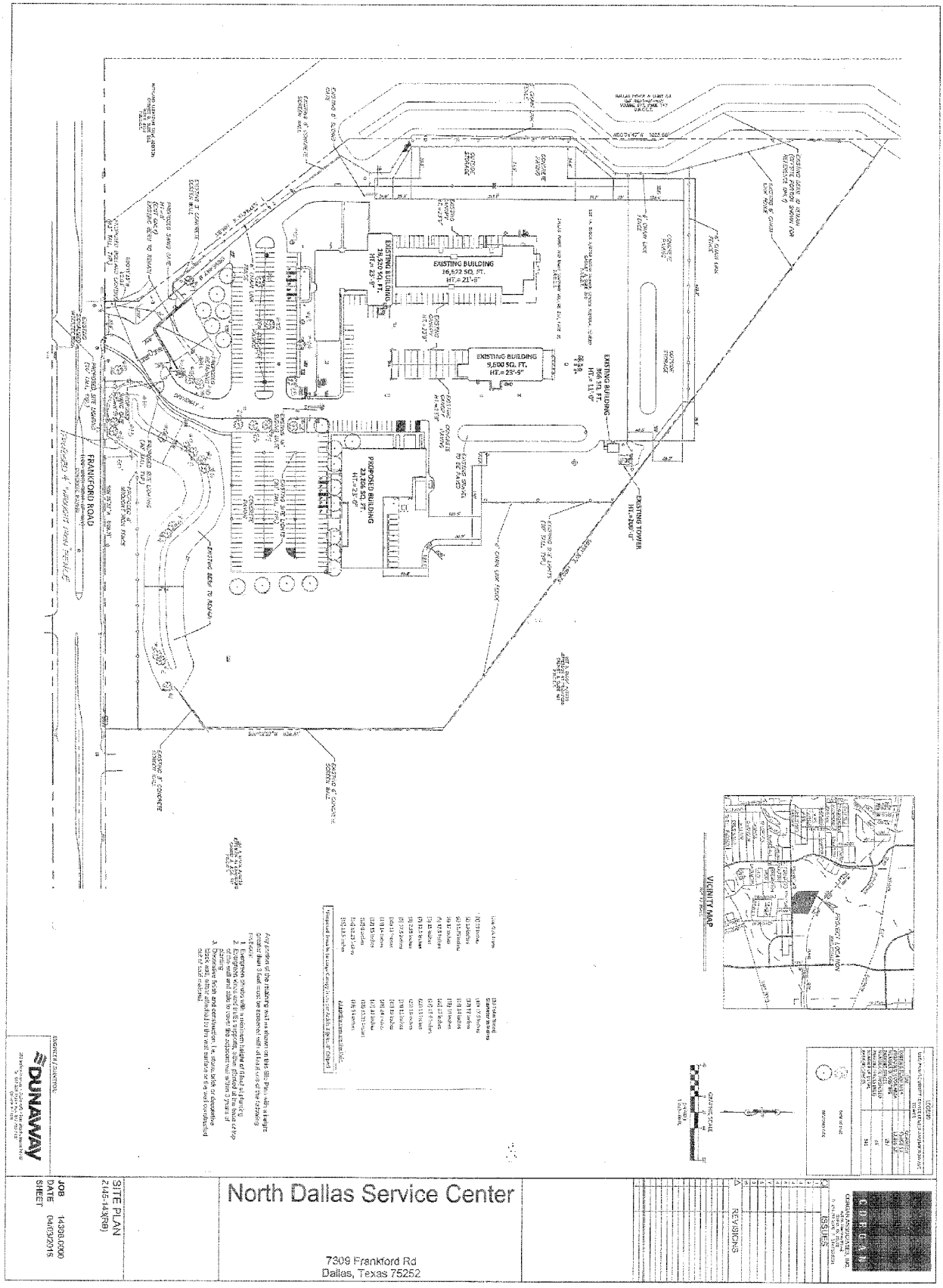
10. Signs: All signs shall follow the non-business category (Article IV) of Chapter 41 "Sign Standards" of the Dallas City Code.

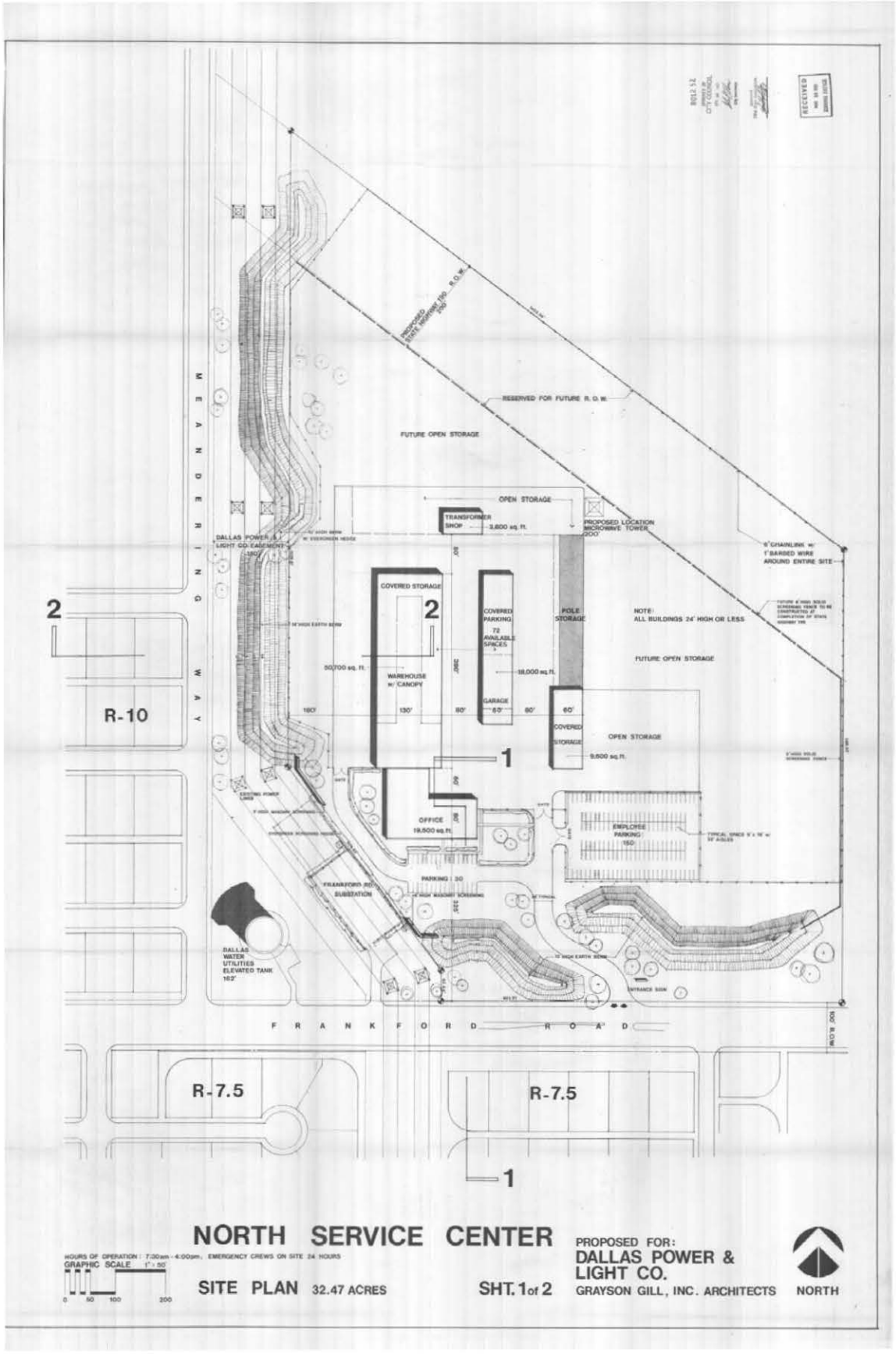
11. Screening and Fencing: A six foot solid screening fence shall be erected along the eastern boundary of the Specific Use Permit between Frankford Road and the proposed southwestern right-of-way line of State Highway 190 prior to the issuance of the Certificate of Occupancy. A six foot chain link fence shall be erected along the eastern boundary line extending into the area reserved for State Highway 190 and continuing along the proposed right-of-way center-line of State Highway 190 to the western boundary of the Specific Use Permit.

    Upon commencement of construction of State Highway 190, the six foot chain link fence shall be removed and a six foot solid screening fence shall be erected along the southwestern boundary of the highway as indicated on the approved site plan.

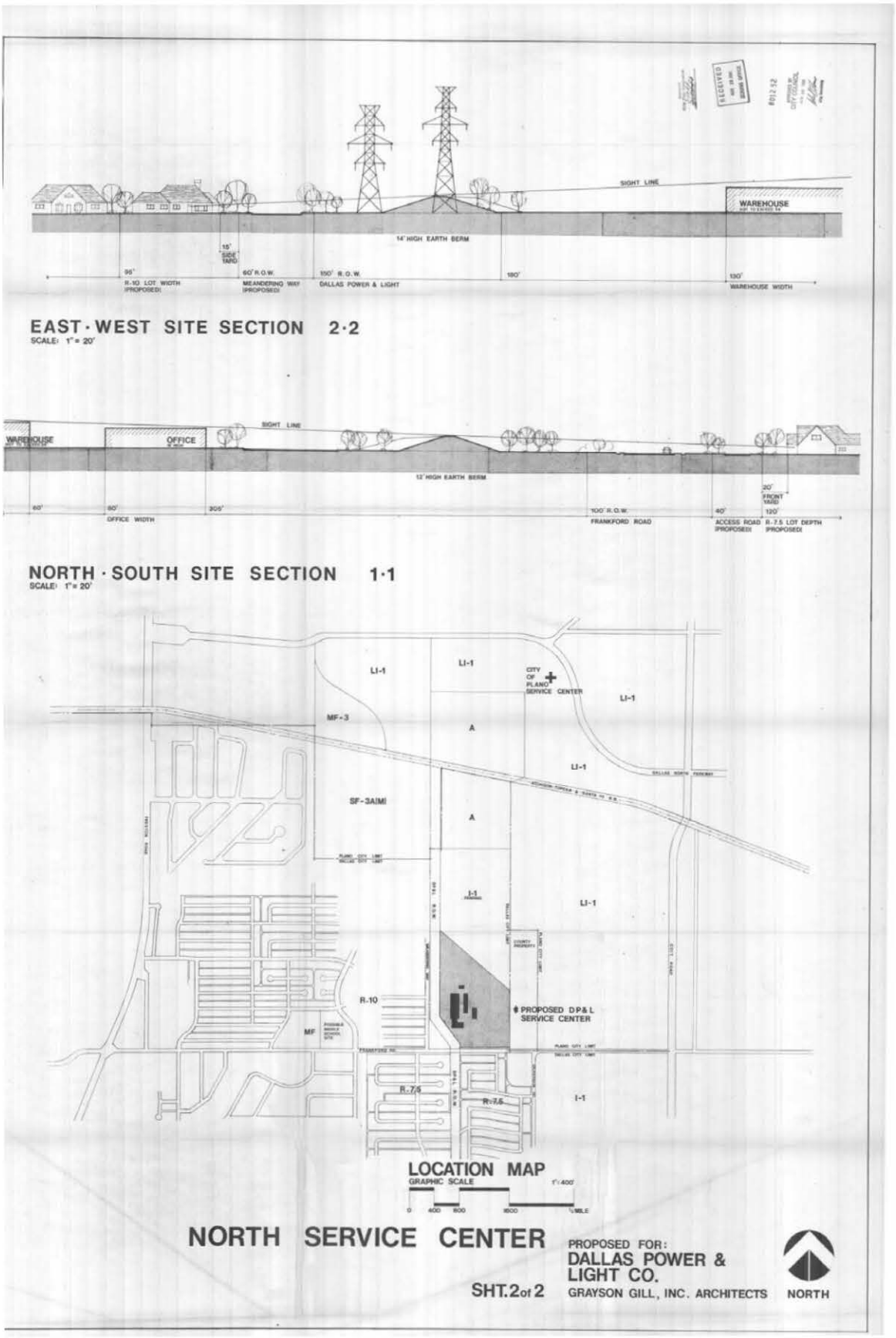
12. General Requirements: Utilization of this property shall be in compliance with the requirements of all other applicable codes and regulations of the City of Dallas.

4

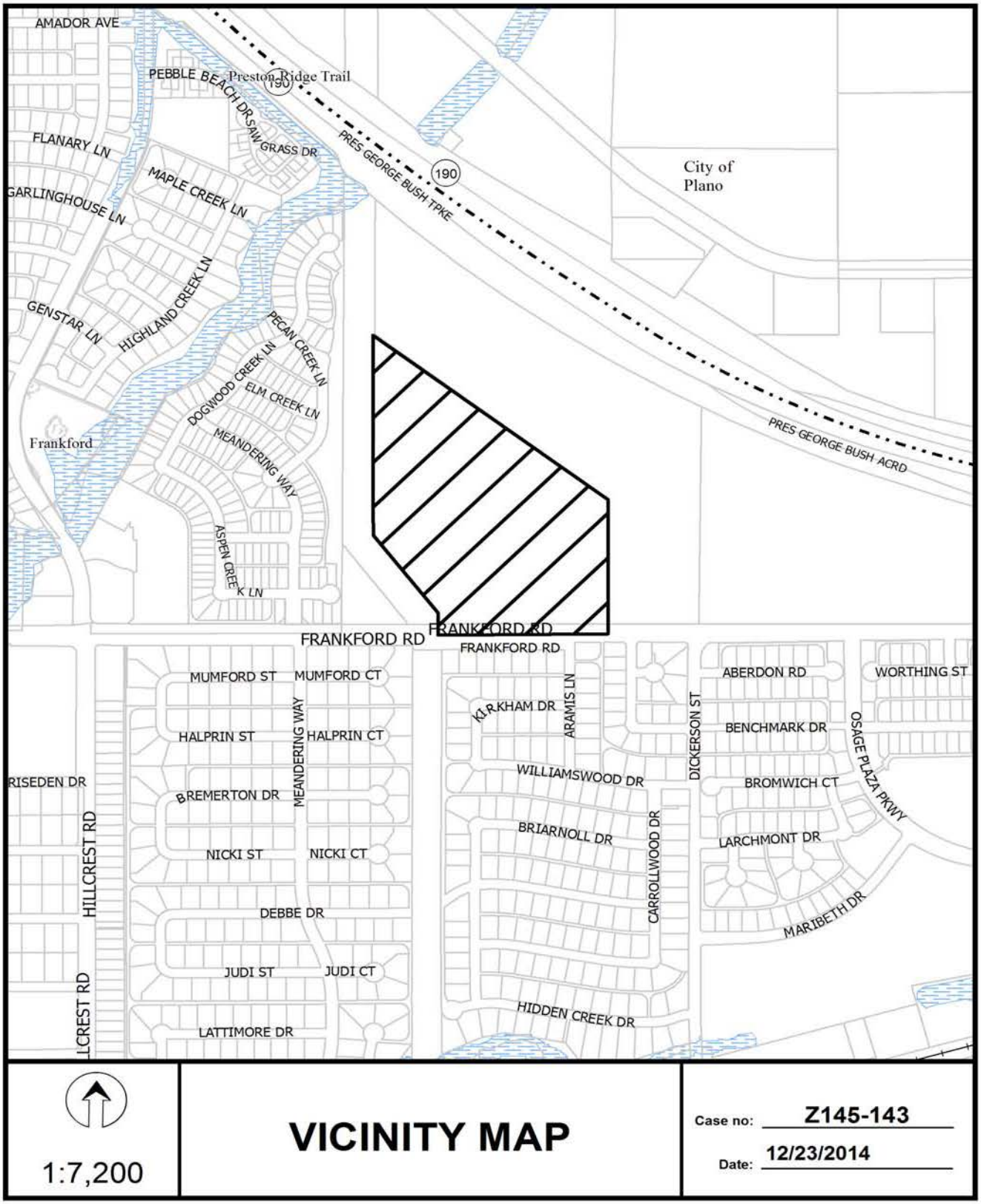

North Dallas Service Center
7309 Frankford Rd
Dallas, Texas 75252
SITE PLAN
Z145-143(RB)
JOB 14398.0000
DATE (04/03/2015
SHEET
DUNAWAY
ENGINEER / SURVEYOR
ISSUES
REVISIONS
NO.
DATE
BY
DESCRIPTION
GRAPHIC SCALE
VICINITY MAP
PROJECT LOCATION
FRANKFORD ROAD
EXISTING BUILDING
16,572 SQ. FT.
HT.= 21'-5"
EXISTING BUILDING
9,600 SQ. FT.
HT.= 25'-9"
EXISTING BUILDING
HT.= 23'-0"
EXISTING BUILDING
HT.= 11'-0"
PROPOSED BUILDING
23,206 SQ. FT.
HT.= 23'-0"
EXISTING TOWER
HT.= 2,000'-0"
PROPOSED 6' WROUGHT IRON FENCE
EXISTING 6' CONCRETE SCREEN WALL
EXISTING 6' CHAIN LINK FENCE
EXISTING 6' CONCRETE SCREEN WALL
EXISTING ACCESS TO REMAIN
EXISTING ACCESS TO REMAIN
PROPOSED ACCESS TO REMAIN
PROPOSED 6' CONCRETE SCREEN WALL
PROPOSED 6' CHAIN LINK FENCE
EXISTING 6' CONCRETE SCREEN WALL
EXISTING 6' CONCRETE SCREEN WALL
EXISTING 6' CONCRETE SCREEN WALL
EXISTING 6' CHAIN LINK FENCE
EXISTING 6' CHAIN LINK FENCE
EXISTING 6' CHAIN LINK FENCE



Existing Site Plan



Existing Elevation Requirements

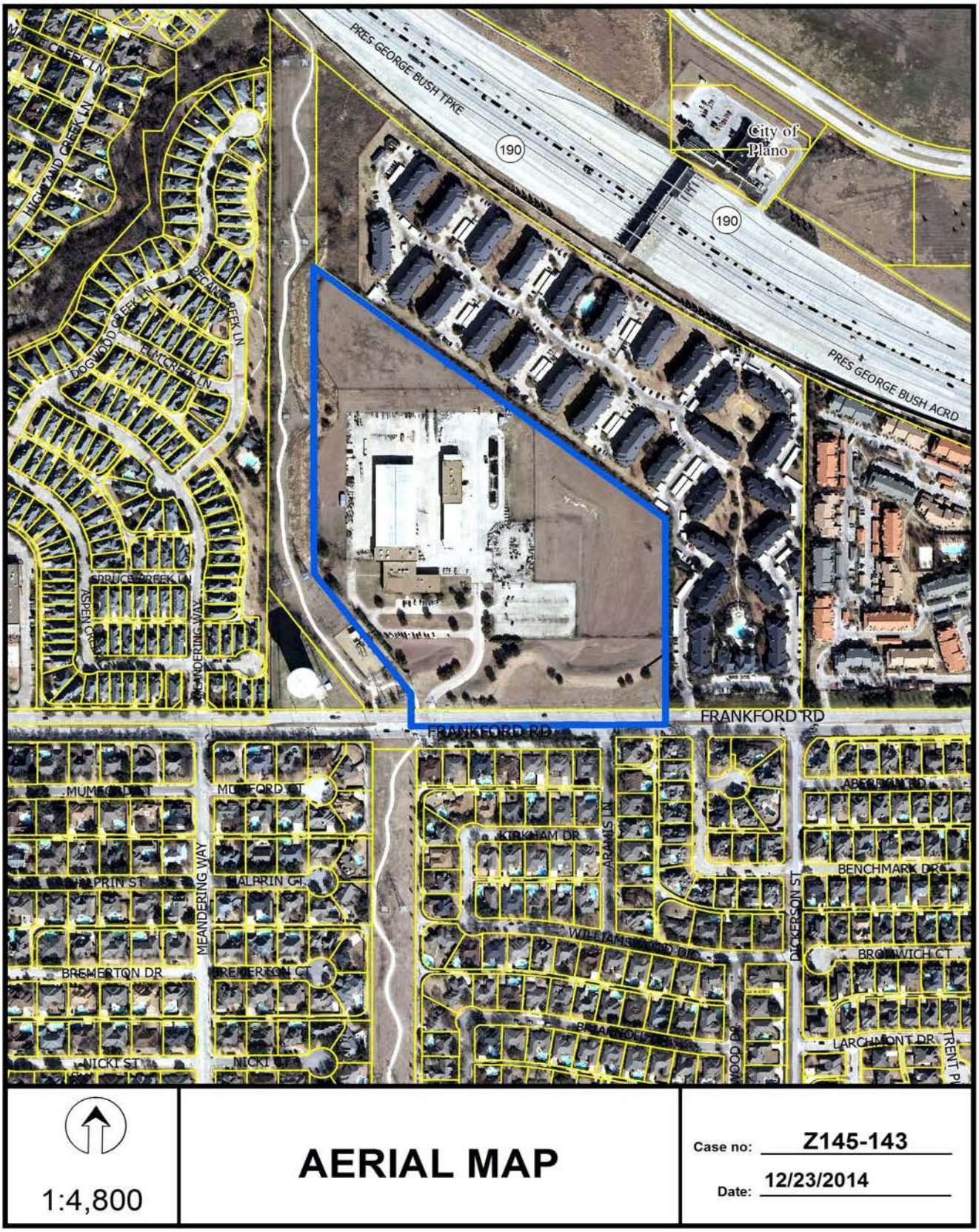


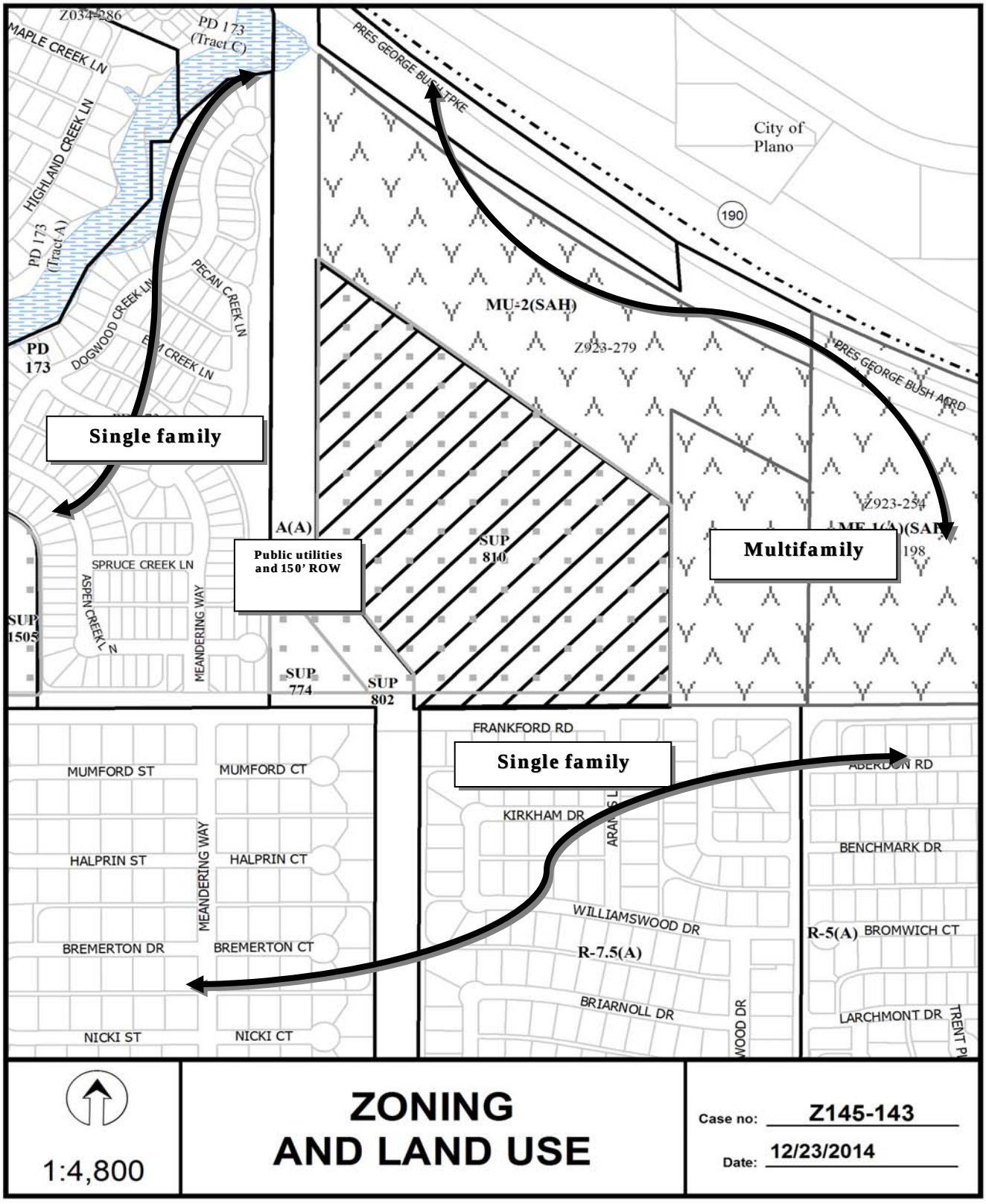
1:7,200

VICINITY MAP

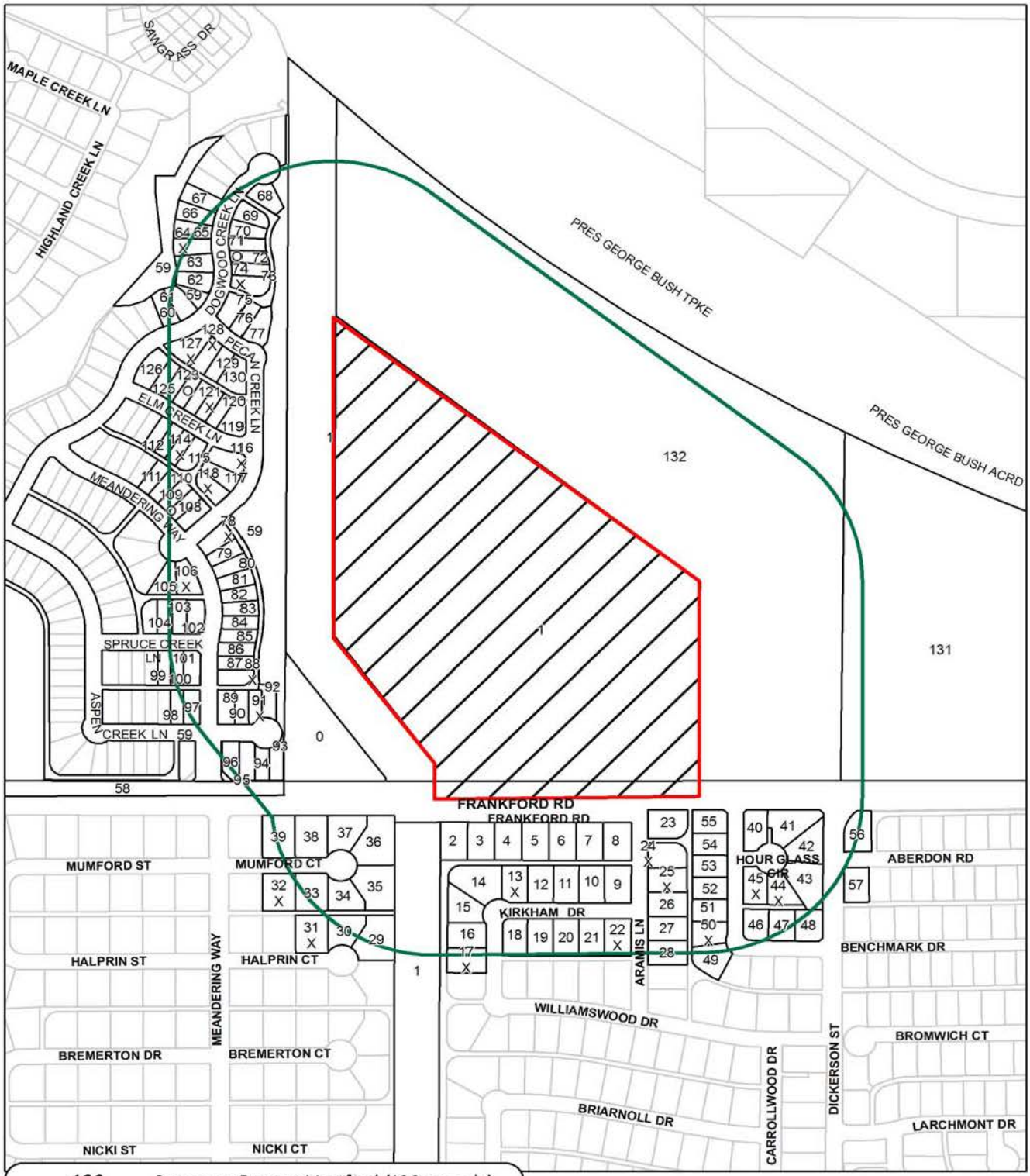
Case no: Z145-143

Date: 12/23/2014


PRES GEORGE BUSH TPKE
190
City of Plano
PRES GEORGE BUSH ACRD
FRANKFORD RD
MEANDERING WAY
ARAMIS LN
DICKERSON ST
BENCHMARK DR
KIRKHAM DR
BREMERTON DR
NICKI ST
LARCHMONT DR
1:4,800
AERIAL MAP
Case no: Z145-143
Date: 12/23/2014


Z034-286
PD 173 (Tract C)
MAPLE CREEK LN
HIGHLAND CREEK LN
PD 173 (Tract A)
PD 173
DOGWOOD CREEK LN
PECAN CREEK LN
PRES GEORGE BUSH TPKE
City of Plano
190
MU-2(SAH)
Z923-279
PRES GEORGE BUSH AGRD
Single family
Z923-254
A(A)
Public utilities and 150' ROW
SUP 810
Multifamily
SPRUCE CREEK LN
ASPEN CREEK LN
MEANDERING WAY
SUP 1505
SUP 774
SUP 802
FRANKFORD RD
Single family
MUMFORD ST
MUMFORD CT
KIRKHAM DR
BENCHMARK DR
HALPRIN ST
HALPRIN CT
MEANDERING WAY
WILLIAMSWOOD DR
R-5(A)
BROMWICH CT
BREMERTON DR
BREMERTON CT
R-7.5(A)
BRIARNOLL DR
LARCHMONT DR
NICKI ST
NICKI CT
1:4,800
ZONING AND LAND USE
Case no: Z145-143
Date: 12/23/2014

CPC RESPONSES



132	Property Owners Notified (138 parcels)
3	Replies in Favor (3 parcels)
23	Replies in Opposition (23 parcels)
500'	Area of Notification
7/9/2015	Date 6/18/2015 Under Advisement

Z145-143
CPC

N W E S

1:4,800

07/08/2015

Reply List of Property Owners

Z145-143

132 Property Owners Notified ***3 Property Owners in Favor*** ***23 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1			ONCOR ELECTRIC DELIVERY COMPANY
	2	7308	FRANKFORD	SOSA JOSE G
	3	7312	FRANKFORD	LEMAY NANCY COCHRAN
	4	7316	FRANKFORD	NGUYEN BACH V ETUX TUYET
	5	7320	FRANKFORD	WANG JULIAN Q ETUX
	6	7324	FRANKFORD	RANEN RICHARD G
	7	7328	FRANKFORD	WRIGHT JOE D ETUX LISA
	8	7332	FRANKFORD	PITMAN JAIME RUTH
	9	7343	KIRKHAM	STATON LANNY SR ETUX ELIZABETH
	10	7339	KIRKHAM	NEMES ALEX ETUX
	11	7335	KIRKHAM	ATHENS LENNY G ETUX MARY
	12	7331	KIRKHAM	BLOOMENSTIEL ABHM C & SHULAMIT
X	13	7327	KIRKHAM	LAGES JUDITH L
	14	7323	KIRKHAM	LAWRENCE RONALD G & LESA K
	15	7319	KIRKHAM	BOURG JAMES
	16	7315	KIRKHAM	HARMON CARL & JAN
X	17	7309	KIRKHAM	ROSENBLATT WILLIAM & EDYTHE
	18	7328	KIRKHAM	POPPLEWELL FAMILY LIV TRUST THE &
	19	7332	KIRKHAM	MARCHANT DANIEL &
	20	7336	KIRKHAM	SOTELO CESAR
	21	7340	KIRKHAM	LICHTENSTEIN HILLEL & JILL
X	22	7344	KIRKHAM	EUBANK JAMES E & PATRICIA O
	23	18132	ARAMIS	DARBANDI-FARD SEYED J ETUX
X	24	18128	ARAMIS	DICK JOEL S
X	25	18124	ARAMIS	TAYLOR ANDRW & JK A NLSON TAYLOR
	26	18120	ARAMIS	BROWN SHANNON SOPHIA &

07/08/2015

Reply	*Label #*	*Address*		*Owner*
	27	18116	ARAMIS	BOYKO KIMBERLEY D
	28	18112	ARAMIS	ANDERSON TIMOTHY M
	29	7119	HALPRIN	MANUEL MICHAEL D ETUX
	30	7115	HALPRIN	SEIDEMAN ANDREA L
X	31	7111	HALPRIN	SUSAN M STAFFIN MGMNT TR
X	32	7108	MUMFORD	COLMERY ROBERT D JR ETUX
	33	7112	MUMFORD	COATES DAWN E
	34	7116	MUMFORD	FREY JAMES L ETUX
	35	7120	MUMFORD	KIRK JAMES & MAGALY V MARRERO
	36	7119	MUMFORD	ORSHALICK AARON
	37	7115	MUMFORD	TAVANA MOHAMMAD ETUX MINA
	38	7111	MUMFORD	NEELY JANETTE & JOHN
	39	7107	MUMFORD	LEVINS JAMES C & TORRIE M
	40	7403	HOUR GLASS	HART BARRY T
	41	7407	HOUR GLASS	CLARY CYNTHIA FAYE
	42	7411	HOUR GLASS	JONES BRENT C &
	43	7412	HOUR GLASS	SHMERLINA INNA
X	44	7408	HOUR GLASS	SMITH DAN P ETUX DENISE
X	45	7404	HOUR GLASS	DOWNS MICHAEL
	46	18011	BENCHMARK	CLTON STVN B SR & CHAMBERS BEVERLY S
	47	18007	BENCHMARK	ROSHEK THOMAS B III &
	48	18003	BENCHMARK	ZIER HARLAN D ETUX
	49	18020	BENCHMARK	STAWAR SAUL S
X	50	18024	BENCHMARK	LE TUONG H
	51	18028	BENCHMARK	SAPPINGTON ROBERT A ETUX
	52	18032	BENCHMARK	SPARKS JERYL L & KAREN
	53	18036	BENCHMARK	TAIT GEOFFREY A
	54	18040	BENCHMARK	PAXTON SARAH
	55	18044	BENCHMARK	LIPSIE LARRY JAY
	56	7503	ABERDON	PATEL BHARATKUMAR &
	57	7504	ABERDON	SALEM CAROLYN

07/08/2015

Reply	*Label #*	*Address*		*Owner*
	58		FRANKFORD	CHURCHILL GLEN LP
	59			HIGHLAND CREEK MANOR
	60	7165	DOGWOOD CREEK	ABRAMS SHALOM & SHIRA
	61	7171	DOGWOOD CREEK	WEAVER MICHAEL E
	62	7211	DOGWOOD CREEK	PATTERSON JANITH KAYE
	63	7217	DOGWOOD CREEK	HOUGHTON BILL R FAMILY TRUST THE
X	64	7223	DOGWOOD CREEK	MAZAN MARK & KARA
	65	7229	DOGWOOD CREEK	BERRY BERYL N
	66	7235	DOGWOOD CREEK	DOOLEY PATRICK O
	67	7241	DOGWOOD CREEK	HLAND CK MANR L53-B25 LAND TRUST
	68	7250	DOGWOOD CREEK	CLINE JANET SHAW - LE &
	69	7244	DOGWOOD CREEK	GERRICK CAROL M
	70	7238	DOGWOOD CREEK	CLEAVER TONYIA Y
O	71	7232	DOGWOOD CREEK	SANDERSON RICHARD & MARITA I
	72	7226	DOGWOOD CREEK	BENEDETTO LUCIO
	73	7220	DOGWOOD CREEK	DIETZ RONALD ETUX DEBRA
X	74	7214	DOGWOOD CREEK	STEGLICH A LEE & MELANIE
	75	7166	PECAN CREEK	SAWYER CINDY
	76	7160	PECAN CREEK	TRAUTMAN PAUL G & NANCY J
	77	7154	PECAN CREEK	MITCHELL DUANE SCOT
X	78	18144	MEANDERING	FIELDS HOWARD L & PATTI G
	79	18140	MEANDERING	PYLES ANGLIA
	80	18136	MEANDERING	GAITHER ALAN W & MELISSA
	81	18132	MEANDERING	SUCATO ILDE D
	82	18128	MEANDERING	GLICKLER PAUL & TANYA F
	83	18124	MEANDERING	GROSSMAN ERIK
	84	18120	MEANDERING	YARBRO JOHN & WINNIE
	85	18116	MEANDERING	DEAN AMPARO OLIVAS
	86	18112	MEANDERING	HOLLEK PRESTON & BARKLEY KRISTIN
	87	18108	MEANDERING	LUFKIN DENIS &
X	88	18104	MEANDERING	ROBINSON WILLIAM PAUL

07/08/2015

Reply	*Label #*	*Address*		*Owner*
	89	7105	ASPEN CREEK	LURIE JEANETTE
	90	7111	ASPEN CREEK	AUL KEVIN T & CARLA L
X	91	7117	ASPEN CREEK	QUARIAB ASHLEY
	92	7123	ASPEN CREEK	CANTRELL JERALD & JUNE D
	93	7124	ASPEN CREEK	STONE HOLLY NANETTE
	94	7118	ASPEN CREEK	SCHIRATO JUDITH A
	95	7112	ASPEN CREEK	RUBY RED RESOURCES LP
	96	7106	ASPEN CREEK	WATERS KAYLA M
	97	7049	ASPEN CREEK	EOFF WILLIE FAYE
	98	7043	ASPEN CREEK	TANKERSLEY KRISTA
	99	7036	SPRUCE CREEK	HOUSE BETTY B TRUST SHARE
	100	7042	SPRUCE CREEK	EPNER SUSAN D
	101	7048	SPRUCE CREEK	SCHNETZINGER FAMILY LVG TR
	102	18125	MEANDERING	WISCH-DAVIDSOHN LINDA
	103	7043	SPRUCE CREEK	WILLARD INEZ C
	104	7037	SPRUCE CREEK	REIMER JEFFREY SCOTT
	105	18215	MEANDERING	SLY JAN SLOAN
X	106	18207	MEANDERING	SALIT JAN F
	107	18226	MEANDERING	FANOUS SOPHIE
	108	18234	MEANDERING	SMITH JERRY B & JAN
O	109	18242	MEANDERING	DELCAMP RICHARD ETUX LOU
	110	18250	MEANDERING	CORBIN SCOTT J & EMILY M
	111	18258	MEANDERING	KIMBALL RAYMOND ETUX ROZALIA
	112	7139	ELM CREEK	KAPLAN EVE M
	113	7131	ELM CREEK	HERRMANN DOROTHY A
X	114	7123	ELM CREEK	KIMBROUGH SUE P
	115	7115	ELM CREEK	WEAVER MICHAEL
X	116	7101	ELM CREEK	BENERO JOSEPH L & LINDA
	117	7135	PECAN CREEK	FERRET BERTRAND & PARADY
X	118	7129	PECAN CREEK	DBG-SP HOLDINGS LLC
	119	7108	ELM CREEK	HULSEY THOMAS & LAUREN

07/08/2015

Reply	*Label #*	*Address*		*Owner*
	120	7116	ELM CREEK	NARAYANAN SRINIVASAN
X	121	7124	ELM CREEK	BURKE LAWRENCE ETUX ELAINE
X	122	7132	ELM CREEK	GESUND REVOCABLE TRUST THE
O	123	7140	ELM CREEK	BOGGAN CHARLES R &
	124	7148	ELM CREEK	BRADLEY RODERICK W & LINDA
	125	7156	ELM CREEK	GORELIK RITA
	126	7164	ELM CREEK	BELL HOWARD ETUX ROSALIND
X	127	7165	PECAN CREEK	KIM YONG MYONG & KAP CHUL
X	128	7159	PECAN CREEK	ARONOVICH JOSEPH
	129	7153	PECAN CREEK	CALLAWAY TONY
	130	7147	PECAN CREEK	HARMIER KAREN L
	131	7575	FRANKFORD	FRANKEL FAMILY TRUST
	132	7421	FRANKFORD	SPUS6 FRANKFORD LP

AGENDA ITEM # 80

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 42 Q

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking on property zoned a CS Commercial Service District on the northwest corner of Fitchburg Street and Chalk Hill Road

Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a revised site plan/landscape plan and conditions

Z145-179(CG)

Note: This item was considered by the City Council at public hearings on June 17, 2015, and August 12, 2015, and was deferred until August 26, 2015

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 26, 2015**

ACM: Ryan S. Evans

FILE NUMBER:	Z145-179(CG)	**DATE FILED:**	February 6, 2015
LOCATION:	Northwest corner of Fitchburg Street and Chalk Hill Road		
COUNCIL DISTRICT:	6	**MAPSCO:**	42Q
SIZE OF REQUEST:	± 15,000 sq. ft.	**CENSUS TRACT:**	106.02

APPLICANT/OWNER: Gamaliel Albarran

REPRESENTATIVE: Gamaliel Albarran

REQUEST: An application for the renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking on property zoned a CS Commercial Service District.

SUMMARY: The purpose of this request is to continue the operation of a commercial motor vehicle parking lot on the subject site.

CPC RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a revised site plan/landscape plan and conditions.

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

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Performance impacts upon surrounding property* – The request site is adjacent to single family uses; however, the entire block face on Chalk Hill Road is zoned for commercial uses. The existing use has operated as a commercial motor vehicle parking lot on the subject site for approximately five years with adjacency to the residential area.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use has had neither a positive nor negative contribution to the welfare of adjacent properties. The SUP has conditions to mitigate any potential negative impacts.

3. *Not a detriment to the public health, safety, or general welfare* – The use has not been a detriment to the public health, safety or general welfare of the community.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The subject site is within the Industrial Building Block, and will comply with all zoning regulations and standards.

BACKGROUND INFORMATION:

- On August 22, 2009, City Council approved this specific use permit for the subject site for a four-year period with automatic renewals for additional two-year periods.

- On August 28, 2013, City Council approved a renewal of this specific use permit for a two-year period.

Zoning History:

There have been no recent zoning cases within close proximity of the subject site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Chalk Hill Road	Collector	100 ft.	50 ft.
Fitchburg Street	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	CS w/SUP No. 1750	Commercial parking lot
North	CS	Single Family, vehicle storage
South	IM	Industrial
East	IM	Industrial
West	R-5(A)	Single Family

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 located in an Industrial Building Block.

The request site is located near an industrial area and is in close proximity to a railroad line. The request site is also near an Industrial Building Block which typically areas offer important employment opportunities that occupy large areas of land are usually near major roads and heavy rail lines. Evolving technology and the need for freight movement through the Dallas area means that this sector of the city can offer an excellent opportunity for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

STAFF ANALYSIS:

Land Use Compatibility:

The CS Commercial Service District permits a commercial motor vehicle use by right, except when the use is located within 500 feet of a residential district, an SUP is required. The single family district is adjacent to the request site.

The request site is adjacent to single family uses, even though the entire block face on Chalk Hill Road is zoned a CS Commercial Service District. In addition, Chalk Hill Road is the dividing line that separates an IM industrial Manufacturing District, which is a more intensive use than the CS Commercial Service District. The land uses surrounding the site consists of a single family dwelling to the north and single family uses to the west. East of the request site, across Chalk Hill Road, are uses that are developed industrial in nature and zoned an IM Industrial Manufacturing District. The property

south of the site is developed with an industrial use and is zoned an IM industrial Manufacturing District.

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.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CS Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

Landscaping: No additional landscaping is required on the site since the impervious surface is not increasing.

CPC ACTION – May 21, 2015

Note: The Commission considered this item as part of the Zoning Consent agenda.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a revised site plan/landscape plan and conditions on property zoned a CS Commercial Service District, on the northwest corner of Fitchburg Street and Chalk Hill Road.

Maker: Bagley
Second: Shidid
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene*, Schultz, Peadon, Murphy, Ridley

Against: 0
Absent: 2 - Culbreath, Abtahi
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 19
Replies: For: 5 Against: 0

Speakers: None

CPC's Recommended Conditions

1. **USE:** The only use authorized by this specific use permit is commercial motor vehicle parking.

2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan/landscape plan.

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

4. **LANDSCAPING:** Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

5. **HOURS OF OPERATION:** Ingress and egress of commercial motor vehicles may ~~only~~ occur ~~between 9:30 a.m. and 4:00 p.m., Monday through Friday; between 11:00 a.m. and 3:00 p.m. on Saturday.~~ 24 hours, 7 days per week.

6. **INGRESS/EGRESS:** Ingress and egress must be provided in the location shown on the attached site plan/landscape plan. No other ingress and egress is permitted.

7. **SECURITY GATE:** An automatic gate must be installed and located on the Chalk Hill Road for ingress and egress as shown on the attached site plan.

8. **OUTDOOR LOUDSPEAKERS:** Outdoor loudspeakers are prohibited.

9. **PARKING:** Eight commercial motor vehicle parking spaces and three off-street parking spaces must be located as shown on the attached site plan/landscape plan.

10. **COMMERCIAL VEHICLES:** The only commercial vehicles allowed to park on the premises are dump trucks and tractors. Vehicles longer than 30 feet, trailers, and buses are prohibited.

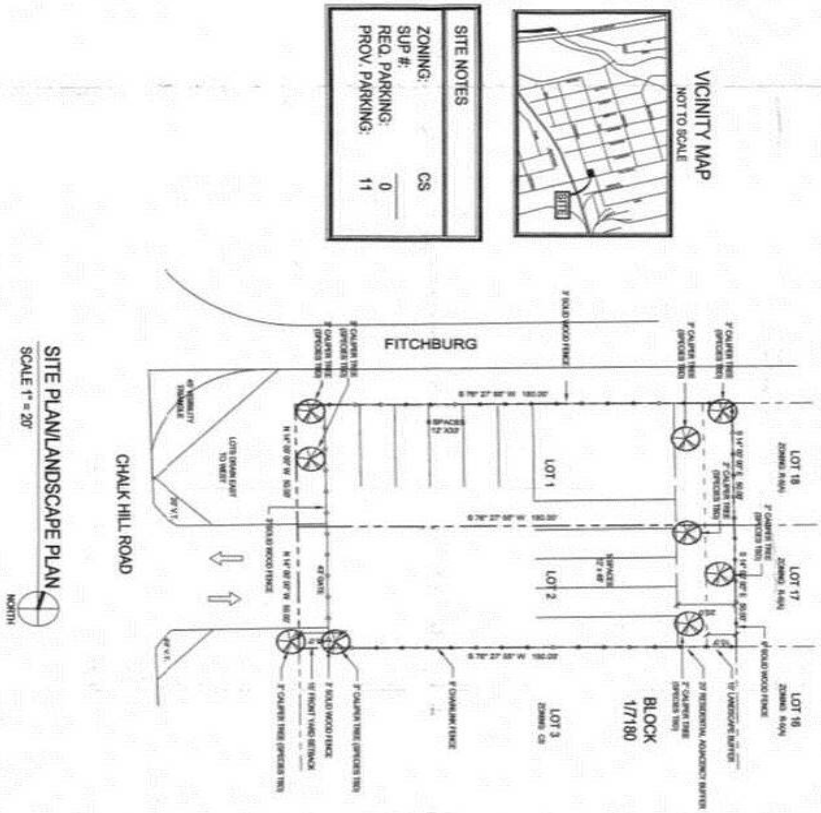
11. **REFRIGERATION UNITS**: Trailers with refrigeration units are prohibited.

12. **SCREENING:** A six-foot-high solid fence must be provided in the location shown on the attached site plan/landscape plan.

13. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.

14. **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/Landscape Plan



2403-2407 CHALK HILL

DALLAS, TEXAS

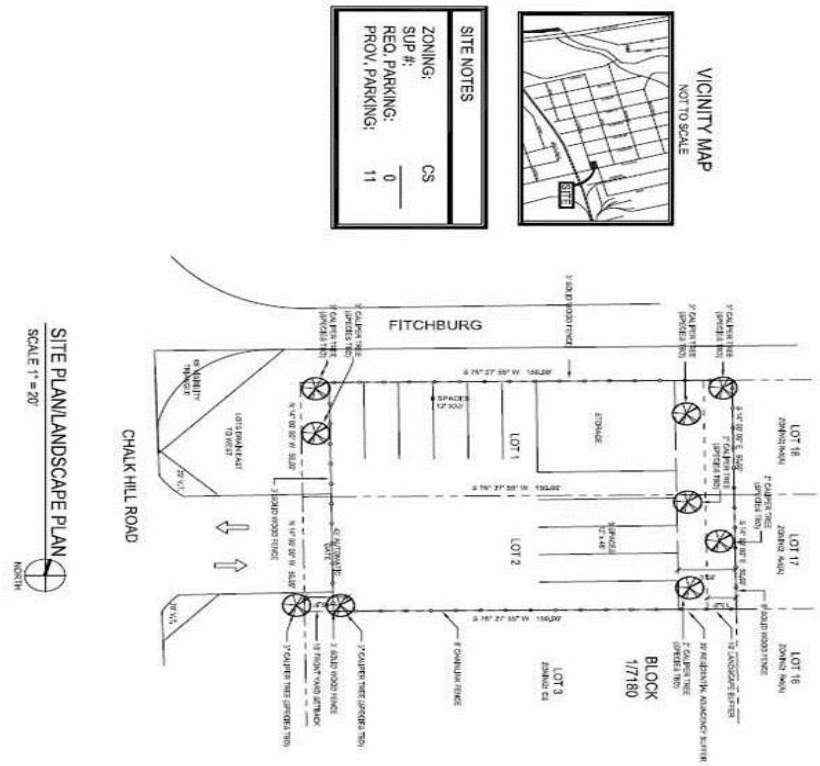
Michael R. COKER Company

Drawing Title
SITE PLAN/
LANDSCAPE PLAN

Drawing Number
S-1

Z145-179

Revised Site Plan/Landscape Plan



Michael R. COKER Company

2403-2407 CHALK HILL

DALLAS, TEXAS

Drawing Title
SITE PLAN/
LANDSCAPE PLAN

Drawing Number
S-1


BUTTERNUT ST
CHALK HILL RD
HIAWATHA ST
INGERSOLL ST
WEIR ST
RISER ST
IROQUOIS DR
FEW ST
FITCHBURG ST
CLYMER ST
KENESAW DR
FITCHBURG ST
Frances Rizo
DOW CT
EAGLE HEIGHTS DR
FANNIE ST
LAPSLEY ST
FANNIE ST
INGERSOLL ST
CLYMER ST
IROQUOIS DR
CHIPPEWA DR
BLACKHAWK DR
DALLAS FT WORTH
DALLAS FT WORTH SERV
1:4,800
VICINITY MAP
Case no: Z145-179
Date: 2/19/2015

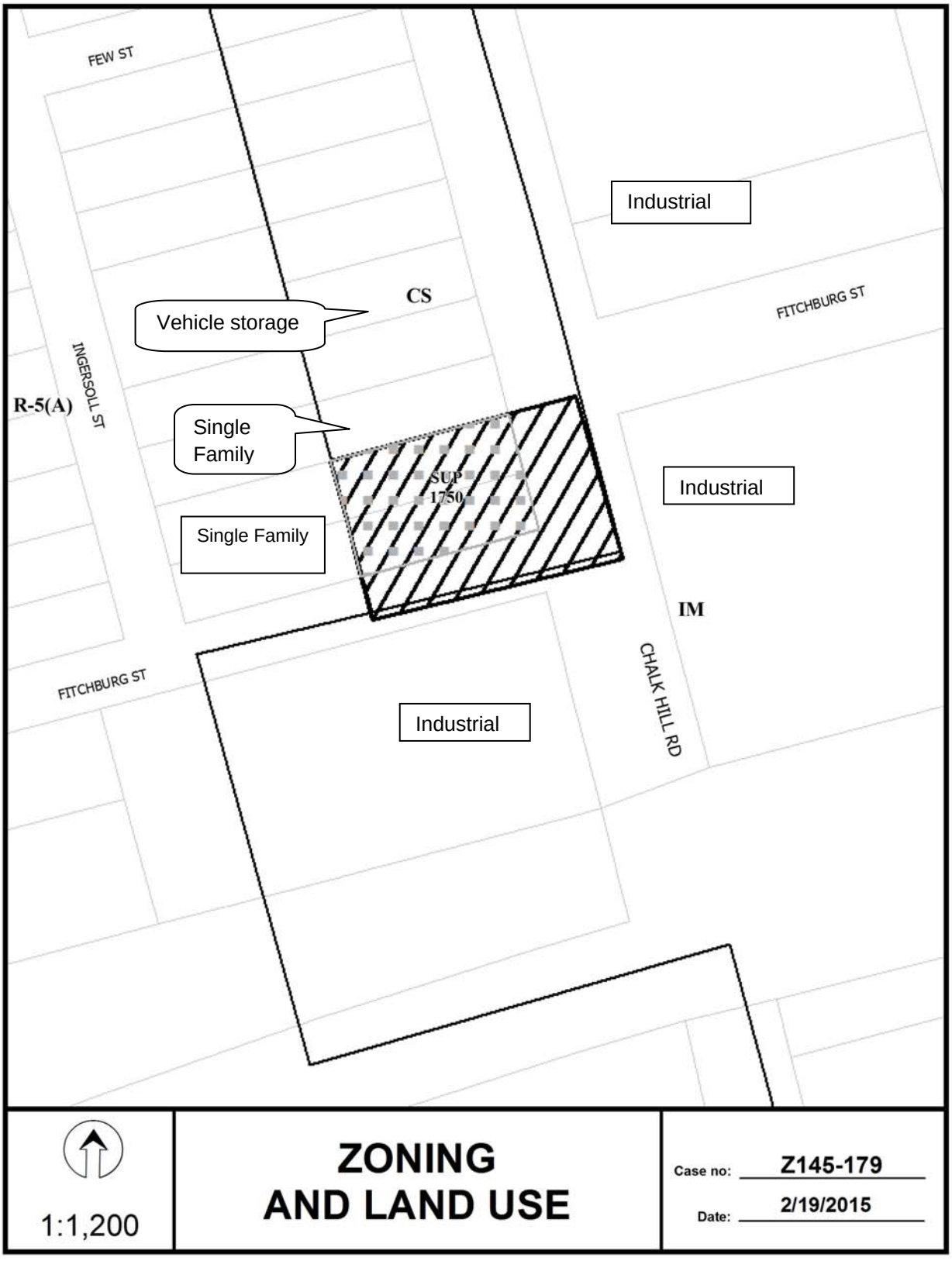


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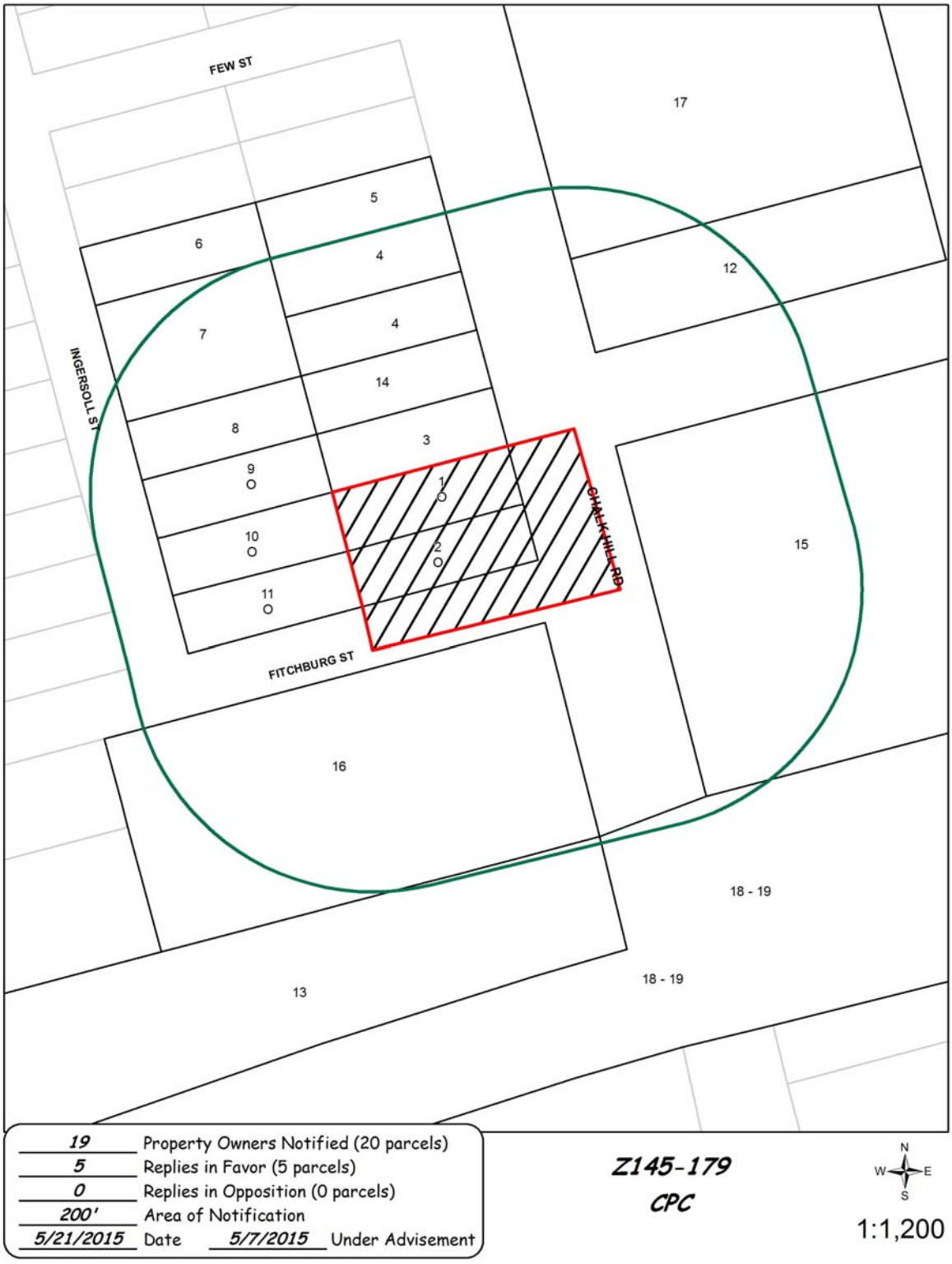
AERIAL MAP

Case no: Z145-179

Date: 2/19/2015


FEW ST
Industrial
CS
Vehicle storage
FITCHBURG ST
INGERSOLL ST
R-5(A)
Single Family
SUP 1750
Industrial
Single Family
IM
FITCHBURG ST
CHALK HILL RD
Industrial
1:1,200
ZONING AND LAND USE
Case no: Z145-179
Date: 2/19/2015

CPC RESPONSES



05/20/2015

Reply List of Property Owners

Z145-179

19 Property Owners Notified ***5 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	2407	CHALK HILL RD	ALBARRAN GAMALIEL SR
O	2	2403	CHALK HILL RD	ALBARRAN GAMALIEL SR
	3	2411	CHALK HILL DR	RODRIGUEZ JUANA B &
	4	2419	CHALK HILL RD	GARCIA ROQUE & ROSALBA
	5	2427	CHALK HILL RD	WR PROPERTIES LTD
	6	2426	INGERSOLL ST	SANTOS RAUL A
	7	2418	INGERSOLL ST	HERNANDEZ ANTONIO JR
	8	2414	INGERSOLL ST	GONZALEZ SALLY B
O	9	2410	INGERSOLL ST	LARA ALEJANDRO
O	10	2406	INGERSOLL ST	GARFIAS MARIA L & JOSAFAT
O	11	2402	INGERSOLL ST	ALBARRAN CONRADO J
	12	2518	CHALK HILL DR	AZTECA ENTERPRISES INC
	13	5401	FANNIE ST	MISSOURI PACIFIC RR CO
	14	2415	CHALK HILL RD	GARCIA ROQUE & ROSALBA
	15	2414	CHALK HILL DR	BENITEZ FREDIS & MARGARITA
	16	2323	CHALK HILL RD	A TRUCK EXPRESS INC
	17	2518	CHALK HILL DR	FOUR L CAPITAL LTD
	18	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	19	9999	NO NAME ST	UNION PACIFIC RR CO

AGENDA ITEM # 81

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 3

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 52 T

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the northwest corner of South Walton Walker Boulevard and Duncanville Road

Recommendation of Staff and CPC: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Z145-256(CG)

Note: This item was considered by the City Council at a public hearing on August 12, 2015, and was deferred until August 26, 2015

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 26, 2015**

ACM: Ryan S. Evans

FILE NUMBER: Z145-256(CG) **DATE FILED:** April 28, 2015

LOCATION: Northwest corner of South Walton Walker Boulevard and Duncanville Road

COUNCIL DISTRICT: 3 **MAPSCO:** 52T

SIZE OF REQUEST: ± 2.12 acres **CENSUS TRACT:** 108.1

APPLICANT: 7-Eleven, Inc.

REPRESENTATIVE: Gardere Wynne Sewell, LLP

OWNER: SEJ Asset Management & Investment Co.

REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR Regional Retail District with a D Liquor Control Overlay.

SUMMARY: The applicant proposes the sale of alcoholic beverages for off-premise consumption in conjunction with the existing general merchandise or food store [7-Eleven]. The ±2.12-acre request site is developed with a 4,464-square-foot general merchandise or food store.

CPC RECOMMENDATION: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing general merchandise or food store is compatible with the surrounding land uses; hence, the sale of alcoholic beverages in conjunction with the main use does not affect compatibility.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale of alcoholic beverages as an accessory use to the existing general merchandise or food store will neither contribute nor be a detriment to the welfare of the surrounding area.

3. *Not a detriment to the public health, safety, or general welfare* – The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

Zoning History:

There have been no recent zoning cases within close proximity of the subject site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S. Walton Walker Blvd.	Principal Arterial	107 feet
Duncanville Rd.	Minor Arterial	100 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Plan identifies the request site as being in the *Residential Neighborhood* Building Block. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood "pocket parks" provide open space for families. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut-through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park-and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

Land Uses:

	Zoning	**Land Use**
Site	RR Regional Retail, D-Dry Overlay	General merchandise or food store
North	RR Regional Retail, SUP 1601, D-Dry Overlay	Storage facility & vacant parcels
East	MF-1(A), R-7.5(A)	Senior center, vacant parcels & single family dwellings
South	RR Regional Retail	Auto-related uses
West	LI Light Industrial	Warehouse & distribution center and vacant parcels

Land Use Compatibility:

The subject site is an existing 4,464-square-foot structure (3,587-square-foot is the general merchandise or food store with an 877-square-foot carwash).

The request site meets the 300-foot distance requirement from any protective uses such as a church, public or private school, day care facility or public hospital (refer to Exhibit A – Alcohol Survey Map). To the north of the site is a storage facility and vacant parcels. A senior housing development, single family dwellings, and vacant parcels lie to the east; auto-related uses to the south; and vacant parcels, warehouse and distribution center lies just west of the site.

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of alcoholic beverages in conjunction with the existing general merchandise or food store is not anticipated to negatively impact the adjacent properties. Therefore, staff recommends approval for a two-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions. The short initial time period will allow re-evaluation of the request to ensure ongoing compliance.

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

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

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

convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

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

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
RR Regional Retail, D-Dry Overlay	15' 0'	20' adj. to res. Other: no min.	0.75 Overall 0.5 Office/lodging/retail	45' 3 stories	80%	RPS Visual Intrusion	Retail & personal service, office

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. The 4,464-square foot general merchandise or food store use requires 22 parking spaces and two spaces for the gas pumps.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

Police Report:

The Dallas Police Department (DPD) reported the following crime statistics for a five year period, May 2010 to May 2015, as shown below:

UCR_Offense	Count
ACCIDENT MV	1
AGG ASSAULT	1
ASSAULT	3
FOUND	2
FRAUD	1
INVESTIGATION OF	3
LOST	3
MISCELLANEOUS	2
MISSING PERSON	2
Not Coded	5
ROBBERY-BUSINESS	3
ROBBERY-INDIVIDUAL	4
RUNAWAY	1
THEFT/BMV	3
THEFT/SHOPLIFT	4
UUMV	2
Grand Total	**40**

CPC Action – July 9, 2015

Z145-256(CG) Planner: Carrie Gordon

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the northwest corner of South Walton Walker Boulevard and Duncanville Road.

Maker:	Rodgers
Second:	Murphy
Result:	Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against:	0
Absent:	3 - Anantasomboon, Bagley, Shellene
Vacancy:	1 - District 4

Notices:	Area:	300	Mailed:	20
Replies:	For:	0	Against:	0

Speakers: For: Calli Turner, 1601 Elm St., Dallas, TX, 75214
Kimberly Cavagnaro, 2821 S. Walton Walker, Dallas, TX, 75211
Against: None

CPC Recommended Conditions

1. **USE**: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.

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

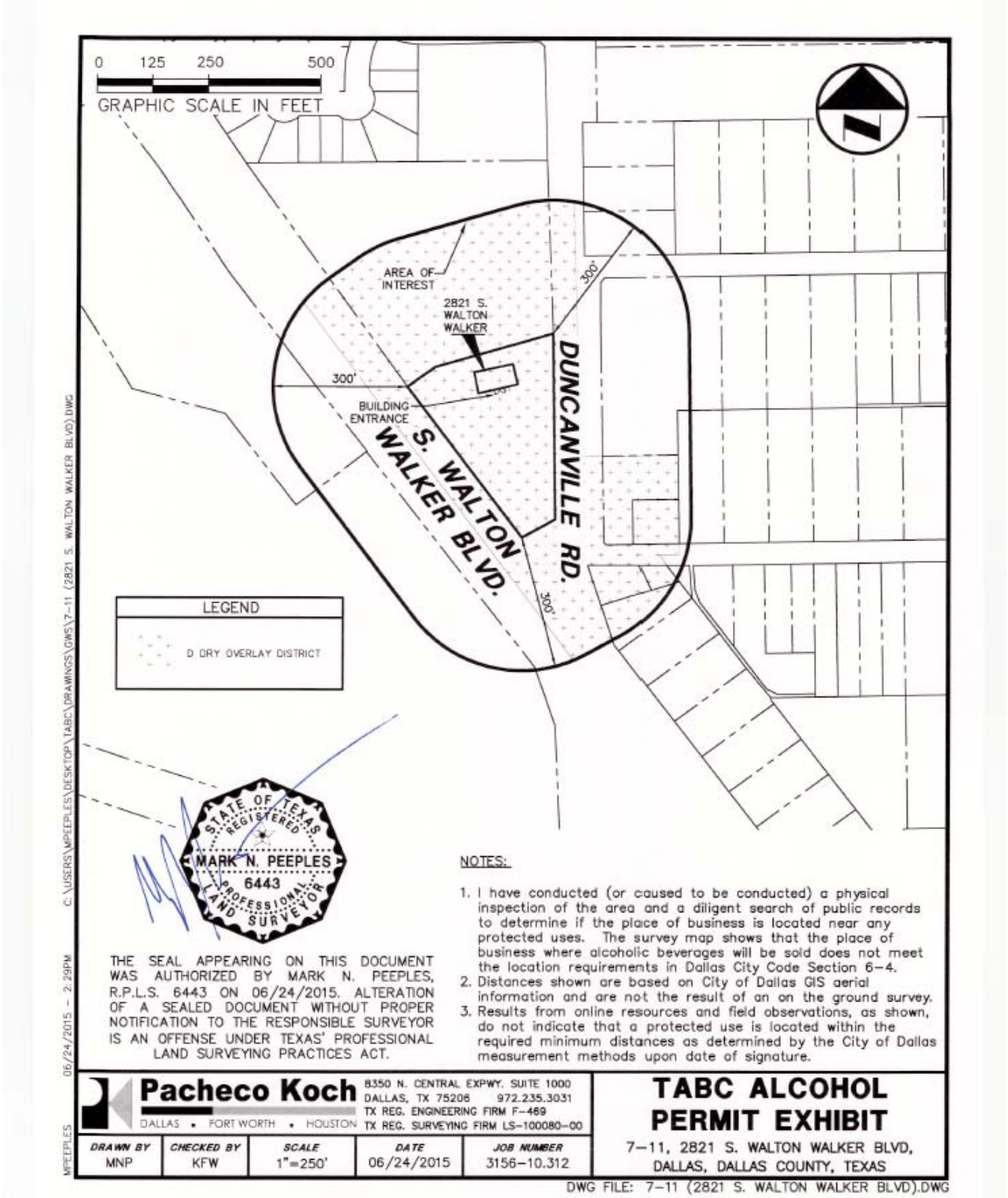
4. **INGRESS- EGRESS**: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

5. **PARKING**: Parking must be located as shown on the attached site plan.

6. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.

7. **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.

EXHIBIT A – Alcoholic Survey Map



7-Eleven Inc.
Officers and Directors

Corporate Address
1722 Routh Street, Suite 1000
Dallas, Texas 75201

Officers of the Board
Toshifumi Suzuki – Chairman of the Board

Officers/Directors
Joseph M. DePinto – President and Chief Executive Officer; Director
Jesus Delgado-Jenkins – Executive Vice President
Shiza Noda – Executive Vice President
Robert Chumley – Sr. Vice President, Innovation
Stanley W. Reynolds – Executive Vice President and Chief Financial Officer
Christopher P. Tanco – Executive Vice President
Robert Cozens – Sr. Vice President, Merchandise
Sean Duffy – Sr. Vice President, Development
Jay Chai – Director
Rankin Gasaway – Sr. Vice President, General Counsel, and Secretary
Wesley M. Hargrove – Senior Vice President and Chief Information Officer
C. Bradley Jenkins – Senior Vice President, Operations
Ryuichi Isaka – Director
Koichi Takahashi – Senior Vice President
Ena Koschel – Sr. Vice President, Operations West
Shinji Abe – Vice President
Masaaki Kamata – Director
Alicia Howell - Vice President and Controller
Rajneesh Kapoor - Vice President
Ysuske Kato – Vice President
Ryoji Sakai – Vice President
David Seltzer – Vice President and Treasurer
Nancy Smith – Vice President
Nobutake Sato - Director

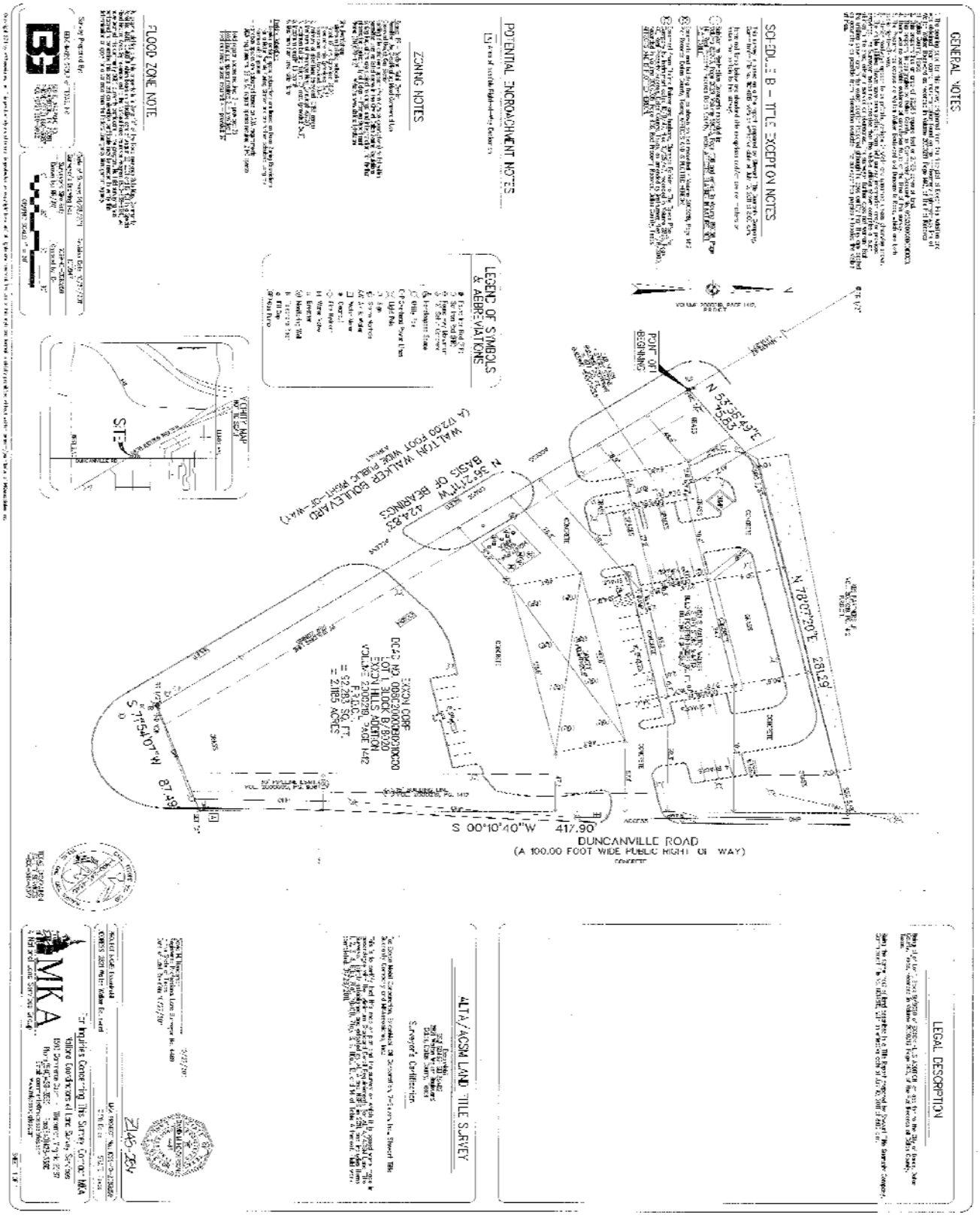
SEJ Asset Management & Investment Company
Officers and Directors

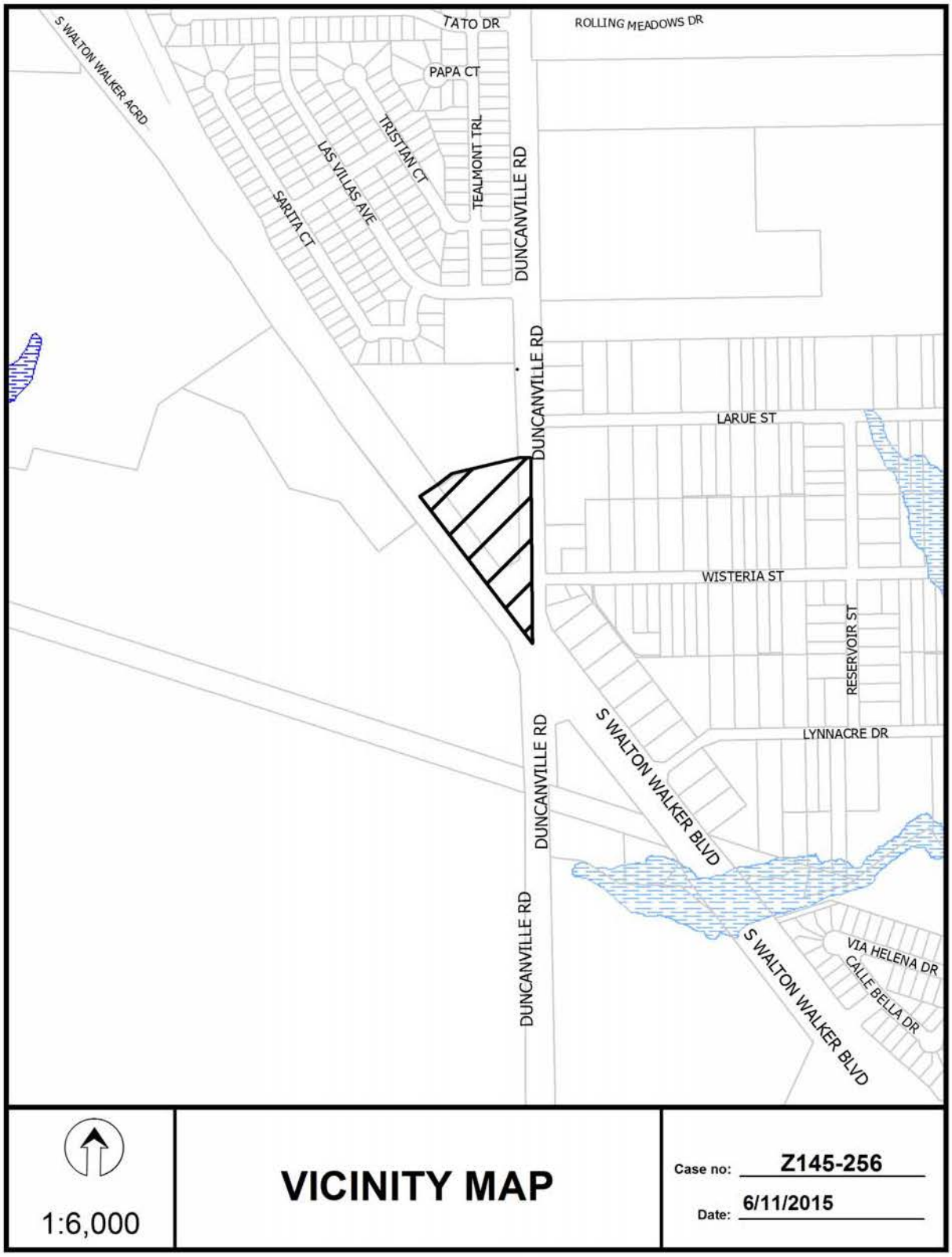
Officers of the Board
Thoshifumi Suzuki – Chairman of the Board

Officers
Ryoji Sakai – President, Chief Executive Officer
Kazuo Otsuki – Vice President
Rankin L. Gasaway – Vice President
Akihiko Shimizu – Treasurer
Hisataka Noguchi - Secretary

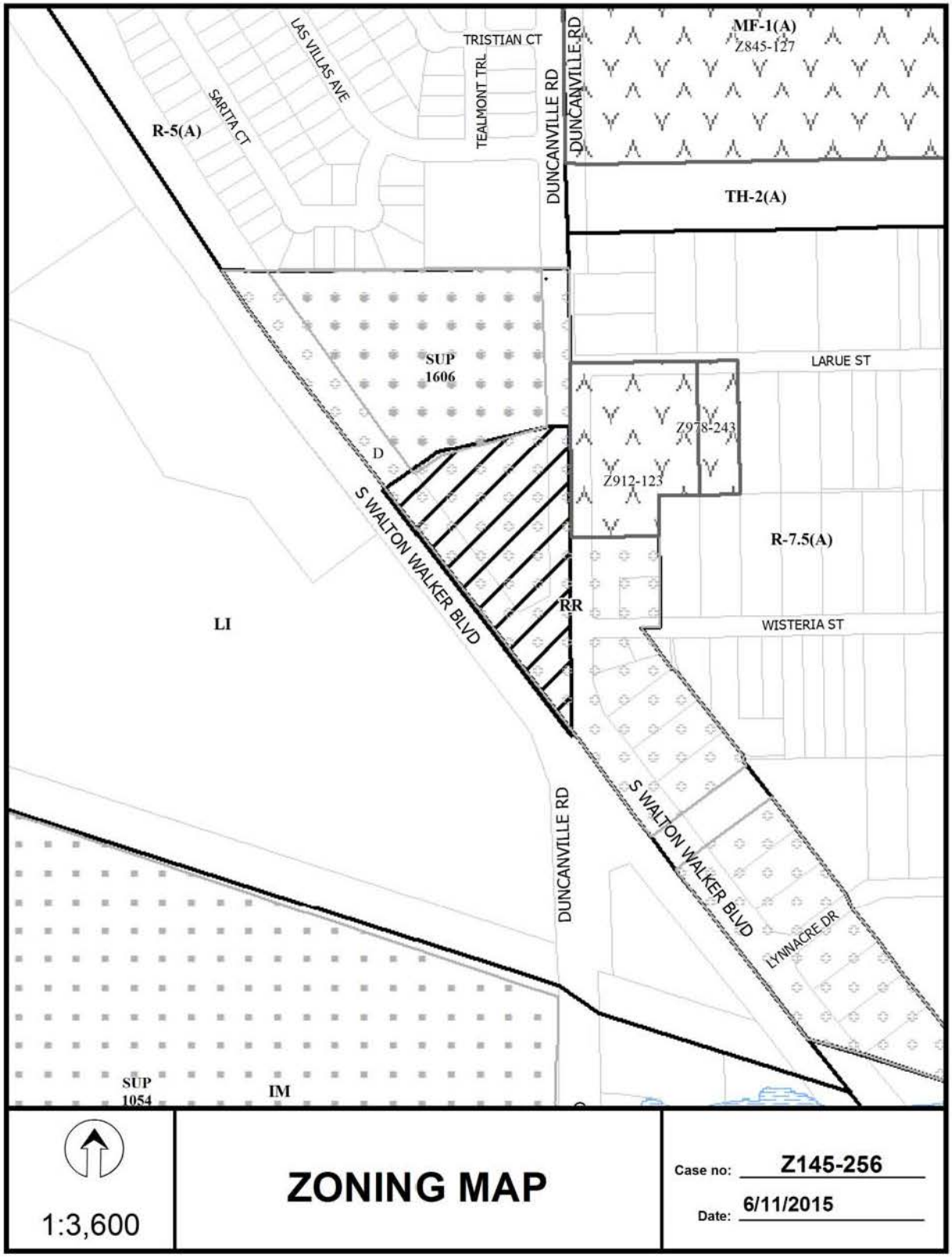
Directors
Toshifumi Suzuki – Chairman of the Board
Ryoji Sakai – Director
Akihiko Shimizu - Director
Hisataka Noguchi – Director

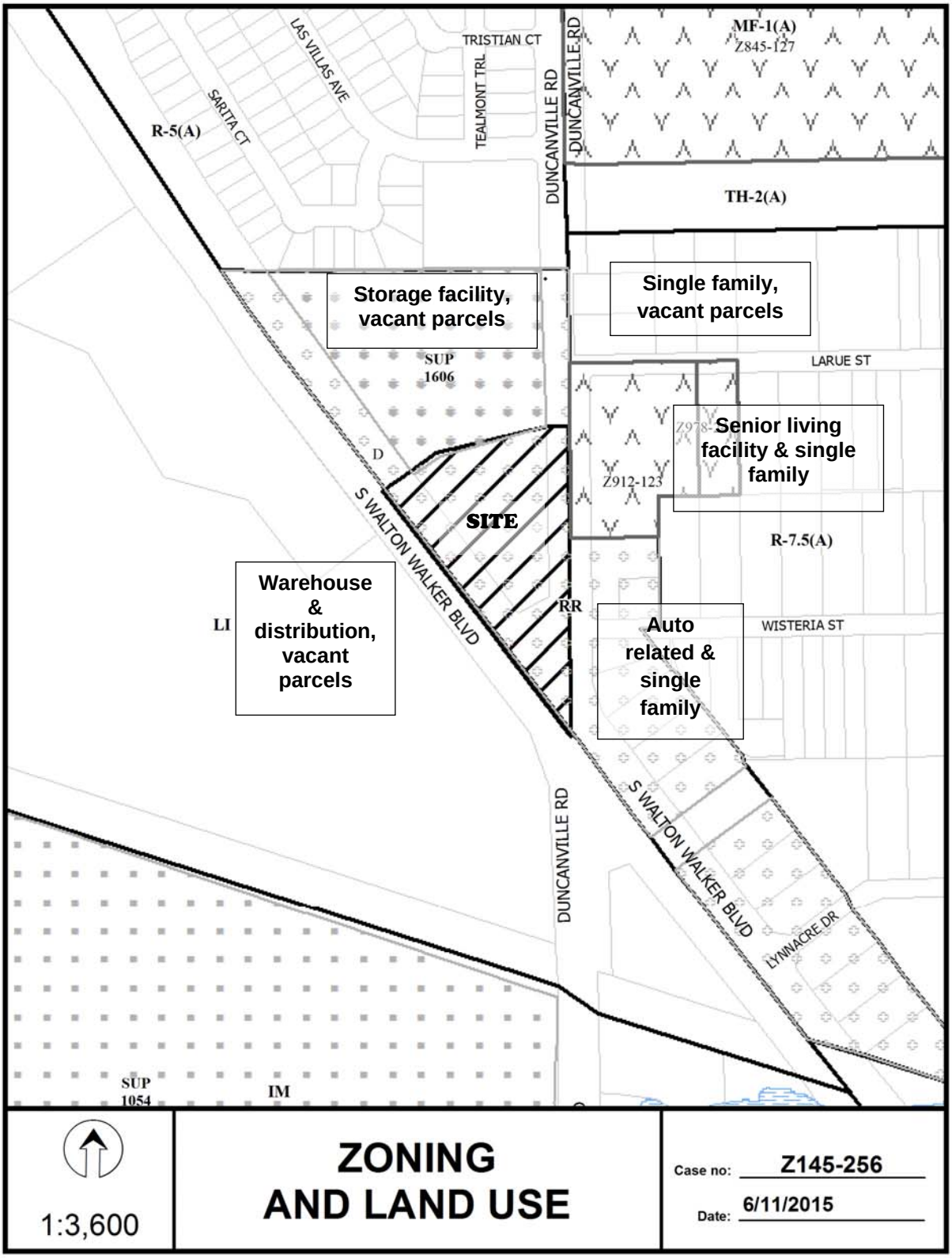
Proposed Site Plan




S WALTON WALKER ACRD
TATO DR
ROLLING MEADOWS DR
PAPA CT
TRISTIAN CT
TEALMONT TRL
LAS VILLAS AVE
SARITA CT
DUNCANVILLE RD
DUNCANVILLE RD
LARUE ST
WISTERIA ST
RESERVOIR ST
LYNNACRE DR
S WALTON WALKER BLVD
DUNCANVILLE RD
DUNCANVILLE RD
S WALTON WALKER BLVD
VIA HELENA DR
CALLE BELLA DR
1:6,000
VICINITY MAP
Case no: Z145-256
Date: 6/11/2015


TRISTIAN CT
LAS VILLAS AVE
SARUTA CT
TEALMONT TRL
DUNCANVILLE RD
DUNCANVILLE RD
LARUE ST
S WALTON WALKER BLVD
WISTERIA ST
DUNCANVILLE RD
S WALTON WALKER BLVD
LYNNACRE
1:3,600
AERIAL MAP
Case no: Z145-256
Date: 6/11/2015


MF-1(A)
Z845-127
TRISTIAN CT
LAS VILLAS AVE
SARITA CT
TEALMONT TRL
DUNCANVILLE RD
R-5(A)
TH-2(A)
SUP
1606
LARUE ST
Z978-243
Z912-123
D
S WALTON WALKER BLVD
R-7.5(A)
RR
LI
WISTERIA ST
DUNCANVILLE RD
S WALTON WALKER BLVD
LYNNACRE DR
SUP
1054
IM
1:3,600
ZONING MAP
Case no: Z145-256
Date: 6/11/2015


MF-1(A)
Z845-127
TRISTIAN CT
LAS VILLAS AVE
SARITA CT
TEALMONT TRL
DUNCANVILLE RD
DUNCANVILLE RD
R-5(A)
TH-2(A)
Storage facility, vacant parcels
Single family, vacant parcels
SUP 1606
LARUE ST
Z978-
Senior living facility & single family
D
Z912-123
SITE
S WALTON WALKER BLVD
R-7.5(A)
Warehouse & distribution, vacant parcels
LI
RR
Auto related & single family
WISTERIA ST
DUNCANVILLE RD
S WALTON WALKER BLVD
LYNNACRE DR
SUP 1054
IM
1:3,600
ZONING AND LAND USE
Case no: Z145-256
Date: 6/11/2015

CPC RESPONSES



07/08/2015

Reply List of Property Owners

Z145-256

20 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*		*Address*	*Owner*
	1	2821	WALTON WALKER BLVD	SEJ ASSET MGMT & INVESTMENT COMPANY
	2	2825	WALTON WALKER BLVD	KBS PARTNERS LP
	3	2740	DUNCANVILLE RD	RESIDENCIAL LOS ROBLES
	4	2846	DUNCANVILLE RD	REGALADO MIKE ROLANDO &
	5	4985	LARUE ST	REGALADO MIKE R & MARY L
	6	4987	WISTERIA ST	ORTIZ ARTEMIO
	7	2904	WALTON WALKER BLVD	REYES FRANKLIN A &
	8	2831	WALTON WALKER BLVD	RLR INVESTMENTS LLC
	9	2740	DUNCANVILLE RD	RESIDENCIAL LOS ROBLES
	10	4990	WISTERIA ST	EVANS JOE &
	11	4986	WISTERIA ST	BALDERAS AIDA
	12	2838	DUNCANVILLE RD	RARDN LC
	13	4991	WISTERIA ST	MARTINEZ MYRNA I
	14	4992	WISTERIA ST	REYES FRANKLIN A &
	15	2900	WALTON WALKER BLVD	REYES FRANKLIN A &
	16	2970	WALTON WALKER BLVD	WALKER B E
	17	2976	WALTON WALKER BLVD	ZEAR AUDIE LORAINE
	18	2918	DUNCANVILLE RD	FIRST DUNCANVILLE CAPITAL
	19	2938	DUNCANVILLE RD	SOLIS JUAN HERNANDEZ &
	20	2831	WALTON WALKER BLVD	RLR INVESTMENTS LLC

AGENDA ITEM # 82

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 3

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 63 H

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the northwest corner of West Ledbetter Drive and South Hampton Road

Recommendation of Staff and CPC: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Z145-257(CG)

Note: This item was considered by the City Council at a public hearing on August 12, 2015, and was deferred until August 26, 2015

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 26, 2015**

ACM: Ryan S. Evans

FILE NUMBER: Z145-257(CG) **DATE FILED:** April 28, 2015

LOCATION: Northwest corner of West Ledbetter Drive and South Hampton Road

COUNCIL DISTRICT: 3 **MAPSCO:** 63H

SIZE OF REQUEST: ±1.6624 acres **CENSUS TRACT:** 108.03

APPLICANT: Walgreen Co.

REPRESENTATIVE: Gardere Wynne Sewell, LLP

OWNER: Minnetonka Capital Investments, LP

REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR Regional Retail District with a D Liquor Control Overlay.

SUMMARY: The applicant proposes the sale of alcoholic beverages for off-premise consumption in conjunction with the existing general merchandise or food store [Walgreens]. The ±1.6624-acre request site is developed with a 15,015-square foot building. A private school to the north [St. Elizabeth Catholic School] and an open-enrollment charter school to the south [Focus Learning Academy] lie within 300 feet of the site. On January 14, 2015, City Council approved a variance (AV145-001) to the 300-foot alcohol spacing requirement from the subject site to these protected uses.

CPC RECOMMENDATION: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing general merchandise or food store is compatible with the surrounding land uses; hence, the sale of alcoholic beverages in conjunction with the main use does not affect compatibility.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale of alcoholic beverages as an accessory use to the existing general merchandise or food store will neither contribute nor be a detriment to the welfare of the surrounding area.

3. *Not a detriment to the public health, safety, or general welfare* – The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request complies with all applicable zoning regulations and standards. A private school and an open-enrollment charter school are located within 300 feet of the subject site (Exhibit A1 – Alcohol Survey Map). The applicant requested and was granted a variance (Exhibit A2 - Resolution).

Zoning History:

1. **Z145-133** On April 8, 2015, City Council approved a change in zoning from a RR Regional Retail District with a D Liquor Control Overlay to an RR Regional Retail District with a D-1 Liquor Control Overlay. SUP No. 2139 was granted for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less. [Expires: 3/25/2017]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
W. Ledbetter Drive	Principal Arterial	107 feet
S. Hampton Road	Principal Arterial	100 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request; however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Plan identifies the request site as being in the *Residential Neighborhood* Building Block. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood "pocket parks" provide open space for families. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut-through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

Land Uses:

	Zoning	Land Use
Site	RR, D Overlay	General merchandise
North	R-10(A), SUP 892	Church and private school
East	LO-3, RR, D Overlay	Shopping strip (retail & personal service, bank, restaurants, medical & general merchandise)
South	RR, SUP 1522, D Overlay	Convenience stores, restaurants, retail & personal service, medical facility, charter school
West	RR, D Overlay	Drive-thru restaurants

Land Use Compatibility:

The Alcohol Survey Map shows that a private school (north of site) and an open-enrollment charter school (south of site) lie within the 300-foot protective area. As a result, the applicant requested and was granted a variance. Land uses to the east, south and west are comprised of general merchandise, retail and personal service, bank, restaurants, and medical office uses.

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of alcoholic beverages in conjunction with the existing general merchandise or food store is not anticipated to negatively impact the adjacent properties. Therefore, staff recommends approval for a two-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions. The short initial time period will allow re-evaluation of the request to ensure ongoing compliance.

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

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

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
RR Regional Retail, D-Dry	15' 0'	20' adj. to res. Other: no min.	0.75 Overall 0.5 Office/lodging/retail	45' 3 stories	80%	RPS Visual Intrusion	Retail & personal service, office

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for this use over 10,000 square feet is one (1) space per 220 square feet of floor area. The

15,015-square foot site requires 68 off-street parking spaces, one loading space, and two stacking spaces.

Police Report:

The Dallas Police Department reported the following crime statistics for a five-year period between May 2010 to May 2015, as shown below:

URC_Offense	Count
ACCIDENT MV	1
AGG ASSAULT	1
ASSAULT	3
FOUND	2
FRAUD	1
INVESTIGATION OF	3
LOST	3
MISCELLANEOUS	2
MISSING PERSON	2
NOT CODED	5
ROBBERY-BUSINESS	3
ROBBERY-INDIVIDUAL	4
RUNAWAY	1
THEFT/BMV	3
THEFT/SHOPLIFT	4
UUMV	2
Grand Total	**40**

CPC Action – July 9, 2015

Z145-257(CG) Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the northwest corner of West Ledbetter Drive and South Hampton Road.

Maker: Rodgers
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4

Notices: Area: 300 Mailed: 18
Replies: For: 0 Against: 0

Speakers: For (Did not speak): Calli Turner, 1601 Elm St., Dallas, TX, 75214
Against: None

WALGREEN CO.
OFFICERS AND DIRECTORS

Corporate Address:

200 Wilmot Rd.
Deerfield, IL 60015

Board of Directors

NAME	TITLE
Alan G. McNally	Director
Dr. David J. Brailer	Director
Steven A. Davis	Director
William C. Foote	Director
Mark P. Frissora	Director
Ginger L. Graham	Director
Nancy M. Schlichting	Director
David Y. Schwartz	Director
Alejandro Silva	Director
James A. Skinner	Director
Gregory D. Wasson	Director

Corporate Officers

NAME	TITLE
Alan G. McNally	Chairman
Gregory D. Wasson	President, CEO
Mark A. Wagner	President of Community Management
Kermit R. Crawford	President of Pharmacy, Health and Wellness Division
Sona Chawla	President of E-Commerce

Other Officers

NAME	TITLE
Wade D. Miquelon	Executive Vice President, Chief Financial Officer
Dana I. Green	Executive Vice President, General Counsel, Corporate Secretary
Graham Atkinson	Senior Vice President
Jeffrey Berkowitz	Senior Vice President
Donald C. Huonker	Senior Vice President
J. Randolph Lewis	Senior Vice President
Joseph Magnacca	Senior Vice President
Mia M. Scholz	Senior Vice President
Timothy J. Theriault	Senior Vice President
Kathleen Wilson-Thompson	Senior Vice President

Robert G. Zimmerman	Senior Vice President
Bruce R. Bryant	Vice President
Thomas J. Connolly	Vice President
Kimberly L. Feil	Vice President
Chuck Greener	Vice President
W. Bryan Pugh	Vice President
John W. Spina	Vice President
Colin Watts	Vice President
Denise K. Wong	Vice President
Christopher Domzalski	Vice President
Jason M. Dubinsky	Vice President, Treasurer
John A. Mann	Asst. Secretary

MINNETONKA CAPITAL INVESTMENTS V LP
OFFICERS

Corporate Address:

31550 Northwestern Highway, Ste. 170
Farmington Hills, MI 48334

Corporate Officers

NAME	TITLE
Texas General Investors (DE) LLC	General Partner
Joseph Fetter	Director of General Partner
Neil Fetter	General Manager and Director of General Partner

CPC Recommended Conditions

1. **USE**: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.

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

4. **INGRESS-EGRESS**: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

5. **PARKING**: Parking must be located as shown on the attached site plan.

6. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.

7. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan

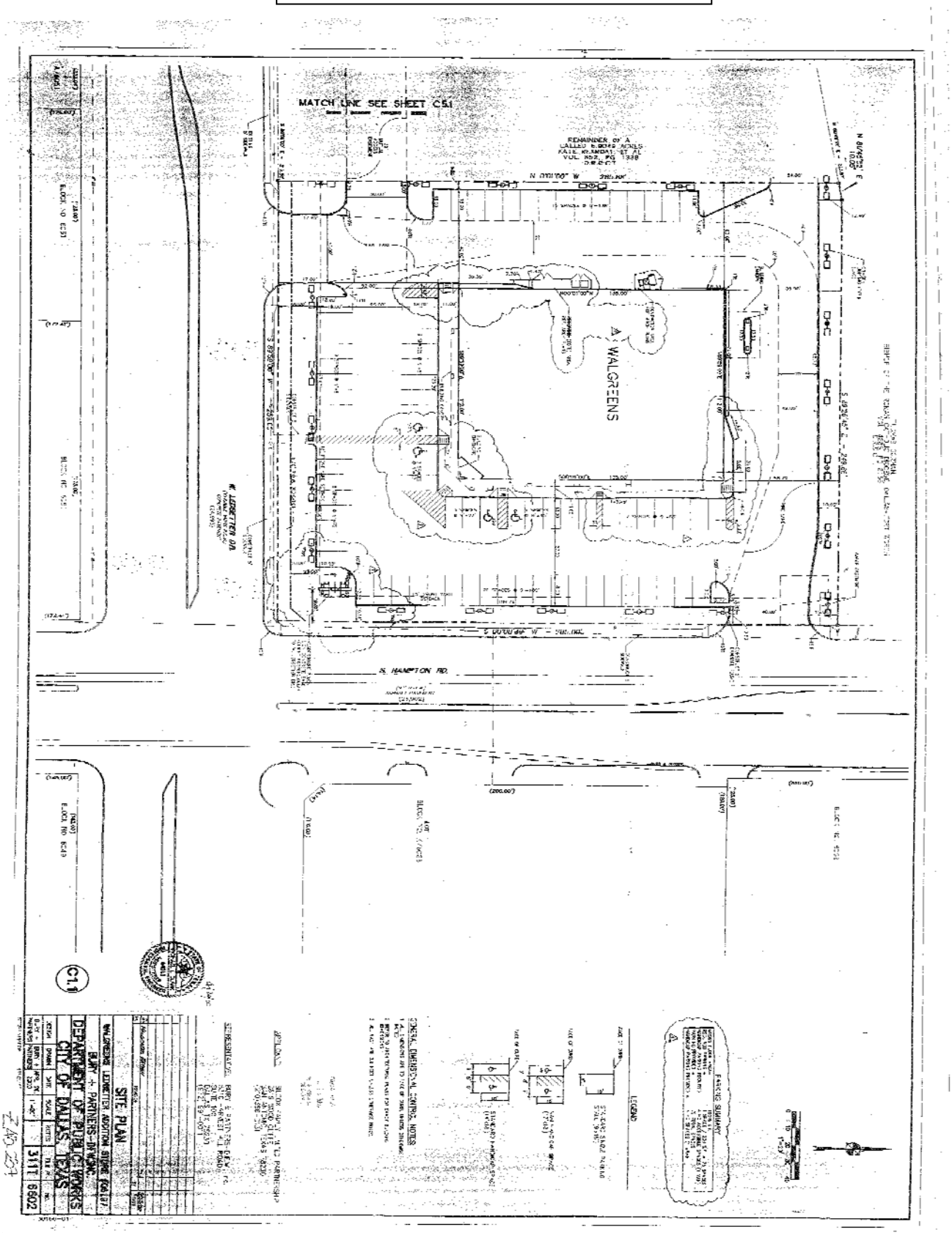


EXHIBIT A – Alcohol Survey Map

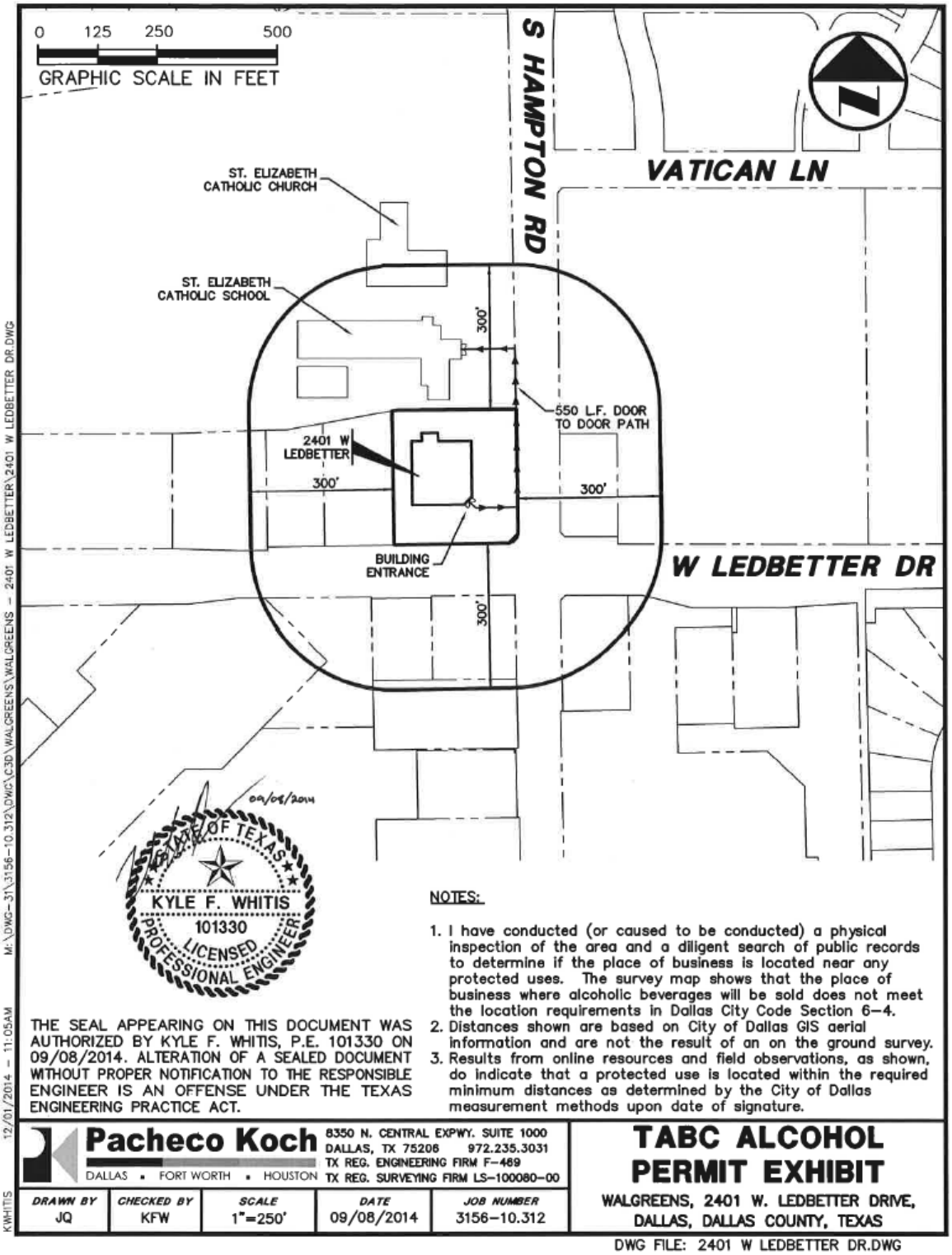


EXHIBIT B – Variance To Alcohol Spacing Requirements

COUNCIL CHAMBER
150138
January 14, 2015

WHEREAS, Subsection 6-4(g) of the Dallas City Code authorizes the City Council to grant variances from the alcohol spacing requirements prescribed by Subsection 6-4(a) of the Dallas City Code; and

WHEREAS, Walgreen Co, dba Walgreens #6197 has submitted an application for a wine and beer retailer's permit pursuant to Chapter 26 of the Texas Alcoholic Beverage Code for a general merchandise or food store greater than 10,000 square feet, and is requesting a variance to the alcohol spacing requirements for a property on the northwest corner of South Hampton Road and West Ledbetter Drive, ~~north~~ south of St. Elizabeth Catholic School, a private school and northeast of Focus Learning Academy, an open-enrollment charter school; and

WHEREAS, the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, finds that enforcement of the alcohol spacing requirements in this particular instance:

(1) is not in the best interest of the public;

(2) constitutes waste or inefficient use of land or other resources;

(3) creates an undue hardship on an applicant for an alcohol permit;

(4) does not serve its intended purpose; and

(5) is not effective or necessary; and

WHEREAS, the City Council desires to grant the alcohol spacing variance; Now, Therefore,

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

Section 1. That the variance to the alcohol spacing requirements for Walgreen Co, dba Walgreens #6197, for property on the on the northwest corner of South Hampton Road and West Ledbetter Drive, ~~north~~ south of St. Elizabeth Catholic School and northeast of Focus Learning Academy is granted, subject to the following conditions:

(1) This alcohol spacing variance is valid only for a wine and beer retailer's permit pursuant to Chapter 26 of the Texas Alcoholic Beverage Code.

(2) This alcohol spacing variance is valid only for a general merchandise or food store greater than 10,000 square feet in the location shown on the attached location map.

150138

(3) Alcoholic beverages may not be sold by drive-in or drive-through service.

(4) This alcohol spacing variance is valid for subsequent renewals of the alcohol permit.

(5) This alcohol spacing variance may not be transferred to another location or to another alcohol permit holder.

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

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

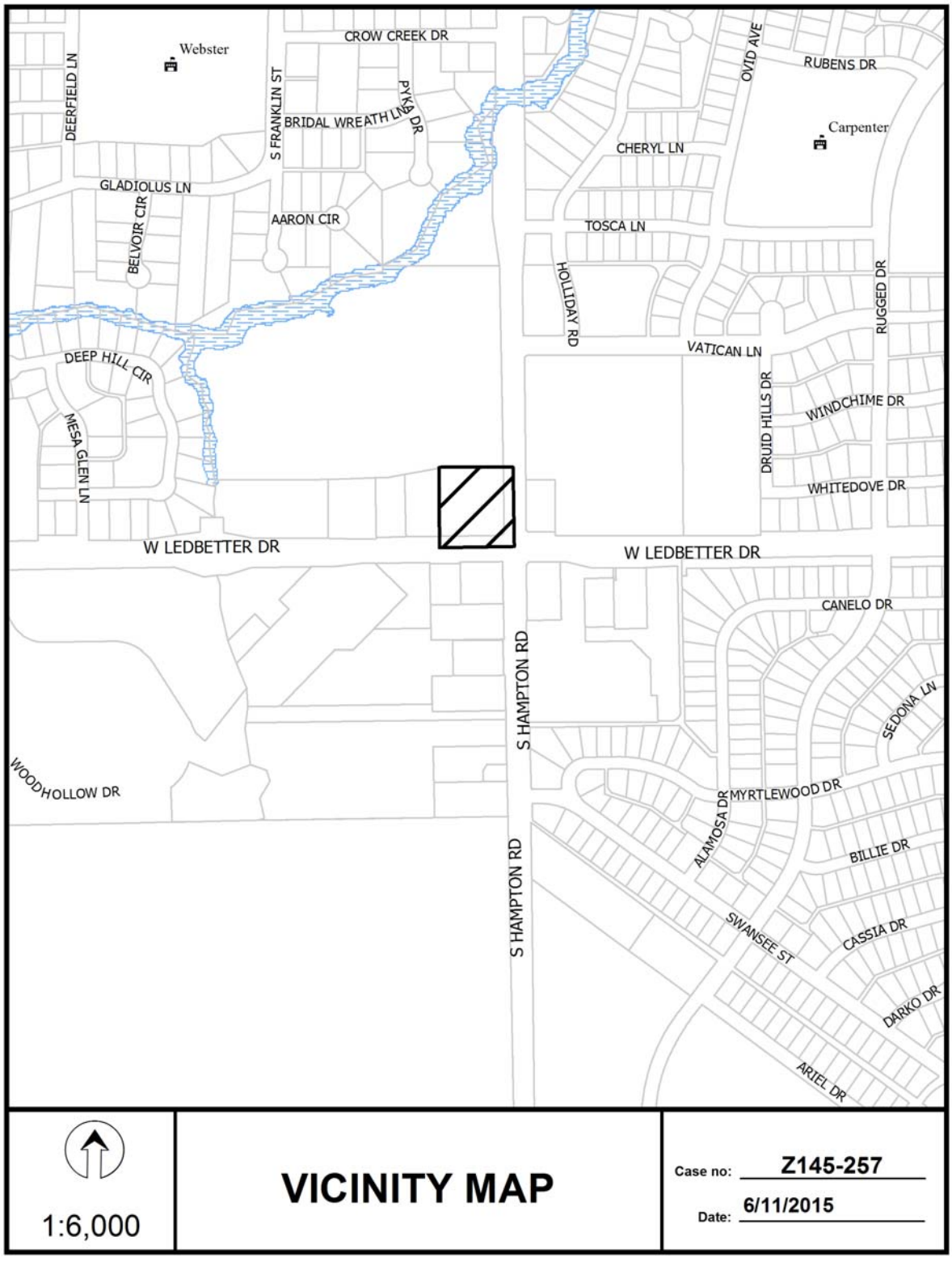
By _____
Assistant City Attorney

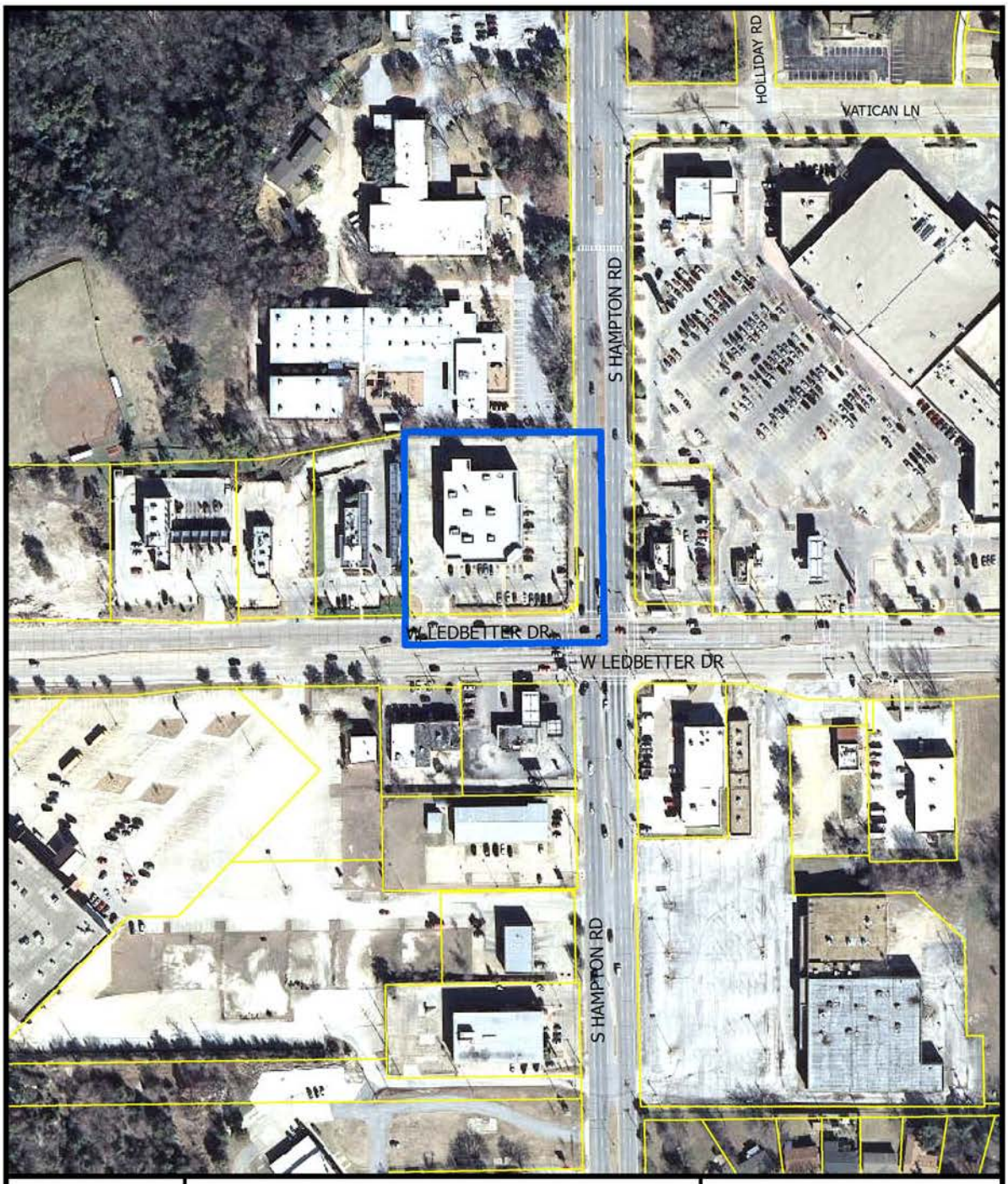
APPROVED BY
CITY COUNCIL

JAN 14 2015

City Secretary

AV145-001 (Walgreen Co, dba Walgreens #6197)


Webster
CROW CREEK DR
DEERFIELD LN
S FRANKLIN ST
BRIDAL WREATH LN
PYKE DR
OVID AVE
RUBENS DR
Carpenter
CHERYL LN
GLADIOLUS LN
BELVOIR CIR
AARON CIR
TOSCA LN
HOLLIDAY RD
RUGGED DR
VATICAN LN
DEEP HILL CIR
MESA GLEN LN
DRUID HILLS DR
WINDCHIME DR
WHITEDOVE DR
W LEDBETTER DR
W LEDBETTER DR
CANELO DR
S HAMPTON RD
SEDONA LN
WOODHOLLOW DR
MYRTLEWOOD DR
ALAMOSA DR
BILLIE DR
S HAMPTON RD
SWANSEE ST
CASSIA DR
DARKO DR
ARIEL DR
1:6,000
VICINITY MAP
Case no: Z145-257
Date: 6/11/2015

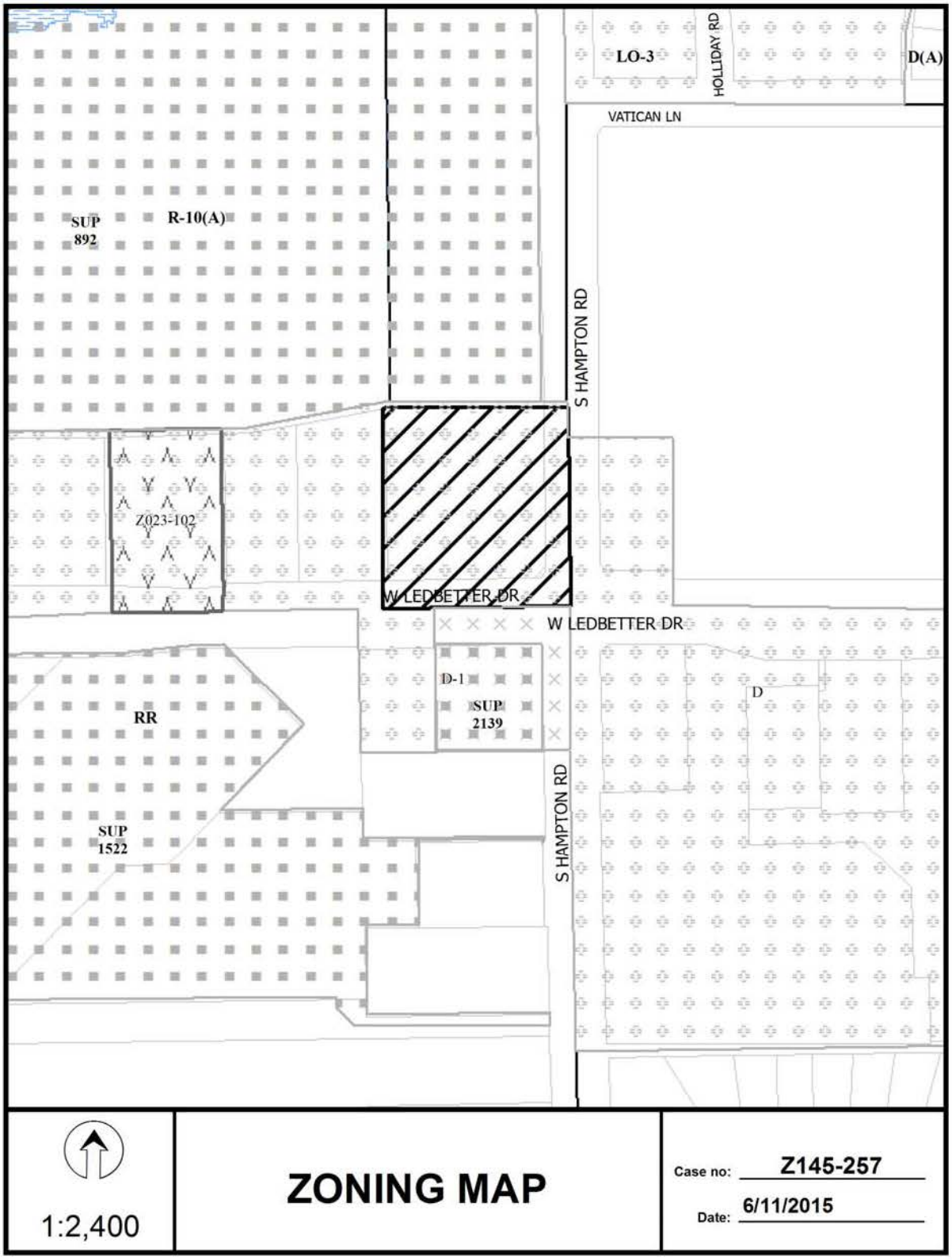


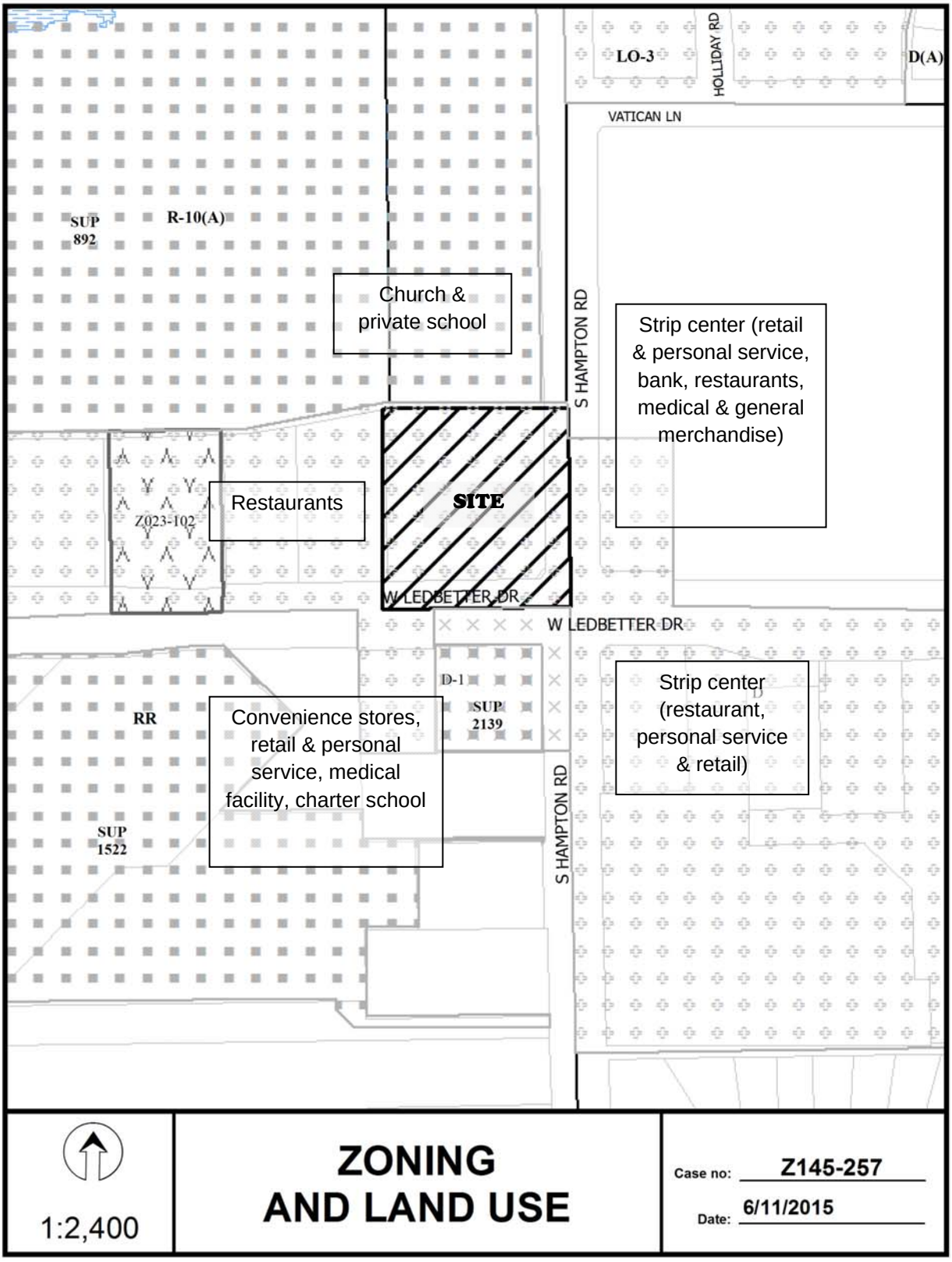
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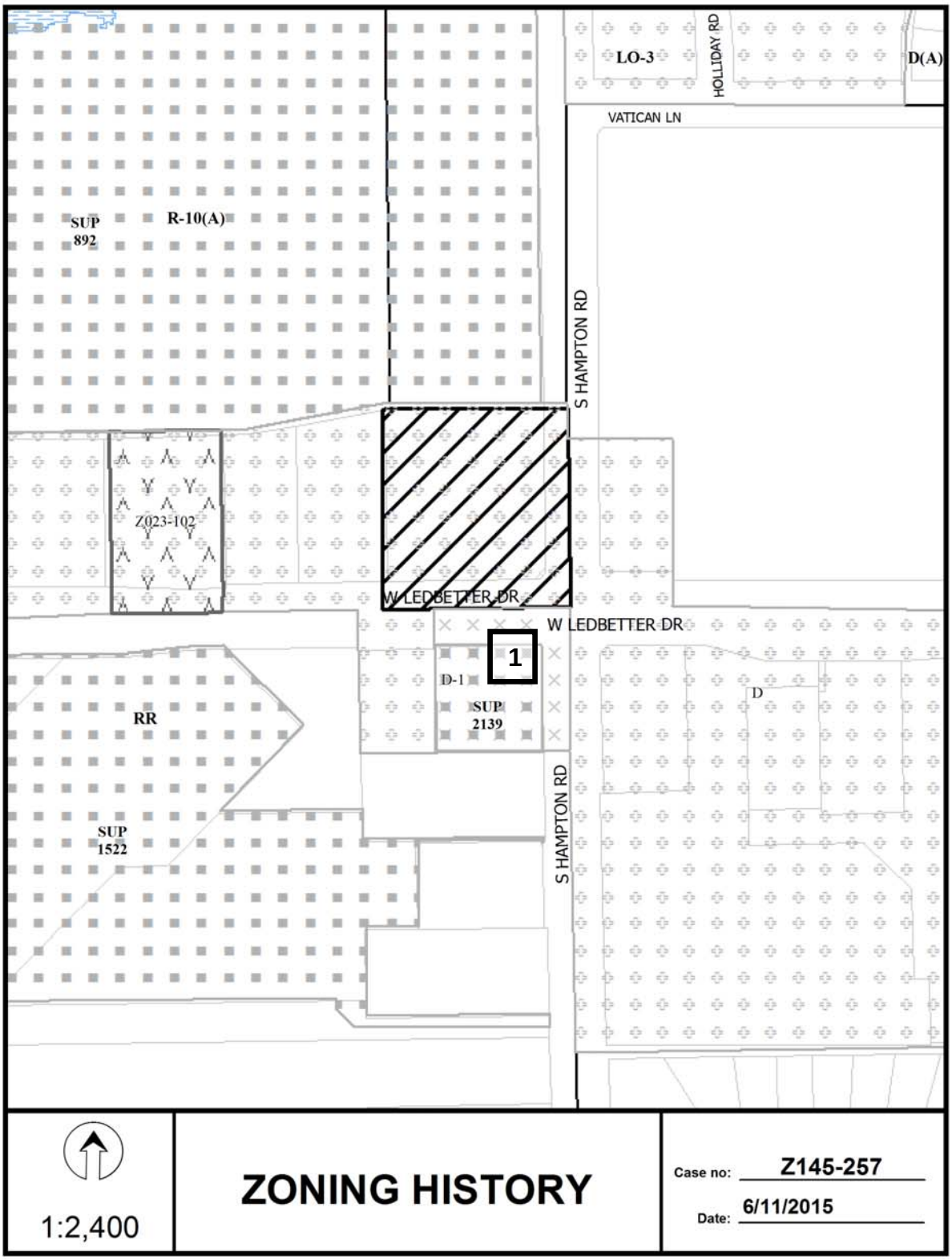
AERIAL MAP

Case no: Z145-257

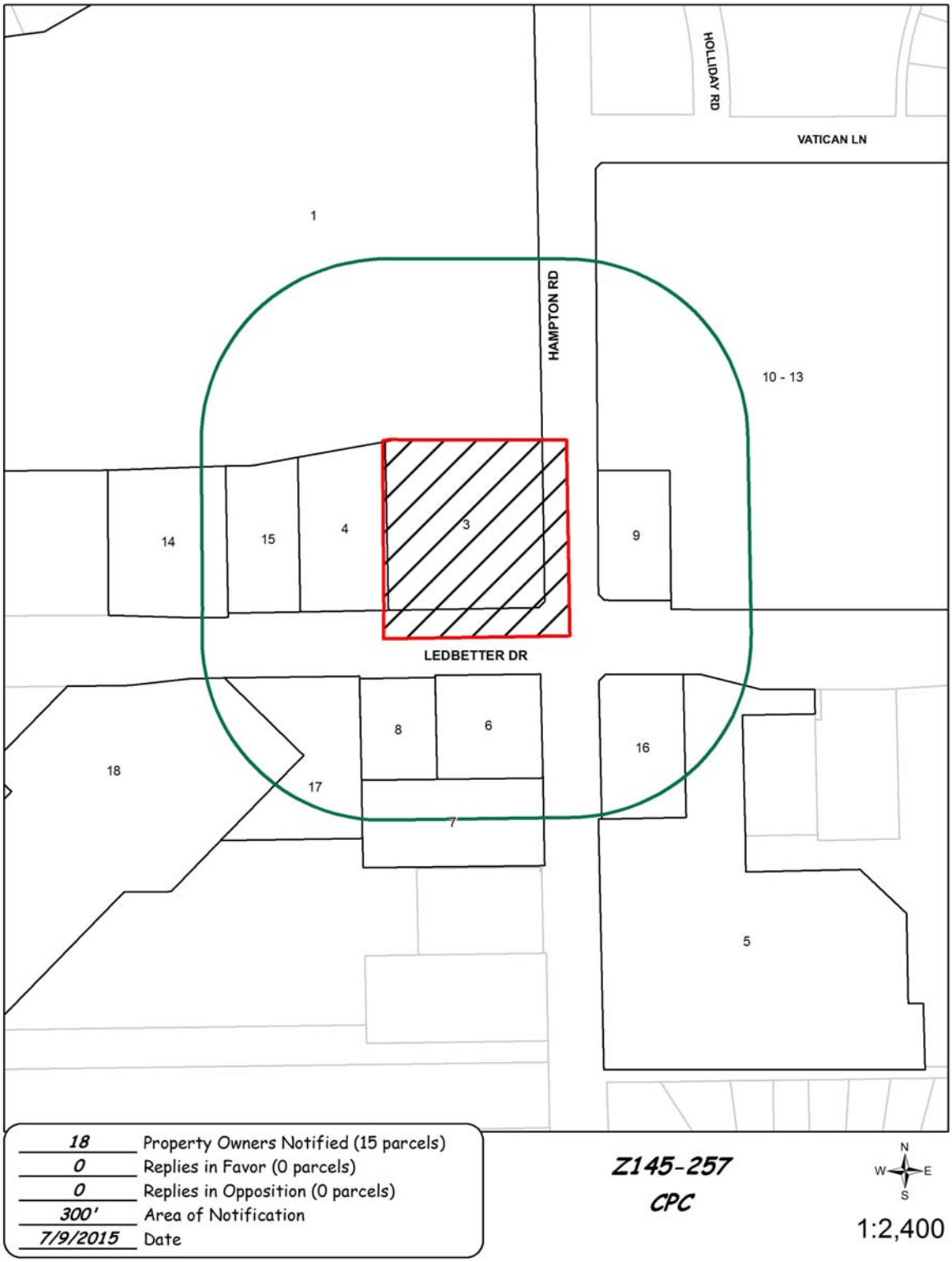
Date: 6/11/2015


LO-3
HOLLIDAY RD
D(A)
VATICAN LN
SUP 892
R-10(A)
S HAMPTON RD
Z023-102
W LEDBETTER DR
W LEDBETTER DR
D-1
SUP 2139
D
RR
SUP 1522
S HAMPTON RD
1:2,400
ZONING MAP
Case no: Z145-257
Date: 6/11/2015


LO-3
HOLLIDAY RD
D(A)
VATICAN LN
SUP 892
R-10(A)
Church & private school
S HAMPTON RD
Strip center (retail & personal service, bank, restaurants, medical & general merchandise)
Restaurants
Z023-102
SITE
W LEDBETTER DR
W LEDBETTER DR
D-1
SUP 2139
RR
Convenience stores, retail & personal service, medical facility, charter school
Strip center (restaurant, personal service & retail)
S HAMPTON RD
SUP 1522
1:2,400
ZONING AND LAND USE
Case no: Z145-257
Date: 6/11/2015


LO-3
HOLLIDAY RD
D(A)
VATICAN LN
SUP 892
R-10(A)
S HAMPTON RD
Z023-102
W LEDBETTER DR
W LEDBETTER DR
1
D-1
SUP 2139
D
RR
SUP 1522
S HAMPTON RD
1:2,400
ZONING HISTORY
Case no: Z145-257
Date: 6/11/2015

CPC RESPONSES



07/08/2015

Reply List of Property Owners

Z145-257

18 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*		*Address*	*Owner*
	1	4015	HAMPTON RD	ROMAN CATH DIOCESE DALLAS
	2	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT
	3	2401	LEDBETTER DR	MINNETONKA CAPITAL INV LP
	4	2429	LEDBETTER DR	SRI REAL ESTATE PROPERTIES
	5	4444	HAMPTON RD	FIRST NATIONWIDE POSTAL
	6	2400	LEDBETTER DR	LG HAMPTON SE LLC
	7	4323	HAMPTON RD	BEW FINANCING
	8	2412	LEDBETTER DR	SKC VENTURE INC
	9	2323	LEDBETTER DR	WALLACE MARY GRIFFITH
	10	2225	LEDBETTER DR	CENTURY WESTCLIFF LLC
	11	2311	LEDBETTER DR	BAIG MIKE
	12	2311	LEDBETTER DR	WASHINGTON MUTUAL
	13	2315	LEDBETTER DR	THE GROCERS SUPPLY CO INC
	14	2451	LEDBETTER DR	TEXAS SUDS CO
	15	2439	LEDBETTER DR	POP HOLDINGS LP
	16	4344	HAMPTON RD	LBLS CORPORATION
	17	2426	LEDBETTER DR	RECORD ALFRED E
	18	2524	LEDBETTER DR	FOCUS LEARNING ACADEMY

AGENDA ITEM # 83

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34 R

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tract E of Planned Development Subdistrict No. 67, within Planned Development District No. 193, the Oak Lawn Special Purpose District with deed restrictions in the area generally bounded by Browser Avenue, Cedar Plaza Lane, Holland Avenue and Wheeler Street

Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions

Z145-251(WE)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 26, 2015**

ACM: Ryan S. Evans

FILE NUMBER: Z145-251(WE) **DATE FILED:** April 20, 2015

LOCATION: Generally bounded by Browser Avenue, Cedar Plaza Lane, Holland Avenue and Wheeler Street

COUNCIL DISTRICT: 2 **MAPSCO:** 34R

SIZE OF REQUEST: Approx. 2.16 acres **CENSUS TRACT:** 6.01

APPLICANT / OWNER: LMC Cityville Oak Park Holding

REPRESENTATIVE: Myron Doric, Jackson Walker L.L.P.

REQUEST: An application for an amendment to Tract E of Planned Development Subdistrict No. 67, within Planned Development District No. 193, the Oak Lawn Special Purpose District with deed restrictions.

SUMMARY: On January 25, 2006, the City Council approved Planned Development Subdistrict 67 for single family, multiple family and uses and a conceptual plan, within Planned Development District 193, the Oak Lawn Special Purpose District. The request site is Tract E of the Conceptual Plan. The purpose of this request is to allow for planter boxes, retaining walls, stairs, and entry stoops/deck to encroach into the front yard setbacks. The main entry stoops are located on Browser Avenue and will encroach approximately 21 feet in the required yard. The minimum front yard setback on Browser Avenue is 24 feet. In January 2014, the City Plan Commission approved a development plan and landscape plan for the proposed multiple-family development. A portion of the property has deed restrictions relating to an avigation easement. The 161-unit multiple-family development is currently under construction. Tracts B, C, G and H within PDS No. 67 currently permits steps and stoops to encroach up to 5 feet in the required front yard.

CPC RECOMMENDATION: **Approval**, subject to a revised development plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan and conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* - The amendment to development plan and conditions to permit specific amenities and design features to encroach into the front yard of a multiple-family development should not negatively impact the surrounding properties.

2. *Traffic impact* – The encroachments will have no negative impact on the street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site in located in an Urban Neighborhood Building Block and is in compliance with the Comprehensive Plan and in general compliance with the Oak Lawn Area Plan.

Land Use:

	Zoning within PDD No. 193	Land Use
Site	PDS No. 67	Under construction
Northeast	PDS No. 67, Tract D	Multiple-family under construction
Southeast	PDS No. 67, Tract G, w/deed restriction on a portion	Multiple-family
Northwest	PDS No. 67, Tract C w/deed restriction on a portion	Undeveloped
Southwest	MF-2	Multiple-family

COMPREHENSIVE PLAN: The Plan identifies the request site being within an Urban Neighborhood Building Block. Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The proposed development is in compliance with the ***forwardDallas! Comprehensive Plan.***

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request for a Planned Development Subdistrict will meet objectives 1, 2, 3, 4 and 7. The development will not meet a section of the requirements specified in objectives 5 and 6 that promotes a pedestrian environment with continuous street frontage activities in retail areas or provide bonuses to encourage residential development in commercial areas. However, the master plan for the 25.0253 acres in PDS No. 67 development will provide for some retail uses. The proposed development is located within area that is predominately development with multiple-family uses. The nearest retail development is located approximately 1-block southwest of the request site on Lemmon Avenue.

As for the development complying with objectives 6 and 7, Planned Development Subdistrict 67 allows for MF-2 Multiple-family Subdistrict uses as a main use and is consistent with the adjacent MF-2 Subdistrict uses. However, the proposed development will permit LI Light Commercial Subdistrict uses in Tract H of PDS No. 67. The proposed development permitted several variances in the PDS conditions as it relates to the setbacks, structure height, floor area ratio and lot coverage. The maximum structure height permitted in Tract E is 48 feet with a 2.25 floor area ratio. The MF-2 regulations in PDD No. 193 does not limit floor area ratio.

Land Use Compatibility: The 2.16 acre site is currently under construction for multiple-family uses and the adjacent land uses surrounding the request site consist of multiple –family, office, and several undeveloped lots. The surrounding land uses consist of an undeveloped tract of land to the west (PDS No. 67, Tract C), and several multiple-family developments.

The proposed multiple-family development is currently under construction in Tract E. The applicant's request is to permit the encroachment of planter boxes, retaining walls, stairs, and entry stoops/deck in the front yard setbacks of the proposed development. In addition, the request will also state that railing elements may not extend more than 8 inches above the finished ground level of the building to which they are attached.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDS No. 67 – Tract E existing Multiple-family	15'	15'	2.25 FAR	48' 4-stories	75%		Multiple-family

Landscaping: Landscaping of any development will be in accordance with the landscape requirements in Sec. S-67-112. Landscaping within PDS No. 67.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Cedar Plaza Lane	Local	50 ft.	50 ft.
Holland Avenue	Local	50 ft.	50 ft.
Wheeler Street	Local	50 ft.	50 ft.
Bowser Avenue	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

Parking: Planned Development Subdistrict No. 67 approved the following parking requirements for the multiple-family development.

(1) Subject to the limitation in Paragraph (5), for each dwelling unit of less than 900 square feet with one or no separate bedroom, 1.12 parking spaces are required.

(2) Subject to the limitation in Paragraph (5), for each dwelling unit of 900 square feet or greater with one or no separate bedroom, one-and-one-half parking spaces are required.

(3) Subject to the limitation in Paragraph (5), for each dwelling unit with two or more bedrooms, 1.12 parking spaces per bedroom are required.

(4) For each dwelling unit, .25 unassigned guest parking spaces available for use by visitors and residents are required. The parking surface for guest parking spaces within the lot (not on-street) may be permeable pavement for motor vehicles. Spaces adjacent to the lot and on a public street may be counted toward this guest parking requirement if one additional two-inch caliper tree is planted on the lot for each on-street guest parking space. These on-street guest parking spaces remain subject to the city's authority to regulate public streets.

(5) Notwithstanding the number of parking spaces required pursuant to Paragraphs (1) through (3), the minimum number of parking spaces provided for each phase for each of these tracts may not be less than 90 percent of the number of parking spaces that would be required for a multiple-family use pursuant to Part I of this article.

Avigation Easement: A portion of the request site is located within the 65 DNL noise contour (see attached Airport Noise Contours map). Residential developments are required to mitigate noise levels by using building materials that promote a maximum 45 DNL as measured from within a habitable structure per the Dallas Building Code, “Aircraft Noise Attenuation Requirements. A portion of Tract E is within the 65 DNL contour.

CPC Action – July 23, 2015

Motion: It was moved to recommend **approval** of an amendment to Tract E of Planned Development Subdistrict No. 67, subject to a revised development plan and revised conditions within Planned Development District No. 193, the Oak Lawn Special Purpose District with deed restrictions in the area generally bounded by Browser Avenue, Cedar Plaza Lane, Holland Avenue and Wheeler Street.

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

For: 12 - Anglin*, Emmons, Rodgers, Shidid, Bagley*, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 89
Replies: For: 3 Against: 1

Speakers: For (Did not speak): Myron Dornic, 901 Main St., Dallas, TX, 75202
Against: None

LIST OF OFFICERS

Name	Corporate Position
Miller, Stuart A.	Chief Executive Officer
Gross, Bruce	Chief Financial Officer
Jaffe, Jonathan M.	Chief Operating Officer
Beckwitt, Richard	President
Abraham, John J.	Vice President
Allums, John	Vice President
Bessette, Diane	Vice President
Bober, Douglas G.	Vice President
Cassidy, Christopher	Vice President
Chu, Susy	Vice President
Collins, David	Vice President
Condon, Joy	Vice President
Cornelius, Timothy C.	Vice President
Easley, John E.	Vice President
Farrell, Todd	Vice President
Folck, Jeffery L.	Vice President
Foster, John	Vice President
Gatchalian, Ryan	Vice President
Gillies, Christopher	Vice President
Gray, John	Vice President
Gross, Bruce	Vice President
Haskell, Kelly	Vice President
Higgins, Erik R.	Vice President
Jaffe, Jonathan M.	Vice President
Johnson, Scott S.	Vice President
Mayer, Joan	Vice President
Mulcahy, Tim	Vice President
Ogier, Paul	Vice President
Reisinger, Brad A.	Vice President
Rynders, Scott	Vice President
Schellinger, Peter	Vice President
Snook, Timothy A.	Vice President
Sustana, Mark	Vice President
Waterbury, John Alexander	Vice President
Wickett, Jennifer	Vice President
Sustana, Mark	Secretary
Bessette, Diane	Treasurer
Collins, David	Controller
Murias, Manuel	Authorized Agent - Payroll Operations
Petrolino, Michael	Authorized Agent - Tax Operations
Prince, Steven	Authorized Agent - Tax Operations
Schaan, Todd	Authorized Agent - Tax Operations
Houk, Melanie	Assistant Secretary
Leyva, Sandra	Assistant Secretary
Mayer, Joan	Assistant Secretary
Santaella, Grace	Assistant Secretary
DeSouza, Jacqueline S.	Assistant Treasurer

CPC PDS NO. 67 PROPOSED AMENDMENTS

Division S-67. PD Subdistrict 67.

SEC. S-67.101. LEGISLATIVE HISTORY.

PD Subdistrict 67 was established by Ordinance No. 26226, passed by the Dallas City Council on January 25, 2006.

SEC. S-67.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 67 is established on property generally bounded by Dorothy Avenue, Bowser Avenue, Wheeler Street, Lemmon Avenue, Mahanna Street, Gilbert Avenue, the city limit line, Miles Street, and Holland Avenue. The size of PD Subdistrict 67 is approximately 25.0253 acres.

SEC. S-67.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51 and in Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls. In this division:

(1) INTERMEDIATE LEVEL means any habitable floor area between the floor and ceiling of any story.

(2) RESIDENTIAL DEVELOPMENT TRACT means a development of three or more individually platted lots in which the dwelling units, whether attached or detached, are accessed from a shared driveway, and the dwelling units do not have any other dwelling units above or below them.

(3) SUBDISTRICT means a subdistrict of PD 193.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(c) Tract H is considered to be a nonresidential subdistrict. All tracts except for Tract H are considered to be residential zoning districts.

(d) Tracts A through H are shown on the conceptual plan (Exhibit S-67A).

SEC. S-67.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan except as provided in Section S-67.112. In the event of a conflict between the text of this division and the conceptual plan, the text of this division controls.

SEC. S-67.105. DEVELOPMENT PLAN.

(a) A development plan and landscape plan must be approved by the city plan commission before issuance of a building permit to authorize work in this subdistrict other than repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping.

(b) In the event of a conflict between the text of this division and a development plan, the text of this division controls.

SEC. S-67.106. MAIN USES PERMITTED.

(a) Tracts A through G. The only main uses permitted in Tracts A, B, C, D, E, F, and G are those main uses permitted in the MF-2 Multiple-family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-family Subdistrict as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-family Subdistrict only by specific use permit (SUP) is permitted in these tracts only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-family Subdistrict is subject to DIR in these tracts, etc.

(b) Tract H.

(1) The only main uses permitted on Tract H are those main uses permitted in the LC Light Commercial Subdistrict, subject to the same conditions applicable in the LC Light Commercial Subdistrict as set out in Part I of this article. For example, a use permitted in the LC Light Commercial Subdistrict only by specific use permit (SUP) is permitted in Tract H only by SUP; a use subject to development impact review (DIR) in the LC Light Commercial Subdistrict is subject to DIR in Tract H, etc.

(2) The following additional limitations apply to nonresidential main uses in Tract H:

(A) Nonresidential main uses are limited to the ground floor only.

(B) No exterior customer entrances or exits other than emergency exits may be located within 116 feet of Bowser Avenue.

SEC. S-67.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted.

(b) In Tracts D, E, G, and H, an accessory use for a multiple-family main use on one of those tracts may also serve multiple-family main uses on other of those tracts.
(c) Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-67.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) Front, side and rear yard.

(1) Tracts A, D, E, and F. Minimum front, side, and rear yard is as shown on the conceptual plan.

(2) Tracts B, C, G, and H. Minimum front, side, and rear yard is 15 feet.

(3) Steps and stoops. Stoops and stairs not exceeding eight feet in width, four feet in height from grade to the top of the stairs, and two-and-one-half feet in height from grade to the top landing of the stoop may extend up to five feet into a required front yard.

(4) Tract E. In Tract E, planter boxes, retaining walls, stairs, and entry stoops/deck are permitted in the front yard setbacks as shown on the development plan and landscape plan Listed improvements other than railing elements may not extend more than 8 inches above the finished ground level of the building to which they are attached

(b) Dwelling unit density.

(1) Total. Maximum number of dwelling units on the Property is 905.

(2) Tract A. Maximum number of dwelling units is 35.

(3) Tract B. Maximum number of dwelling units is 30.

(4) Tract C. Maximum number of dwelling units is 46.

(5) Tract F. Maximum number of dwelling units is 70.

(c) Floor area ratio.

(1) Tracts A, B, C, D, and F. Maximum floor area ratio is 1.5.

(2) Tract E and G. Maximum floor area ratio is 2.25.

(3) Tract H. Maximum floor area ratio is 2.0.

(4) Intermediate levels. The aggregate floor area of all intermediate levels may not exceed more than 50 percent of the floor area of the story in which the intermediate level is contained.

(5) Residential development tract. A residential development tract shall be treated as one lot for purposes of calculating floor area ratio.

(d) Height. Maximum structure height is as shown on the conceptual plan.

(e) Lot coverage.

(1) Tracts A, B, C, D, and F. Maximum lot coverage is 50 percent.

(2) Tract G. Maximum lot coverage is 70 percent.

(3) Tracts E and H. Maximum lot coverage is 75 percent.

(4) Residential development tract. A residential development tract shall be treated as one lot for purposes of calculating lot coverage.

(5) Parking. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Pools. Pools are not included in lot coverage calculations unless they are covered by a structure.

(f) Lot size. No minimum lot size.

(g) Stories.

(1) Tracts A, B, C, E, and F. Maximum number of stories is three.

(2) Tract D. Maximum number of stories is four, with a maximum of three stories of habitable space and a maximum of one story of parking structure fully or partially above grade.

(3) Tract G. Maximum number of stories is four.

(4) Tract H. Maximum number of stories on the northern portion is four, and maximum number of stories on the southern portion is five, as shown on the conceptual plan.

(5) Intermediate levels. Intermediate levels are not counted as a story.

(h) Courts. One outer court may be provided on Tract H that is exempt from the minimum width and depth requirements of Section 51P-193.107(a)(3)(E)(iii).

SEC. S-67.109. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use. Except as provided in this section, consult the off-street parking and loading regulations of PD 193 for information about off-street parking and loading generally.

(b) Required parking for multiple-family or single family uses on Tracts A, B, C, and F.

(1) Two garage parking spaces are required for each dwelling unit.

(2) In addition to the parking required in Paragraph (1), .25 unassigned guest parking spaces available for use by visitors and residents are required for each dwelling unit. The parking surface for guest parking spaces within the lot (not on-street) may be permeable pavement for motor vehicles. Spaces adjacent to the lot and on a public street may be counted toward this guest parking requirement if one additional two-inch caliper tree is planted on the lot for each on-street guest parking space. No more than two on-street parking spaces per tract may be used to meet the guest parking requirements. These on-street guest parking spaces remain subject to the city's authority to regulate public streets.

(c) Required parking for multiple-family uses on Tracts D, E, G, and H.

(1) Subject to the limitation in Paragraph (5), for each dwelling unit of less than 900 square feet with one or no separate bedroom, 1.12 parking spaces are required.

(2) Subject to the limitation in Paragraph (5), for each dwelling unit of 900 square feet or greater with one or no separate bedroom, one-and-one-half parking spaces are required.

(3) Subject to the limitation in Paragraph (5), for each dwelling unit with two or more bedrooms, 1.12 parking spaces per bedroom are required.

(4) For each dwelling unit, .25 unassigned guest parking spaces available for use by visitors and residents are required. The parking surface for guest parking spaces within the lot (not on-street) may be permeable pavement for motor vehicles. Spaces adjacent to the lot and on a public street may be counted toward this guest parking requirement if one additional two-inch caliper tree is planted on the lot for each on-street

guest parking space. These on-street guest parking spaces remain subject to the city's authority to regulate public streets.

(5) Notwithstanding the number of parking spaces required pursuant to Paragraphs (1) through (3), the minimum number of parking spaces provided for each phase for each of these tracts may not be less than 90 percent of the number of parking spaces that would be required for a multiple-family use pursuant to Part I of this article.

(d) Residential development tracts. A residential development tract shall be treated as one lot for purposes of guest parking requirements.
(e) Surface parking on Tract H. Surface parking on Tract H is not permitted in the area between an adjacent street frontage and a building façade facing that street frontage except for surface parking that is located within 132 feet of Lemmon Avenue.

(f) Structured parking. Structured parking decks located wholly above ground shall be concealed from the street by the façade or roof structure of a main building except that a break in the façade shall be permitted at the location of driveway and entryway areas not to exceed 40 feet in width. On Tract H, structured parking decks adjacent to the out parcel on the same block may be concealed pursuant to Section 51P-193.127(a).

SEC. S-67.110. RESIDENTIAL DEVELOPMENT TRACTS.

(a) The provisions of Part I of this article concerning residential development tracts apply to residential development tracts in this subdistrict. In the event of a conflict between a provision of this division and a provision of Part I of this article concerning residential development tracts, the provision of this division controls.

(b) In a residential development tract platted as a shared access development, more than 18 lots may be served by a shared access point, and more than two shared access points are permitted.

SEC. S-67.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-67.112. LANDSCAPING.

(a) Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) Landscaped open spaces adjacent to the public right-of-way must be provided as shown on the conceptual plan. In addition to the open space areas shown on the conceptual plan, the location of a landscaped open space a minimum 3,000 square feet in area adjacent to the public right-of-way must be identified on Tract F at the time of development plan approval. The following provisions apply to these landscaped open spaces:

(1) Except for the open space on Tract D, the location of a landscaped open space may be modified by the city plan commission at the time of development plan approval provided that the relocated open space is the same overall size as shown on the conceptual plan and has street frontage.
(2) Impervious surface for internal sidewalks, fountains, benches, and related uses must not exceed 35 percent. Required sidewalks adjacent to the street are not included in the calculation of impervious surface.

(3) The minimum planting requirements for a special planting area, as defined in Section 51P-193.126(b)(1)(D)(iii), apply.

(c) Front yard privacy fencing not exceeding eight feet in height is permitted in Tract A adjacent to Dorothy Avenue provided that the height of the main buildings adjacent to the fence on the same lot do not exceed 39 feet. The front yard privacy fencing must meet the following requirements:

(1) A minimum setback of 10 feet and a minimum average setback of 11 feet from the property line must be provided.

(2) An offset of at least 18 inches must be provided no less than every 55 feet.

(3) The total length may not exceed 150 feet without an intervening landscape area at least 15 feet in length.

(4) The fence must be constructed of masonry, except that decorative metal may be used to span landscape areas.

(5) One tree must be provided between the sidewalk and the fence for every 25 feet of fence length.

(d) When a phasing plan is approved as part of a development plan for a tract, landscaping may be installed by phase. Individual units, including individual buildings in a residential development tract, may qualify for a final inspection prior to the completion of the landscaping installation for the remainder of the development plan.

(e) At the time of landscape plan approval, the city plan commission may approve alternative locations for required trees provided that it finds the alternative placement meets the spirit and intent of Section 51P-193.126.

(f) At the time of landscape plan approval, the city plan commission may approve sidewalk locations, widths, and designs that vary from the requirements of this subsection and Section 51P-193.126(b)(4) when necessary to preserve existing trees.
(g) In Tracts A and B, a minimum 10-foot-wide landscape buffer must be provided adjacent to properties not included in this subdistrict as shown on the conceptual plan. Fences are permitted to cross the landscape buffer.

(h) Plant materials must be maintained in a healthy, growing condition.

SEC. S-67.113. SIGNS.

(a) Signs in Tracts A through G must comply with the provisions for non-business zoning districts in Article VII.

(b) Signs in Tract H must comply with the provisions for business zoning districts in Article VII. On Tract H, the following additional limitations apply:

(1) Detached pole-mounted signs containing a commercial message are limited to a maximum height of four feet.

(2) No sign for a nonresidential main use may be located within 116 feet of Bowser Avenue.

SEC. S-67.114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Except as otherwise specified in this division or shown on the conceptual plan, development and use of the Property must comply with Part I of this article.

SEC. S-67.115. COMPLIANCE WITH CONDITIONS.

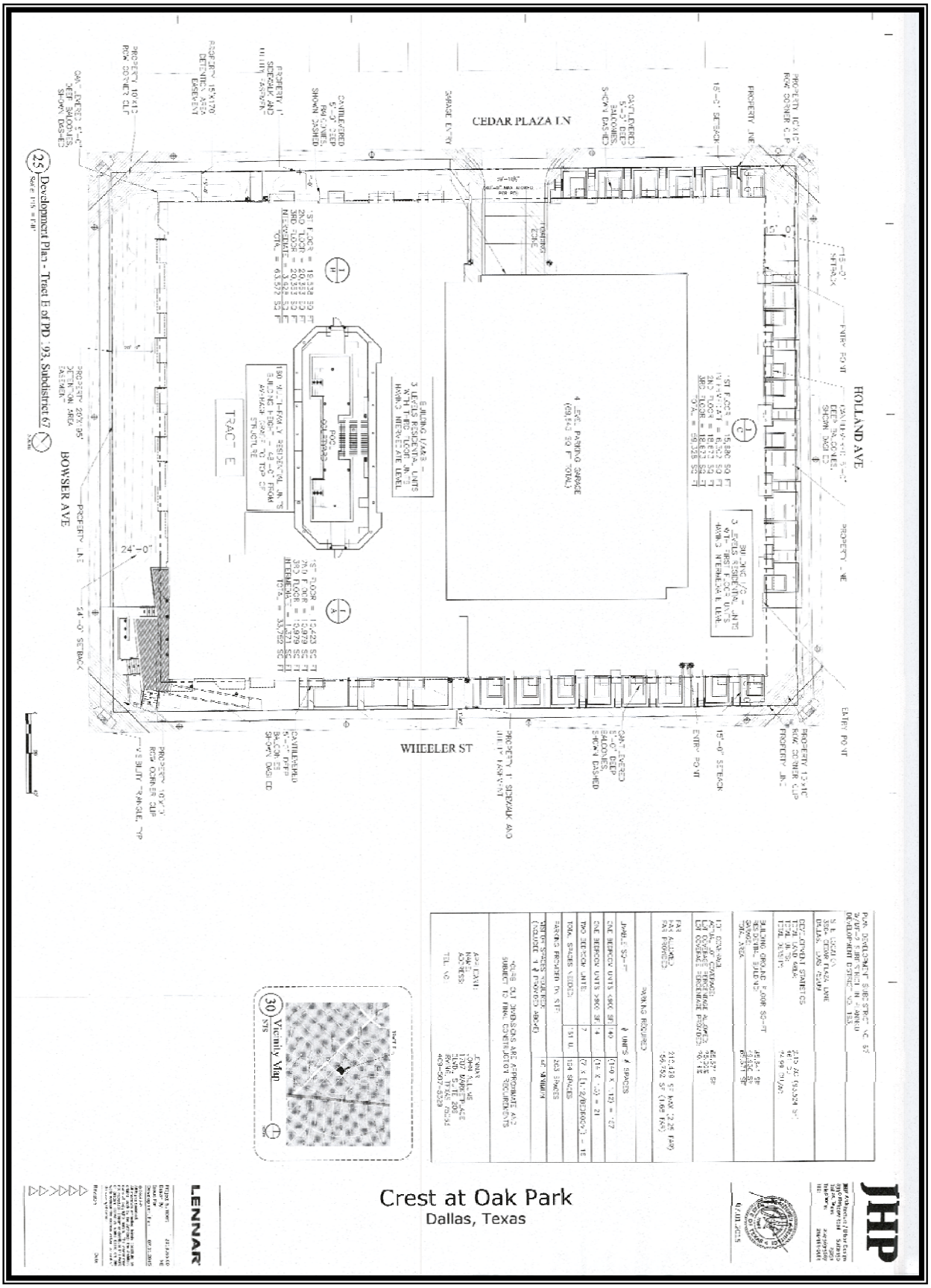
(a) Except as otherwise provided in this division, or in Part I of this article, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, on any building site in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city with respect to that building site.

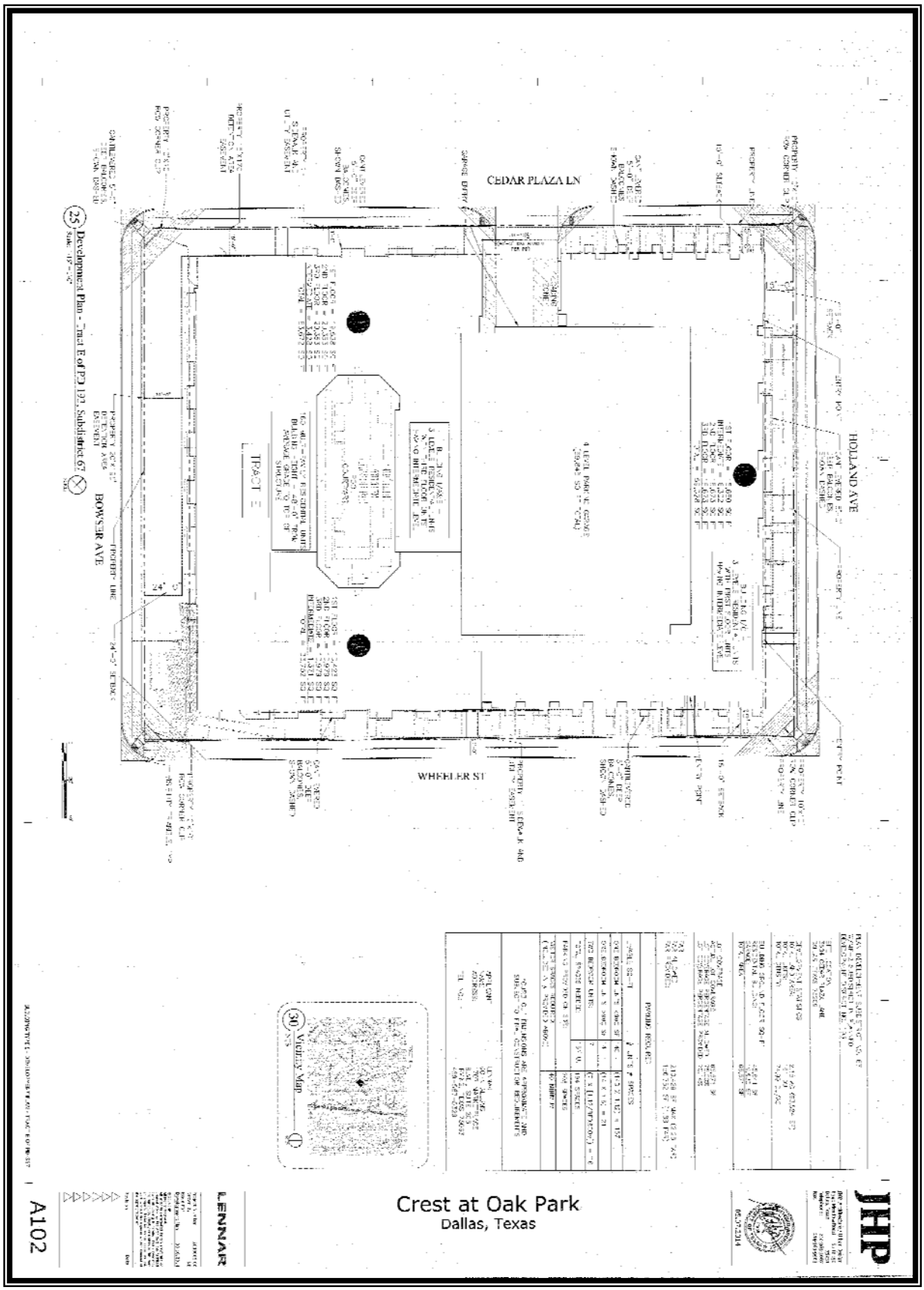
[~~SEC. S-67.116. ZONING MAP.~~]

[~~PD Subdistrict 67 is located on Zoning Map No. H-7.~~]

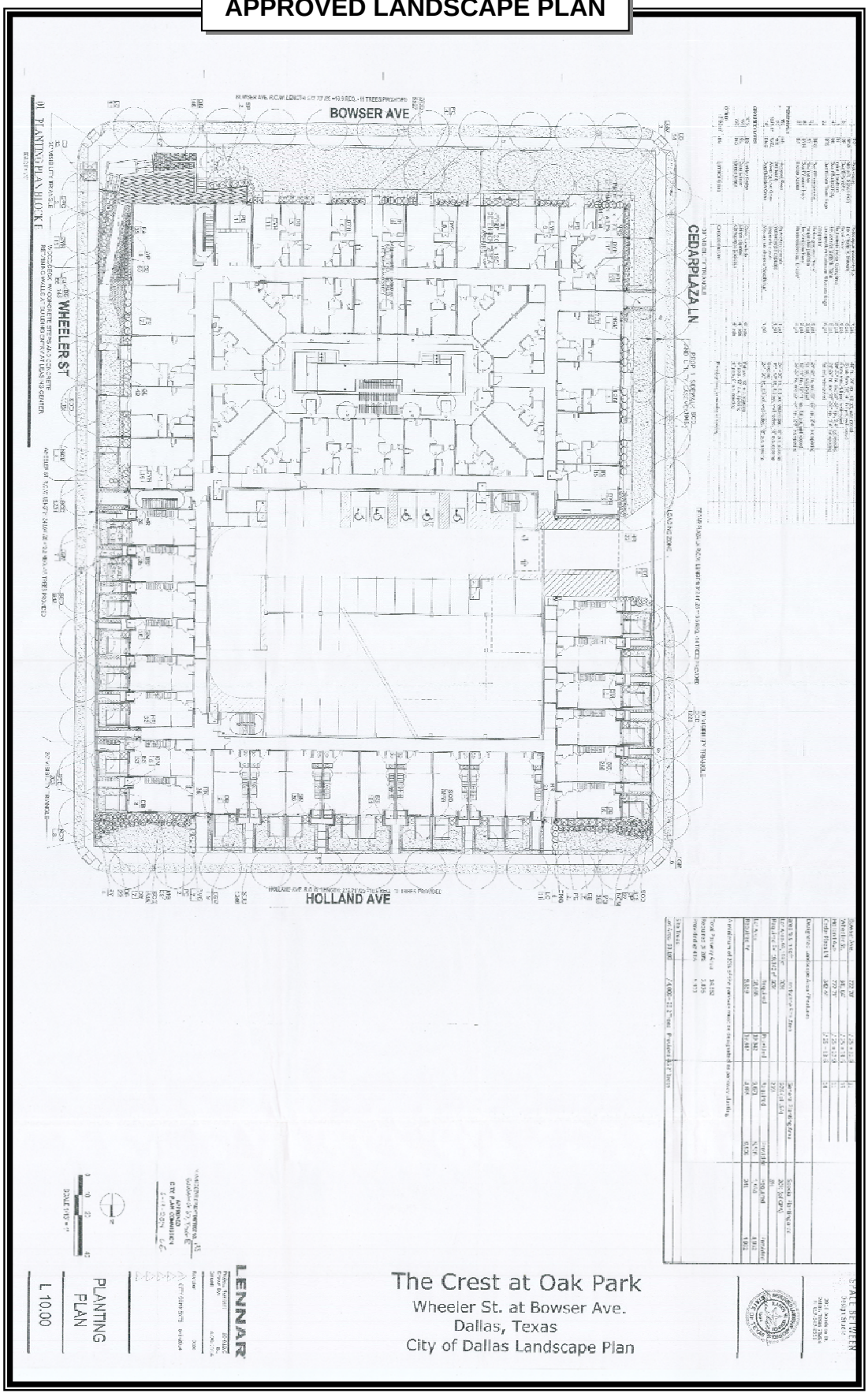
PROPOSED DEVELOPMENT PLAN

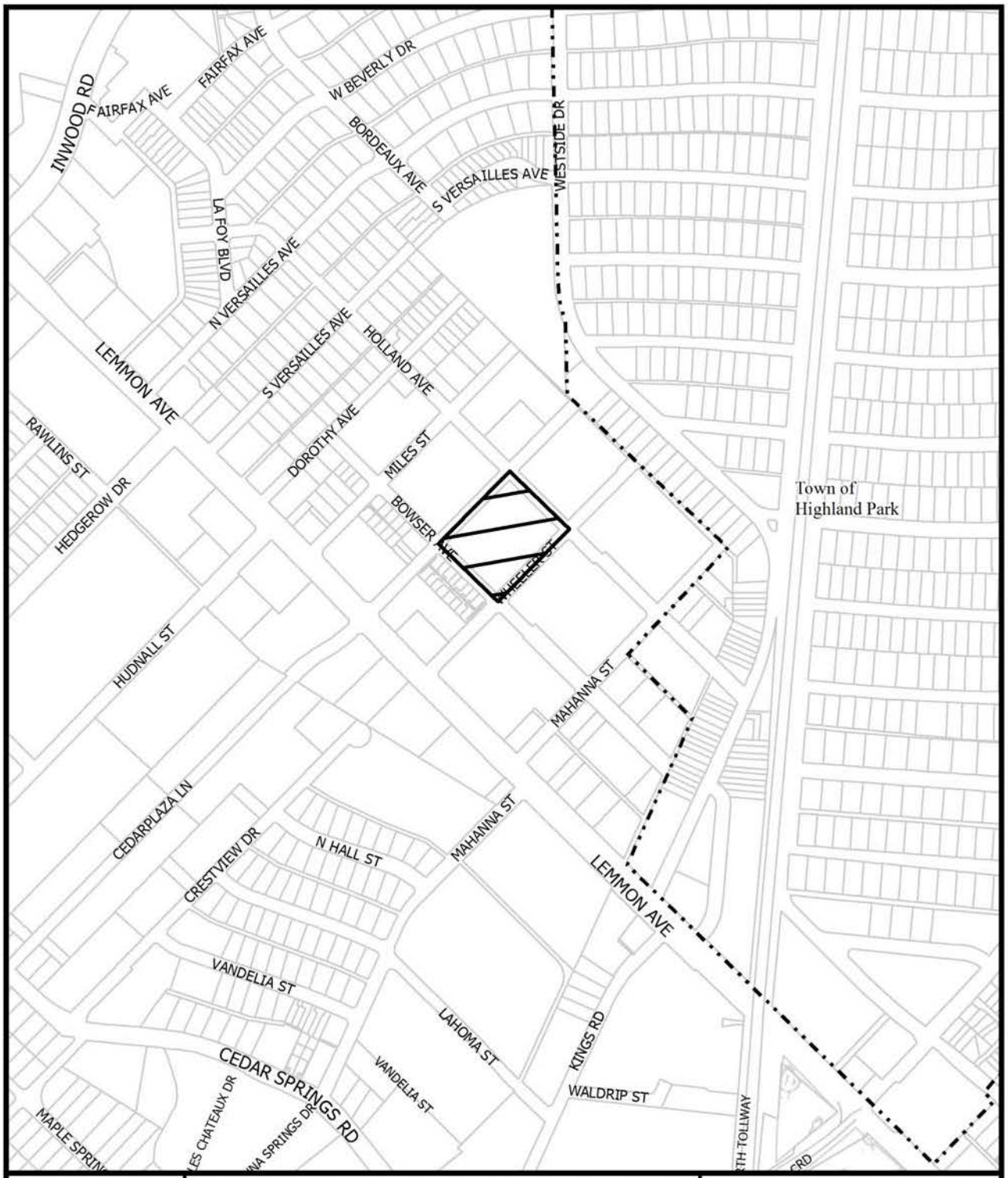


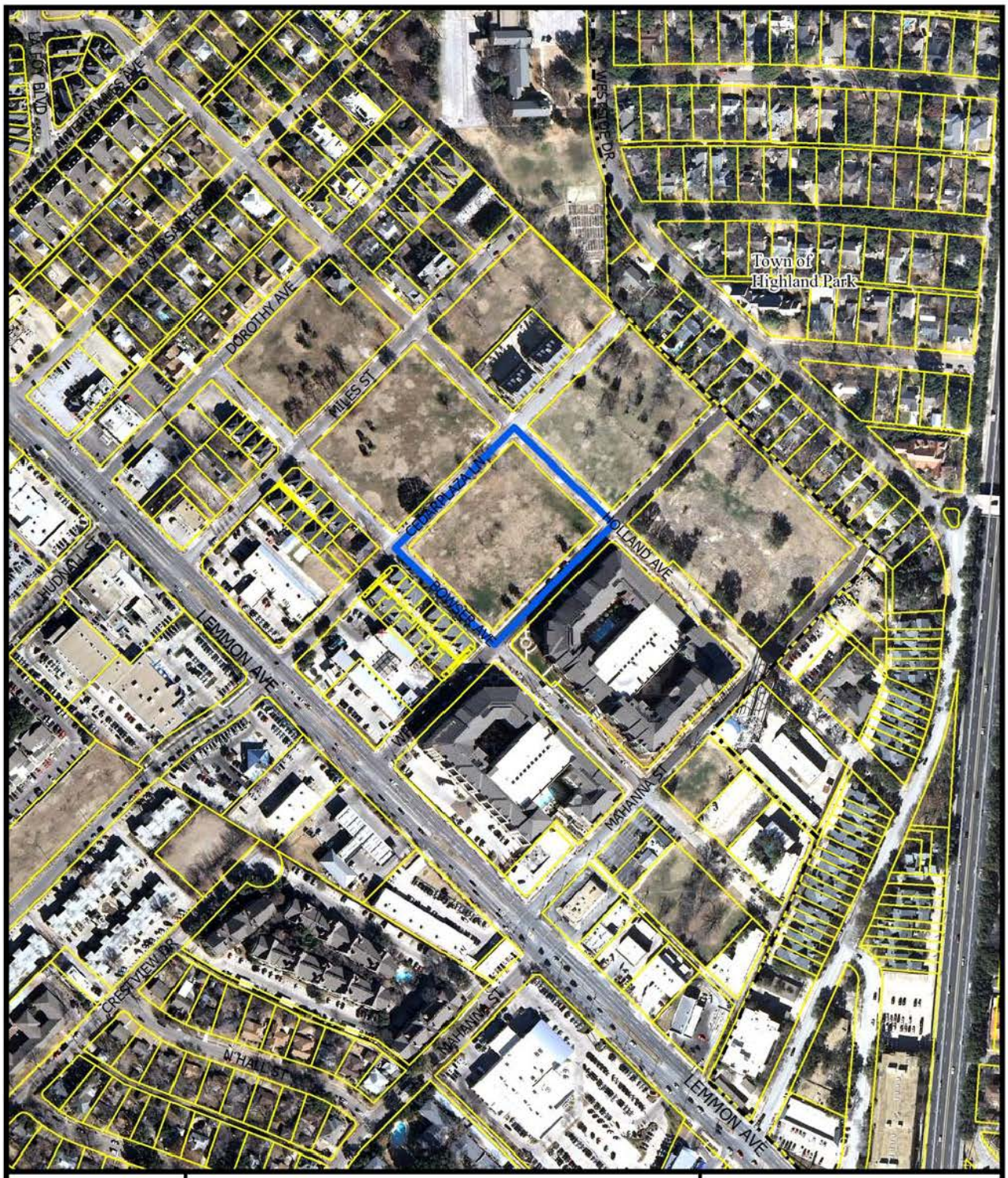
APPROVED DEVELOPMENT PLAN

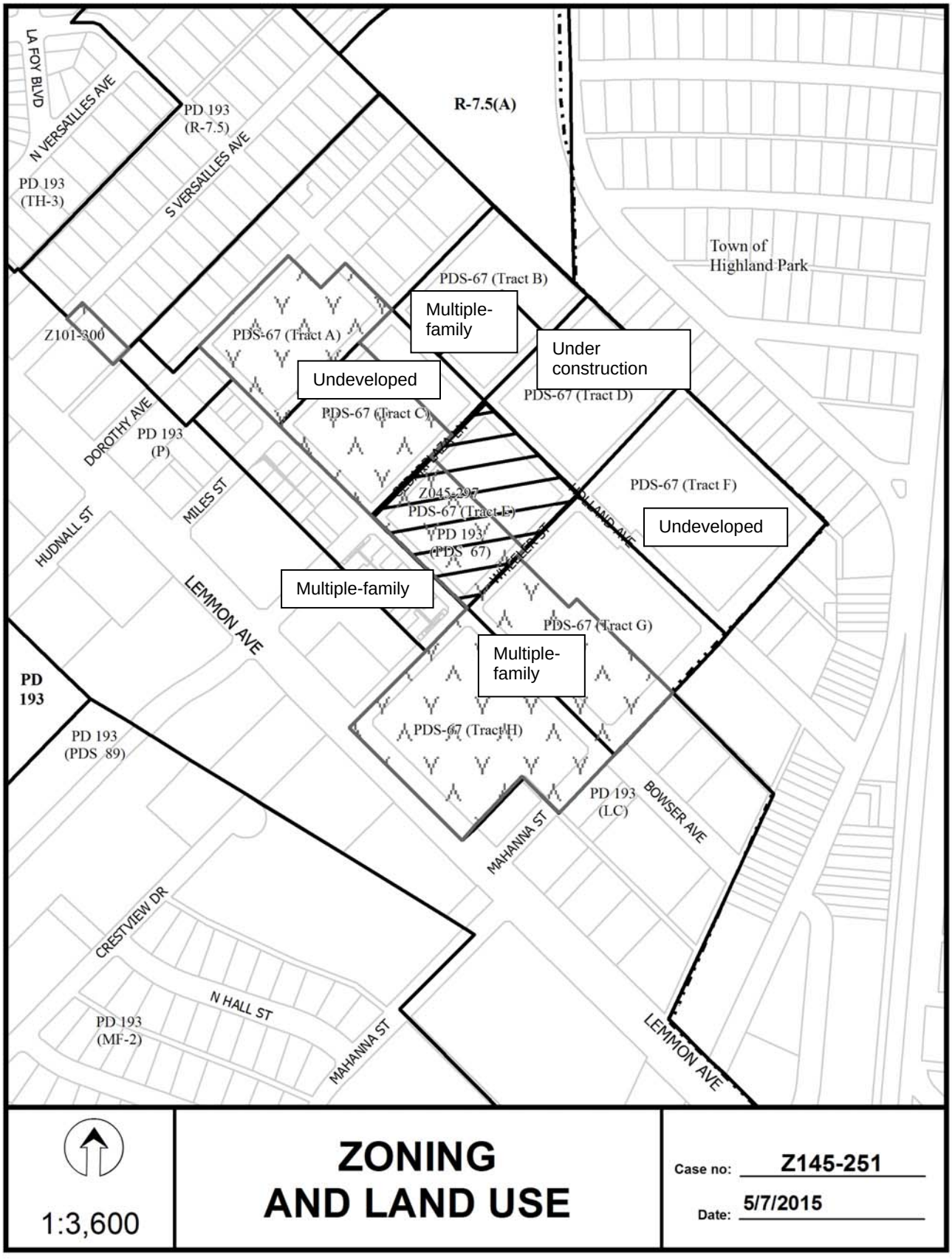


APPROVED LANDSCAPE PLAN

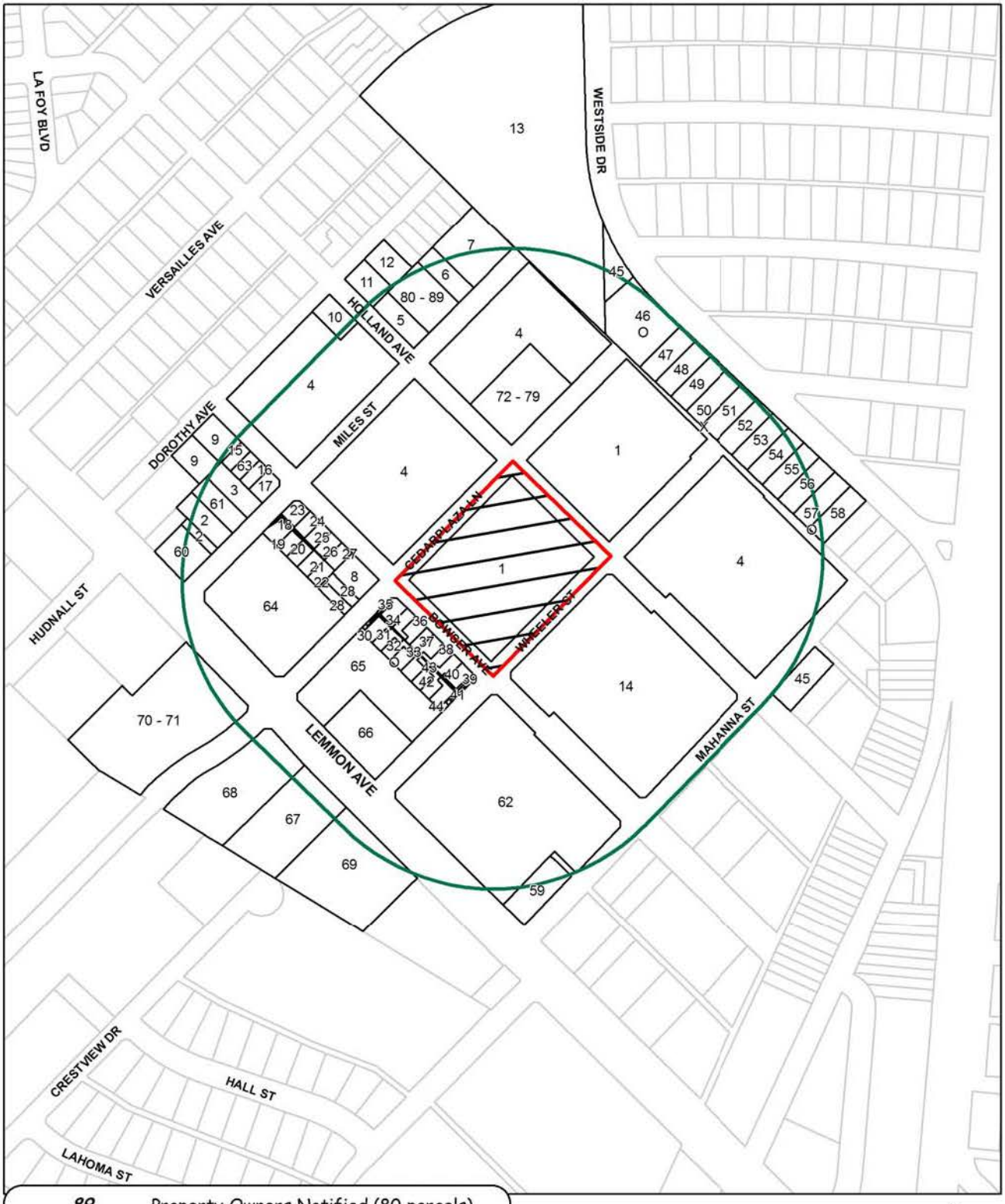



INWOOD RD
FAIRFAX AVE
FAIRFAX AVE
W BEVERLY DR
BORDEAUX AVE
S VERSAILLES AVE
WESTSIDE DR
LA FOY BLVD
N VERSAILLES AVE
S VERSAILLES AVE
HOLLAND AVE
LEMMON AVE
DOROTHY AVE
MILES ST
RAWLINS ST
HEDGEROW DR
BOWSER AVE
Town of
Highland Park
HUDNALL ST
MAHANNA ST
CEDARPLAZA LN
CRESTVIEW DR
N HALL ST
MAHANNA ST
LEMMON AVE
VANDELIA ST
LAHOMA ST
KINGS RD
CEDAR SPRINGS RD
VANDELIA ST
WALDRIP ST
1:6,000
VICINITY MAP
Case no: Z145-251
Date: 5/7/2015


Town of Highland Park
DOROTHY AVE
MILES ST
CEDAR PLAZA LN
BOWSER AVE
HOLLAND AVE
LEMMON AVE
MAHANNA ST
CRESTVIEW DR
W HALL ST
WESTSIDE DR
HUDNALL ST
1:3,600
AERIAL MAP
Case no: Z145-251
Date: 5/7/2015


LA FOY BLVD
N VERSAILLES AVE
PD 193 (R-7.5)
S VERSAILLES AVE
PD 193 (TH-3)
R-7.5(A)
Town of Highland Park
PDS-67 (Tract B)
Multiple-family
Under construction
Z101-300
PDS-67 (Tract A)
Undeveloped
PDS-67 (Tract D)
PDS-67 (Tract C)
DOROTHY AVE
PD 193 (P)
MILES ST
Z045-297
PDS-67 (Tract E)
PD 193 (PDS 67)
PDS-67 (Tract F)
Undeveloped
HUDNALL ST
WHEELER ST
ROLAND AVE
Multiple-family
LEMMON AVE
PDS-67 (Tract G)
Multiple-family
PD 193
PD 193 (PDS 89)
PDS-67 (Tract H)
PD 193 (LC)
BOWSER AVE
MAHANNA ST
CRESTVIEW DR
N HALL ST
PD 193 (MF-2)
MAHANNA ST
LEMMON AVE
1:3,600
ZONING AND LAND USE
Case no: Z145-251
Date: 5/7/2015

CPC RESPONSES



89	Property Owners Notified (80 parcels)
3	Replies in Favor (3 parcels)
1	Replies in Opposition (1 parcels)
500'	Area of Notification
7/23/2015	Date

Z145-251
CPC

N
W E
S

1:3,600

Notification List of Property Owners

Z145-251

89 Property Owners Notified 3 Property Owners in Favor 1 Property Owners Opposed

Reply	Label #	Address		Owner
	1	3604	CEDARPLAZA LN	LMC CITY OAK PARK HOLDINGS LLC
	2	3511	MILES ST	KHAN AHMED M &
	3	3523	MILES ST	ORTIZ FRANCISCO
	4	3607	MILES ST	LMC CITY OAK PARK HOLDINGS LLC
	5	3703	MILES ST	JG RESIDENTIAL PPTIES
	6	3715	MILES ST	MARIETTA MARICH
	7	3719	MILES ST	BEN ZEN PROPERTIES LLC
	8	3529	CEDARPLAZA LN	FOWLER BLAKE
	9	3522	DOROTHY AVE	5404 LEMMON AVE JOINT
	10	3626	DOROTHY AVE	LARA PEDRO
	11	3702	DOROTHY AVE	SIMMEL INA
	12	3708	DOROTHY AVE	ALVAREZ GLORIA
	13	4711	WESTSIDE DR	CENTRAL CHRISTIAN
	14	5100	BOWSER AVE	GS CITYVILLE LP
	15	5414	BOWSER ST	GALVIN DEAN
	16	5406	BOWSER ST	LEACH THOMAS MD
	17	5402	BOWSER ST	DAIL ERIK W
	18	3522	MILES ST	LIANG FEI
	19	3524	MILES ST	HOLOHAN MARY T
	20	3526	MILES ST	NOVAK JONATHAN W & NATALIE C
	21	3528	MILES ST	GORMAN TERESA M
	22	3530	MILES ST	FLETCHER JAY S
	23	3540	MILES ST	LESZCZYNSKI MAREK & EWA A
	24	3538	MILES ST	MILES CASA LLC
	25	3536	MILES ST	KING RHETT A
	26	3534	MILES ST	SLAVIN CLAUDIA C

07/22/2015

Reply	*Label #*	*Address*		*Owner*
	27	3532	MILES ST	PRATT KATELYN JO &
	28	3521	CEDARPLAZA LN	PRESCOTT INTERESTS LTD
	29	3540	CEDARPLAZA LN	MOJO DEVELOPMENT CORP
	30	3524	CEDARPLAZA LN	HILL ERIC C
	31	3528	CEDARPLAZA LN	RANE JEFFREY A
O	32	3532	CEDARPLAZA LN	MILLIKEN MICHAEL C
	33	3536	CEDARPLAZA LN	BRACKEN BENJAMIN R
	34	3544	CEDARPLAZA LN	LESZINSKI SLAWOMIR LIV TR
	35	3548	CEDARPLAZA LN	KEERBS MARK &
	36	3552	CEDARPLAZA LN	WILSON ADAM S
	37	3545	WHEELER ST	MCANALLY SARAH
	38	3549	WHEELER ST	HAUN STEVEN
	39	3553	WHEELER ST	TRAN SON M & DUNG T
	40	3557	WHEELER ST	CASADIEGO DULCE M
	41	3541	WHEELER ST	PUDENZ BRIAN
	42	3537	WHEELER ST	XIA JUNJIE
	43	3533	WHEELER ST	RAGAN CARISTA
	44	3529	WHEELER ST	RESSLER ERIC JOHN
	45	4387	WESTSIDE DR	HIGHLAND PARK TOWN OF
O	46	4679	WESTSIDE DR	RUBIN CANDACE
	47	4671	WESTSIDE DR	KERN DAVID C
	48	4667	WESTSIDE DR	FULGHAM DANIEL
	49	4663	WESTSIDE DR	UMHOLTZ TIM K
X	50	4659	WESTSIDE DR	CARTER HARRY W
	51	4655	WESTSIDE DR	PARKER MARTHA JANE
	52	4651	WESTSIDE DR	NEWMAN LISA ANN
	53	4647	WESTSIDE DR	ROCHA NELLY M
	54	4643	WESTSIDE DR	FREEFIELD BRENT STEWART
	55	4639	WESTSIDE DR	SMITH DANIEL P
	56	4635	WESTSIDE DR	JEROME TIMOTHY K
O	57	4631	WESTSIDE DR	WELLBORN TODD

07/22/2015

Reply	*Label #*	*Address*		*Owner*
	58	4627	WESTSIDE DR	WESTSIDE HP LTD
	59	5100	LEMMON AVE	CUNNINGHAM DIANA PINSON
	60	5326	LEMMON AVE	KHAN AHMED M &
	61	3519	MILES ST	3317 LTD
	62	5150	BOWSER AVE	GS CITYVILLE LP
	63	5410	BOWSER AVE	GRESHAM RONALD D JR
	64	5300	LEMMON AVE	PPA RLTY LTD
	65	5220	LEMMON AVE	PLAZA REAL ESTATE INVST
	66	5200	LEMMON AVE	PRESCOTT INTEREST HAGGAR AT WELL LTD &
	67	5211	LEMMON AVE	OREILLY AUTOMOTIVE INC
	68	5219	LEMMON AVE	TWO BIRDS PROPERTY
	69	5151	LEMMON AVE	RT LEMMON LP
	70	5311	LEMMON AVE	EAGLE ROBERT M
	71	5311	LEMMON AVE	EAGLE JOHN R TRUST
	72	3701	CEDARPLAZA LN	CASH WANDA L
	73	3701	CEDARPLAZA LN	MODABBERI ESMAEL L
	74	3701	CEDARPLAZA LN	BURLEY C F
	75	3701	CEDARPLAZA LN	LESZINSKI SLAWOMIR LIVING TR
	76	3701	CEDARPLAZA LN	SEAGO MELISSA B
	77	3701	CEDARPLAZA LN	CADENA CONSUELO D
	78	3701	CEDARPLAZA LN	WEISFELD RONALD A &
	79	3701	CEDARPLAZA LN	BAKER SHARON K
	80	3707	MILES ST	PEZZULLO JOSEPH A & L A PEZZULLO
	81	3707	MILES ST	PEREZ PATRICIA
	82	3707	MILES ST	MCGILL CECILIA & JERRY
	83	3707	MILES ST	NGUYEN LAM
	84	3707	MILES ST	NARVAEZ STEVEN J
	85	3707	MILES ST	RUSSELL ROBERT
	86	3707	MILES ST	AUSTIN JAMES & EILEEN
	87	3707	MILES ST	RICHARDSON MARIE LYNNE REVOCABLE TRUST
	88	3707	MILES ST	WEAVER MICHELLE

07/22/2015

Reply	*Label #*	*Address*	*Owner*
	89	3707 MILES ST	WILLIAMSON MARC A

AGENDA ITEM # 84

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 35 W

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development Subdistrict No. 81 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Cedar Springs Road and Douglas Avenue
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan, revised landscape plan and conditions
Z145-262(WE)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 26, 2015**

ACM: Ryan S. Evans

FILE NUMBER: Z145-262(WE) **DATE FILED:** May 11, 2015

LOCATION: North corner of Cedar Springs Road and Douglas Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 35-W

SIZE OF REQUEST: Approx. 3.88 acres **CENSUS TRACT:** 6.03

APPLICANT / OWNER: Ilume DP Apartments, LP

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

REQUEST: An application for an amendment to Planned Development Subdistrict No. 81 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to amend provisions in landscape conditions that affect the replacement of a tree, parkway trees, shrubs and the interior courtyard. In addition, a revised conceptual plan and landscape plan are provided to reflect the various changes. The 240-unit multiple-family development is currently developed and has been constructed since this PD was approved. The applicant is requesting to include additional language in the PDS conditions that state the following: If the existing tree dies of natural causes, it must be replaced with one minimum three-inch caliper large tree.

CPC RECOMMENDATION: **Approval**, subject to a revised conceptual plan, revised landscape plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan, revised landscape plan and conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The amendment to allow the flexibility to replace damaged trees that have died should not negatively impact the surrounding properties.

2. *Traffic impact* – The proposed changes have no impact on the street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site in located in an Urban Neighborhood Building Block and is in compliance with the Comprehensive Plan and in general compliance with the Oak Lawn Area Plan.

BACKGROUND INFORMATION:

- On September 24, 2007, the City Council approved Planned Development Subdistrict 81, within Planned Development District 193, the Oak Lawn Special Purpose District.

- On July 24, 2008, the City Plan Commission approved a minor amendment to the development plan and landscape plan for PDS No. 81. The amendment to the development plan provided for a revision to the building face in the northeast portion of the site, and the amendment to the landscape plan provided for the relocation of street trees along Cedar Springs Road frontage and planting along Douglas Avenue frontage.

- The surrounding land uses consist of multiple-family developments, retail and office uses.

Zoning History: There have not been recent zoning cases in the area over the past 5 years.

Land Use:

	Zoning	Land Use
Site	PDS No. 81	Multiple-family
Northeast	MF-2 w/in PDS 193, PDD 300	Single Family, Multifamily
Southeast	MF-2,R-7.5 w/in PDs 193	Single Family, Multiple-family
Northwest	O-2, MF-2	Multiple-family, Office
Southwest	O-2	Office

COMPREHENSIVE PLAN: The Comprehensive Plan does not make a specific land use recommendation related to the request; however, the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The Plan identifies the request site being within an Urban Neighborhood Building Block.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

LAND USE:

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

HOUSING:

GOAL 3.1 ENSURE A SUSTAINABLE AND EFFICIENT LONG-RANGE HOUSING SUPPLY.

Policy 3.1.2 Encourage alternatives to single-family housing developments for homeownership.

URBAN DESIGN

GOAL 5.1 Promote a sense of place, safety, and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

The proposed development is in compliance with the ***forwardDallas! Comprehensive Plan.***

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

PDS No. 81 is developed with a 240-unit multiple-family development. The development complies with the following objectives: 1, 2, 3, 4 and 7. PDS No. 81 allows for MF-2 Multiple-family Subdistrict uses as a main use and is consistent with the adjacent MF-2 Subdistrict uses. However, the development will not meet a section of the requirements specified in objectives 5 and 6 that promotes a pedestrian environment with continuous street frontage activities in retail areas or provide bonuses to encourage residential development in commercial areas.

The PDS conditions permit a small increase in density and structure height over the permitted 36 feet structure height. The maximum structure height is 48 feet with 12 feet of architectural elements, mechanical equipment and elevator penthouses. In addition, the conditions permit a five-foot encroachment into the required setbacks.

The amendment to PDS No. 81 is to amend a provision in the landscape conditions that affects the replacement of large trees, damaged trees or trees that have died on site. In addition, a new conceptual plan and landscape plan have been submitted to reflect the changes in landscaping species and the replacement of a dead tree along Douglas Avenue with a stature.

Land Use Compatibility: The 3.88 acre site is currently developed with a 240-unit multiple-family development. The surrounding land uses consist of retail uses 50,000 square feet or less, multiple-family and single family dwellings and office uses. The applicant's request for an amendment to PDS No. 81 is to amend a provision in the landscape conditions and replace the conceptual plan and landscape plan. The changes are a result of the following changes to the plant materials and a dead tree along Douglas Avenue.

1. Replace a 3-inch tree that had died along the frontage on Douglas Avenue.

2. The locations of some trees have shifted from the approved landscape plan. The required caliper inches have been planted on site.

3. Landscaping for the interior courtyards has been altered because the intended functions have changed since the approval of the Ordinance. One courtyard contains the pool amenity and the other courtyard serves as an open space area for the tenants and their dogs.

4. Substitute the shrubs adjacent to the building and the parkway with natural grass and xeriscaping due to site conditions, water conservation efforts and pet ownership. An additional dog walking area has been created on-site to the address the resident's needs.

5. Parkway trees on Wycliff Avenue frontage were not located between the curb and sidewalk as a result of the above grade and below grade utilities. The plant materials were planted as close as possible to the intended location that was designated on the approved landscape plan.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDS No. 81 - existing Multiple-family	15'	20'/20'	240 units	48 ft. 4-stories	70%		Multiple-family

Landscaping: Except as provided in PDS No. 81, landscaping and screening must be provided in accordance with Part I of PDD No. 193.

The landscape conditions in PDS No. 81 did not provide any flexibility for a tree that was damaged or removed to be replaced with another tree of similar caliber inches. The proposed language will allow for the flexibility if a large tree is damaged or removed. The following language will be added to the landscape provision of Sec. S-81.112(b)(5).

- In addition to the requirements of Part I of this ordinance, at least one existing tree must be retained in the hatched area shown on the conceptual plan. Structures are prohibited in the hatched area. If the existing tree dies it must be replaced with three minimum 8-inch caliper live oak trees within the hatched area." and 2) Require the other original hatched area shown on the conceptual plan to have a tree of at least 6-inch

caliper in the general location of the removed/dead tree of a species agreed upon by the city arborist.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Douglas Avenue	Local	48 ft.	48 ft.
Cedar Springs Avenue	Collector	80 ft.	80 ft.
Wycliff Avenue	Minor Arterial	57 ft.	57 ft.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

Parking: The multiple-family development was approved for the following off-street parking requirements:

(b) For a multiple-family use, a minimum of two spaces for each dwelling unit is required. A minimum of .25 unassigned spaces available for use by visitors and residents is required for each dwelling unit.

CPC Action – July 23, 2015

Motion: It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 81, subject to a revised conceptual plan, revised landscape plan and revised conditions to include the following revisions: 1) Revise Sec. S-81.112. LANDSCAPING, (b)(5) to read as follows: "In addition to the requirements of Part I of this ordinance, at least one existing tree must be retained in the hatched area shown on the conceptual plan. Structures are prohibited in the hatched area. If the existing tree dies it must be replaced with three minimum 8-inch caliper live oak trees within the hatched area." and 2) Require the other original hatched area shown on the conceptual plan to have a tree of at least 6-inch caliper in the general location of the removed/dead tree of a species agreed upon by the city arborist, prior to the issuance of a permanent certificate of occupancy within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Cedar Springs Road and Douglas Avenue.

Maker: Ridley
Second: Abtahi
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 293
Replies: For: 5 Against: 3

Speakers: For: Jennifer Hiromoto, 3904 Elm St., Dallas, TX, 75206
Against: Paul Muraida, 4406 Vandelia St., Dallas, TX, 75219
Staff: Phil Erwin, Chief Arborist, City of Dallas,

LIST OF OFFICERS

- Lucien B. Crosland Sole Manager

CPC PDS NO. 81 PROPOSED AMENDMENTS

Division S-81. PD Subdistrict 81.

SEC. S-81.101. LEGISLATIVE HISTORY.

PD Subdistrict 81 was established by Ordinance No. 26929, passed by the Dallas City Council on September 26, 2007.

SEC. S-81.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 81 is established on property located on the north line of Cedar Springs Road between Douglas Avenue and Wycliff Avenue. The size of PD Subdistrict 81 is 3.88 acres.

SEC. S-81.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a residential zoning district.

SEC. S-81.104. EXHIBITS.

The following exhibit is incorporated into this division: Exhibit S-81A: Conceptual plan.

SEC. S-81.105. CONCEPTUAL PLAN.

(a) For a multiple-family use, development and use of the Property must comply with the conceptual plan (Exhibit S-81A). If there is a conflict between the text of this division and the conceptual plan, the text of this division controls.

(b) For all other uses, no conceptual plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. S-81.106. DEVELOPMENT PLAN.

(a) For a multiple-family use, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict.
(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. S-81.107. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple-family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-family Subdistrict is subject to DIR in this subdistrict, etc.

SEC. S-81.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108. (Ord. 26929)

SEC. S-81.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple-family Subdistrict apply.

(b) Multiple-family uses.

(1) Front yard. Minimum front yard is 15 feet as shown on the conceptual plan.

(2) Side and rear yard.

(A) Except as provided in this paragraph, minimum side and rear yard is 20 feet as shown on the conceptual plan.

(B) For a side yard, Section 51P-193.119(b)(6) applies.

(C) For a rear yard, Section 51P-193.120(b)(2) applies.

(3) Density. Maximum number of dwelling units is 240.

(4) Height. Maximum structure height for multiple-family structures and parking structures used by a multiple-family use is 48 feet. Height of a parking structure shall be measured to the top level of the parking surface. Architectural elements, mechanical equipment, elevator penthouses and screening walls may project a maximum of 12 feet above the maximum structure height.

(5) Lot coverage. Maximum lot coverage for structures excluding parking structures is 60 percent. Maximum lot coverage for all structures is 70 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Stories.

(A) Maximum number of stories for multiple-family structures is four.

(B) Maximum number of stories for parking structures is five.

SEC. S-81.110. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) For a multiple-family use, a minimum of two spaces for each dwelling unit is required. A minimum of .25 unassigned spaces available for use by visitors and residents is required for each dwelling unit.

SEC. S-81.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-81.112. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) Multiple-family uses.

(1) A landscape plan must be submitted with the development plan and approved by the city plan commission before the issuance of a building permit to authorize work in this subdistrict.

(2) The number of street trees required is 120 percent of the number required by Part I of this article. Street trees may be located between the back of curb and the structure.

(3) Eight-foot-wide sidewalks must be provided along the Cedar Springs Road frontage and six-foot-wide sidewalks must be provided along the Wycliff Avenue and

Douglas Avenue frontages. These sidewalks must be located between a minimum of five feet from back of curb and the building line.

(4) At least two courtyards, each a minimum of 2,000 square feet must be provided in the general location shown on the conceptual plan. Section 51P-193.107(a)(3)(E)(iii) does not apply to these courtyards.

(5) In addition to the requirements of Part I of this ordinance, at least one existing tree must be retained in each of the hatched areas shown on the conceptual plan. Structures are prohibited in the hatched areas. If the existing tree dies it must be replaced with three minimum 8-inch caliper live oak trees within the hatched area." and 2) Require the other original hatched area shown on the conceptual plan to have a tree of at least 6-inch caliper in the general location of the removed/dead tree of a species agreed upon by the city arborist.

(c) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subdistrict for the exclusive purpose of authorizing compliance with the landscaping requirements of this article. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public right-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy shall be on an occurrence basis and the city shall be named as an additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla,

Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(d) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner, otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(e) Plant materials must be maintained in a healthy, growing condition.

SEC. S-81.113. BUILDING FACADES.

Building facades facing Wycliff Avenue, Cedar Springs Road, and Douglas Avenue must be 100 percent masonry (excluding such elements as windows, trim, architectural elements, etc.). Masonry is defined as stone, brick, concrete, stucco, hollow clay tile, decorative concrete block or tile, glass block or other similar building units or materials or combination of those materials laid up unit by unit and set in mortar. For the purposes of this definition, EFIS materials are not considered masonry. A maximum of 30 percent of each building facade may be stucco.

SEC. S-81.114. MANEUVERING OF VEHICLES.

The layout of the parking structures on the Property must facilitate on-site maneuvering for vehicles providing services and deliveries to the Property. The purpose of this provision is to prevent vehicles from maneuvering and backing into public streets.

SEC. S-81.115. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. S-81.116. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

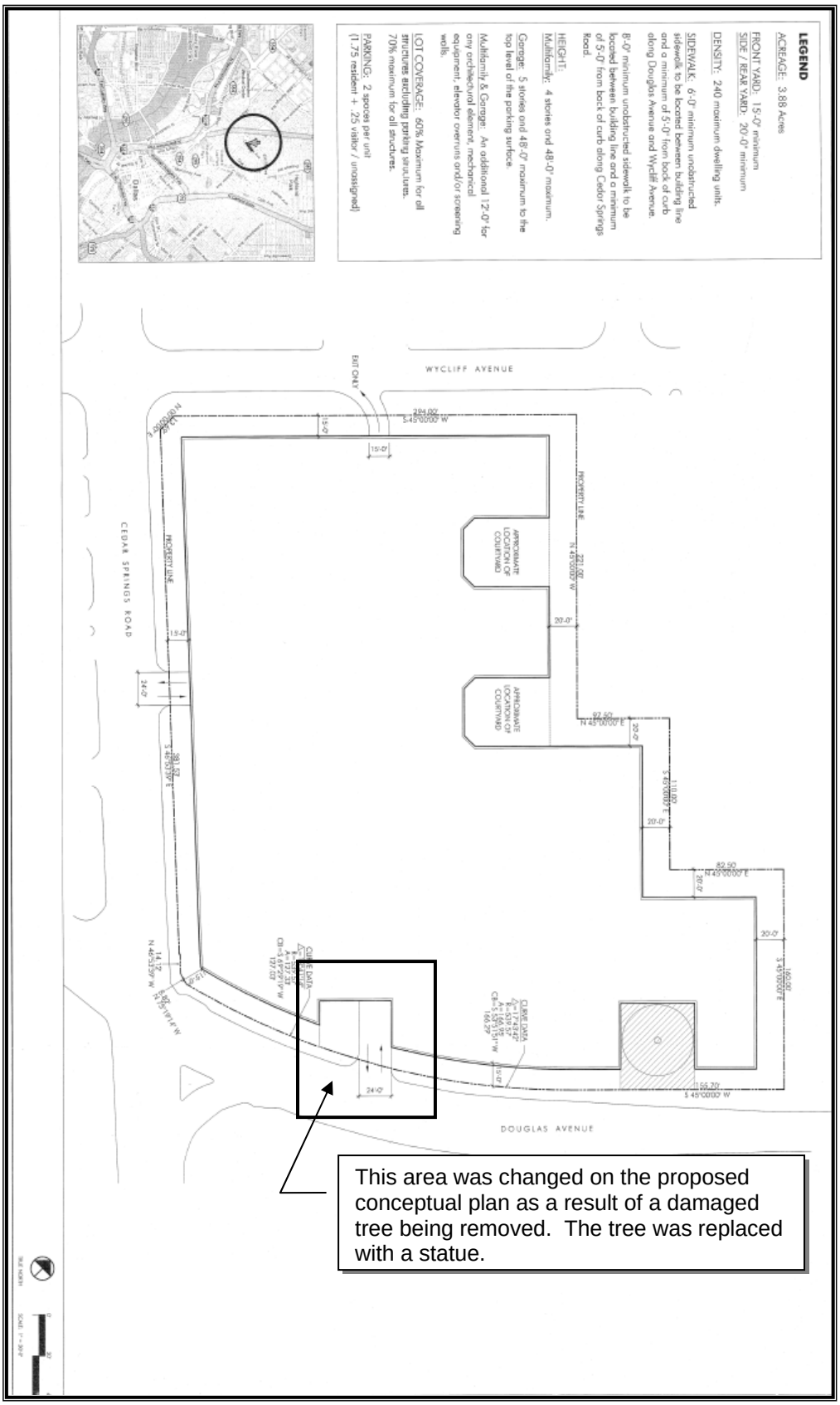
(c) Except as provided in this division, development and use of the Property must comply with Part I of this article.

[~~SEC. S-81.117. ZONING MAP.~~]

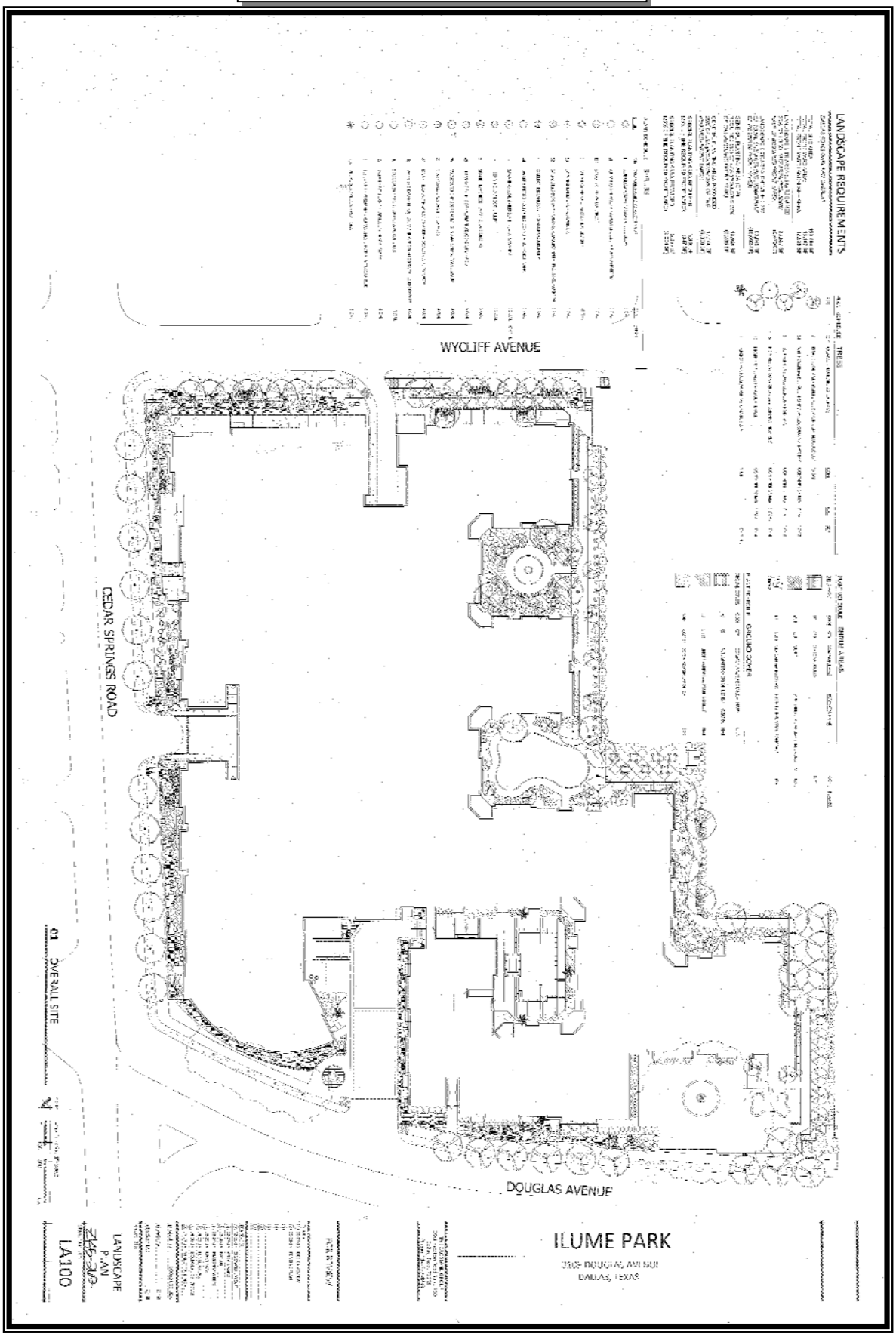
[~~PD Subdistrict S-81 is located on Zoning Map No. I-7.~~]

REVISED CONCEPTUAL PLAN

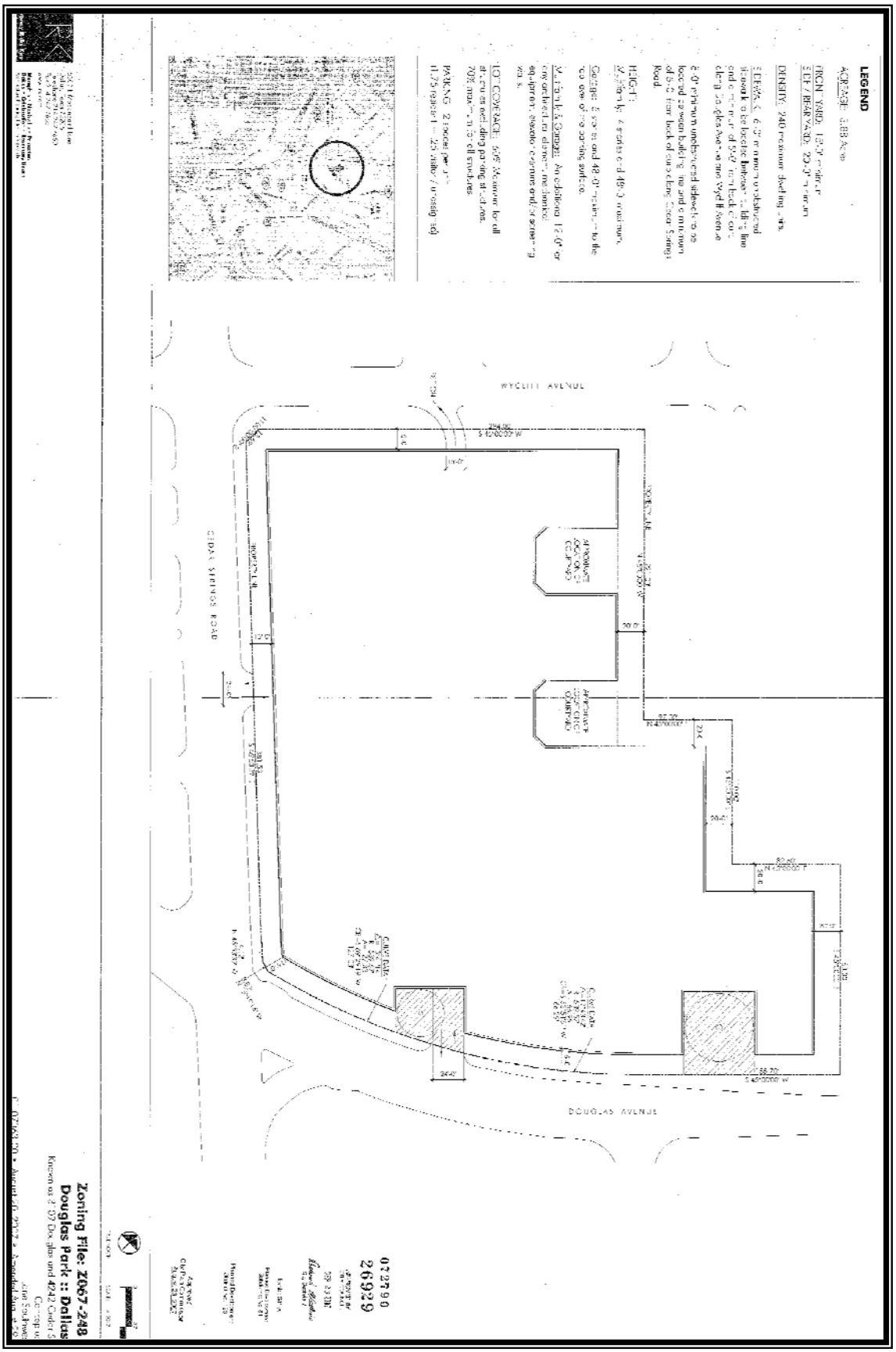
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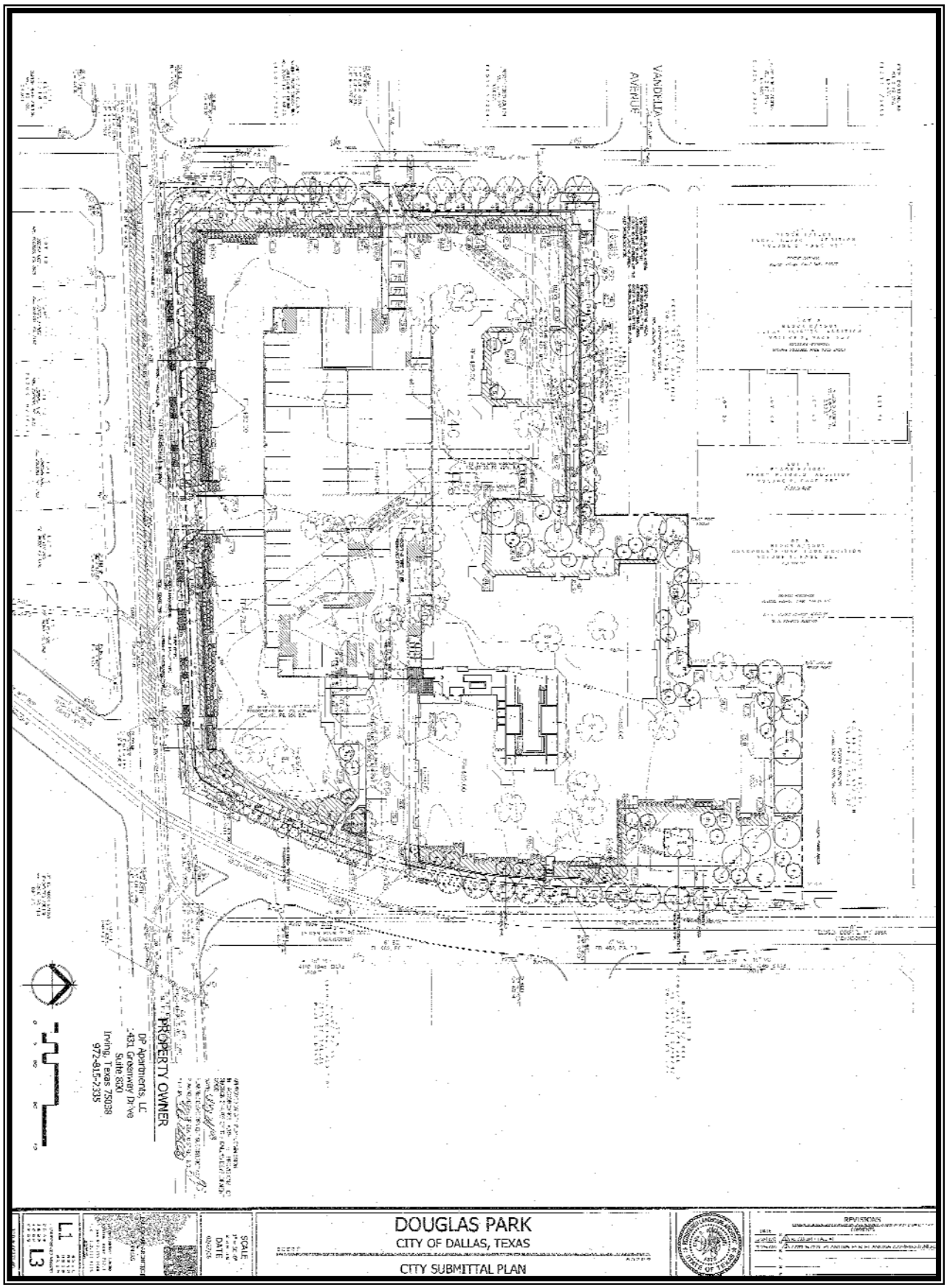
REVISED LANDSCAPE PLAN

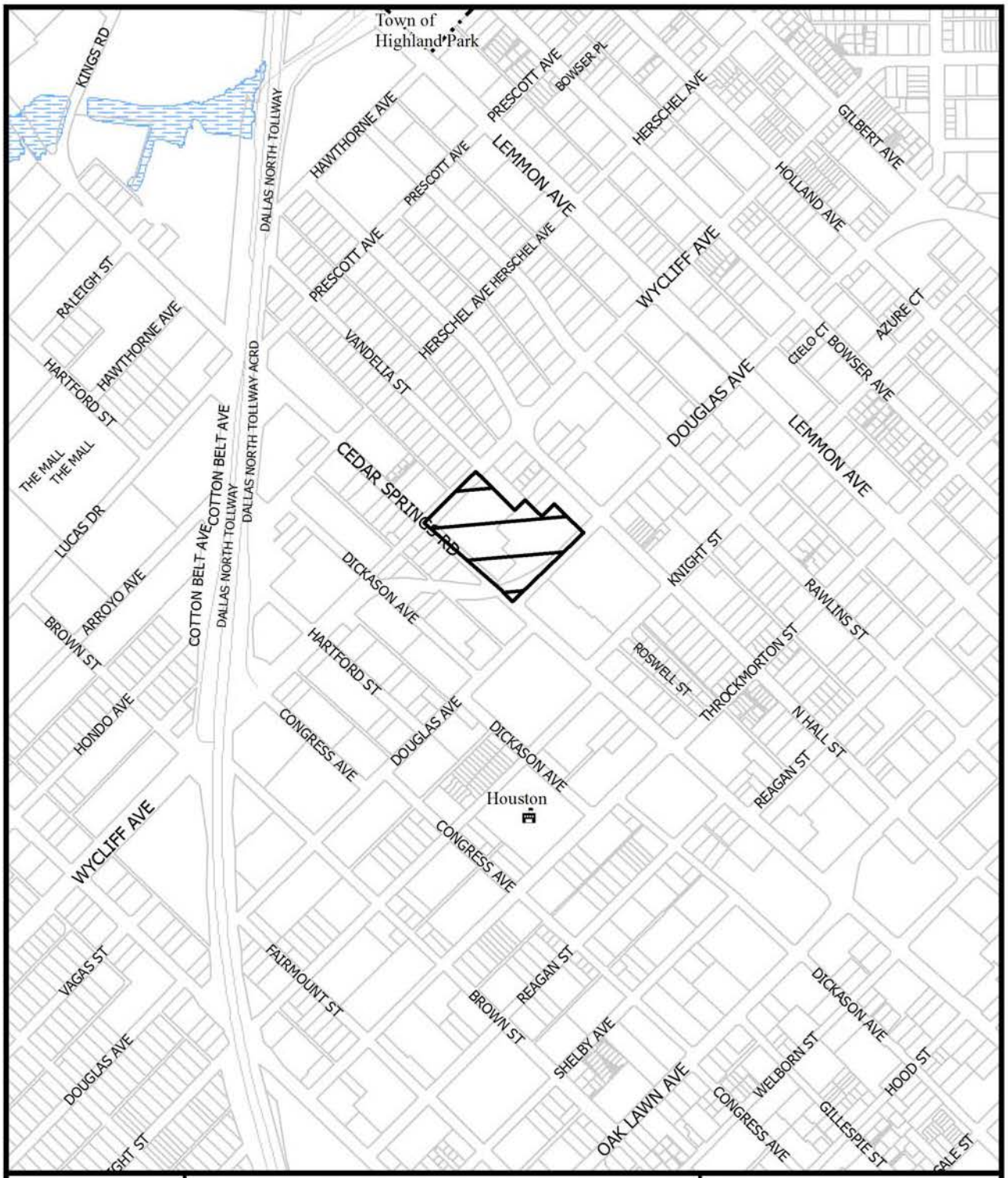


APPROVED CONCEPTUAL PLAN



APPROVED LANDSCAPE PLAN



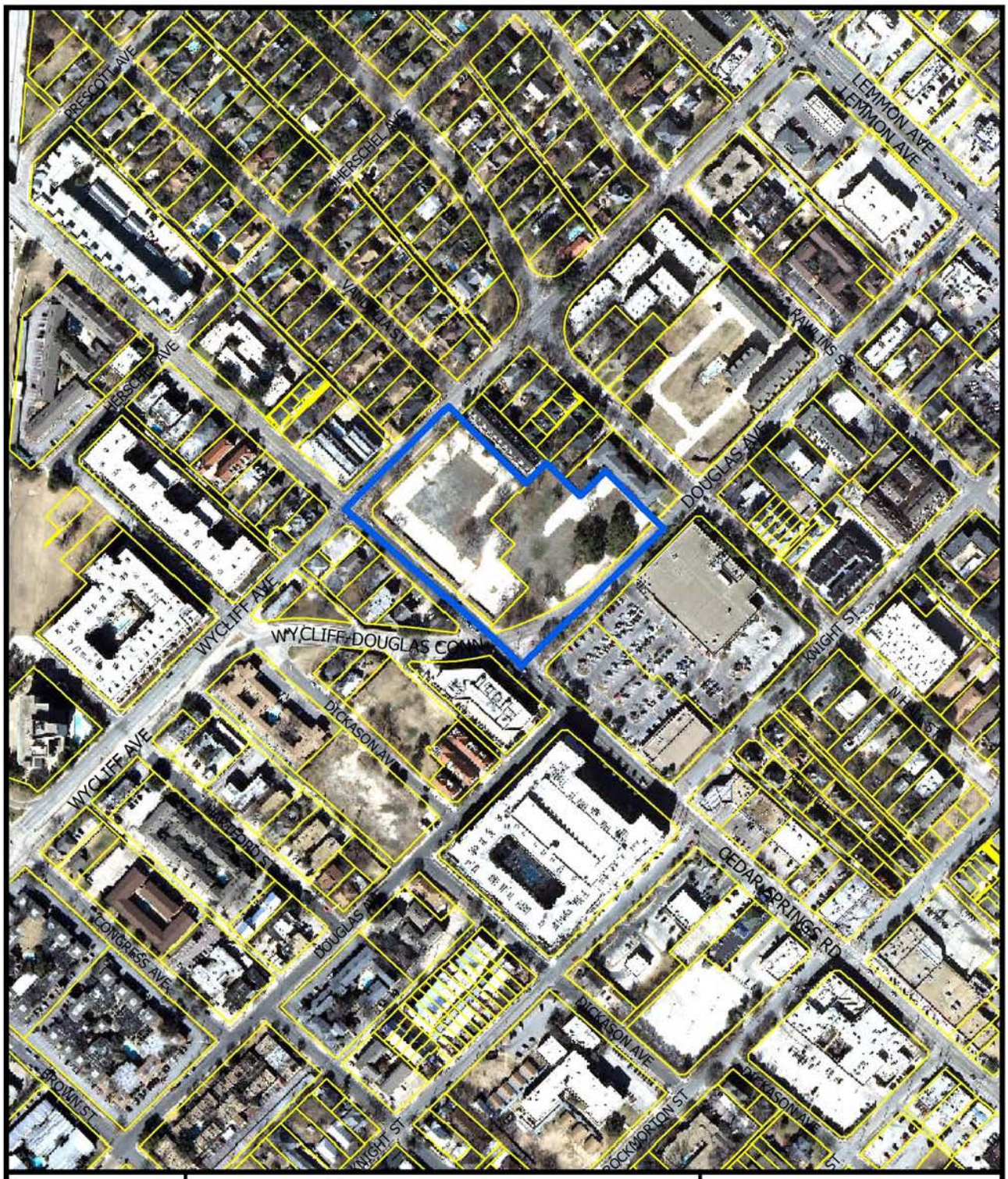


1:7,200

VICINITY MAP

Case no: Z145-262

Date: 6/11/2015

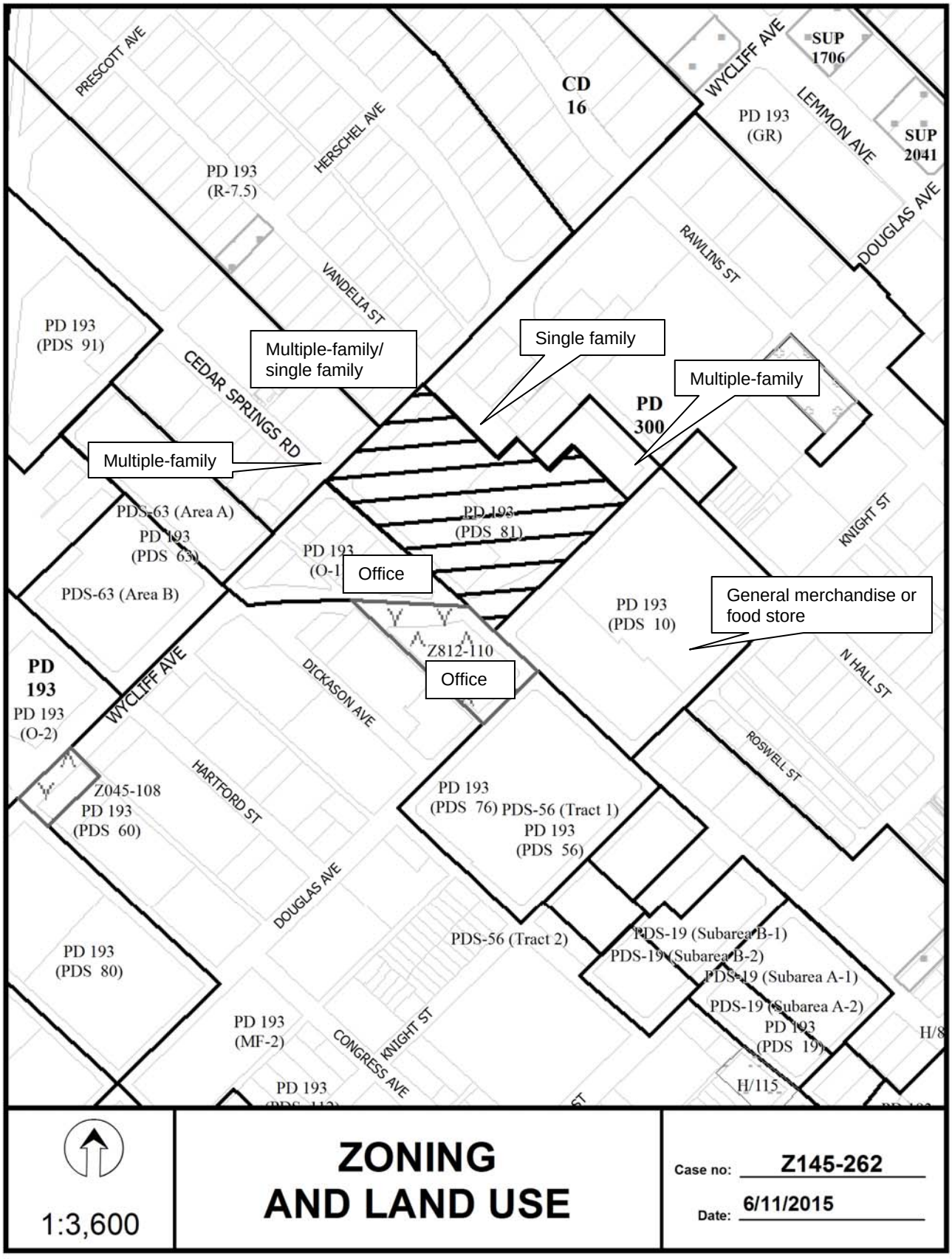


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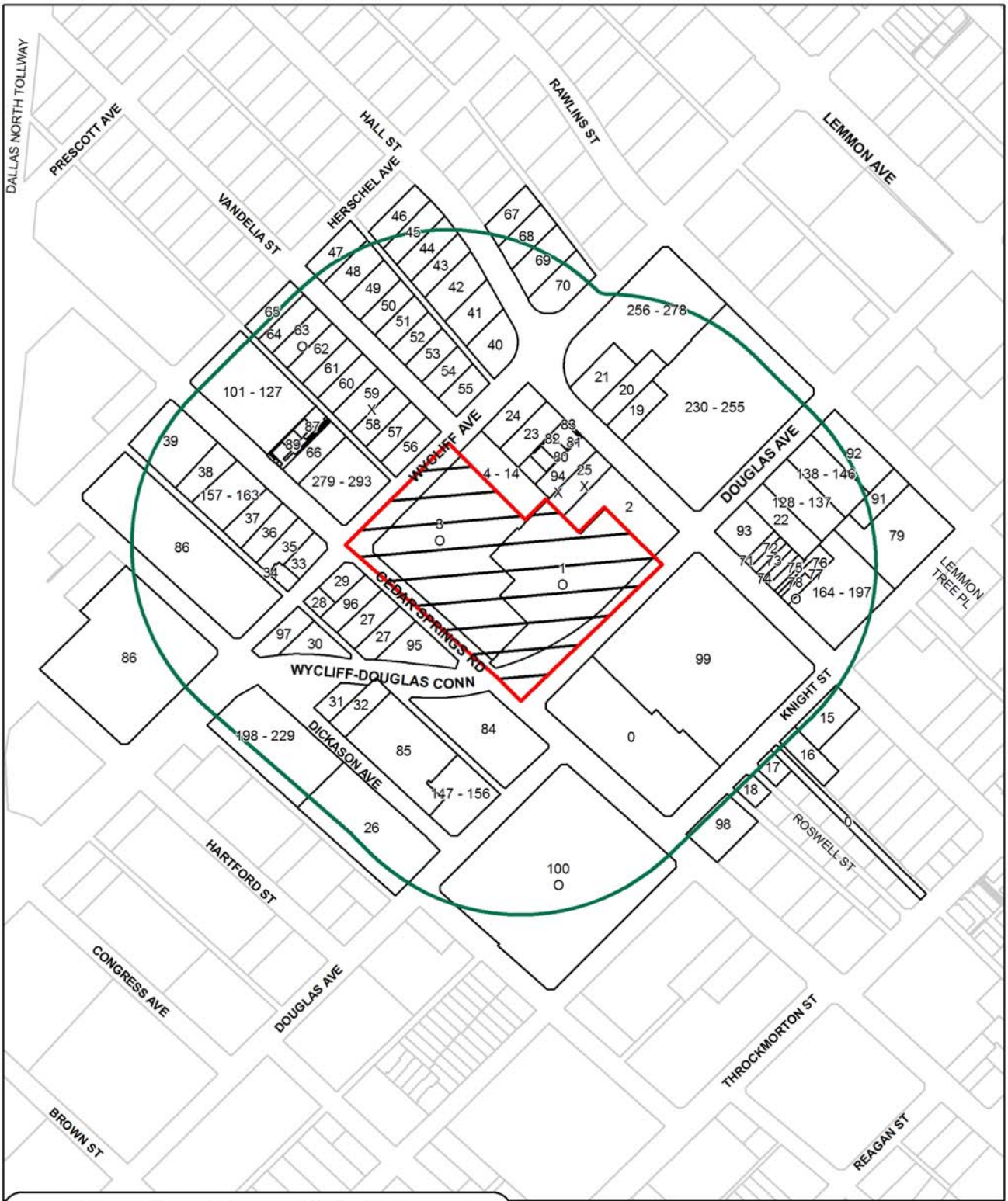
AERIAL MAP

Case no: Z145-262

Date: 6/11/2015


PRESCOTT AVE
HERSCHEL AVE
CD 16
WYCLIFF AVE
SUP 1706
LEMMON AVE
PD 193 (GR)
SUP 2041
DOUGLAS AVE
PD 193 (R-7.5)
RAWLINS ST
VANDELIA ST
PD 193 (PDS 91)
Multiple-family/ single family
Single family
Multiple-family
CEDAR SPRINGS RD
PD 300
Multiple-family
PDS-63 (Area A)
PD 193 (PDS 63)
PD 193 (PDS 81)
KNIGHT ST
PD 193 (O-1)
Office
PDS-63 (Area B)
General merchandise or food store
PD 193 (PDS 10)
Z812-110
Office
PD 193
PD 193 (O-2)
WYCLIFF AVE
DICKASON AVE
N HALL ST
ROSWELL ST
HARTFORD ST
Z045-108
PD 193 (PDS 60)
PD 193 (PDS 76)
PDS-56 (Tract 1)
PD 193 (PDS 56)
DOUGLAS AVE
PDS-56 (Tract 2)
PDS-19 (Subarea B-1)
PDS-19 (Subarea B-2)
PDS-19 (Subarea A-1)
PDS-19 (Subarea A-2)
PD 193 (PDS 80)
PD 193 (MF-2)
CONGRESS AVE
KNIGHT ST
PD 193 (PDS 19)
H/115
1:3,600
ZONING AND LAND USE
Case no: Z145-262
Date: 6/11/2015

CPC RESPONSES



293	Property Owners Notified (104 parcels)
5	Replies in Favor (5 parcels)
3	Replies in Opposition (3 parcels)
500'	Area of Notification
7/23/2015	Date

Z145-262
CPC

N W E S

1:3,600

Notification List of Property Owners

Z145-262

293 Property Owners Notified ***5 Property Owners in Favor*** ***3 Property Owners Opposed***

Reply	*Label #*		*Address*	*Owner*
O	1	3109	DOUGLAS AVE	ILUME DP APRTMENTS LP
	2	3215	DOUGLAS AVE	TREECO PARTNERS
O	3	4242	CEDAR SPRINGS RD	ILUME DP APARTMENTS LP
	4	3204	WYCLIFF AVE	MCCURRY DAVID R
	5	3204	WYCLIFF AVE	LEVY JARED
	6	3204	WYCLIFF AVE	KENNER JEFFREY L
	7	3204	WYCLIFF AVE	MUNNS WESLEY C & MELISSA A
	8	3204	WYCLIFF AVE	MCGREGOR JOSEPH B
	9	3204	WYCLIFF AVE	JAMESON MATTHEW C
	10	3204	WYCLIFF AVE	NEMETH WILLIAM J
	11	3204	WYCLIFF AVE	DESAI ASHISH H
	12	3204	WYCLIFF AVE	WOOD CAROL A
	13	3204	WYCLIFF AVE	GRIFFIN DIANA D
	14	3204	WYCLIFF AVE	WONG TSANG
	15	4039	HALL ST	TURNER PARKER STEWART
	16	3206	KNIGHT ST	JACKSIC MICHAEL J
	17	4036	ROSWELL CT	COFFEE NATHAN WATSON &
	18	4037	ROSWELL CT	RODRIGUEZ FRANCISCO
	19	4220	HALL ST	WYNNE MARIA
	20	4224	HALL ST	4224 HALL LLC
	21	4228	HALL ST	GROSS GERALD E
	22	3310	DOUGLAS AVE	OLS JOSEPH D
	23	4233	HALL ST	BAXAVANIS NICHOLAS &
	24	4239	HALL ST	M N BAXAVANIS
X	25	4219	HALL ST	PINE CLIFTON
	26	4311	DICKASON AVE	ORAM PROPERTIES LP

07/22/2015

Reply	*Label #*		*Address*	*Owner*
	27	4235	CEDAR SPRINGS RD	K SPEN PROPERTIES LLC
	28	3016	WYCLIFF AVE	TUTT STEVEN J
	29	4253	CEDAR SPRINGS RD	TUTT STEVEN
	30	4350	DICKASON AVE	ENGLAND ENTERPRISES INC
	31	4334	DICKASON AVE	RODRIGUEZ TARCISIO &
	32	4330	DICKASON AVE	GARCIA MARIA B
	33	4303	CEDAR SPRINGS RD	PATEL SHYAM
	34	3015	WYCLIFF AVE	SEITZ CHRISTOPHER
	35	4307	CEDAR SPRINGS RD	VANDERDYS EDUARDO
	36	4309	CEDAR SPRINGS RD	CHIN DAVID & SHWULING CHEN
	37	4313	CEDAR SPRINGS RD	HAJI ENTERPRISES LLC
	38	4325	CEDAR SPRINGS RD	TRAN KIM DUNG THI
	39	4335	CEDAR SPRINGS RD	TUBBS REALTY LLC
	40	4301	HALL ST	OTTO LLOYD
	41	4311	HALL ST	OTTO LLOYD T
	42	4319	HALL ST	MOORE STEVE
	43	4323	HALL ST	OTTO LLOYD T
	44	4327	HALL ST	AUSTIN JOHN C
	45	4331	HALL ST	STEIGER KEITH NORMAN
	46	4335	HALL ST	LORCY ANN ANNE MARIE
	47	4338	VANDELIA ST	LAUGHLAND MATT M
	48	4332	VANDELIA ST	FRENCH MARTHA WALLACE
	49	4328	VANDELIA ST	MATTHEWS JOHN T
	50	4324	VANDELIA ST	MEQUET DAVID
	51	4318	VANDELIA ST	CLINK DAVID R
	52	4314	VANDELIA ST	BULIN MICHAEL MOORE
	53	4312	VANDELIA ST	THOMPSON GREGORY JORDAN &
	54	4308	VANDELIA ST	EVANS JOHN R
	55	4300	VANDELIA ST	HENDERSHOT AMY A & MARCUS E
	56	4301	VANDELIA ST	HORSEPOWER CAPITAL LLC
	57	4307	VANDELIA ST	EQUITY TRUST CO CUSTODIAN FBO SHERIF ISMAIL IRA &

07/22/2015

Reply	*Label #*		*Address*	*Owner*
	58	4311	VANDELIA ST	JARVIS ROBERT D
X	59	4315	VANDELIA ST	CASEY MICHAEL S &
	60	4319	VANDELIA ST	NGUYEN QUYEN L
	61	4323	VANDELIA ST	BODE ROBERT F III
	62	4327	VANDELIA ST	VANDAGRIFF LOREN L
O	63	4331	VANDELIA ST	BURTON PATRICK L
	64	4335	VANDELIA ST	BARRA MICHAEL C
	65	4339	VANDELIA ST	MARKLEY GORDON M
	66	4312	CEDAR SPRINGS RD	ARMSTRONG MELODEE D
	67	4318	HALL ST	HITT LEE & CAROLL LIVING TRUST
	68	4312	HALL ST	SCHECTHER DAVID M
	69	4308	HALL ST	WOODS JAY WESTON
	70	4302	HALL ST	BAILEY KAREN
	71	4140	HALL ST	MONSON RANI CHER
	72	4136	HALL ST	SLUSSER TERRIL A &
	73	4132	HALL ST	TRAN MARVINH
	74	4128	HALL ST	SAMRA ROBERT
	75	4124	HALL ST	RKM LIVING TRUST
	76	4120	HALL ST	STATHIS MICHAEL G
	77	4116	HALL ST	FREDERICK JAMES
O	78	4112	HALL ST	OWENS KEVIN P
	79	4111	RAWLINS ST	WASKOM ENTERPRISES LLC
	80	4229	HALL ST	EVANS RYAN S
	81	4229	HALL ST	LIOLLIO CONSTANTINE S & ANGELA B
	82	4229	HALL ST	MITCHELL MONTE J
	83	4229	HALL ST	MILLER DEBBY J
	84	4211	CEDAR SPRINGS RD	EY 4211 CS LLC
	85	4320	DICKASON AVE	MAGNOLIA AT WYCLIFF LP
	86	4420	DICKASON AVE	I & G DIRECT REAL ESTATE 26 LP
	87	4316	CEDAR SPRINGS RD	GORMAN DAVID T &
	88	4316	CEDAR SPRINGS RD	JONES PAULETTE L

07/22/2015

Reply	*Label #*		*Address*	*Owner*
	89	4316	CEDAR SPRINGS RD	MAR DANIEL
	90	4316	CEDAR SPRINGS RD	JONES JEFF
	91	4113	RAWLINS ST	DYKEMAN ALICE M
	92	3330	DOUGLAS AVE	ROCHA VELASCO MANAGEMENT LLC
	93	3300	DOUGLAS AVE	WILCOX NORBERT J
X	94	4225	HALL ST	WEIGEL ROBERT
	95	4231	CEDAR SPRINGS RD	LANDON MARILYNN W
	96	4245	CEDAR SPRINGS RD	DR STEVEN J TUTT DC PC
	97	3002	WYCLIFF AVE	ENGLAND THOMAS L
	98	4040	CEDAR SPRINGS RD	SETHI TAJ INV INC
	99	4142	CEDAR SPRINGS RD	KROGER TEXAS LP
O	100	4123	CEDAR SPRINGS RD	REDWOOD ILLUME CEDAR
	101	4340	CEDAR SPRINGS RD	HERBERT ROBERT A
	102	4340	CEDAR SPRINGS RD	BALLARD WILLIAM PAUL JR
	103	4340	CEDAR SPRINGS RD	PAOLISSI HENRY J III
	104	4340	CEDAR SPRINGS RD	LUU TYLER
	105	4340	CEDAR SPRINGS RD	GREENWOOD JACK
	106	4340	CEDAR SPRINGS RD	CLARK MATTHEW
	107	4340	CEDAR SPRINGS RD	WITT KENT P & YOLANDA E
	108	4340	CEDAR SPRINGS RD	CAMERON JOHN S & BEVERLY
	109	4340	CEDAR SPRINGS RD	REASOR BUDDY L
	110	4340	CEDAR SPRINGS RD	SALIT CHAD
	111	4340	CEDAR SPRINGS RD	DUPUY DAVID M
	112	4340	CEDAR SPRINGS RD	HEIDBRINK CHARLES M
	113	4340	CEDAR SPRINGS RD	DUBE CHARLES M
	114	4324	CEDAR SPRINGS RD	HARTWICK TANYA R
	115	4340	CEDAR SPRINGS RD	BEBEAU SAMUEL
	116	4340	CEDAR SPRINGS RD	LAFLEUR TRACY J &
	117	4340	CEDAR SPRINGS RD	NOVELLO RODOLFO B
	118	4340	CEDAR SPRINGS RD	JORY ROBERT
	119	4340	CEDAR SPRINGS RD	MOSES RANDALL CRAIG &

07/22/2015

Reply	*Label #*		*Address*	*Owner*
	120	4340	CEDAR SPRINGS RD	JACOBS BONIFACE J
	121	4340	CEDAR SPRINGS RD	MILLER DANNY LEE
	122	4340	CEDAR SPRINGS RD	NOVELLO RODOLFO
	123	4340	CEDAR SPRINGS RD	MIMS ELIZABETH ANN
	124	4340	CEDAR SPRINGS RD	LIMBOC AUDIE P
	125	4324	CEDAR SPRINGS RD	CASAS EDUARDO
	126	4340	CEDAR SPRINGS RD	SKLOSS ALOIS H
	127	4340	CEDAR SPRINGS RD	DUPUY DAVID MICHAEL
	128	3314	DOUGLAS ST	TOMES BRYAN D
	129	3314	DOUGLAS ST	VARGHESE THOMAS & RUBY THOMAS
	130	3314	DOUGLAS ST	THOMPSON PERRY V
	131	3314	DOUGLAS ST	US BANK NATIONAL ASSN
	132	3314	DOUGLAS ST	GUADALUPE ISMAEL II
	133	3314	DOUGLAS ST	SOKOL MATTHEW M
	134	3314	DOUGLAS ST	WILBANKS MATTHEW T
	135	3314	DOUGLAS ST	GIACINTI HECTOR & VANESSA
	136	3314	DOUGLAS ST	BARKER CHASE
	137	3314	DOUGLAS ST	MCCARVER LORI K
	138	3320	DOUGLAS AVE	TIMM DAVID M
	139	3320	DOUGLAS AVE	BUTTON RUSSELL
	140	3320	DOUGLAS AVE	DUNN GRIFFIN BRETT
	141	3320	DOUGLAS AVE	LUFESA INV PPTIES LLC
	142	3320	DOUGLAS AVE	SOHONIE SID & JENNIFER
	143	3320	DOUGLAS AVE	RIGGS JOSEPH
	144	3320	DOUGLAS AVE	APGAR JONATHAN & JENNIFER T
	145	3320	DOUGLAS AVE	FREYDBERG CHERYL
	146	3320	DOUGLAS AVE	ROCA LEONARDO F
	147	3003	DOUGLAS AVE	MCCLARAN JOSEPH DWIGHT
	148	3003	DOUGLAS AVE	BRUEL BRIAN M
	149	3003	DOUGLAS AVE	HERNANDEZ CHRISTOPHER L
	150	3003	DOUGLAS AVE	PATEL KAVITA

07/22/2015

Reply	*Label #*		*Address*	*Owner*
	151	3003	DOUGLAS AVE	SAUVAGE AGNES
	152	3003	DOUGLAS AVE	AUSEMUS RONALD L
	153	3003	DOUGLAS AVE	COVELL JEFFREY P
	154	3003	DOUGLAS AVE	SHETTY SIDDARTH
	155	3003	DOUGLAS AVE	VALERIO JASON K
	156	3003	DOUGLAS AVE	ABRAHAMSON JEFFREY L
	157	4317	CEDAR SPRINGS RD	SCHWARTZ MICOLE NEIMAN
	158	4317	CEDAR SPRINGS RD	ANDREW PAUL S
	159	4317	CEDAR SPRINGS RD	WHITMYER DENNIS D
	160	4317	CEDAR SPRINGS RD	ELROD JON D
	161	4317	CEDAR SPRINGS RD	BAILEY BRADLEY B & BRIANNA J
	162	4317	CEDAR SPRINGS RD	LESTER BRETT A &
	163	4317	CEDAR SPRINGS RD	CARTER MELISSA B
	164	4104	HALL ST	WILEY MICHEAL
	165	4104	HALL ST	BEASLEY KENNETH R
	166	4104	HALL ST	COLLINS GARY L
	167	4104	HALL ST	ROBINSON HOLLIE D
	168	4104	HALL ST	LITTLE HARRIET A
	169	4104	HALL ST	WOMACK JENNIFER N
	170	4104	HALL ST	MORSE WILLIAM C
	171	4104	HALL ST	ZIMMERMAN SUSAN M ROBB
	172	4104	HALL ST	YU YONGHAO & YANG GAO
	173	4104	HALL ST	BELTZ CHRISTINA R & JOE M
	174	4104	HALL ST	NADING KENNETH C
	175	4104	HALL ST	OLIVA LETCIA
	176	4104	HALL ST	HERRERA ELIZABETH
	177	4104	HALL ST	KUNDER KARINA
	178	4104	HALL ST	BOYE NANCY W
	179	4104	HALL ST	SAVLA JAINY J
	180	4104	HALL ST	KLYMOV EUGENE YEVGEN
	181	4104	HALL ST	KINNISON RICKY LYNN &

07/22/2015

Reply	*Label #*		*Address*	*Owner*
	182	4104	HALL ST	HATLEY MARSHALL
	183	4104	HALL ST	CHEN KAREN
	184	4104	HALL ST	ANDREWS JAMIE L
	185	4104	HALL ST	ROGERS JAVELETTE K
	186	4104	HALL ST	HUTCHINSON SCOT
	187	4104	HALL ST	WALKER LOUIS R
	188	4104	HALL ST	MA QINYI &
	189	4104	HALL ST	HILLEY JONATHAN C
	190	4104	HALL ST	KUMAR MANOJ BIPIN
	191	4104	HALL ST	DOLENUCK MARK J
	192	4104	HALL ST	DOAN-LYNN INVESTMENT INC
	193	4104	HALL ST	MUNRO DIANA
	194	4104	HALL ST	AMES CHRISTOPHER J
	195	4104	HALL ST	MOE MICHAEL
	196	4104	HALL ST	PIONTKOWSKY DAVID M
	197	4104	HALL ST	COSTA CHRISTOPHER RUSSELL
	198	4331	DICKASON AVE	GONZALES MARY IRENE
	199	4331	DICKASON AVE	TESSON ROBERT J
	200	4331	DICKASON AVE	LILIX LLC
	201	4331	DICKASON AVE	FOWLER CHRISTOPHER
	202	4331	DICKASON AVE	FRIAS GILBERTO F &
	203	4331	DICKASON AVE	POND KAREN
	204	4331	DICKASON AVE	WALLACE DEBORAH SCOTT
	205	4331	DICKASON AVE	DUNGAN GARY D
	206	4347	DICKASON AVE	DAVIS SANDY & CYNTHIA L
	207	4347	DICKASON AVE	DAVIS CYNTHIA &
	208	4347	DICKASON AVE	PATEL KAVITA & SAMIT
	209	4347	DICKASON AVE	RJT PROPERTY & MANAGEMENT LLC
	210	4347	DICKASON AVE	SANCHEZ RODOLFO
	211	4347	DICKASON AVE	CLINTON MEREDITH
	212	4347	DICKASON AVE	BEYER BRENNAN

07/22/2015

Reply	*Label #*		*Address*	*Owner*
	213	4331	DICKASON AVE	HUNTER JILL
	214	4347	DICKASON AVE	KALIENTE INC
	215	4347	DICKASON AVE	ROE SCOTT A
	216	4347	DICKASON AVE	ACKER MARY KATHRINE
	217	4347	DICKASON AVE	WILLIAMS ROSS
	218	4347	DICKASON AVE	REY JUAN ALBERTO
	219	4347	DICKASON AVE	DAVIS DAVID B
	220	4347	DICKASON AVE	MEDRANO FRANCISCO J
	221	4347	DICKASON AVE	BEYER BRENNAN ANTHONY
	222	4331	DICKASON AVE	TRAN LEYNA & VU
	223	4331	DICKASON AVE	VARGAS LETICIA
	224	4331	DICKASON AVE	MOSKOWITZ DAVID
	225	4331	DICKASON AVE	LESZINSKI SLAWOMIR
	226	4331	DICKASON AVE	BEYER BRENNAN
	227	4331	DICKASON AVE	WILLIAMS ROSS W &
	228	4331	DICKASON AVE	HAYES JASON P
	229	4331	DICKASON AVE	BIRKHEAD LARRY
	230	4211	RAWLINS ST	ZHAO LEI
	231	4211	RAWLINS ST	AUSTIN GREGORY D &
	232	4211	RAWLINS ST	FOLEY KELLEY
	233	4211	RAWLINS ST	THOMPSON WAYNE
	234	4211	RAWLINS ST	GRAY ALLEN & PATRICIA G
	235	4211	RAWLINS ST	PAHWA SUNIL
	236	4211	RAWLINS ST	WANG JOWIN
	237	4211	RAWLINS ST	BEALS JOSEPH D &
	238	4211	RAWLINS ST	WALLIS JENNIFER L
	239	4211	RAWLINS ST	TIETZ ALAN
	240	4211	RAWLINS ST	HAN JUNSOO
	241	4211	RAWLINS ST	NELSON KATHRYN A
	242	4211	RAWLINS ST	QUINONES WILLIAM A
	243	4211	RAWLINS ST	SMITH ROMAN A

07/22/2015

Reply	*Label #*		*Address*	*Owner*
	244	4211	RAWLINS ST	ZIMMERMANN JOHN
	245	4211	RAWLINS ST	WATKINS KWAME
	246	4211	RAWLINS ST	SIEGFRIED LAURA E
	247	4211	RAWLINS ST	KIRKHAM DEBORAH A &
	248	4211	RAWLINS ST	CRUZ KRISTINE ANNE &
	249	4211	RAWLINS ST	TREGONING GIGI
	250	4211	RAWLINS ST	BROWN CHRISTOPHER M &
	251	4212	HALL ST	RAWLINS HALL LLC
	252	4212	HALL ST	MORRISON JERRY
	253	4212	HALL ST	BROOKS TAYLOR
	254	4212	HALL ST	MCCAIN MICHAEL P &
	255	4212	HALL ST	LAMBERT DAVID C & KRISTA C
	256	4227	RAWLINS ST	JAMOUKHA FOUAD
	257	4227	RAWLINS ST	SADLER IAN &
	258	4227	RAWLINS ST	WONG KEVAN L
	259	4227	RAWLINS ST	BANDAR FAISAL
	260	4227	RAWLINS ST	SIDDONS IVAN D &
	261	4239	RAWLINS ST	OMAR YAZAN
	262	4239	RAWLINS ST	XIE JIAN & QI FENG
	263	4239	RAWLINS ST	PATEL VINAYCHANDRA & SUSHMA
	264	4239	RAWLINS ST	BURCK KEVIN
	265	4239	RAWLINS ST	OSHMAN LINDSAY E &
	266	4241	RAWLINS ST	CAMPBELL THOMAS F
	267	4241	RAWLINS ST	HAMM JAMES M
	268	4241	RAWLINS ST	MORGAN MELVIN &
	269	4241	RAWLINS ST	MILLER AUDREE
	270	4235	RAWLINS ST	LOWER RODNEY L & DONALD D
	271	4235	RAWLINS ST	LORENZ RONALD & RENEE LORENZ
	272	4235	RAWLINS ST	DIAZ JULIO
	273	4235	RAWLINS ST	YU YONGHAO & YANG GAO
	274	4231	RAWLINS ST	LORD AARON S &

07/22/2015

Reply	*Label #*		*Address*	*Owner*
	275	4231	RAWLINS ST	BYRD M E
	276	4231	RAWLINS ST	RUSH GREGORY D
	277	4231	RAWLINS ST	FRANKL RICHARD
	278	4231	RAWLINS ST	SAVAGE RHODA L
	279	3121	WYCLIFF AVE	SHARRETT MICHAEL W
	280	3123	WYCLIFF AVE	MCANGUS JUDY
	281	3125	WYCLIFF AVE	SPEXARTH STEPHANIE L
	282	3127	WYCLIFF AVE	WYCLIFF 3127A LAND TRUST
	283	3129	WYCLIFF AVE	NELLER S M A
	284	3131	WYCLIFF AVE	NEWLIN PATRICIA
	285	3101	WYCLIFF AVE	RODRIGUEZ GARRY D
	286	3103	WYCLIFF AVE	GOLDBERG ERIC
	287	3105	WYCLIFF AVE	NAVAMA TAMAR
	288	3109	WYCLIFF AVE	MOTLEY JERRY LEE
	289	3111	WYCLIFF AVE	WOODBURY MATTHEW S
	290	3113	WYCLIFF AVE	KNIGHT COREY
	291	3115	WYCLIFF AVE	JUDD KATHLEEN MARIE
	292	3117	WYCLIFF AVE	HUEBSCHMANN WILHELM
	293	3119	WYCLIFF AVE	MCDUFF DOUG

AGENDA ITEM # 85

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: All

SUBJECT

A public hearing to receive comments regarding consideration of and an ordinance granting an amendment to Section 51A-7.308, "Digital Display on Certain Attached and Detached Non-Premise Signs," of Division 51A-7.300, "Provisions for Business Zoning Districts" of Chapter 51A, Dallas Development Code
Recommendation of Staff and CPC: No change to the "sunset" date of August 31, 2015
DCA145-006A(CG)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 26, 2015**

ACM: Ryan S. Evans

FILE NUMBER: DCA145-006A(CG) **DATE INITIATED:** May 1, 2015

TOPIC: Digital Display on Detached Non-Premise Signs

CITY COUNCIL DISTRICTS: All **CENSUS TRACTS:** All

PROPOSAL: An amendment to Section 51A-7.308, "Digital Display on Certain Attached and Detached Non-Premise Signs," of Division 51A-7.300, "Provisions for Business Zoning Districts" of Chapter 51A, Dallas Development Code.

SUMMARY: The Digital Display on Certain Detached Non-Premise Signs ordinance will "sunset" on August 31, 2015. The ordinance is under review to receive guidance to determine whether the existing provisions should be extended, if any amendments to the provisions should be considered, and matters related to measuring certain digital display premise signs.

CPC RECOMMENDATION: **No change** to the "sunset" date of August 31, 2015.

STAFF RECOMMENDATION: **No change** to the "sunset" date of August 31, 2015.

BACKGROUND:

- On June 8, 2011, City Council approved a code amendment to allow certain billboards on freeways to convert to digital technology with a sunset date of August 1, 2014.

- In August 2014, the City Council extended the deadline with the provision that the Economic Development Committee review the light standards as well as time limits for digital billboards.

- The extended date for detached non-premise signs (billboards) will "sunset" on August 31, 2015, unless extended prior to expiration.

- The Special Sign District Advisory Committee recommended no change to the expiration date at their June 9, 2015, meeting.

- On July 9, 2015, the City Plan Commission recommended no change to the expiration date.

- On August 3, 2015, the Economic Development Committee recommended moving the item forward but requested that staff investigate the possibility of increasing the number of digital billboards permitted from 50 to 65 locations and extending the sunset date to allow the additional conversions. The Committee also requested that staff look at the current trade out requirement of requiring removal of three times the amount of traditional billboard area for every digital conversion with consideration given to increasing the trade out to provide removal of a greater amount of traditional signage.

- Under the current provisions:

    - **50** of 50 location permits have been issued to date
    - **49** of 50 locations have been converted to include digital faces
      (The final digital face has been ordered and should be installed by the end of the year.)
    - **461** sign structures have been removed with **877** sign faces
    - The majority of sign faces removed were smaller signs on local arterials

If the If the digital provisions sunset and are not renewed, existing digital signs will remain as non-conforming signs. Non-conforming signs are signs that were legally erected pursuant to a valid permit and may remain and be maintained at their current location. Non-conforming signs may not be repaired if the cost of repair is more than 60 percent of the cost of erecting a new sign of the same type at the same location.

A concern voiced by the City Council was the brightness of digital signs. Staff researched other cities and the Texas Department of Transportation (TxDOT)

regulations regarding non-premise signs. All of the Texas cities researched deferred to TxDOT's regulations for measuring brightness. The City of Dallas currently follows TxDOT's regulations and no change was recommended.

Current regulations state:

- for every 1 square foot of billboard converted to digital technology 3 square feet of static billboard had to be removed elsewhere.
- capped the number of locations that could include a digital sign at 50 locations (if a two-sided sign existed at a location, both signs may be able to be converted to digital and count as one location)
- Displays must automatically adjust sign brightness dependent upon ambient light conditions
- Messages must be displayed for a minimum of 8 seconds and the message change must be accomplished in 2 seconds
- Change of message must occur simultaneously on the entire sign face
- No flashing, dimming or brightening of message is permitted except to accommodate the change of message
- City may require emergency information to be displayed.

Current location regulations include:

- Digital display signs must be located on an expressway
- Signs cannot be located within 300 feet of a lot in a residential zoning district
- Signs cannot be located within 500 feet of an historic district
- Signs cannot be located within 2000 feet of the Trinity River or within 500 feet of the escarpment zone.
- Digital display signs must be located a minimum of 1500 feet from another digital display sign oriented to the same traffic direction (2000 feet if the location has back to back digital displays)

Motion I: It was moved to recommend **no change** to the amendment to the "sunset" date of August 31, 2015.

Maker: Peadon
Second: Shidid
Result: Carried: 10 to 0

For: 10 - Anglin, Emmons, Rodgers, Shidid, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 4 - Anantasomboon, Bagley, Lavallaisaa, Shellene
Vacancy: 1 - District 4

AGENDA ITEM # 86

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: All

SUBJECT

A public hearing to receive comments regarding consideration of and an ordinance granting an amendment to create a new section, "Digital Display on Certain Premise Signs," of Division 51A-7.200, "Provisions For All Zoning Districts" of Article VII, "Sign B - Regulations," of Chapter 51A, Dallas Development Code
Recommendation of Staff and CPC: Approval of amendments for "Digital Display on Certain Premise Signs."
DCA145-006B(CG)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 26, 2015**

ACM: Ryan S. Evans

FILE NUMBER: DCA145-006B(CG) **DATE INITIATED:** May 1, 2015

TOPIC: Digital Display on Certain Attached and Detached Premise Signs

CITY COUNCIL DISTRICTS: All **CENSUS TRACTS:** All

PROPOSAL: An amendment to create a new section, "Digital Display on Certain Premise Signs," of Division 51A-7.200, "Provisions For All Zoning Districts" of Article VII, "Sign B - Regulations," of Chapter 51A, Dallas Development Code

SUMMARY: During the discussion in 2014 regarding the digital billboards, issues were raised regarding the brightness of premise signs. Staff suggested following the regulations for non-premise signs regarding brightness and how to measure brightness, limiting the minimum display time, limiting the size of digital premise signs, and setting a compliance date regarding brightness and change of message.

CPC RECOMMENDATION: **Approval** of amendments for "Digital Display on Certain Premise Signs."

STAFF RECOMMENDATION: **Approval** of amendments for "Digital Display on Certain Premise Signs."

BACKGROUND:

- Currently the City has no restrictions on the brightness of digital premise signs.

- Message changes are restricted to no more than every 3 seconds for time and temperature and 20 seconds for all other messages.

- Many of the complaints received by the City are related to brightness and animated messages.

- When City Council considered non-premise digital billboard regulations in June of 2014, staff was instructed to develop a proposal for regulations on digital (LED) premise signs.

- On June 9, 2015, the CPC Special Sign District Advisory Committee (SSDAC) recommended creating a new category for digital premise signs along with corresponding regulations.

- On July 9, 2015, the City Plan Commission followed SSDAC's recommended for creating a new category for digital premise signs and the regulations.

- On August 3, 2015, the Economic Development Committee recommended approval of CPC's recommendation for the creation of a new category with one change to the compliance date by removing the requirement of existing digital signs to be factory programmed regarding brightness.

Staff and CPC recommend creating a new section in the code to address digital premise signs. The brightness measuring regulations and changing of the message regulations would be similar for premise and non-premise digital signs. The proposed formula takes into account the different sizes of signs to maintain consistent brightness. Also, the provision regarding measuring from an adjacent or nearby residential district is retained.

Currently the Code does not distinguish between the different types of illuminated premise signs. Internally illuminated, externally illuminated, and digital signs that are premise signs are measured the same way. Digital billboards are measured using a different method. Staff learned that most cities in the area do not have specific regulations for digital premise signs. Research by an industry organization suggested measuring the brightness of all digital signs the same way with a formula to accommodate the different sizes of signs.

Staff had a concern about the size of digital premise signs in or adjacent to residential areas. Uses such as churches, child-care facilities, and private recreation centers often have digital signs. The recommended change to how

the brightness is measured will provide some protection to the residential areas. To further try to protect residential quality of life, staff recommends restricting the effective area of a digital premise sign to 50 square feet or 50 percent of the allowable square footage of the sign, whichever is greater. Staff believes the reduction of the digital area from what would be allowed with a static sign will help reduce visual pollution.

The time each message must be displayed was discussed at SSDAC and CPC. Currently message changes are restricted to no more than every 3 seconds for time and temperature and 20 seconds for all other messages. CPC recommended retaining the 20 seconds for signs in business districts and increasing the time to 20 minutes in non-business districts. The change of message must happen within two seconds and must occur simultaneously on the entire sign face. For reference, digital billboards and videoboards messages can change every eight seconds.

Lastly, the CPC recommendation includes a compliance date of one year for existing digital premise signs to comply with the new regulations. CPC's recommendation is for the signs to comply with brightness, change of message, and be factory programmed regarding brightness. After the CPC hearing, staff further discussed the requirement for compliance with the factory programmed portion. Staff's recommendation to the Economic Development Committee was to remove this portion from the compliance date due to the hardship existing businesses would have to retrofit their signs. All existing signs would still need to comply with the brightness and message change requirements.

CPC Action
July 9, 2015

Motion II: It was moved to **remand** an amendment to Section 51A-7.308, "Digital Display on Certain Attached and Detached Non-Premise Signs," of Division 51A-7.300, "Provisions for Business Zoning Districts" and to create a new section, "Digital Display on Certain Premise Signs," of Division 51A-7.200, "Provisions For All Zoning Districts" of Article VII, "Sign Regulations," of Chapter 51A, Dallas Development Code to the Special Sign District Advisory Committee.

Maker: Peadon
Second: Abtahi
Result: Failed: 5 to 5

For: 5 - Emmons, Rodgers, Peadon, Murphy, Abtahi

Against: 5 - Anglin, Shidid, Tarpley, Schultz, Ridley
Absent: 4 - Anantasomboon, Bagley, Lavallaisaa, Shellene
Vacancy: 1 - District 4

Motion III: It was moved to recommend **approval** of an amendment to Section 51A-7.308, "Digital Display on Certain Attached and Detached Non-Premise Signs," of Division 51A-7.300, "Provisions for Business Zoning Districts" and to create a new section, "Digital Display on Certain Premise Signs," of Division 51A-7.200, "Provisions For All Zoning Districts" of Article VII, "Sign Regulations," of Chapter 51A, Dallas Development Code.

Maker: Ridley
Second: Schultz
Result: Carried: 6 to 4

For: 6 - Anglin, Shidid, Tarpley, Schultz, Murphy, Ridley

Against: 4 - Emmons, Rodgers, Peadon, Abtahi
Absent: 4 - Anantasomboon, Bagley, Lavallaisaa, Shellene
Vacancy: 1 - District 4

Speakers: For: None
Against: Leona Stabler, 1200 Braircrest Dr., Bryan, TX, 77202
Joel Heine, 736 W. 24th St., Houston, TX, 77008
Kenneth Peskin, 1001 N. Fairfax St., Alexandria, VA, 22314
Tommy Reynolds, 1336 S. Irving Heights Dr., Irving, TX, 75060
James Ramsey, 5454 La Sierra Dr., Dallas, TX, 75231
Against (Did not speak): Ricky Brown, 3 Century Ct., Trophy Club, TX, 76262

CPC RECOMMENDED ORDINANCE

ORDINANCE NO. _____

An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending adding Section 51A-7.216; providing regulations for digital display on certain premise signs; 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 Division 51A-7.200, "Provisions for All Zoning Districts," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding Section 51A-7.216, "Digital Display on Certain Premise Signs," to read as follows:

"**SEC. 51A-7.216. DIGITAL DISPLAY ON CERTAIN PREMISE SIGNS.**

(a) Effective area. Effective area of digital display may not exceed 50 feet or 50 percent of the total effective area of the sign as allowed in the general rules for the respective zoning district, whichever is greater.

(b) Display.

(1) All digital displays signs must automatically adjust the sign brightness so that the brightness level of the sign is no more than 0.3 footcandles over ambient light conditions at a distance that is equal to the square root of the effective area multiplied by 100 from the sign. A digital display sign must be equipped with both a dimmer control and a photocell that automatically adjusts the display's intensity according to natural ambient light conditions.

(2) A digital display may not increase the light level on a lot in a residential district over ambient conditions without the digital display, measured in footcandles at the point closest to the sign that is five feet inside the residential lot and five feet above the ground.

(3) Before the issuance of a digital display sign permit, the applicant shall provide written certification from the sign manufacturer that:

(A) the light intensity has been factory programmed to comply with the maximum brightness and dimming standards in this subsection; and

(B) the light intensity is protected from end-user manipulation.

(c) Change of message. Changes of message must comply with the following:

(1) Each message must be displayed for a minimum of 20 seconds in business zoning districts and 20 minutes in non-business zoning districts.

(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.

Staff recommendation:

(d) Compliance. All nonconforming digital display premise signs must come into compliance with Paragraphs (b)(1)-(2) and Subsection (c) by [one year after passage]."

SSDAC and CPC recommendation:

(d) Compliance. All nonconforming digital display premise signs must come into compliance with Subsections (b) and (c) by [one year after passage]."

SECTION 3. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 4. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. 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.

AGENDA ITEM # 87

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 56V Z 57S

SUBJECT

A public hearing to receive comments on the proposed sale of nine unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim nine unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc. under the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: $9,000

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is $1,000 for up to 7,500 square feet of land plus $0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records.

BACKGROUND (continued)

Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

Dallas Neighborhood Alliance for Habitat, Inc. (DNAH) submitted a proposal to construct nine (9) single-family homes with the homes containing approximately 1,691 square feet on the nine unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyer at a proposed sales price of $85,000 - $95,000 with construction to begin in August 2018.

This item calls for a public hearing to allow the public an opportunity to comment on the proposed sale of the nine unimproved properties to DNAH and, at the close of the public hearing, authorizes the sale of the properties to DNAH by quitclaim deed and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On June 17, 2015, City Council authorized a public hearing to receive comments on the proposed sale by quitclaim deed of nine unimproved properties acquired by the taxing jurisdictions from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc. by Resolution No. 15-1147.

Information about this item will be provided to the Housing Committee on August 17, 2015.

FISCAL INFORMATION

Revenue - $9,000

OWNER

Dallas Neighborhood Alliance for Habitat, Inc.

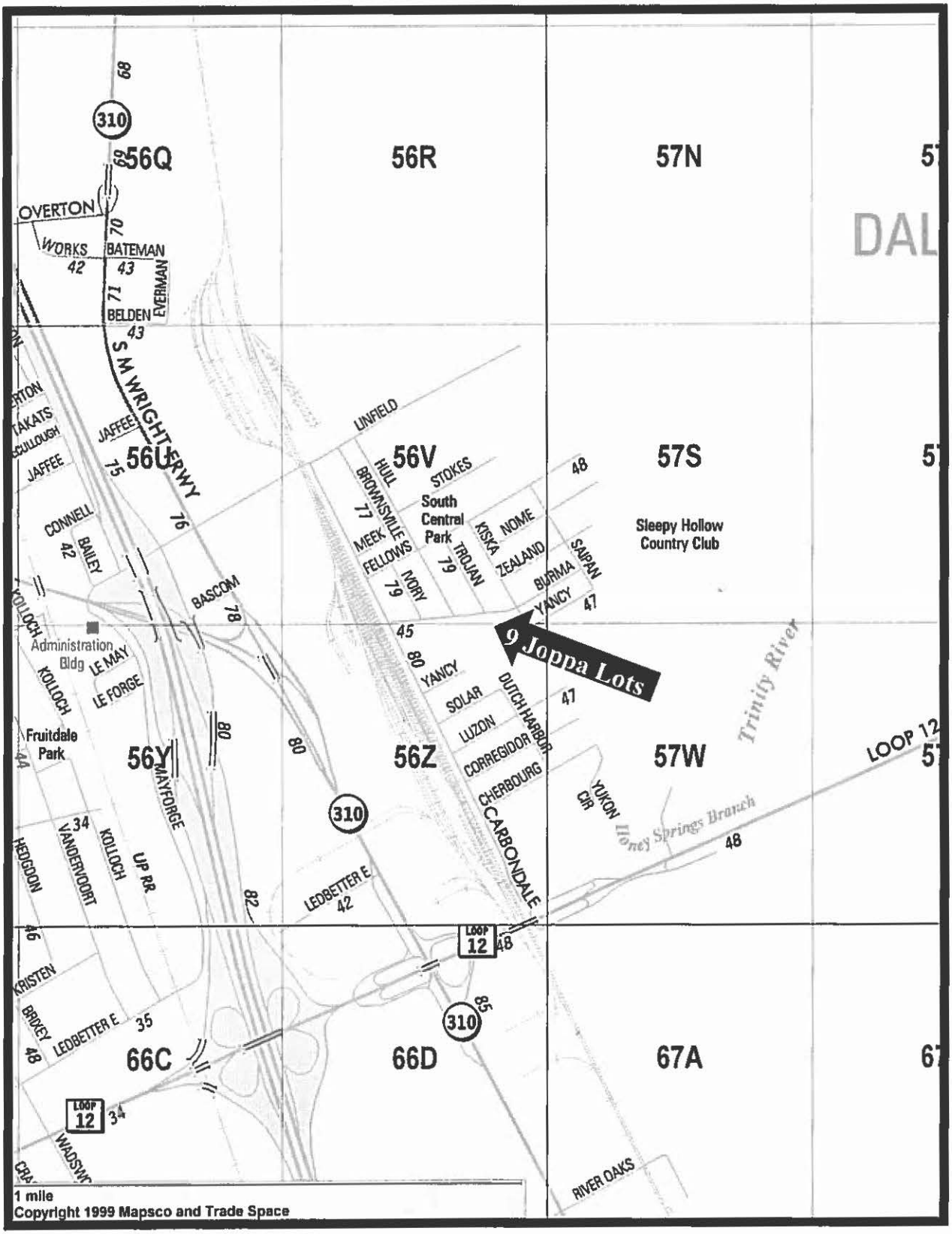
William D. Hall, Chief Executive Officer

MAP

Attached

Tax Foreclosure and Seizure Property Resale

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Non-Tax Liens	Council District
1.	4749 Yancy	Dallas Neighborhood Alliance for Habitat, Inc.	57S	$2,000	$1,000.00	V	$9,517.48	7
2.	4528 Luzon	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	$2,000	$1,000.00	V	$7,273.19	7
3.	4812 Nome	Dallas Neighborhood Alliance for Habitat, Inc.	57S	$2,000	$1,000.00	V	$3,135.55	7
4.	4832 Fellows	Dallas Neighborhood Alliance for Habitat, Inc.	57S	$2,000	$1,000.00	V	$8,096.08	7
5.	7920 Saipan	Dallas Neighborhood Alliance for Habitat, Inc.	56V	$2,000	$1,000.00	V	$1,180.49	7
6.	7927 Ivory	Dallas Neighborhood Alliance for Habitat, Inc.	56V	$2,000	$1,000.00	V	$4,891.29	7
7.	4550 Solar	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	$2,000	$1,000.00	V	$8,559.68	7
8.	4742 Zealand	Dallas Neighborhood Alliance for Habitat, Inc.	56V	$2,000	$1,000.00	V	$0.00	7
9.	4561 Cherbourg	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	$2,000	$1,000.00	V	$10,941.56	7



MAPSCO 56V, Z 57S

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is $1,000 for up to 7,500 square feet of land plus $0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, Dallas Neighborhood Alliance for Habitat, Inc., (DNAH) submitted a proposal to construct nine (9) single-family homes with the home containing approximately 1,691 square feet on nine unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached hereto and made a part hereof (hereinafter the "property"), for purchase by a low to moderate income homebuyer at a proposed sales price of $85,000 - $95,000, with construction to begin in August 2018; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News;

NOW, THEREFORE,

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

Section 1. That upon receipt of the requisite monetary consideration from DNAH (hereinafter the "non-profit organization") and the approval of the governing bodies of the other affected taxing jurisdictions, the City Manager is hereby authorized to execute a quitclaim deed, approved as to form by the City Attorney and attested by the City Secretary, quitclaiming the property, acquired by the taxing authorities from the Sheriff, to the non-profit organization, subject to the conditions contained in this resolution.

Section 2. That the City Manager is hereby authorized to execute instruments, approved as to form by the City Attorney, releasing the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any, on the property.

Section 3. That the non-profit organization's proposal for the development of affordable housing on the property, described in Exhibit A, is hereby approved.

Section 4. That the quitclaim deed shall contain:

(a) A copy or summary of the proposal from the non-profit organization for the property and a requirement that the property be developed by the non-profit organization in accordance with the proposal, including the timetable specified in the proposal.

(b) A possibility of reverter with right of re-entry if the director determines that the non-profit organization:

(i) has failed to take possession of the property within ninety calendar days after receiving the quitclaim deed;

(ii) has failed to complete construction of affordable housing on the property within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code;

(iii) is not developing the property in compliance with the timetable specified in the non-profit organization's proposal;

(iv) is unable to develop the land in compliance with its proposal because a request for a zoning change has been denied;

(v) has incurred a lien on the property because of violations of the Code or other City ordinances within three years after receiving the quitclaim deed; and

(vi) has sold, conveyed, or transferred the property without the consent of the City and the other affected taxing jurisdictions within three years after receiving the quitclaim deed.

(c) Deed restrictions requiring the purchaser to:

(i) restrict the sale and resale of owner-occupied property to low-income individuals or families for five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located;

(ii) require the non-profit organization to develop all proposed housing units on the property in accordance with the Code and all applicable City ordinances and state and federal laws within three years after receiving the Deed without Warranty or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code, and to obtain inspections and approval of the housing units by the City before initial occupancy; and

(iii) require any low-income individual or family who purchases a housing unit on a property to maintain the housing unit in accordance with the Code and all applicable City ordinances and state and federal laws for a period of five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located.

(d) An indemnification by the non-profit organization of the City and other affected taxing jurisdictions.

(e) A statement and acknowledgment that the property is quitclaimed subject to all redemption rights provided by state law.

(f) The non-profit organization’s representation and agreement that it did not purchase the property on behalf of a “prohibited person” and will not sell or lease the property to a “prohibited person” for five years from the date of the quitclaim deed. A “prohibited person” is any party who was named as a defendant in the legal proceedings where the City obtained a final judgment for delinquent taxes and an order to foreclose its tax lien on the property or person in the judgment or seizure tax warrant, or the Sheriff's deed as the owner of the property, authorized seized and ordered sold for delinquent taxes and any municipal health and safety liens.

Section 5. That the City Manager is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the property upon compliance with all terms and conditions of Section 2-26 of the Code and the quitclaim deed, including the deed restrictions and the proposal.

Section 6. That the non-profit organization shall be responsible for the pro-rata taxes assessed on the property from the date of closing for the remaining part of the then-current calendar year. The property shall be placed back on the tax rolls effective as of the date of execution of the quitclaim deed.

Section 7. That any procedures required by Section 2-24 of the Code that are not required by state law are hereby waived with respect to conveyance of the property.

Section 8. That the monetary consideration received from the non-profit organization shall be distributed pursuant to the Section 34.06 of the Texas Tax Code.

Section 9. That any and all proceeds for the City's sale of the property to the non-profit organization be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519.

Section 10. That upon receipt of the monetary consideration from the non-profit organization, the Chief Financial Officer is authorized to disburse proceeds of the sale of the property in accordance Section 34.06 of the Texas Tax Code, which calculations for disbursement shall be provided by the Director of Sustainable Development and Construction, to the City of Dallas Land Based Receivables, the Dallas County District Clerk and the Dallas County Tax Office from the account specified in Section 9 above.

Section 11. 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.

EXHIBIT "A"

LAND TRANSFER PROPERTIES				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**4749 Yancy** Lot 22, Central Avenue # 5 Addition Block G/7650	Dallas Neighborhood Alliance for Habitat, Inc.	1	$1,000.00
2	**4528 Luzon** Lot 7, Central Avenue Addition Block D/7647	Dallas Neighborhood Alliance for Habitat, Inc.	1	$1,000.00
3	**4812 Nome** Lot 3, Central Avenue Addition Block D/7648	Dallas Neighborhood Alliance for Habitat, Inc.	1	$1,000.00
4	**4832 Fellows** Lot 8, Central Avenue #3 Addition Block B/7648	Dallas Neighborhood Alliance for Habitat, Inc.	1	$1,000.00
5	**7920 Saipan** Lot 15, Central Avenue #3 Addition Block B/7648	Dallas Neighborhood Alliance for Habitat, Inc.	1	$1,000.00
6	**7927 Ivory** Lot 14, Central Avenue Addition Block A/7646	Dallas Neighborhood Alliance for Habitat, Inc.	1	$1,000.00
7	**4550 Solar** Lot 12, Central Avenue Addition Block B/7647	Dallas Neighborhood Alliance for Habitat, Inc.	1	$1,000.00
8	**4742 Zealand** Lot 10, Central Avenue #3 Addition Block F/7648	Dallas Neighborhood Alliance for Habitat, Inc.	1	$1,000.00
9	**4561 Cherbourg** Lot 30, Central Avenue #2 Addition Block F/7647	Dallas Neighborhood Alliance for Habitat, Inc.	1	$1,000.00
TOTAL				**$9,000.00**

AGENDA ITEM # 88

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 46T

SUBJECT

A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Innercity Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim one unimproved property to South Dallas Fair Park Innercity Community Development Corporation under the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: $1,000

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program may be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is $1,000 for up to 7,500 square feet of land plus $0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records.

BACKGROUND (continued)

Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

South Dallas Fair Park Innercity Community Development Corporation (ICDC), submitted a proposal to construct one (1) single-family home with the home containing approximately 1,350 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyer at a proposed sales price of $105,000 with construction to begin in October 2015.

This item calls for a public hearing to allow the public an opportunity to comment on the proposed sale of the one unimproved property to ICDC and, at the close of the public hearing, authorizes the sale of the property to ICDC by quitclaim deed and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On June 17, 2015, City Council authorized a public hearing to receive comments on the proposed sale by quitclaim deed of one unimproved property acquired by the taxing jurisdictions from the Sheriff to South Dallas Fair Park Innercity Community Development Corporation, by Resolution No. 15-1148.

Information about this item will be provided to the Housing Committee on August 17, 2015.

FISCAL INFORMATION

Revenue - $1,000

OWNER

South Dallas Fair Park Innercity Community Development Corporation

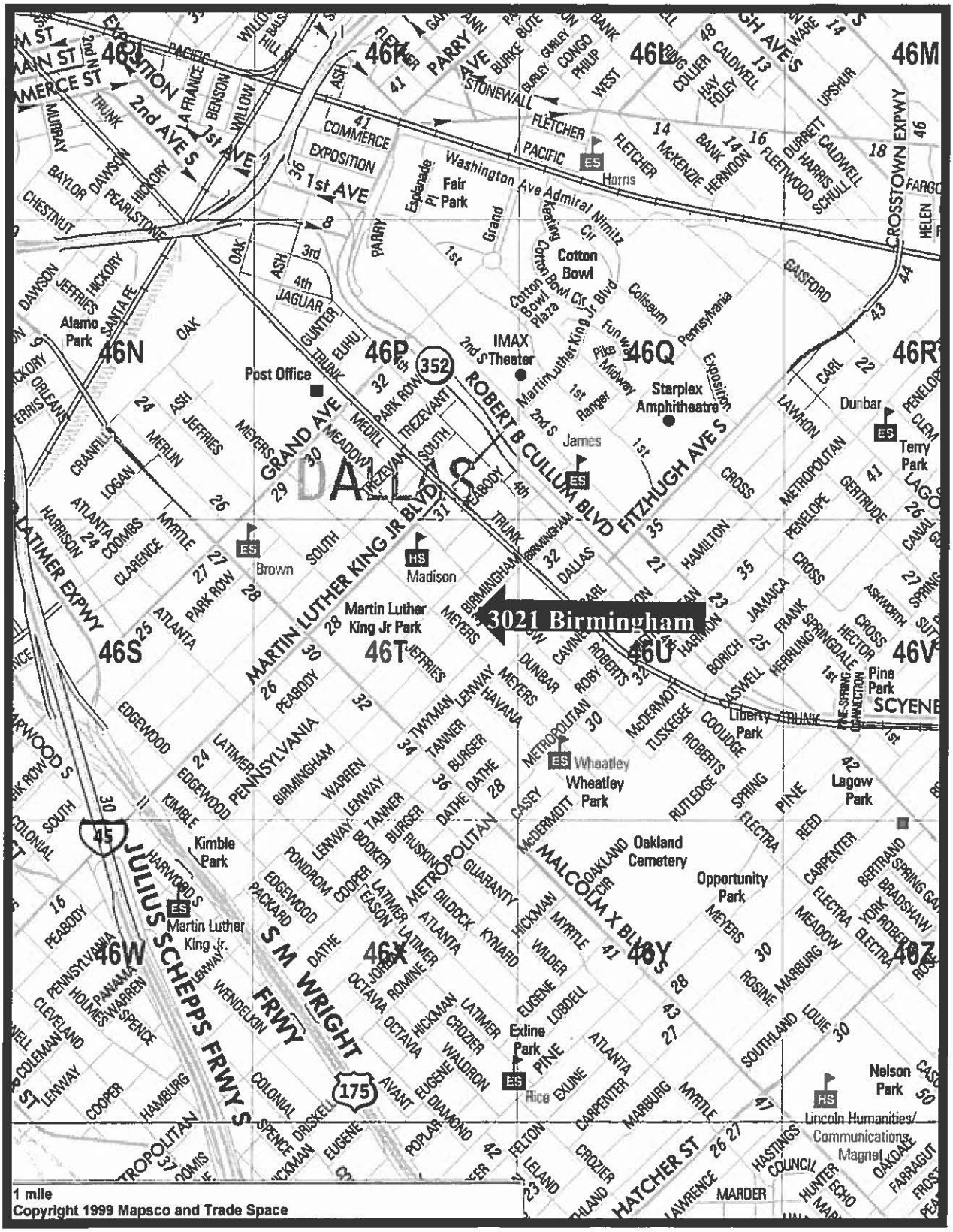
Diane Ragsdale, Managing Director

MAP

Attached

Tax Foreclosure and Seizure Property Resale

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Non-Tax Liens	Council District
1.	3021 Birmingham	South Dallas Fair Park Innercity Community Development Corporation	46T	$5,000	$1,000.00	V	$0.00	7


3021 Birmingham
DALLAS
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 46T

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is $1,000 for up to 7,500 square feet of land plus $0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, South Dallas Fair Park Innercity Community Development Corporation (ICDC) submitted a proposal to construct one (1) single-family home with the home containing approximately 1,350 square feet on one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached hereto and made a part hereof (hereinafter the "property"), for purchase by a low to moderate income homebuyer at a proposed sales price of $105,000 with construction to begin in October 2015; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News;

NOW, THEREFORE,

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

Section 1. That upon receipt of the requisite monetary consideration from ICDC, (hereinafter the "non-profit organization") and the approval of the governing bodies of the other affected taxing jurisdictions, the City Manager is hereby authorized to execute a quitclaim deed, approved as to form by the City Attorney and attested by the City Secretary, quitclaiming the property, acquired by the taxing authorities from the Sheriff, to the non-profit organization, subject to the conditions contained in this resolution.

Section 2. That the City Manager is hereby authorized to execute instruments, approved as to form by the City Attorney, releasing the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any, on the property.

Section 3. That the non-profit organization's proposal for the development of affordable housing on the property, described in Exhibit A, is hereby approved.

Section 4. That the quitclaim deed shall contain:

(a) A copy or summary of the proposal from the non-profit organization for the property and a requirement that the property be developed by the non-profit organization in accordance with the proposal, including the timetable specified in the proposal.

(b) A possibility of reverter with right of re-entry if the director determines that the non-profit organization:

(i) has failed to take possession of the property within ninety calendar days after receiving the quitclaim deed;

(ii) has failed to complete construction of affordable housing on the property within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code;

(iii) is not developing the property in compliance with the timetable specified in the non-profit organization's proposal;

(iv) is unable to develop the land in compliance with its proposal because a request for a zoning change has been denied;

(v) has incurred a lien on the property because of violations of the Code or other City ordinances within three years after receiving the quitclaim deed ; and

(vi) has sold, conveyed, or transferred the property without the consent of the City and the other affected taxing jurisdictions within three years after receiving the quitclaim deed.

(c) Deed restrictions requiring the purchaser to:

(i) restrict the sale and resale of owner-occupied property to low-income individuals or families for five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located;

(ii) require the non-profit organization to develop all proposed housing units on the property in accordance with the Code and all applicable City ordinances and state and federal laws within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code, and to obtain inspections and approval of the housing units by the City before initial occupancy; and

(iii) require any low-income individual or family who purchases a housing unit on a property to maintain the housing unit in accordance with the Code and all applicable City ordinances and state and federal laws for a period of five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located.

(d) An indemnification by the non-profit organization of the City and other affected taxing jurisdictions.

(e) A statement and acknowledgment that the property is quitclaim deed subject to all redemption rights provided by state law.

(f) The non-profit organization’s representation and agreement that it did not purchase the property on behalf of a “prohibited person” and will not sell or lease the property to a “prohibited person” for five years from the date of the quitclaim deed. A “prohibited person” is any party who was named as a defendant in the legal proceedings where the City obtained a final judgment for delinquent taxes and an order to foreclose its tax lien on the property or person in the judgment or seizure tax warrant, or the Sheriff's deed as the owner of the property, authorized seized and ordered sold for delinquent taxes and any municipal health and safety liens.

Section 5. That the City Manager is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the property upon compliance with all terms and conditions of Section 2-26 of the Code and the quitclaim deed, including the deed restrictions and the proposal.

Section 6. That the non-profit organization shall be responsible for the pro-rata taxes assessed on the property from the date of closing for the remaining part of the then-current calendar year. The property shall be placed back on the tax rolls effective as of the date of execution of the quitclaim deed.

Section 7. That any procedures required by Section 2-24 of the Code that are not required by state law are hereby waived with respect to conveyance of the property.

Section 8. That the monetary consideration received from the non-profit organization shall be distributed pursuant to the Section 34.06 of the Texas Tax Code.

Section 9. That any and all proceeds for the City's sale of the property to the non-profit organization be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519.

Section 10. That upon receipt of the monetary consideration from the non-profit organization, the Chief Financial Officer is authorized to disburse proceeds of the sale of the property in accordance Section 34.06 of the Texas Tax Code, which calculations for disbursement shall be provided by the Director of Sustainable Development and Construction, to the City of Dallas Land Based Receivables, the Dallas County District Clerk and the Dallas County Tax Office from the account specified in Section 9 above.

Section 11. 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.

EXHIBIT "A"

LAND TRANSFER PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**3021 Birmingham** Lots 30 & 31, Winchester Place Addition Block 18/1372	South Dallas Fair Park InnerCity Community Development Corporation	1	$1,000.00
TOTAL				**$1,000.00**

AGENDA ITEM # 89

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office Of Environmental Quality

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 46A E

SUBJECT

A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by BOKF, National Association, located near the intersection of Live Oak Street and North Peak Street and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to BOKF, NA, a national banking association, d/b/a Bank of Texas, by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

BACKGROUND

Based on information provided by the Applicant, the designated property is underlain by a perched shallow aquifer that is encountered at an approximate depth of 35 feet below ground surface (bgs) and extends to the top of the competent Austin Chalk limestone encountered at a depth of approximately 60 feet bgs. The Austin Chalk is approximately 300 to 500 feet thick in the area and is considered a regional aquitard and is composed primarily of light gray limestone, chalk and marl. The Austin Chalk is underlain by the Eagle Ford Shale, which is also considered a regional aquitard and is composed primarily of shale, limestone, clay, and marl and is approximately 300 to 700 feet thick. The direction of groundwater flow beneath the designated property is generally towards the south and southeast. A portion of the groundwater has been affected by petroleum-related chemicals, including benzene, methyl tert-butyl ether (MTBE), 1,2-dichloroethane (1,2-DCA), and total petroleum hydrocarbons (TPH) at concentrations above the groundwater ingestion standards. The probable offsite source(s) of the petroleum-related chemicals are former service stations and/or automotive repair facilities located upgradient of the designated property to the north and northeast.

BACKGROUND (Continued)

The designated property was entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) in February 2015. The site is designated as VCP Facility ID No. 2718.

The applicant has requested that the City support its application for a Municipal Setting Designation (MSD). A public meeting is scheduled to be held on August 17, 2015 to receive comments and concerns. Notices of the meeting were sent to 1,379 property owners within 2,500 feet of the property and 58 private well owners within 5 miles of the property. There are no other municipalities within one-half mile of the property.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of Live Oak Street and North Peak Street including adjacent street rights-of-way; and supporting the issuance of a MSD by TCEQ.

The applicant's current plan is to obtain closure through the Voluntary Cleanup Program supported by a MSD. Currently, the designated property (Lot 1B and 1C) is occupied by a bank building located on Lot 1B and a branch bank building currently under construction is located on Lot 1C. The anticipated future use of the designated property is mixed-use, residential and commercial. Lot 1C of the property will remain a Bank of Texas branch bank building and Lot 1B is anticipated to be redeveloped as multi-family residential apartments.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City

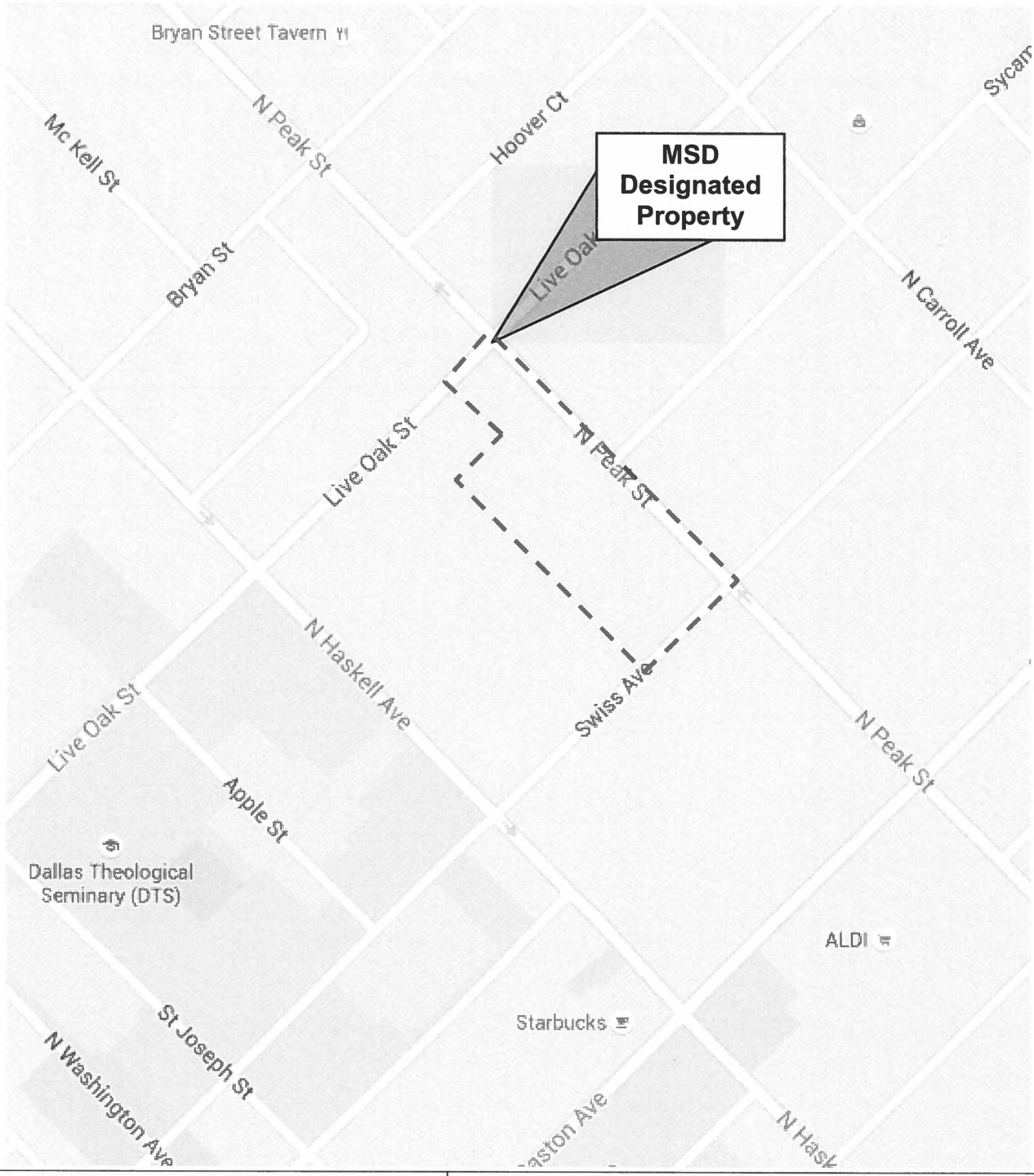
OWNER

BOKF, National Association

George B. Kaiser, Director

MAP

Attached



CITY OF DALLAS

Municipal Setting Designation
Designated Property Boundary Map
MSD Log OEQ0049
Applicant – BOKF, NA, a national banking association, d/b/a Bank of Texas
4217 Swiss Avenue and
4262 Live Oak Street
Dallas, TX 75204

07-29-15

ORDINANCE NO. _____

A municipal setting designation ordinance prohibiting the use of designated groundwater from beneath property generally located at 4217 Swiss Avenue and 4262 Live Oak Street and supporting issuance of a municipal setting designation certificate by the Texas Commission on Environmental Quality; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, Subchapter W, "Municipal Setting Designations," of Chapter 361, "Solid Waste Disposal Act," of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality to create municipal setting designations; and

WHEREAS, Section 51A-6.108, "Municipal Setting Designation Ordinance," of Article VI, "Environmental Performance Standards," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code authorizes municipal setting designation ordinances prohibiting the use of designated groundwater as potable water and thereby enable the Texas Commission on Environmental Quality to certify a municipal setting designation for designated property; and

WHEREAS, the city council finds that:

(1) the eligibility criteria of Section 361.803 of the Texas Health and Safety Code have been met;

(2) this municipal setting designation ordinance will not have an adverse effect on the current or future water resource needs or obligations of the city of Dallas;

(3) there is a public drinking water supply system that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying drinking water to the designated property and property within one-half mile of the designated property; and

(4) this municipal setting designation ordinance is necessary because the concentration of contaminants of concern exceed ingestion protective concentration levels for human ingestion; and

WHEREAS, 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 municipal setting designation ordinance; Now Therefore,

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

SECTION 1. That for purposes of this municipal setting designation ordinance, the "designated property" means the property described in Exhibit A, attached to the ordinance.

SECTION 2. That for purposes of this municipal setting designation ordinance, "designated groundwater" means water below the surface of the designated property to a depth of 200 feet.

SECTION 3. That use of the designated groundwater from beneath the designated property as potable water is prohibited.

SECTION 4. That the use of the designated groundwater from beneath public rights-of-way included in the designated property as potable water is prohibited.

SECTION 5. That the following uses of or contacts with the designated groundwater are prohibited:

(1) Human consumption or drinking.

(2) Showering or bathing.

(3) Cooking.

(4) Irrigation of crops for human consumption.

SECTION 6. That the following conditions are imposed on the designated property and designated groundwater:

(1) The potable use of the designated groundwater from beneath the designated property is prohibited.

(2) The potable use of the designated groundwater from beneath public rights-of-way included in the designated property is prohibited.

(3) The portion of the designated property assigned VCP No. 2718 must receive a certificate of completion from the Texas Commission on Environmental Quality by no later than August 26, 2017.

SECTION 7. That the city council supports the application to the Texas Commission on Environmental Quality for a municipal setting designation on the designated property, with the following comments:

(1) The Texas Commission on Environmental Quality, as the state agency chartered to protect human health and the environment, is requested to thoroughly review the conditions of the designated property and issue a certificate of completion only when all contaminants of concern, through the applicable routes of exposure, have been addressed.

SECTION 8. That the public rights-of-way immediately adjacent to the designated property must be included, at no additional cost to the city of Dallas, in the application to the Texas Commission on Environmental Quality.

SECTION 9. That a state or federal program must address the entire non-ingestion protective concentration level exceedence zone originating from sources on the designated property or migrating from the designated property no later than August 26, 2017. That within this time period, the applicant shall provide the managing director of the office of environmental quality documentation, including a certificate of completion from the Texas Commission on Environmental Quality, that it has been addressed to the satisfaction of the agency administering the program. If it has not been addressed, the managing director of the office of environmental quality may, for good cause, take any of the following actions:

(1) allow additional time to address the non-ingestion protective concentration level exceedence zone;

(2) request a review by the Texas Commission on Environmental Quality or the agency administering the program;

(3) recommend to the city council that this municipal setting designation ordinance be repealed;

(4) request additional information or documentation from the applicant; or

(5) pursue other actions that the managing director of the office of environmental quality believes may be warranted.

SECTION 10. That any person owning, operating, or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations; all ordinances, rules, and regulations of the city of Dallas; and all environmental regulations, and that this municipal setting designation ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the designated property.

SECTION 11. That any person owning, operating, or controlling any portion of the designated property is responsible for ensuring compliance with this ordinance with respect to their portion of the designated property. Allowing use of designated ground water for potable purposes or failure to provide the managing director of the office of environmental quality with required documentation is a violation of this ordinance and may result in the ordinance being repealed for that portion of the designated property.

SECTION 12. That approval of this municipal setting designation ordinance shall not be construed to subject the city of Dallas to any responsibility or liability for any injury to persons or damages to property caused by any contaminant of concern.

SECTION 13. That within 30 days after adoption of this municipal setting designation ordinance, the applicant shall provide the managing director of the office of environmental quality with an electronic file showing the location of the designated property and the designated groundwater in a format compatible with the city of Dallas' geographic information system.

SECTION 14. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall file a certified copy of this municipal setting designation ordinance in the deed records of the county where the designated property is located.

SECTION 15. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall send a certified copy of this municipal setting designation ordinance to the applicant and the Texas Commission on Environmental Quality, and that the managing director of the office of environmental quality shall notify the Texas Commission on Environmental Quality 60 days prior to any amendment or repeal of this municipal setting designation ordinance.

SECTION 16. That the applicant shall provide the managing director of the office of environmental quality with a copy of the municipal setting designation certificate issued by the Texas Commission on Environmental Quality pursuant to Section 361.807 of the Texas Health and Safety Code within 30 days after issuance of the certificate.

SECTION 17. That the applicant shall provide the managing director of the office of environmental quality with a copy of the certificate of completion or other documentation issued by the Texas Commission on Environmental Quality showing that any site investigations and response actions required pursuant to Section 361.808 of the Texas Health and Safety Code have been completed to the satisfaction of the Texas Commission on Environmental Quality within the time period required. The managing director of the office of environmental quality may, for good cause, extend the time for submitting the documentation.

SECTION 18. That the applicant shall notify the managing director of the office of environmental quality in writing if the applicant determines that notice is required to be sent to an owner of other property beyond the boundaries of the designated property under Title 30 Texas Administrative Code, Chapter 30, Section 350.55(b), and provide the name of the property owner, the property address, and a copy of the notice sent to the property owner.

SECTION 19. That a person violating a provision of this municipal setting designation ordinance, upon conviction, is punishable by a fine not to exceed $2,000, and that the Texas Commission on Environmental Quality shall be notified of any violations.

SECTION 20. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this municipal setting designation ordinance.

SECTION 21. That the terms and provisions of this municipal setting designation ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 22. That this municipal setting designation 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:

WARREN M.S. ERNST, City Attorney

By_____
Assistant City Attorney

Passed _____

"EXHIBIT A"
MUNICIPAL SETTING DESIGNATION SURVEY
LOT 1A, BLOCK 10/740
SWISS AVENUE BANK – LIVE OAK ADDITION
AND A PORTION OF LIVE OAK STREET, NORTH PEAK STREET,
SYCAMORE STREET & SWISS AVENUE
J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being 4.974 acre tract of land situated in the J. Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lot 1A, Block 10/740, Swiss Avenue Bank - Live Oak Addition, an addition to the City of Dallas according to the plat recorded in Volume 96068, Page 2790, Deed Records, Dallas County, Texas, and being a portion of Live Oak Street (an 81' right-of-way), North Peak Street (a variable width right-of-way), Sycamore Street (an 80' right-of-way), and Swiss Avenue (an 80' right-of-way), said 4.974 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "DC&A" at the intersection of the southeast line of said Swiss Avenue and the northeast line of North Peak Street, said rod being the west corner of Lot 8, Block 8/768, Jefferson Peak Suburban Addition, an addition to the City of Dallas according to the plat recorded in Volume 45, Page 56, Deed Records, Dallas County, Texas;

THENCE South 45° 00' 00" West across said North Peak Street, passing at a distance of 60.00 feet the north corner of Block 7/767 of said Jefferson Peak Suburban Addition and the intersection of the southeast line of said Swiss Avenue and the southwest line of said North Peak Street, continuing along the southeast line of said Swiss Avenue, passing at a distance of 99.99 feet a 1/2 inch iron rod found for the north corner of Lot 3A, Block 7/767, Swiss Avenue Addition, an addition to the City of Dallas according to the plat recorded in Volume 2002067, Page 7, Deed Records, Dallas County, Texas and the west corner of a tract of land conveyed to Swiss Medical Building, LLC by Special Warranty Deed recorded in Instrument No. 201200225191, Official Public Records, Dallas County, Texas, and continuing a total distance of 290.00 feet to a point for corner in the southeast line of said Swiss Avenue and the northwest line of said Block 7/767, from which a found capped 1/2 inch iron rod bears North 51° 49' 01" East a distance of 2.47 feet;

THENCE North 44° 54' 00" West across said Swiss Avenue, passing at a distance of 80.00 feet a 1/2 inch iron rod found in the northwest line of said Swiss Avenue, said rod being the south corner of said Lot 1A, Block 10/740, Swiss Avenue Bank – Live Oak Addition and the east corner of a tract of land conveyed to Gary Poplawski by Special Warranty Deed recorded in Volume 93022, Page 2693, Deed Records, Dallas County, Texas, from which a found 1/2 inch iron rod with red plastic cap bears South 41° 35' 14" West a distance of 2.65 feet, and continuing along the common line between said Lot 1A, Block 10/740, Swiss Avenue Bank – Live Oak Addition and said Poplawski tract, passing at a distance of 380.00 feet the north corner of said Poplawski tract, same being the east corner of Lot 3, Block 10/740 in Haskoak, an addition to the City of Dallas according to the plat recorded in Instrument No. 200900020194, Official Public Records, Dallas County, Texas, and continuing a total distance of 457.00 feet to a 1/2 inch iron rod found for corner, from which a found 1/2 inch iron rod bears South 37° 02' 51" West a distance of 1.08 feet;

THENCE along the common line between said Lot 1A, Block 10/740, Swiss Avenue Bank – Live Oak Addition and said Lot 3, Block 10/740, Haskoak the following courses and distances:

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

"EXHIBIT A"
MUNICIPAL SETTING DESIGNATION SURVEY
LOT 1A, BLOCK 10/740
SWISS AVENUE BANK – LIVE OAK ADDITION
AND A PORTION OF LIVE OAK STREET, NORTH PEAK STREET,
SYCAMORE STREET & SWISS AVENUE
J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

South 45° 00' 00" West a distance of 4.00 feet to a point for corner, from which a found 1/2 inch iron rod bears South 23° 17' 04" West a distance of 0.39 feet;

North 44° 54' 00" West a distance of 80.00 feet to a 1/2 inch iron rod found for corner in the northeast line of said Lot 3, Block 10/740, Haskoak, said rod being the most southerly west corner of said Lot 1A, Block 10/740, Swiss Avenue Bank – Live Oak Addition and the south corner of a tract of land conveyed to L.B. Billingsly Investment Co. by Special Warranty Deed recorded in Volume 93014, Page 1850, Deed Records, Dallas County, Texas;

THENCE along the common line between said Lot 1A, Block 10/740, Swiss Avenue Bank – Live Oak Addition and said L.B. Billingsly Investment Co. tract the following courses and distances:

North 45° 00' 00" East a distance of 74.00 feet to a point for corner, from which a found 1/2 inch iron rod bears North 44° 54' 00" West a distance of 0.29 feet;

North 44° 54' 00" West, passing at a distance of 193.00 feet the most northerly northwest corner of said Lot 1A, Block 10/740, Swiss Avenue Bank – Live Oak Addition, the north corner of said L.B. Billingsly Investment Co. tract, and the southeast line of said Live Oak Street, and continuing across said Live Oak Street a total distance of 274.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner in the northwest line of said Live Oak Street and the southeast line of Lot 2, Block 11/723, Live Oak Technology Center, an addition to the City of Dallas according to the plat recorded in Volume 2000156, Page 1868, Deed Records, Dallas, County, Texas;

THENCE North 45° 00' 00" East along the northwest line of said Live Oak Street, passing at a distance of 150.00 feet the intersection of the northwest line of Live Oak Street and the cut-off line between the northwest line of said Live Oak Street and the southwest line of said North Peak Street, and continuing across said North Peak Street a total distance of 220.00 feet to a point for corner in the northeast line of said North Peak Street and the southwest line of Lot 8, Block 8/768 in said Jefferson Peak Suburban Addition, from which a chiseled "X" in concrete bears South 12° 52' 24" East a distance of 0.76 feet;

THENCE South 44° 54' 00" East along the northeast line of said North Peak Street, passing at a distance of 1.00 foot the intersection of the northwest line of said Live Oak Street and the northeast line of said North Peak Street, same being the south corner of said Lot 8, Block 8/768 in said Jefferson Peak Suburban Addition, and continuing across said Live Oak Street, passing at a distance of 80.00 feet the intersection of the southeast line of said Live Oak Street and the northeast line of said North Peak Street, same being the west corner of Lot 13, Block 9/738, McKell's Subdivision, an addition to the City of Dallas according to the plat recorded in Volume 241, Page 96, Deed Records, Dallas County, Texas, and

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"EXHIBIT A"
MUNICIPAL SETTING DESIGNATION SURVEY
LOT 1A, BLOCK 10/740
SWISS AVENUE BANK – LIVE OAK ADDITION
AND A PORTION OF LIVE OAK STREET, NORTH PEAK STREET,
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J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

continuing along the northeast line of said North Peak Street, passing at a distance of 135.00 feet a PK nail found for the south corner of said Lot 13, Block 9/738, McKell's Subdivision at the intersection of the northeast line of said North Peak Street and the northwest line of a 15-foot alley, and continuing a total distance of 366.00 feet to a point for corner at the intersection of the northeast line of said North Peak Street and the northwest line of said Sycamore Street, said point being the south corner of Lot 26, Block 9/738 of said McKell's Subdivision, from which a found 3/4 inch iron pipe bears South 58° 14' 22" West a distance of 0.33 feet;

THENCE North 45° 00' 00" East along the northwest line of said Sycamore Street a distance of 2.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner;

THENCE South 44° 54' 00" East across said Sycamore Street, along the northeast line of said North Peak Street a distance of 162.98 feet to a point for corner under a fence, said point being the south corner of Lot 1-A, Block 9/739, Revision of Part of Lots 1, 2 and 3, Jefferson Peak Suburban Addition, an addition to the City of Dallas according to the plat recorded in Volume 83091, Page 2254, Deed Records, Dallas County, Texas and being in the north line of Lot 1, Block 9/739;

THENCE South 45° 00' 00" West a distance of 2.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner in the northeast line of said North Peak Street;

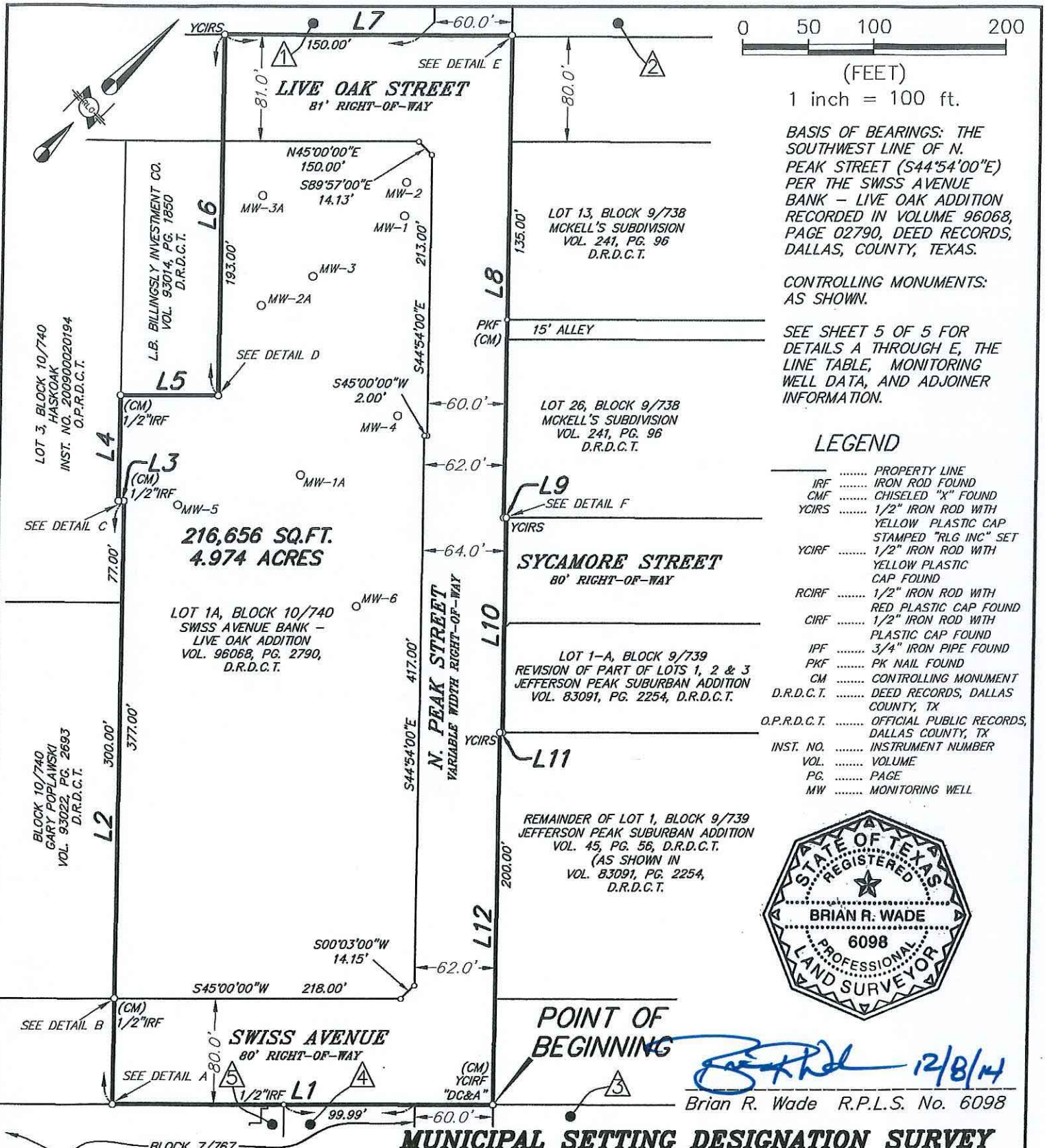
THENCE South 44° 54' 00" East continuing along the northeast line of said North Peak Street, passing at a distance of 200.00 feet the intersection of the northeast line of said North Peak Street and the northwest line of said Swiss Avenue, and continuing across said Swiss Avenue a total distance of 282.02 feet to the **POINT OF BEGINNING** and containing 216,656 square feet or 4.974 acres, more or less.

Basis of Bearings: The southwest line of N. Peak Street (South 44° 54' 00" East) per the Swiss Avenue Bank - Live Oak Addition recorded in Volume 96068, Page 02790, Deed Records, Dallas, County, Texas.

12/8/14
Brian R. Wade R.P.L.S. No. 6098



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Reviewed By: _____
Date: _____
SPRG NO.: _____



BASIS OF BEARINGS: THE SOUTHWEST LINE OF N. PEAK STREET (S44°54'00"E) PER THE SWISS AVENUE BANK – LIVE OAK ADDITION RECORDED IN VOLUME 96068, PAGE 02790, DEED RECORDS, DALLAS, COUNTY, TEXAS.

CONTROLLING MONUMENTS: AS SHOWN.

SEE SHEET 5 OF 5 FOR DETAILS A THROUGH E, THE LINE TABLE, MONITORING WELL DATA, AND ADJOINER INFORMATION.

LEGEND

———	PROPERTY LINE
IRF	IRON ROD FOUND
CMF	CHISELED "X" FOUND
YCIRS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
YCIRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND
RCIRF	1/2" IRON ROD WITH RED PLASTIC CAP FOUND
CIRF	1/2" IRON ROD WITH PLASTIC CAP FOUND
IPF	3/4" IRON PIPE FOUND
PKF	PK NAIL FOUND
CM	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
MW	MONITORING WELL

STATE OF TEXAS
REGISTERED
BRIAN R. WADE
6098
PROFESSIONAL
LAND SURVEYOR

12/8/14

Brian R. Wade R.P.L.S. No. 6098

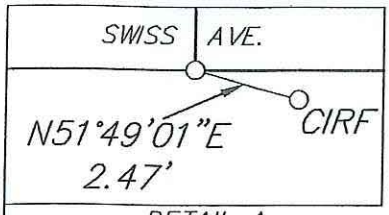
MUNICIPAL SETTING DESIGNATION SURVEY
LOT 1A, BLOCK 10/740
SWISS AVENUE BANK – LIVE OAK ADDITION
AND A PORTION OF
LIVE OAK STREET, NORTH PEAK STREET, SYCAMORE STREET & SWISS AVENUE
J. CRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

RAYMOND L. GOODSON JR., INC.
5445 LA SIERRA, STE 300, LB 17
DALLAS, TX. 75231-4138
214-739-8100
rlg@rlginc.com
TEXAS PE REC #F-493
TBPLS REC #100341-00

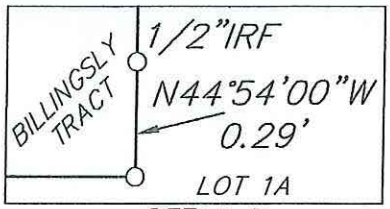
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Reviewed By: _____
Date: _____
SPRG NO.: _____

SCALE	1" = 100'	DATE	10-10-2014	SHEET	4 OF 5
JOB NO.	14097	E-FILE	14097.dwg	DWG NO.	26,051 X

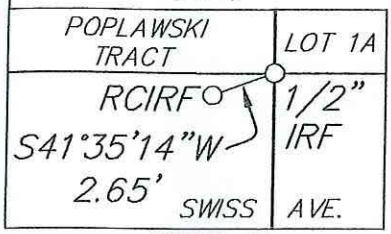
MSD No. OEQ0049 (BOKF, NA, d/b/a Bank of Texas - 4217 Swiss Avenue and 4262 Live Oak Street)



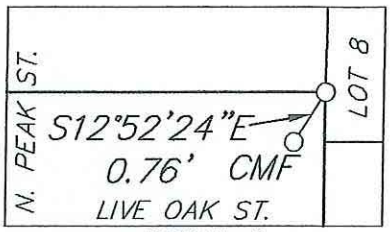
DETAIL A
(NTS)



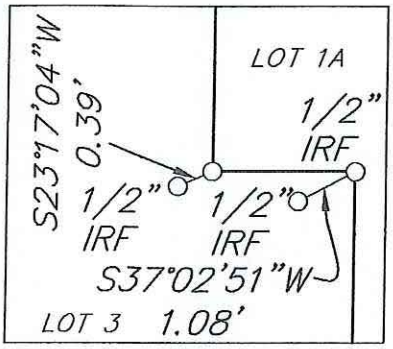
DETAIL D
(NTS)



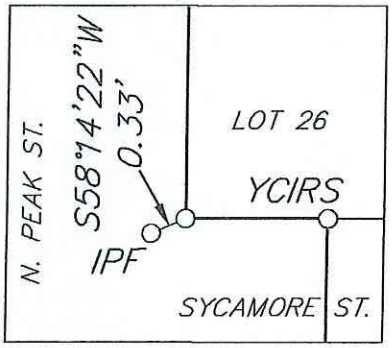
DETAIL B
(NTS)



DETAIL E
(NTS)



DETAIL C
(NTS)



DETAIL F
(NTS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°00'00"W	290.00'
L2	N44°54'00"W	457.00'
L3	S45°00'00"W	4.00'
L4	N44°54'00"W	80.00'
L5	N45°00'00"E	74.00'
L6	N44°54'00"W	274.00'
L7	N45°00'00"E	220.00'
L8	S44°54'00"E	366.00'
L9	N45°00'00"E	2.00'
L10	S44°54'00"E	162.98'
L11	S45°00'00"W	2.00'
L12	S44°54'00"E	282.02'

MONITORING WELL DATA		
MONITORING WELL NO.	GRADE ELEV. (IN FEET)	CASING ELEV. (IN FEET)
MW-1	103.51	103.00
MW-2	103.68	103.16
MW-3	103.30	103.10
MW-4	103.00	102.71
MW-1A	103.18	103.08
MW-2A	103.31	102.88
MW-3A	102.51	102.08
MW-5	103.73	103.40
MW-6	103.02	102.74

DATE OF OBSERVATIONS: 10-10-2014
(MW-5 & MW-6 WERE OBSERVED ON 12-03-2014)
NOTE: GRADE ELEVATIONS WERE OBSERVED AT THE NORTH SIDE OF THE MONITORING WELL CASING.

1. LOT 2, BLOCK 11/723
LIVE OAK TECHNOLOGY
CENTER, VOL. 2000156, PG.
1868, D.R.D.C.T.

2. LOT 8, BLOCK 12/724
MCKELL'S SUBDIVISION
VOL. 241, PG. 96, D.R.D.C.T.

3. LOT 8, BLOCK 8/768
JEFFERSON PEAK
SUBURBAN ADDITION
VOL. 45, PG. 56, D.R.D.C.T.

4. SWISS MEDICAL BUILDING, LLC
INST. NO. 201200225191
O.P.R..D.C.T.

5. LOT 3A, BLOCK 7/767
SWISS AVENUE ADDITION
VOL. 2002067, PG. 7, D.R.D.C.T.

MUNICIPAL SETTING DESIGNATION SURVEY
LOT 1A, BLOCK 10/740
SWISS AVENUE BANK - LIVE OAK ADDITION
AND A PORTION OF
LIVE OAK STREET, NORTH PEAK STREET, SYCAMORE STREET & SWISS AVENUE
J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Date: _____
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SCALE	1" = 100'	DATE	10-10-2014	SHEET	5 OF 5
JOB NO.	14097	E-FILE	14097.dwg	DWG NO.	26,051 X

MSD No. OEQ0049 (BOKF, NA, d/b/a Bank of Texas - 4217 Swiss Avenue and 4262 Live Oak Street)

AGENDA ITEM # 90

KEY FOCUS AREA: E-Gov

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Financial Services

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

A public hearing to receive comments on the proposed FY 2015-16 Operating, Capital, and Grant/Trust budgets - Financing: No cost consideration to the City

BACKGROUND

Each year the City of Dallas holds a series of public hearings to provide the citizens of Dallas the opportunity to speak on next year's budget.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS

On August 12, 2015, City Council authorized the public hearing by Resolution No. 15-1383.

FISCAL INFORMATION

No cost consideration to the City

AGENDA ITEM # 91

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Street Services

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

A public hearing to receive comments regarding an amendment to Chapter 51A, Section 51A-9.401 of the Dallas Development Code to reduce the petition area from 900 feet to: 70 closest lots, or 900 feet; whichever is closest to the intersection at issue; for a four-way/all-way stop on a residential intersection; and, at the close of the hearing, consideration of an ordinance authorizing the change - Financing: No cost consideration to the City
Recommendation of Staff and CPC: Denial
DCA145-001

BACKGROUND

Four-way/All-way stops in the City of Dallas can be installed in two ways: 1) Based on a Warrant Analysis - A Warrant Analysis is a technical study in which traffic data e.g., traffic volumes, speed, accident history, sight distance, geometrics etc., is analyzed to determine if established technical criteria for installation of a four-way/all-way stop control are met. If it is determined that a stop is warranted, the stop signs are installed; or 2) Based on a petition process per Chapter 51A, Division 51A-9.400 of the Dallas City Code for residential intersections. Per section 51A-9.401 of the Dallas City Code, a petition for a four-way/all-way stop on a residential intersection should be supported by at least two-thirds of the owners or tenants residing within 900 feet of the intersection at issue.

A potential amendment to reduce the petition distance to 300 feet was presented to the Public Safety Committee (PSC) on June 23, 2014, which recommended that it be presented to the Dallas City Council for discussion. Since this matter falls under the purview of the City Plan Commission (CPC), the amendment was presented to the CPC at its December 4, 2014, and January 22, 2015 meetings. CPC voted to keep the petition distance at 900 feet. At its May 26, 2015 meeting, the PSC proposed an alternate amendment for Council Consideration – to revise 900 feet petition distance to: 70 closest lots from the intersection at issue.

BACKGROUND (Continued)

The City Council was briefed on the potential amendment on June 24, 2015. The Council modified the petition distance to: 70 closest lots, or 900 feet; whichever is closest to the intersection at issue.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 23, 2014, a briefing was provided to the Public Safety Committee.

On December 4, 2014 and January 22, 2015, an amendment was presented to the City Plan Commission.

On May 26, 2015, the Public Safety Committee proposed an alternate amendment for Council consideration.

On June 24, 2015, the City Council was briefed.

THE HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY, August 26, 2015
ACM: Jill A. Jordan, P.E.

FILE NUMBER: DCA145-001 **DATE INITIATED:** October 13, 2014

TOPIC: A potential amendment to the Dallas Development Code, Chapter 51A, Section 51A-9.401 for four-way/all-way stop signs

COUNCIL DISTRICT: All **CENSUS TRACT:** All

PROPOSAL:

Consideration of an amendment to Chapter 51A, Section 51A-9.401of the Dallas Development Code, to reduce the petition area from 900 feet to: 70 closest lots, or 900 feet; whichever is closest to the intersection at issue; for a four-way/all-way stop on a residential intersection.

SUMMARY:

Section 51A-9.401 of the Dallas City Code requires that a petition for a four-way/all-way stop on a residential intersection should be supported by at least two-thirds of the owners or tenants residing within 900 feet of the intersection at issue. The potential amendment would reduce the 900 feet requirement to the 70 closest lots, or 900 feet; whichever is closest to the intersection at issue.

In June 2014, the Public Safety Committee (PSC) had proposed that the City Council discuss reducing the petition distance to 300 feet. In January 2015, the City Plan Commission (CPC) voted to keep the petition area unchanged. In May 2015, PSC recommended the current amendment for discussion by City Council. The City Council was briefed on this amendment in June, 2015.

PUBLIC SAFETY COMMITTEE: Full Council Discussion of Proposed Amendment

CPC RECOMMENDATION: Denial

STAFF RECOMMENDATION: Denial

BACKGROUND INFORMATION:

Four-way/All-way stops in the City of Dallas can be installed in two ways:

- Based on a Warrant Analysis - A Warrant Analysis is a technical study in which traffic data e.g. traffic volumes; speed; accident history; sight distance, geometrics etc. is analyzed to determine if established technical criteria for installation of a four-way/all-way stop control are met – if it is determined that a stop is warranted, the stop signs are installed
- Based on a petition process per Chapter 51A, Division 51A-9.400 of Dallas City Code for residential intersections. Per section 51A-9.401 of the Dallas City Code, a petition for a four-way/all-way stop on a residential intersection should be supported by at least two-thirds of the owners or tenants residing within 900 feet of the intersection at issue
- A potential amendment to reduce the petition distance to 300 feet was presented to the Public Safety Committee on June 23, 2014, which recommended that it be presented to the Dallas City Council for discussion
- Since this matter falls under the preview of the City Plan Commission (CPC), staff presented the amendment was presented to the CPC at its December 4, 2014 and January 22, 2015 meetings. CPC voted to keep the petition distance at 900 feet
- At its May 26, 2015 meeting, the PSC proposed an alternate amendment for Council Consideration – to revise 900 feet petition distance to: 70 closest lots from the intersection at issue
- The City Council was briefed on the potential amendment on June 24, 2015. The Council modified the petition distance to: 70 closest lots, or 900 feet; whichever is closest to the intersection at issue

ORDINANCE NO. _

An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Section 51A-9.401; amending the petition process for four-way/all-way stop sign requests at residential intersections; 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 (a), "Prerequisites for Accepting an Application," of Section 51A-9.401, "Application," of Division 51A-9.400, "Four-Way/All-Way Stop Controls at Residential Intersections" of Article IX, "Thoroughfares," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(a) Prerequisites for accepting an application. An application for installation or removal of four-way/all-way stop controls at residential intersections must be filed with the traffic engineer. The traffic engineer shall not accept an application unless it has the support of at least two-thirds of 70 of the closest [~~the~~] owners or tenants residing within 900 feet of the intersection at issue. If fewer than 70 owners or tenants reside with 900 feet of the intersection at issue, an application must have the support of at least two-thirds of 100 percent of the owners or tenants within the 900 foot radius. Owners or tenants residing within 900 feet of the intersection at issue but across a thoroughfare, flood plain, or waterway are not counted unless a bridge connects the neighborhood in question to the owners or tenants residing on the other side of the flood plain or waterway."

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000. SECTION 3. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. 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 5. 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:

WARREN M.S. ERNST, City Attorney

By_____

Assistant City Attorney

Passed_____

AGENDA ITEM # 92

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 1

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 U V Y Z 45 W 54 C D F G H 55 A

SUBJECT

A public hearing to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District to: **(1)** increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 4.9 acres of currently vacant and under-utilized land to the Oak Cliff Gateway Sub-District for the development of the Oxygen project; and **(2)** make corresponding modifications to the Oak Cliff Gateway TIF District boundary and Project and Reinvestment Zone Financing Plans consistent with the requirements and limitations of the Act; and at the close of the hearing, consideration of an ordinance amending Ordinance Nos. 21466 and 23033, as amended, to reflect these amendments - Financing: No cost consideration to the City

BACKGROUND

Staff has worked for the past 23 years to encourage redevelopment activity along Beckley Avenue south of IH-30. A handful of thriving businesses accompany vacant and under-utilized land along this primary connection between Trinity Groves and Methodist Dallas Medical Center and between downtown and the southwest side of the Trinity River.

On August 12, 2015, Council called a public hearing to consider amending the Oak Cliff Gateway TIF plan to add the site of the first new apartment community in the corridor, called Oxygen.

Council is now asked to hold the public hearing and consider the plan amendments. At the same meeting, Council will consider authorization of a development agreement related to incentives in support of the Oxygen project.

BACKGROUND (Continued)

Only the eastern portion of the Oxygen project site is currently in the boundary of the Oak Cliff Gateway TIF District. The TIF board recommends modifying the boundaries of the Oak Cliff Gateway Sub-district to allow the entire Oxygen project development site to be included in the district, as well as several parcels immediately to the west which may be part of a future second phase of the project.

A public hearing is required any time the budget or boundaries of an existing TIF district are expanded.

Expanding the district will help to support the proposed Oxygen Project, which is a $38 million, 237,105 square foot, residential development north of Methodist Dallas Medical Center. It is designed with interior parking, public plaza spaces, wide sidewalks, street trees, and with doors and windows facing the street. The project will add approximately 250 residences to the area and will help to extend the Coombs Creek Trail from its existing terminus west of the project, along the southern border of the project, and east to Beckley Avenue.

This public hearing will allow Council to hear comments on the following proposed amendments to the Oak Cliff Gateway TIF District (the District) and its Project and Reinvestment Zone Financing Plans:

1. Increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 4.9 acres to the Oak Cliff Gateway Sub-District; and

2. Make corresponding modifications to the Oak Cliff Gateway TIF District boundary and Project and Reinvestment Zone Financing Plans consistent with the requirements and limitations of the Act.

No changes to the budget or termination dates of the district are proposed.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 11, 1992, City Council authorized the establishment of the Oak Cliff Gateway TIF District by Ordinance No. 21466, as amended.

On February 12, 1997, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Ordinance No. 23033, as amended.

On June 16, 2015, the Oak Cliff Gateway TIF District Board of Directors discussed and recommended approval of the proposed TIF District and Project Plan amendments, an increase in the geographical boundary of the District, and all other related changes.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On August 12, 2015, City Council authorized a public hearing to be held on August 26, 2015 to receive citizen comments on the proposed District and Project Plan amendments, including an increase geographical boundary and budget of the District, and all other related changes.

Information about this item was provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

ORDINANCE NO._____

AN ORDINANCE AMENDING ORDINANCE NOS. 21466, PREVIOUSLY APPROVED BY THE CITY COUNCIL ON NOVEMBER 11, 1992, AS AMENDED, AND 23033, PREVIOUSLY APPROVED BY THE CITY COUNCIL ON FEBRUARY 12, 1997, AS AMENDED TO: (1) INCREASE THE GEOGRAPHIC AREA OF THE OAK CLIFF GATEWAY TIF DISTRICT TO ADD APPROXIMATELY 4.9 ACRES OF CURRENTLY VACANT AND UNDER-UTILIZED LAND TO THE OAK CLIFF GATEWAY SUB-DISTRICT FOR THE DEVELOPMENT OF THE OXYGEN PROJECT; AND (2) MAKE CORRESPONDING MODIFICATIONS TO THE DISTRICT BOUNDARY AND PROJECT AND REINVESTMENT ZONE FINANCING PLANS (PROJECT PLAN); ESTABLISHING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND ENACTING OTHER MATTERS RELATED THERETO

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Three ("Oak Cliff Gateway TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Oak Cliff Gateway area pursuant to Ordinance No. 21466, authorized by the City Council on November 11, 1992, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan (Project Plan) for the District by Ordinance No. 23033; and

WHEREAS, the Act requires that if an amendment reduces or increases the geographic area of a zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in a zone to be acquired by the municipality, the approval must be by ordinance after the City holds a public hearing on such amendments and provides interested persons the opportunity to speak and present evidence for or against such amendments; and

WHEREAS, the City desires, by the calling and holding of such public hearing, to provide a reasonable opportunity for any owner of property located within the District, any other taxing districts, and any other interested persons to speak for or against the amendment; and

WHEREAS, the District's Board of Directors recommended the following amendments to the District and the Project Plan for the District to: (1) increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 4.9 acres of currently vacant and under-utilized land to the Oak Cliff Gateway Sub-District for the development of the Oxygen project; and (2) make corresponding modifications to the District boundary and Project Plan consistent with the requirements and limitations of the Act; and

WHEREAS, on August 12, 2015, City Council in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, (Chapter 311), called a public hearing to be held on August 26, 2015, to hear citizen comments and concerns regarding the proposed District amendments and amended Project Plan for the District, in which the public hearing was duly held and closed.

NOW, THEREFORE,

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

SECTION 1. That Ordinance No. 21466, previously approved on November 11, 1992; as amended, and Ordinance No. 23033, previously approved on February 12, 1997, as amended, are hereby amended to: (1) increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 4.9 acres of currently vacant and under-utilized land to the Oak Cliff Gateway Sub-District for the development of the Oxygen project; and (2) make corresponding modifications to the District boundary and Project Plan consistent with the requirements and limitations of the Act, attached hereto as **Exhibit B**.

SECTION 2. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 3. That the amendments to the Project Plan and budget of the District will result in benefits to the City and the property included in the District.

SECTION 4. That **Exhibit A** of Ordinance No. 21466, as amended, shall be completely deleted and the new attached **Exhibit A** shall be substituted therefore.

SECTION 5. That **Exhibit A** and **Exhibit B** of Ordinance 23033, as amended, shall be completely deleted and the new attached **Exhibit A** and **Exhibit B** shall be substituted therefore.

SECTION 6. That this action is necessary to fund improvements needed to address underutilized properties and create a vibrant neighborhood on a larger scale.

SECTION 7. That improvements in the District will significantly enhance the value of all taxable real property in the District.

SECTION 8. That Ordinance Nos. 21466, as amended, and 23033, as amended, will remain in full force and effect, save and except as amended by this ordinance.

SECTION 9. That if any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or un-enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 10. 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

WARREN M. S. ERNST
CITY ATTORNEY

By:_____
Assistant City Attorney

Passed and correctly enrolled_____

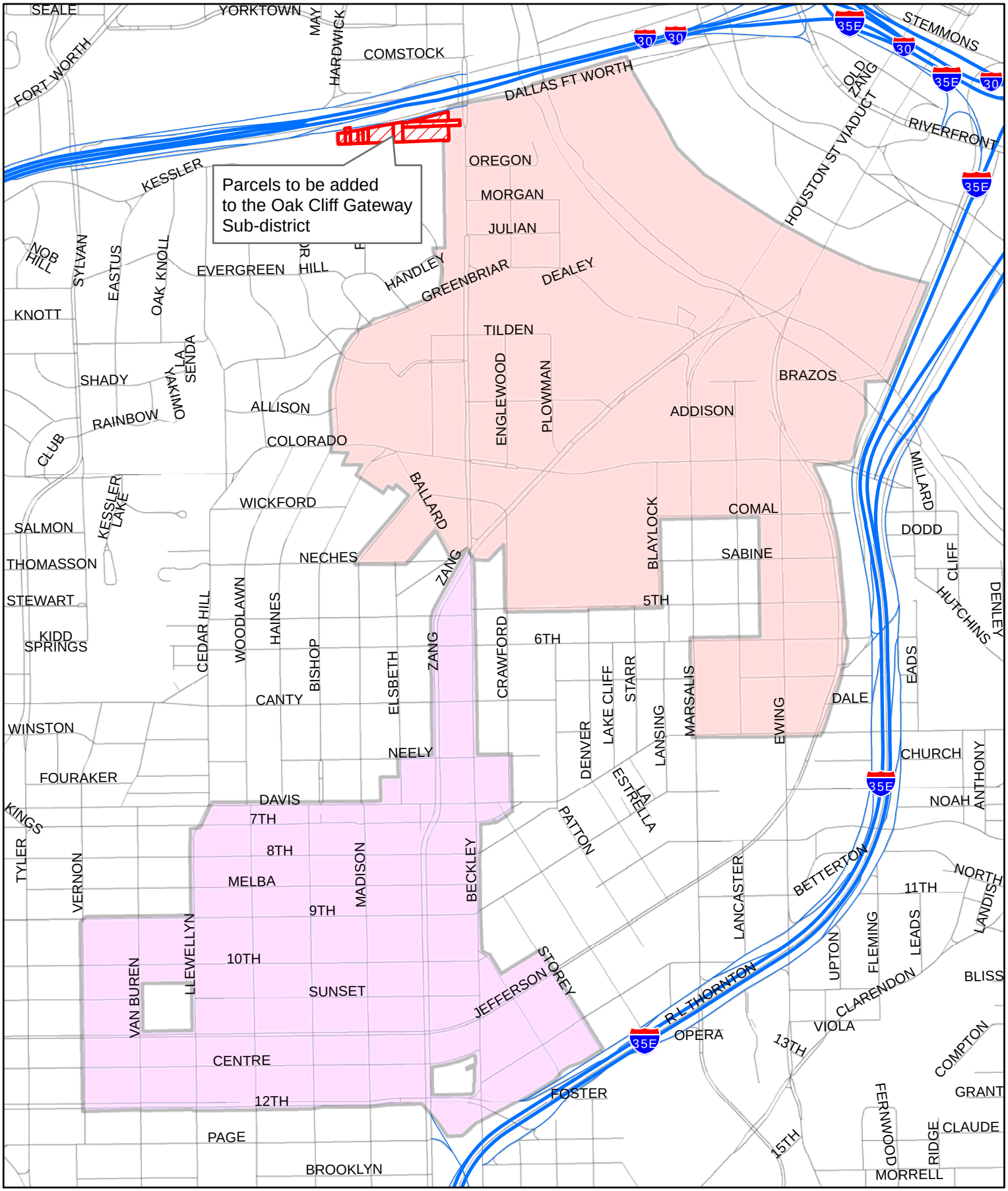

Parcels to be added to the Oak Cliff Gateway Sub-district
SEALE
YORKTOWN
MAY
HARDWICK
COMSTOCK
FORT WORTH
DALLAS FT WORTH
STEMMONS
OLD ZANG
HOUSTON ST VIADUCT
RIVERFRONT
KESSLER
OREGON
MORGAN
JULIAN
NOB HILL
SYLVAN
EASTUS
OAK KNOLL
EVERGREEN
HILL
HANDLEY
GREENBRIAR
DEALEY
KNOTT
TILDEN
ENGLEWOOD
PLOWMAN
BRAZOS
SHADY
LA SENDA
YAKIMO
ALLISON
ADDISON
RAINBOW
CLUB
COLORADO
MILLARD
KESSLER LAKE
BALLARD
WICKFORD
COMAL
SALMON
BLAYLOCK
DODD
NECHES
SABINE
ZANG
CLIFF
THOMASSON
HUTCHINS
DENLEY
STEWART
5TH
CEDAR HILL
WOODLAWN
HAINES
KIDD SPRINGS
BISHOP
ELSBETH
CRAWFORD
6TH
EADS
LAKE CLIFF
STARR
MARSALIS
DALE
CANTY
WINSTON
DENVER
LANSING
EWING
CHURCH
NEELY
FOURAKER
ANTHONY
DAVIS
LA ESTRELLA
NOAH
KINGS
7TH
PATTON
8TH
TYLER
VERNON
MADISON
BECKLEY
BETTERTON
NORTH
MELBA
LANCASTER
11TH
LANDISH
9TH
UPTON
FLEMING
LEADS
LLEWELLYN
10TH
BLISS
VAN BUREN
SUNSET
STOREY
JEFFERSON
R L THORNTON
CLARENDON
OPERA
VIOLA
13TH
COMPTON
CENTRE
FOSTER
GRANT
12TH
FERNWOOD
CLAUDE
PAGE
15TH
RIDGE
BROOKLYN
MORRELL
Oak Cliff Gateway TIF District
Proposed Amended Boundary
August 26, 2015
Exhibit A
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Miles
Oak Cliff Gateway Sub-District
Bishop / Jefferson Sub-District
Proposed Parcels to be added to the Oak Cliff Gateway Sub-District

Exhibit B
Oak Cliff Gateway
Tax Increment Financing District



Amended Project Plan &
Reinvestment Zone Financing Plan

February 12, 1997
Amended – December 9, 1998
Amended – January 12, 2005
Amended – November 9, 2009
Amended – December 10, 2014
Amended August 26, 2015

Plan Framework

Section 1 **PROJECT PLAN** provides a description of the planned public improvements, including a detailed project budget. Also the near term and long term expectations for private development are presented.

Section 2 **REINVESTMENT ZONE FINANCING PLAN** includes an explanation of the increment financing, the financing strategy and the assumptions on which the plan for the Oak Cliff Gateway TIF is based. Also, the financial feasibility of the TIF is examined along with financial policies which have been adopted by the Board of Directors.

Section I – Project Plan

Summary of Plan and Discussion of Modifications

The Oak Cliff Gateway Tax Increment Financing (TIF) District represents an important opportunity for the City of Dallas to develop an attractive entry into the Oak Cliff area and to capitalize on the opportunities provided by the new Oak Cliff Trolley to connect downtown Dallas to key potential growth areas such as the neighborhood around Methodist Regional Medical Center, the Bishop Arts area and the Jefferson Corridor.

The district was created in 1992 to set the standard for job creation while building on successful developments downtown. The Oak Cliff Gateway community occupies a prime location for redevelopment activity between downtown Dallas and Kessler Park. This area, located on the hills overlooking the Trinity River, provides a superior location for new residential and commercial development. However, growth has been slower than expected. Some early developments, such as Lake Cliff Tower, helped to demonstrate the area's potential, but only in the past few years has significant development begun to occur. The district's taxable value has grown by more than $120 million between 1992 and 2014, including recent developments such as Zang Triangle and Alexan Trinity, but the district lost ground between 2008 and 2011, and continued growth in the core of the district will take additional time.

Parts of the district continue to exhibit deteriorated structures, inadequate sidewalks and streets, tracts of vacant land, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements. These conditions substantially arrest or impair the sound growth of this part of Dallas.

Recently the City was approached by a development group hoping to help to connect the successes in the Bishop Arts area with the strength of the Jefferson Boulevard corridor by creating a new development between the two areas. This proposal provided an opportunity for the Oak Cliff Gateway TIF District to capitalize on the potential growth in its core area while helping to support new development farther south.

The 2014 modifications to the Oak Cliff Gateway TIF District timeframe, boundary, budget, and policies are intended to help to spur investment in Southern Dallas and encourage orderly redevelopment along the planned extension of the Oak Cliff Gateway trolley line from the Houston Street viaduct, along Zang Boulevard, south to Bishop Arts and beyond Jefferson Boulevard. The proposed changes to the plan include continuing funding for infrastructure needs for new development as well as environmental remediation and façade improvement for rehabilitation of older structures and economic development grants for projects that are not otherwise financially viable.

Modifications to the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan in 2014 included the following changes:

- Create two sub-districts within the Oak Cliff Gateway TIF District: (a) Oak Cliff Gateway Sub-district (original district boundary) and (b) Bishop/Jefferson Sub-district.

- Increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 194 acres to create the Bishop/Jefferson Sub-district.

- Extend the termination date of the Oak Cliff Gateway TIF District from the City Council-established termination date of December 31, 2022 to December 31, 2027 for the Oak Cliff Gateway Sub-district and establish a termination date for the Bishop/Jefferson Sub-district of December 31, 2044.

- Maintain the percentage of tax increment contributed by the City of Dallas during the extended term of the Oak Cliff Gateway Sub-district at 85% and establish the percentage of tax increment contributed by the City of Dallas during the term of the Bishop/Jefferson Sub-district at 90%.

- A request will be submitted to the County to have the County participate at the rate of 65% for 20 years beginning in 2015 and ending in 2034 in the Bishop/Jefferson Sub-district.

- Increase the Oak Cliff Gateway TIF District's total budget from $10,066,977 NPV (approximately $33,432,572 total dollars) to $28,621,027 NPV (approximately $76,665,998 total dollars), an increase of $18,554,050 NPV (approximately $43,233,426 total dollars).

- Authorize an amendment to the participation agreement with Dallas County as a component of this budget increase.

- Restructure the TIF budget to consolidate and broaden categories of eligible project costs into the Oak Cliff Gateway Sub-District (original boundary area); a new category for the Bishop/Jefferson Sub-district; and retain the Education and Administration categories.

- Revised private development goals

Modifications in 2015 include adding 4.9 acres of vacant and underutilized property west of Beckley Avenue to allow Oxygen, a new $38 million multi-family project whose project site is only partially in the district, to begin construction and thereby spur additional development on Beckley Avenue north of Methodist Medical Center. The net present value of the budget will remain the same.

Tax Increment Base

The total taxable appraised value of real property within the original Oak Cliff Gateway TIF District as of January 1, 1992, according to the Dallas Central Appraisal District (DCAD) was $38,570,128. The appraised value of real property in this and all other Dallas TIF reinvestment zones combined will remain significantly below the statutory maximum of 15%. In addition, the appraised value of real property in this and all other Dallas TIF reinvestment zones combined was below the maximum threshold of 5% of the City's tax base as set by the City's Financial Management Performance Criteria (FMPC) when the district was created.

In 2009, the base value for the Oak Cliff Gateway TIF District was re-set at $40,098,623 for the City value. The estimated 2014 base value of the new Bishop/Jefferson Sub-district, according to DCAD, is approximately $105,400,615. The 2014 taxable base value may be revised when final 2014 figures are available and pending any litigation or tax roll corrections. The City will monitor property with different base years separately. Taxable values may vary by taxing jurisdiction due to different exemption levels.

Market Analysis and Development Program

Although market conditions have changed since Arthur Andersen & Co. prepared the market analysis of the Oak Cliff Gateway area in 1997, the basic focus is still valid. The analysis focused on the need to encourage initial growth and jump-start development within the district by finding productive uses for vacant land and stimulating job creation as a way to spur economic revitalization and increase long-term residential interest.

Based on the initial market research information, a current examination of local development trends, and assuming the development of a targeted implementation program, the TIF board suggested the following target projects:

- Lake Cliff Tower residential redevelopment with adjacent retail, townhome development along Greenbriar Avenue (completed in 2006)
- Core retail development (39,375 square feet completed in 2009)
- Mid and high rise residential with retail along Greenbriar Avenue (Trinity Townhomes development completed in 2007and Alexan Trinity completed in 2014.)
- Land assembly for mixed use, high density development adjacent to the Trinity River, between Greenbriar Avenue and Interstate 30 on North Beckley Avenue and Burnett Field near Colorado Boulevard and Interstate 35 (to be completed).

Expansion of Methodist Medical Center's operations created an opportunity to focus denser development in the area roughly bounded by Zang Boulevard, Colorado Street, Beckley Avenue, I-30 and the Trinity River. The 2009 plan amendments provided for funding of the infrastructure and financing needs of this area, and the 2014 plan

amendments, including the extended time in the Oak Cliff Gateway Sub-District, give this area the time it needs to succeed.

These projects are designed to create momentum within the core of the TIF district, a key element in attracting potential investment into the neighborhood.

The planned expansions of the Oak Cliff trolley and recent development in both the Bishop Arts area and in the Jefferson Corridor have spurred interest in the blocks south of Bishop Arts. TIF funding will help to fund needed infrastructure improvements, complete façade restoration and environmental remediation projects, and spur development through economic development grants in an area of vacant lots, aging multi-family buildings, and under-utilized commercial land.

Area Attributes

The location of the Oak Cliff Gateway TIF District is an ideal setting for residential and commercial redevelopment due to its adjacency to the Trinity River and downtown, as well as its proximity to Interstates 30 and 35.

The pastoral dignity of Lake Cliff Park sets the tone for the Oak Cliff Gateway Sub-district. Scenic vistas from the park and other hillsides within the district are among the finest in Dallas. Potential redevelopment of the Trinity River provides an important bridge between the Oak Cliff Gateway area and Downtown Dallas. Major facilities and natural features of the area include Methodist Medical Center, Lake Cliff Park, Founders Park, school sites and the Trinity River.

The Bishop Arts and Jefferson Boulevard areas serve as a draw for visitors from across the North Texas region and provide destinations for shopping and dining. Proposed developments provide additional restaurant, retail, and residential space while providing needed access to transit and additional parking.

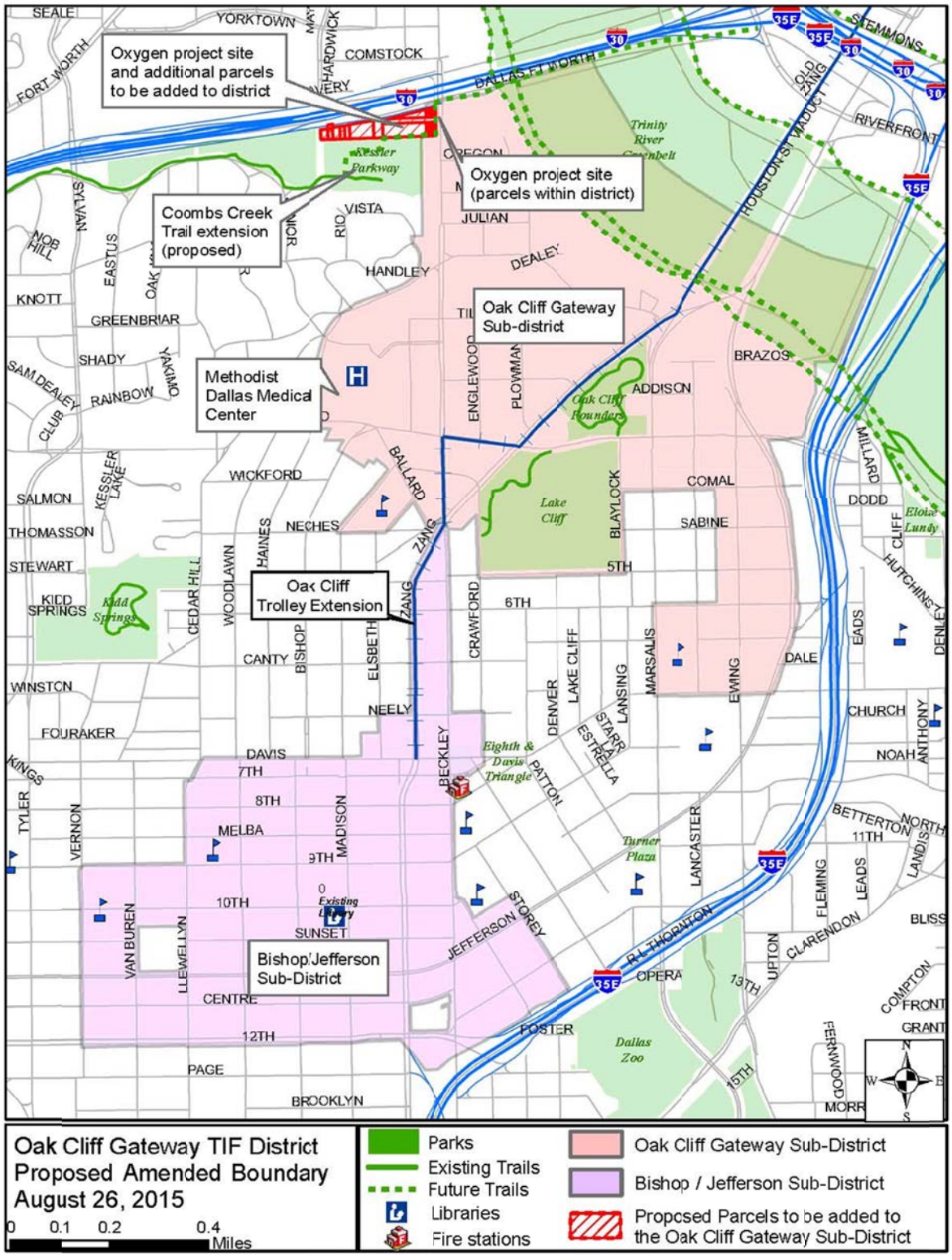
Linkages and corridors play a special role in the expanded Oak Cliff Gateway TIF District. The new Oak Cliff Trolley and both planned and existing trails are vital to development of the district and create the opportunity for expanded recreational, pedestrian, and transit connections both to downtown and through the region.

The Oak Cliff Trolley, when complete, will connect Oak Cliff to downtown Dallas and the greater regional light and heavy rail network. Passengers will be able to board in Oak Cliff and then transfer either to DART's light rail line or to the heavy rail line managed by the TRE which connects downtown Dallas to Fort Worth and the suburbs in between.

View corridors within the districts are a strong attribute of the area. The hilly topography of the area is unusual in Dallas, providing a dramatic setting to view the Downtown Dallas skyline.

The Oak Cliff Gateway TIF district contains more of the original historic buildings than many of the other TIF districts. The designation of the Lake Cliff Historic District has helped to preserve this resource and establish a unique identity for the district.

Exhibit A: Oak Cliff Trolley, Area Trails, and Area Attributes



TIF District Boundaries

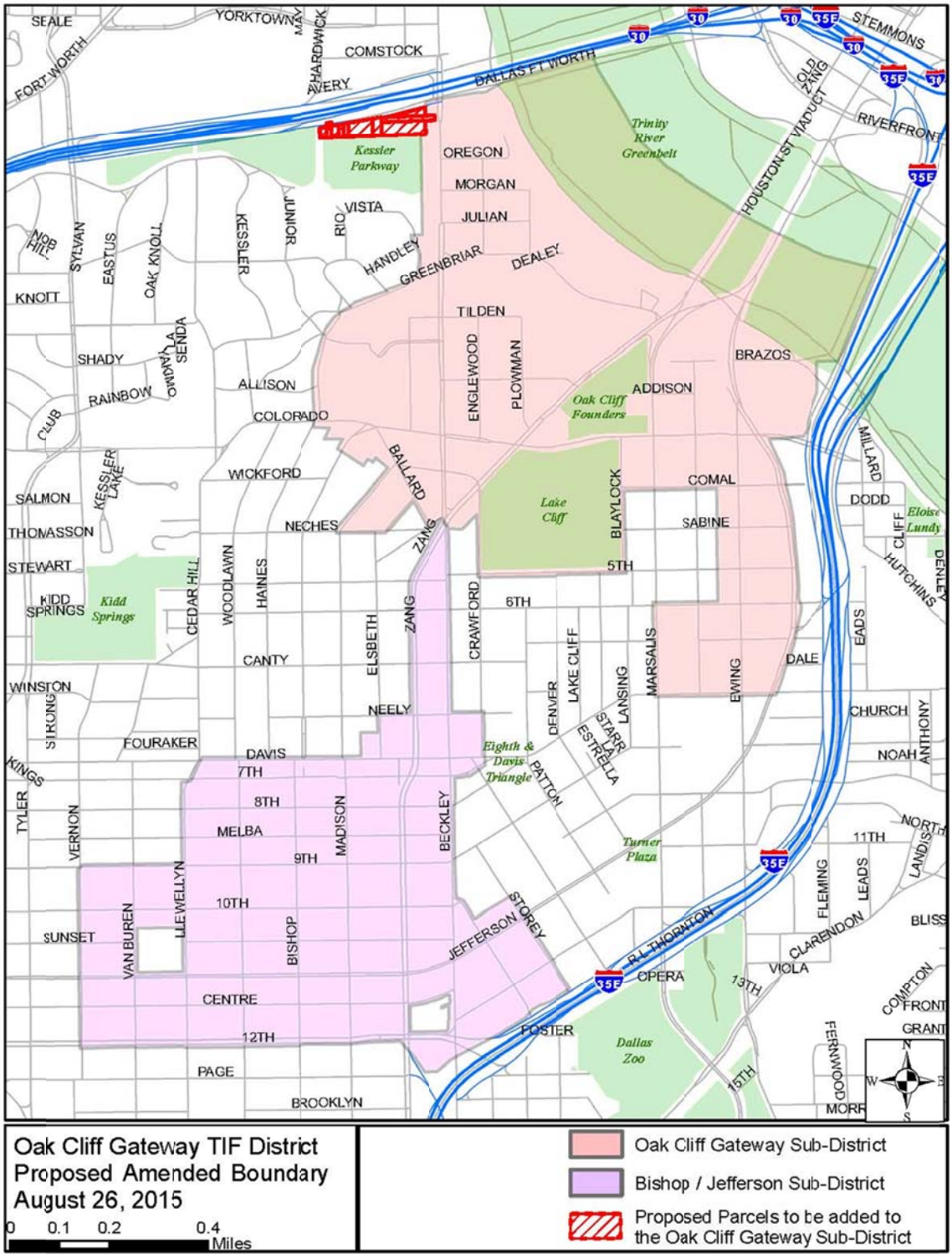
The expanded Oak Cliff Gateway TIF District is located adjacent to the Trinity River and southwest of Downtown Dallas. The Oak Cliff Gateway Sub-district is generally bounded by Interstate 30 and the Trinity River to the north, Interstate 35 and Jefferson Boulevard to the east, 5th and 8th Street to the south and Haines Avenue to the west. An approximately 30-acre tract previously excluded from the district through a 1998 boundary amendment was added back into the district in 2009.

The 2014 amendment adds the Bishop/Jefferson Sub-district as shown on the map in Exhibit C. This new sub-district is generally bounded by Davis Street on the north, Vernon Avenue and Llewellyn Avenue on the west, 12th Street on the south, and R.L. Thornton Freeway, Storey Street, Crawford Street and Beckley Avenue on the east.

The original district encompassed approximately 254 acres, not counting rights-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels. The Bishop/Jefferson Sub-district encompasses approximately 193 acres (excluding rights-of-way). The 2014 amended boundary had a total area of approximately 447 acres. The 2015 amendment brings the total to 453 acres.

Unless defined otherwise by a relevant City ordinance, district boundaries include all rights of way immediately adjacent to real property within the district, extending to the far sides of the rights of way. Boundaries that approximate property lines shall be construed as following such property lines.

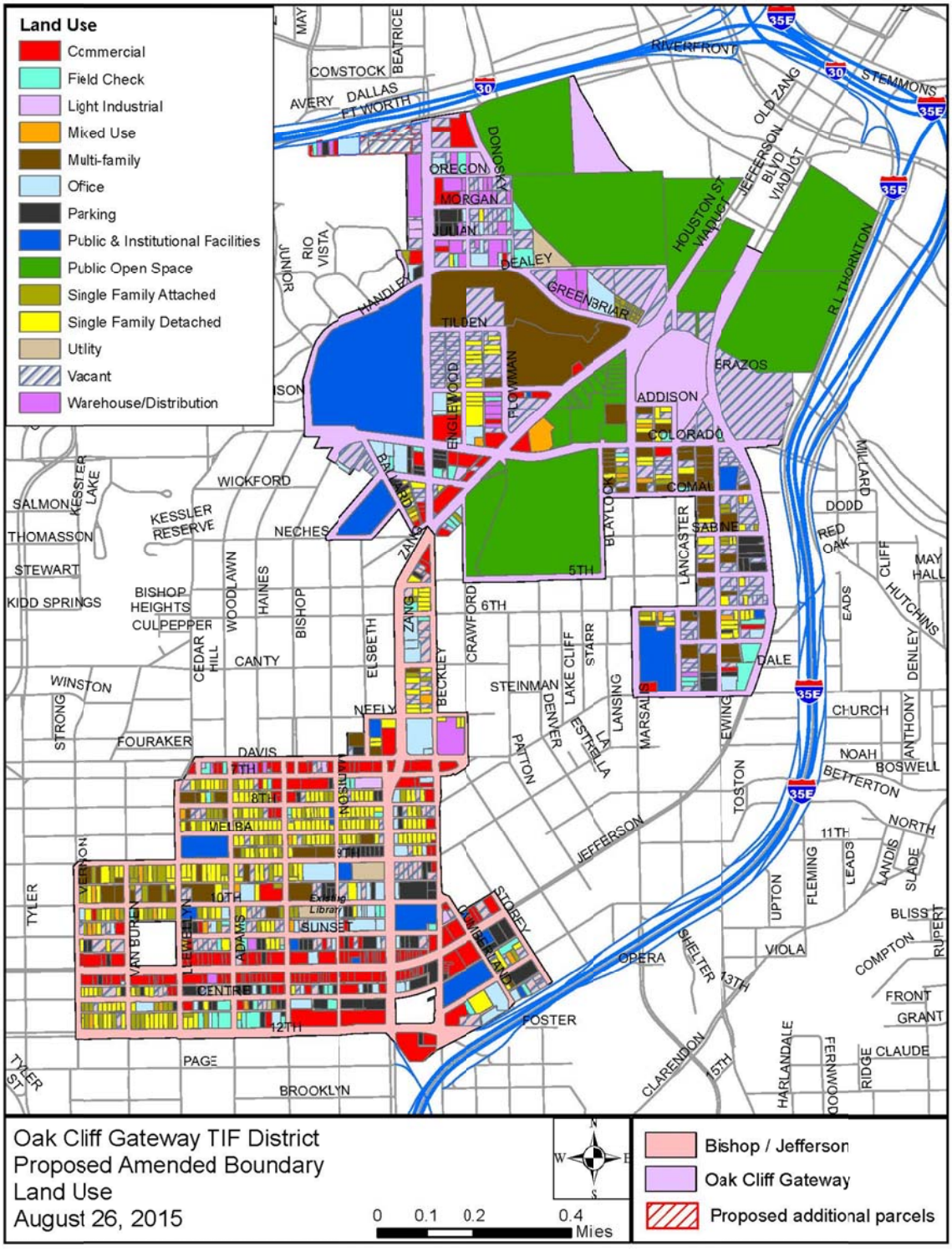
Exhibit B: Map of the Oak Cliff Gateway TIF District



Current Land Use

Land use in the Oak Cliff Gateway TIF District is mixed. Methodist Medical Center creates a major employment center at Beckley Avenue and Colorado Boulevard and has continued to grow during the life of the district. Residential uses and vacant land are scattered throughout the district. The highest concentration of retail use is located at the triangle formed at the intersections of Colorado Boulevard, Zang Boulevard and Beckley Avenue and along Jefferson Boulevard. The Bishop/Jefferson Sub-district is a mix of commercial, multi-family, and vacant land. The sub-district also includes limited single family residential uses.

Exhibit C: Oak Cliff Gateway TIF District Land Use Map (2009 data)



Oak Cliff Gateway Planned Development (PDD) Zoning

The Department of Development Services has been involved in a partnership effort to produce a development plan for the TIF district with input from property owners and business interests in the district, the board of directors for the Oak Cliff Gateway TIF and City staff.

In early 201, the City created new a PD, based on the City's form-based code, for the northern portion of the area, to include the Oak Cliff Gateway Sub-district and portions of the Bishop/Jefferson Sub-district.

The new zoning designation is intended to create walkable urban neighborhoods where higher-density mixed uses and mixed housing types promote less dependence on the automobile.

In 2010, the City also created PD 830 for zoning near Bishop Avenue and Davis Street. This PD encourages the characteristics of an urban village, with wide sidewalks, street trees, doors and windows opening onto the street, and parking hidden away from the street.

Oak Cliff Gateway Strategic Implementation Plan

Oak Cliff Gateway TIF District is envisioned as a place where people come to work, live, shop, and to enjoy the parks, dining, entertainment, and historic districts. The Gateway retains the distinctive character of its historic settlement. It provides proximity to downtown Dallas as well as opportunities for jobs and business growth. The Trinity River Corridor and the area's parks entice residents, area workers and visitors to enjoy natural beauty, active recreation and quiet reflection. The Oak Cliff Gateway offers a unique park-like setting in the center of the Dallas region. Proposed new development and strategic re-development in the new Bishop/Jefferson Sub-district will be focused on respecting the existing historic buildings and neighborhood character of the area. Planned sidewalks, bike lanes, and green space offer alternatives to driving, and buildings nestle into the existing fabric of the street grid and the neighborhood.

Urban Land Institute (ULI) Study – A Strategy for the Oak Cliff Gateway District and Trinity Place

During the period of October 14-19, 2001, an advisory panel formed by the Urban Land Institute conducted a study of the Oak Cliff Gateway area with particular interest focused on the area of Planned Development District (PDD) 468, Sub-Area A, named for the purposes of the study as Trinity Place. The study (**Appendix A**) focused on Trinity Place, but also examined the entire area and formed conclusions and recommendations that identified the Trinity River Corridor Improvement Plan as a key to development and highly beneficial to the future planned development of the Oak Cliff Gateway TIF District.

The ULI Advisory Panel Study validated the Oak Cliff Gateway TIF District Project Plan and recommended a concentration of mixed-use, high-density development for the entire Sub-Area A with particular concentration of the uses on Burnett Field and the area north of Greenbriar Lane, between the Trinity River levy and Beckley Avenue to I-30, see **Exhibit E**. The advisory panel estimated the infrastructure costs associated with the implementation of this strategy and recommendations at approximately $15,000,000.

Over the ensuing years, Greenbriar Lane has become a quiet residential street for dense, new townhomes and multifamily apartments.

Beckley Avenue north of Greenbriar Lane remains an opportunity for dense mixed use that takes advantage of the downtown views and proximity to the re-built IH-30 and connections to downtown.

The area east of Methodist Medical Center provides an opportunity for the hospital to expand its campus to the east and to provide additional jobs, investment, and tax base to the City and the district.

Design Guidelines

In 2012 the Oak Cliff Gateway TIF District board of directors adopted Design Guidelines for the district. These guidelines address both the design of private development and the public infrastructure adjacent to the development. The guidelines provide a set of standards that encourages dense, pedestrian oriented development with wide sidewalks, street trees, pedestrian lighting, and parking designed to minimize disruption of the public realm. Since 2013, the City has embraced a process of peer review of all TIF projects. Compliance with the Oak Cliff Gateway Design Guidelines and with the recommendations of the City's Urban Design Peer Review Panel (and other future design review processes) is a requirement for all TIF projects.

In particular, projects within the District will be encouraged to have sidewalks with a clear walking width of at least 7 feet and an additional landscape buffer to protect pedestrians from vehicular traffic. In addition, all projects will be encouraged to bury franchise utility lines, ensure adequate shade, and have first-floor street-facing residential and commercial spaces open directly onto the street frontage.

Planned Private Development

New construction within the TIF district is expected to increase the tax base by approximately $919 million, raising the net present value of approximately $26,621,027, or $76,665,998 in total dollars in tax increment revenue which will be reinvested in the district.

This represents a goal of approximately 1,572,556 square feet of new residential construction (both single family/townhome units and apartment units) and 393,139 square feet of new commercial construction, to include retail, restaurant, and office space.

Planned Public Improvements

Planned public improvements include:

- Public infrastructure Improvements – streetscape, lighting and median improvements, water, wastewater, utility burial
- Pedestrian and lighting improvements throughout the district
- Education and training facilities
- Façade Improvements
- Environmental remediation, interior and exterior demolition assistance
- Economic development grants
- Administration

The Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan provides a long term program to replace and upgrade the area's infrastructure, assistance for environmental remediation and related interior and exterior demolition of buildings to be renovated for residential and commercial use, assistance for façade improvements in the TIF district, assistance for education and training facilities, and for economic development grants to offset the cost of dense, mixed-use redevelopment projects, new roadways, and other public-use improvements.

The TIF district also has the ability to convey public land for economic development purposes so long as the conveyance serves the public purpose of putting land back on the tax rolls, thereby increasing the value of the tax base.

The improvements planned for the Oak Cliff Gateway TIF District are designed to fully meet the long-term public needs to secure the growth and investment of the area. Planned improvements will focus on three major transportation corridors - Zang Boulevard, Colorado Boulevard, and Beckley Avenue – and local streets between Davis Avenue and 12th Street and between Vernon Avenue and Zang Boulevard. These site improvements are necessary for redevelopment, design and construction of recreational amenities, including an entry portal for the area and the planned parkway that will run parallel to the Trinity River.

Tax increment financing will be used to pay for these improvements. Utilizing this program to encourage public infrastructure improvements greatly improves the potential of attracting more commercial investment by improving the economics of the developing market in the district. The Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan also provides for extensive streetscape and other amenities, which complement existing and anticipated investment in the area.

Direct support of historic facade restoration efforts also provides an important incentive to assist new development in the district. The City of Dallas, using TIF funds, can participate in such a facade restoration program. Facade improvements under this program will be reviewed by the Oak Cliff Gateway TIF District Board and the City's

Urban Design Peer Review Panel (UDPRP) (or other future design review committee) to ensure compatibility with other improved structures and investment in the area.

The City may make economic development loans or grants to further implement this Plan and to encourage additional development in the district. Projects receiving such loans or grants must be consistent with the goals and objectives of the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan and will be subject to specific project agreements and City Council approval.

Linkages are critical to the Oak Cliff Gateway. Access to major transportation routes is part of the strength of the area. As such, new and enhanced connections are planned to build on these strengths. Planned sidewalks within the district link Lake Cliff and Founders Parks to Methodist Medical Center. Pedestrian and bike trail linkages with the Trinity River are planned. The Oak Cliff Trolley will provide additional transit routes from downtown's convention facilities to the restaurants and shops planned in the area.

Public and private land use and investment decisions based on this concept plan have begun to revitalize the Oak Cliff Gateway. Use of the Tax Increment Financing (TIF) district has added new public investment to supplement projects funded through City of Dallas bond funding programs. Designation of the Lake Cliff Historic District has helped to retain the area's historic neighborhood. Compatible zoning and reasonable variances with the creation of sub-districts have enabled investors to build the developments envisioned here. Lastly, urban design guidelines for public and private investments have ensured that the area's entry points and developments create an identifiable image for the Oak Cliff Gateway.

TIF District Policy Considerations

City policy for TIF districts requires that amended TIF district plans include public objectives such as a provision for affordable housing; utilization of minority and women owned businesses in new construction; promotion of jobs for neighborhood residents; and resolution of issues related to the relocation of area residents displaced by new development. These issues are addressed specifically below.

Mixed Income Housing. Twenty percent of all housing units in projects using TIF funds will affordable per the City’s and County’s established criteria for mixed income housing. Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas metropolitan area. Affordable rental rates will be adjusted annually.

A developer may, subject to City and County approval, propose an alternative means of fulfilling the City and County’s affordable housing requirements.

This plan has a goal of creating new affordable housing units within the Oak Cliff Gateway TIF District, which may include the creation of senior housing or tax credit

financed units. It is important that affordable housing units blend with the existing community. Mixed-income projects will be encouraged.

Business Inclusion Development (BID) Plan. All TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan. This policy outlines goals for certified Minority- and Women-Owned Business (M/WBE) participation in publicly funded infrastructure projects. The BID Plan goal is 25% for construction of public improvements. The goal for private improvements is negotiated in the development agreement.

The process for BID compliance and City oversight will be negotiated with City staff and included in the development agreement for each individual project.

Promotion of Jobs for Neighborhood Residents. TIF applicants must agree to sponsor job fairs or other programs to attract neighborhood residents to any permanent jobs created in the developments within the district.

Existing Resident Displacement. Future development projects in the TIF district may include the demolition or extensive renovation of existing multi-family residential property. For that reason, it is understood that some displacement might occur due to redevelopment activities. In such occurrences, the City will only provide TIF assistance for projects where the incidence and impact of any displacement has been minimized. Communication will be a central element in this process.

Section II – Financing Plan

Tax Increment Financing

Section 311 of the State Tax Code, commonly called The Tax Increment Financing Act, provides for municipalities to create reinvestment zones within which various public works and improvements can be undertaken, using tax increment revenues, bonds or notes/advances, to pay for those improvements. At the time an area is designated a reinvestment zone for tax increment financing, the existing total of appraised value of real property in the zone is identified and designated as the tax increment base. Taxing units levying taxes in the zone during its life are limited to revenues from this base.

Public improvements are made in the area to attract private development that would not otherwise occur. As the costs of new development are added to the tax rolls, property values rise. This rise in new value is called the "captured appraised value." Then the taxes that are collected by the participating taxing jurisdictions on the increment between the frozen value and the new, higher value (the "tax increment") are deposited into a TIF fund which is used to pay for the public improvements. Once the public improvements are completed and paid for, the TIF is dissolved and the full amount of the taxes collected in the area is kept by the taxing jurisdictions. In effect, the taxing jurisdictions are investing future earnings to receive the benefit of higher tax revenues

from new development. Also, taxing jurisdictions are not restricted from raising their tax rates during the life of the zone.

Financing Plan

The financing plan developed by the Board provides for approximately $26,621,027 (NPV) or $76,665,998 in total dollars of public improvements to be paid for with TIF funds or anticipated TIF increment collections. The financing plan developed by the board allows for the sale of TIF bond funds, if it is in the financial interest of the Oak Cliff Gateway TIF District and the City of Dallas.

Exhibit D: Oak Cliff Gateway Public Improvements Budget

Oak Cliff Gateway TIF District		
Category	**TIF Budget (OCG: 1992 dollars) (BA: 2014 dollars)**	**TIF Budget (Total dollars)**
Oak Cliff Gateway Sub-district • Public Infrastructure Improvements including Streets, Streetscape, Water, Wastewater, Utility Burial • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants	$9,116,977	$34,463,508
Bishop/Jefferson Sub-district • Public Infrastructure Improvements including Streets, Streetscape, Water, Wastewater, Utility Burial • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants	$18,554,050	$38,611,351
Educational/Training Facilities	$200,000	$756,029
Administration	$750,000	$2,835,110
Total Project Costs	**$28,621,027**	**$76,665,998**

*In order to encourage development in the Bishop/Jefferson Sub-district, Administration expenses and Educational/Training Facilities expenses for the entire District shall be paid out of the Oak Cliff Gateway Sub-district until the Oak Cliff Gateway Sub-district expires. Remaining Administration and Educational/Training Facilities expenses shall then be paid from the Bishop/Jefferson Sub-district.

Financing Methodology: The City of Dallas/Oak Cliff Gateway TIF District may consider the sale of TIF bonds to finance infrastructure and other public-use improvements in an amount based upon the capacity assessment by the City's financial advisor. The bond debt service would be paid from the future increment revenues. Private developers will advance funds for public improvements in the reinvestment zone. Advances are to be repaid by the proceeds of the TIF bond sales and/or the future increment revenue cash flows to the TIF fund. Taxing jurisdictions need not guarantee these bond and loan repayments with any other source. Private lenders would loan funds only when they were confident that future cash flows to the TIF fund, plus other private assets given as security, would be sufficient to cover their advances to the TIF fund, plus other private assets given as security, would be sufficient to cover their loans.

Bond Issuance: TIF bonds may be issued for the Oak Cliff Gateway TIF District in an amount not to exceed the capacity assessment provided by the City's bound counsel and financial advisor.

Financing Policy: The goal of the Oak Cliff Gateway TIF District is to leverage increment accrued to maximize development in the district.

Long-Term Financing. The City has decided use a dual methodology to finance all subsequent phases of infrastructure and public improvements. After the district satisfied the debt service on the bonds, the district decided to use the remaining increment revenues for additional projects on a "pay-as-you-go basis." Future TIF-funded projects will be reimbursed only after completing all required elements in each project's development agreement.

Expected Revenues. Cumulative private development is expected to exceed approximately $311 million during the remainder of the 30-year development program, resulting in new taxable value of more than $919 million at the end of the district. This assumes all taxing jurisdictions participate by 100% through 2012, except the Dallas Independent School District (63%) until 2011. During the initial 10-year term extension only the City of Dallas and Dallas County participated at the rates of 85% and 65%, respectively. During the proposed 2014 term extension, the City will participate in the Oak Cliff Gateway Sub-district at 85% and in the Bishop/Jefferson Sub-district at 90%. The County will be asked to participate in the Bishop/Jefferson Sub-district for 20 years at 65%.

Financial Assumptions.

The key factors influencing the financial feasibility study and its conclusions are the financial assumptions which have been adopted. Several categories of assumptions, including development, activity, land appreciation, appreciation of improvements, removal of existing deteriorated structures, and tax rate changes are discussed below:

Inflation and Appreciation. The generally accepted inflator for construction costs and the value of improvements is five and three-quarters percent (5.75%) per annum. Net present values of the tax increment were calculated at this rate.

Tax Rate Changes. Although tax rates may increase during the future development period, the financial plan assumes that the tax rate will remain constant for the life of the TIF district.

Financial Feasibility

The private development plans; public improvement program, general financing strategy and financial assumptions of the original plan were all included in an economic feasibility study prepared by Arthur Andersen & Co.

Cumulative increased property value is expected to reach approximately $919 million during the extended term of the TIF district. Coupled with predicted increases in land values, the total taxable value reaches $1 billion.

Exhibit E: Oak Cliff Gateway TIF Increment Schedule
Oak Cliff Gateway Sub-district

Projected TIF Increment Schedule

Tax Year		Net Taxable Assessed Value		Captured Appraised Value	Captured Appraised Value	Tax Increment Revenue	Accumulated Net Present Value	Tax Increment Revenue	Tax Increment Revenue	Tax Increment Revenue	Tax Increment Revenue
	tax Year	City	Annual Growth	City	County	Total Dollars		City	Dallas County	DCHD	DCCCD
Base Year	1992	$38,570,128									
1	1993	$38,245,158	-0.84%	($324,970)		$0	$0	$0	$0	$0	$0
2	1994	$38,699,692	1.19%	$129,564		$0	$0	$0	$0	$0	$0
3	1995	$38,323,980	-0.97%	($246,148)		$0	$0	$0	$0	$0	$0
4	1996	$39,118,366	2.07%	$548,238		$0	$0	$0	$0	$0	$0
5	1997	$41,514,962	6.13%	$2,944,834		$59,146	$44,722	$19,189	$5,919	$5,471	$1,472
6	1998	$43,746,236	5.37%	$5,176,108		$103,331	$118,606	$33,598	$10,207	$9,312	$2,588
7	1999	$45,659,848	4.37%	$7,089,720		$142,199	$214,752	$47,324	$13,868	$13,868	$3,566
8	2000	$51,431,069	12.64%	$12,860,941		$266,401	$385,083	$85,847	$25,188	$32,641	$6,444
9	2001	$54,818,286	6.59%	$16,248,158	$16,238,158	$339,026	$590,062	$108,456	$31,827	$41,245	$9,771
10	2002	$56,761,977	3.55%	$18,191,849	$18,181,597	$385,383	$810,400	$127,307	$35,636	$46,181	$10,947
11	2003	$52,797,457	-6.98%	$14,227,329	$14,217,329	$260,649	$951,319	$85,116	$24,785	$30,875	$9,496
12	2004	$55,421,996	4.97%	$16,851,868	$16,846,868	$324,311	$1,117,124	$111,266	$30,582	$36,950	$11,695
13	2005	$57,308,839	3.40%	$18,738,711	$18,718,711	$412,881	$1,316,733	$138,985	$40,039	$47,546	$15,336
14	2006	$60,675,614	5.87%	$22,105,486		$485,923	$1,538,881	$161,193	$47,284	$56,148	$17,905
15	2007	$76,125,212	25.46%	$37,555,084	$37,535,084	$772,572	$1,872,871	$256,776	$84,545	$87,155	$27,649
16	2008	$95,665,708	25.67%	$57,095,580	$57,065,580	$1,212,775	$2,368,657	$402,920	$129,094	$136,763	$43,384
17	2009	$104,589,616	9.33%	$66,019,488	$65,979,488	$1,453,846	$2,930,677	$469,662	$150,499	$167,588	$53,176
New Base		$40,097,623									
18	2010	$98,972,493	-5.37%	$58,874,870	$58,829,870	$1,374,736	$3,433,219	$469,233	$143,015	$159,429	$55,978
19	2011	$95,104,431	-3.91%	$55,006,808	$54,966,808	$1,270,510	$3,872,408	$433,545	$132,142	$147,357	$51,697
20	2012	$139,484,827	46.66%	$99,387,204	$99,347,204	$2,397,184	$4,656,007	$811,126	$272,455	$275,705	$97,671
1	2013	$153,397,659	9.97%	$113,300,036	$113,255,036	$946,511	$4,948,582	$767,551	$178,960	$0	$0
2	2014	$168,670,265	9.96%	$128,572,642	$128,572,642	$1,074,179	$5,262,567	$871,015	$203,164	$0	$0
3	2015	$211,862,113	25.61%	$171,764,490	$171,764,490	$1,435,032	$5,659,222	$1,163,619	$271,414	$0	$0
4	2016	$229,017,976	8.10%	$188,920,353	$188,920,353	$1,578,363	$6,071,774	$1,279,841	$298,522	$0	$0
5	2017	$250,888,516	9.55%	$210,790,893	$210,790,893	$1,428,003	$6,424,729	$1,428,003	$0	$0	$0
6	2018	$258,415,171	3.00%	$218,317,548	$218,317,548	$1,478,992	$6,770,410	$1,478,992	$0	$0	$0
7	2019	$266,167,626	3.00%	$226,070,003	$226,070,003	$1,531,511	$7,108,904	$1,531,511	$0	$0	$0
8	2020	$274,152,655	3.00%	$234,055,032	$234,055,032	$1,585,606	$7,440,298	$1,585,606	$0	$0	$0
9	2021	$339,766,635	23.93%	$299,669,012	$299,669,012	$2,030,108	$7,841,523	$2,030,108	$0	$0	$0
10	2022	$349,959,634	3.00%	$309,862,011	$309,862,011	$2,099,160	$8,233,837	$2,099,160	$0	$0	$0
1	2023	$360,458,423	3.00%	$320,360,800	$320,360,800	$2,170,284	$8,617,390	$2,170,284	$0		
2	2024	$371,272,175	3.00%	$331,174,552	$38,054,647	$2,243,542	$8,992,330	$2,243,542	$0		
3	2025	$382,410,341	3.00%	$342,312,718	$342,312,718	$2,318,998	$9,358,808	$2,318,998	$0		
4	2026	$393,882,651	3.00%	$353,785,028	$347,916,658	$2,396,717	$9,716,974	$2,396,717	$0		
5	2027	$405,699,130	3.00%	$365,601,507	$365,601,507	$2,476,767	$10,066,977	$2,476,767	$0		
						$38,054,647	$10,066,977	$29,603,257	$2,129,144	$1,294,232	$418,776

Exhibit F: Oak Cliff Gateway TIF Increment Schedule
Bishop/Jefferson Sub-district

Oak Cliff Gateway TIF District Increment Collection Chart - Bishop/Jefferson Village Sub-district											
Tax Year	Property Value Estimate	Added Value Estimated	Property Value Growth	Anticipated Captured Value	Tax Increment Revenue City	Tax Increment Revenue (NPV) City	Tax Increment Revenue Dallas County	Tax Increment Revenue (NPV) Dallas County	Tot. Anticipated Increment Revenue	Tot. Anticipated Accumulated Revenue (NPV)
2014	$105,400,615									
2015	$108,562,633	$3,162,018	3.00%	$3,162,018	$22,681	$21,448	$4,996	$4,725	$27,678	$26,173
2016	$111,819,512	$3,256,879	3.00%	$6,418,897	$46,043	$62,620	$10,143	$13,795	$56,186	$76,414
2017	$121,365,483	$9,545,971	8.54%	$15,964,868	$114,516	$159,453	$25,227	$35,126	$139,743	$194,579
2018	$150,832,881	$29,467,397	24.28%	$45,432,266	$325,886	$420,035	$71,790	$92,530	$397,675	$512,565
2019	$207,092,304	$56,259,424	37.30%	$101,691,689	$729,434	$971,584	$160,688	$214,032	$890,123	$1,185,616
2020	$260,007,296	$52,914,992	25.55%	$154,606,681	$1,108,994	$1,764,536	$244,302	$388,712	$1,353,295	$2,153,248
2021	$281,128,987	$21,121,690	8.12%	$175,728,372	$1,260,500	$2,616,812	$277,677	$576,461	$1,538,177	$3,193,273
2022	$304,455,774	$23,326,787	8.30%	$199,055,159	$1,427,823	$3,529,729	$314,537	$777,569	$1,742,360	$4,307,297
2023	$313,589,447	$9,133,673	3.00%	$208,188,832	$1,493,338	$4,432,619	$328,970	$976,468	$1,822,308	$5,409,086
2024	$350,337,447	$36,748,000	11.72%	$244,936,832	$1,756,932	$5,437,121	$387,037	$1,197,751	$2,143,969	$6,634,872
2025	$375,959,851	$25,622,405	7.31%	$270,559,236	$1,940,721	$6,486,372	$427,524	$1,428,892	$2,368,246	$7,915,263
2026	$387,238,647	$11,278,796	3.00%	$281,838,032	$2,021,624	$7,519,932	$445,346	$1,656,576	$2,466,971	$9,176,508
2027	$398,855,806	$11,617,159	3.00%	$293,455,191	$2,104,954	$8,537,581	$463,703	$1,880,755	$2,568,657	$10,418,336
2028	$410,821,480	$11,965,674	3.00%	$305,420,865	$2,190,784	$9,539,134	$482,611	$2,101,389	$2,673,395	$11,640,523
2029	$423,146,125	$12,324,644	3.00%	$317,745,510	$2,279,189	$10,524,448	$502,086	$2,318,445	$2,781,274	$12,842,893
2030	$435,840,509	$12,694,384	3.00%	$330,439,894	$2,370,245	$11,493,411	$522,145	$2,531,899	$2,892,390	$14,025,311
2031	$448,915,724	$13,075,215	3.00%	$343,515,109	$2,464,034	$12,445,945	$542,805	$2,741,734	$3,006,839	$15,187,679
2032	$462,383,196	$13,467,472	3.00%	$356,982,581	$2,560,636	$13,381,999	$564,086	$2,947,939	$3,124,722	$16,329,938
2033	$476,254,691	$13,871,496	3.00%	$370,854,076	$2,660,136	$14,301,552	$586,005	$3,150,509	$3,246,141	$17,452,061
2034	$490,542,332	$14,287,641	3.00%	$385,141,717	$2,762,622	$15,204,607	$608,582	$3,349,444	$3,371,203	$18,554,050
2035	$505,258,602	$14,716,270	3.00%	$399,857,987	$0	$15,204,607	$0		$0	$18,554,050
2036	$520,416,360	$15,157,758	3.00%	$415,015,745	$0	$15,204,607	$0		$0	$18,554,050
2037	$536,028,851	$15,612,491	3.00%	$430,628,236	$0	$15,204,607	$0		$0	$18,554,050
2038	$552,109,716	$16,080,866	3.00%	$446,709,101	$0	$15,204,607	$0		$0	$18,554,050
2039	$568,673,008	$16,563,291	3.00%	$463,272,393	$0	$15,204,607	$0		$0	$18,554,050
2040	$585,733,198	$17,060,190	3.00%	$480,332,583	$0	$15,204,607	$0		$0	$18,554,050
2041	$603,305,194	$17,571,996	3.00%	$497,904,579	$0	$15,204,607	$0		$0	$18,554,050
2042	$621,404,350	$18,099,156	3.00%	$516,003,735	$0	$15,204,607	$0		$0	$18,554,050
2043	$640,046,480	$18,642,130	3.00%	$534,645,865	$0	$15,204,607	$0		$0	$18,554,050
2044	$659,247,875	$19,201,394	3.00%	$553,847,260	$0	$15,204,607	$0		$0	$18,554,050
Totals				$553,847,260	$31,641,092		$6,970,259	$2,318,445	$38,611,351	$18,554,050

Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program, as amended. This program provides a framework for development incentives in a variety of areas. Within this framework the Oak Cliff Gateway board of directors has adopted specific policies for the Oak Cliff Gateway TIF District.

Pedestrian/lighting, street tree and landscaping projects are recognized as an important component of the Oak Cliff Gateway TIF District Public Improvement Plan; therefore, whenever possible a portion of the increment accrued will be set aside for such projects.

Public improvements will be phased at a pace which coincides with private development. Publicly accessible parking facility improvements will be phased to coincide with the pace of related improvements. Projects in the Bishop/Jefferson Sub-district may be required to provide additional publicly accessible parking above the immediate needs of the project. This parking may be required to be structured or otherwise constructed to minimize its impact on the public realm.

Private developers desiring City participation in cost sharing for infrastructure improvements needed for their projects must sign a development agreement with the City.

Each development agreement is mutually exclusive. That is, the nature and extent of support with public funds may change over time as the district becomes more developed.

If a developer needs infrastructure improvements constructed at a time when sufficient funds are not available in the TIF fund, then improvements may be:

- Deferred until funds are available
- Constructed at the sole expense of the developer
- Constructed at developer expense, with the City reimbursing the developer as funds become available.

Private development must substantially conform to the design guidelines adopted by the Oak Cliff Gateway board of directors in order to receive cost participation benefits for infrastructure improvements.

The Oak Cliff Gateway TIF board may from time-to-time recommend amendments to these financial policies, which will affect the operations of the TIF district.

Conclusions

Based upon a set of conservative assumptions and analysis of the project and financing plan, the Oak Cliff Gateway board of directors has concluded that the project and financing plan is feasible.

The success of the Oak Cliff Gateway TIF development will allow the redevelopment of the area. The new residential population base will be supported by redevelopment efforts in the area near downtown Dallas. The expansion of retail and entertainment activities will enhance the area's overall market image. The success of this program will protect and build on this area's untapped real estate potential. The Oak Cliff Gateway Project Plan and Reinvestment Zone Financing Plan was developed with these specific needs in mind.

AGENDA ITEM # 93

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 1

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 V

SUBJECT

Authorize a development agreement with RWI Green Development LLC and/or its affiliates in an amount not to exceed $4,600,000, payable from future Oak Cliff Gateway TIF District funds in consideration of the development of the Oxygen project on property currently addressed at 1945, 1947, 1951, 2001, 2003, and 2007 North Beckley Avenue and 140 Turnpike Avenue in Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) – Not to exceed $4,600,000 – Financing: Oak Cliff Gateway TIF District Funds (subject to appropriations)

BACKGROUND

RWI Green Development LLC proposes a new residential development near the southwest corner of IH-30 and North Beckley Avenue. The project site is currently undeveloped. The nearby area also includes industrial property, vacant property, the Trinity River, IH-30, and a few new shops and restaurants. The closest housing is located in the primarily single family, market rate Kessler Park neighborhood.

This is the first project on Beckley Avenue north of Methodist Dallas Medical Center. It is hoped that it will catalyze new investment in this portion of the district, which is generally under-utilized and ready for new development.

The project includes approximately 250 rental residential units and a parking garage. Units on the first floor facing Beckley Avenue will open directly onto Beckley Avenue. These direct entries are a design consideration encouraged by the City Design Studio to encourage pedestrian activity.

The project has undergone extensive design review with both the Design Studio staff and with the Urban Design Peer Review Panel. The site will incorporate an extension of the Coombs Creek Trail on the southern side of the site, allowing cyclists to use the Coombs Creek Trail to access the proposed IH-30 bicycle bridge to downtown. The site is designed so that buildings are pulled up to the street, front doors and windows face the street, and parking is mostly tucked inside the building.

BACKGROUND (Continued)

The development includes bike parking and solar panels over the carports. Wide sidewalks, street trees, and pedestrian lighting are included. The upper floors have views of downtown Dallas.

The anticipated total project cost, including property acquisition, site work/infrastructure, and hard/soft costs will be approximately $38 million with an expected completion in 2018.

On June 16, 2015, the Oak Cliff Gateway TIF Board recommended that, if and when funds are available, up to $4,600,000 from future Oak Cliff Gateway TIF District revenues be dedicated to the proposed development. TIF funding will be used for (i) public infrastructure improvements (streets, streetscape, water, wastewater, utility burial, environmental, engineering, demolition): $435,350; (ii) pedestrian linkages/lighting: $250,000; and (iii) an economic development TIF grant: $3,914,650.

The project meets TIF Grant Program criteria as a new residential development that will promote development and diversification of the economy, creation of a broader mix of residential property types, density within the district, and public infrastructure improvements. The project is not financially viable without the TIF grant.

TIF funding is offered on a reimbursement basis and will be paid only after project completion, adherence to all project requirements, and only as funding flows into the district. No TIF funding will be available on an “up front” basis.

A public hearing and ordinance for the proposed TIF district expansion and plan amendment is also scheduled for City Council consideration preceding this item on the August 26, 2015 agenda.

An analysis of the project’s pro forma shows that the project would not be viable without public funding at this level.

The minimum requirements for the development agreement will include:

- Minimum 190,000 square feet of residential space
- Minimum private investment of $26,000,000 for building and land acquisition costs, site preparation, construction hard costs, and soft costs related to construction
- Construction of a project that is in substantial conformance with the site plans and building elevations reviewed and approved through the Peer Review and TIF board process.
- Twenty percent of the units must be set aside for families making 80% or less of the area median income (AMI). Without this requirement, the area is likely eventually to redevelop with market rate units at rates that may be out of the reach of many households. Recent TIF projects within a mile include Zang Triangle and Alexan Trinity, both mostly market rate with 20% of the units set aside for those making 80% of AMI.

ESTIMATED PROJECT SCHEDULE

Project Start Date June 2016
Project Completion Date February 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 11, 1992, City Council authorized the establishment of the Oak Cliff Gateway TIF District by Ordinance No. 21466, as amended.

On February 12, 1997, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Ordinance No. 23033, as amended.

On November 9, 2009, City Council authorized the establishment of the City of Dallas Oak Cliff Gateway Grant Program by Ordinance 27743, as amended.

On December 8, 2010, City Council authorized a Grant Agreement to provide $2,000,000 in grant funds to Bishop Arts Village LLC to assemble property for development of a mixed-use pedestrian-oriented urban project in North Oak Cliff by Resolution No. 10-3039.

On June 16, 2015, the Oak Cliff Gateway TIF District Board of Directors voted to amend the boundary of the district and the Final Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District.

On June 16, 2015, the Oak Cliff Gateway TIF District Board of Directors reviewed the proposed Oxygen project and recommended City Council authorize a development agreement with RWI Green Developments, LLC and dedicate an amount not to exceed $4,600,000 for TIF eligible costs.

Information about this item was provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

$4,600,000 – Oak Cliff Gateway TIF District Funds (subject to appropriations)

PROJECT COUNCIL DISTRICT

1

OWNER

RWI Green Development LLC
A Texas limited liability corporation

Louis Ramirez, Partner
Ezequiel Witis, Partner

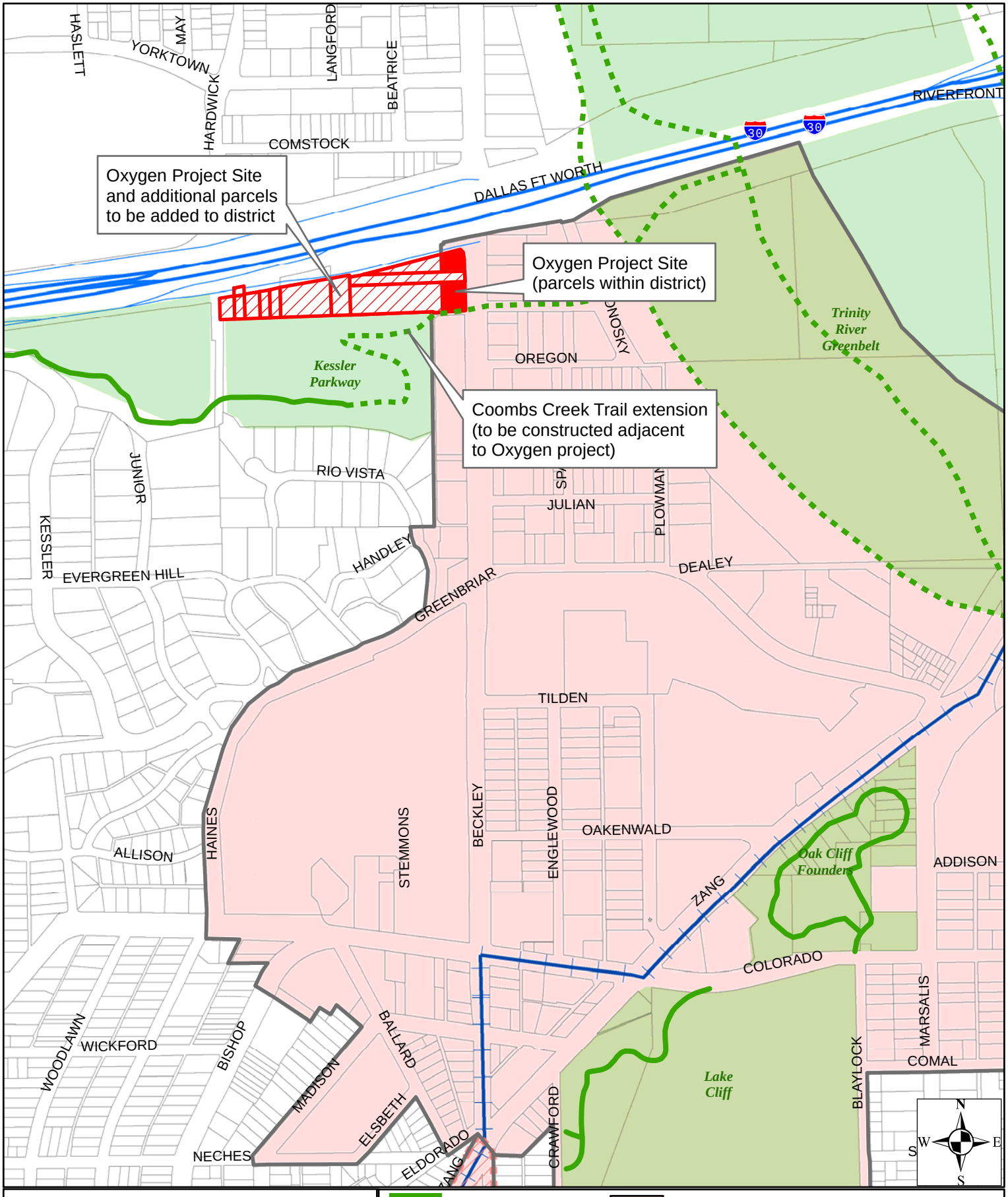
DEVELOPER

RWI Green Development LLC
A Texas limited liability corporation

Louis Ramirez, Partner
Ezequiel Witis, Partner

MAP

Attached.



Oak Cliff Gateway TIF District
Proposed Amended Boundary
August 26, 2015

0 0.05 0.1 0.2 Miles

Parks
Existing Trails
Future Trails
Existing Oak Cliff Gateway TIF District
Proposed Parcels to be added to the Oak Cliff Gateway Sub-District

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on November 11, 1992, City Council authorized the creation of Tax Increment Reinvestment Zone Number Three, (the "Oak Cliff Gateway TIF District", or "District") in accordance with the Tax Increment Financing Act, as amended, V.T.C.A. Texas Tax Code, Chapter 311 to promote development and redevelopment in the north Oak Cliff area through the use of tax increment financing by Ordinance No. 21466, as amended; and

WHEREAS, on February 12, 1997, City Council authorized the Oak Cliff Gateway TIF District Final Project Plan and Reinvestment Zone Financing Plan ("Project Plan") by Ordinance No. 23033, as amended; and

WHEREAS, on November 9, 2009, City Council authorized the establishment of the City of Dallas Oak Cliff Gateway Grant Program by Ordinance 27743, as amended; and

WHEREAS, on June 25, 2014, City Council adopted its Public/Private Partnership Guidelines and criteria by Resolution No. 14-0993, wherein the City elected to continue its participation in tax abatements and other incentive programs including programs for loans and grants for economic development and established Guidelines and Criteria for the Public Private Partnership Program governing those economic development programs and incentive agreements to be entered into by the City as required by the Property Redevelopment and Tax Abatement Act, as amended, V.T.C.A. Tax Code, Chapter 312 ("Act"); and

WHEREAS, on October 23, 2014, the Oak Cliff Gateway TIF District Board of Directors voted to amend a policy document outlining the requirements of the Oak Cliff Gateway Grant Program **(Exhibit A – Oak Cliff Gateway Tax Increment Financing (TIF) District Grant Program)**; and

WHEREAS, on June 16, 2015, the Oak Cliff Gateway TIF District Board of Directors reviewed the proposed Oxygen project and recommended City Council authorize a development agreement with RWI Green Development LLC ("Owner"), and dedicate an amount not to exceed $4,600,000 in future TIF revenues from the Oak Cliff Gateway TIF District for certain TIF eligible public improvements; and

WHEREAS, on August 12, 2015, City Council in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, (Chapter 311), called a public hearing to be held on August 26, 2015, to hear citizen comments and concerns regarding the proposed Oak Cliff Gateway TIF District amendment and amended Project Plan and Reinvestment Zone Financing Plan for the District. That public hearing was duly held and closed; and

WHEREAS, on August 26, 2015, City Council conducted a public hearing, and at the close of the hearing, approved an ordinance amending the ordinances creating the District and approving the Project Plan, respectively Ordinance Nos. 21466 and 23033, approved on November 11, 1992 and February 12, 1997, as amended, to reflect these amendments; and

WHEREAS, the creation of additional residential development is anticipated to further future growth and expansion of residential and commercial activity within the City of Dallas; and

WHEREAS, the City encourages mixed income neighborhoods, and the neighborhood surrounding the project is in need of mixed income housing; and

WHEREAS, the Oxygen project is in a rapidly redeveloping area of high opportunity and the development allows the City to continue its efforts to foster inclusive communities that overcome patterns of segregation; and

WHEREAS, the project is located in an area that is close to downtown, nearby jobs, transit, and transportation systems; and

WHEREAS, in furtherance of the Project Plan, and to promote within the District (1) development and diversification of the economy, (2) elimination of unemployment and underemployment, and (3) development and expansion of commerce, the City desires to provide economic incentives to the Owner for the construction of the Oxygen project at a site currently addressed at 1945, 1947, 1951, 2001, 2003, and 2007 North Beckley Avenue and 140 Turnpike Avenue in the Oak Cliff Gateway TIF District as described in the conceptual site plan, preliminary conceptual renderings, and building materials attached hereto as **Exhibits B1-B5**.

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a development agreement between RWI Green Development LLC ("Owner") and the City of Dallas, on behalf of the Oak Cliff Gateway TIF District, thereby confirming the Oak Cliff Gateway TIF District Board of Director's dedication of future tax increment revenues in an amount not to exceed $4,600,000 to provide funding for TIF-eligible project costs as shown in the TIF Funded Project Budget attached hereto as **Exhibit C**. This project includes infrastructure improvements, pedestrian linkages, and an economic development grant as part of the implementation of the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan.

Section 2. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 3. That the Chief Financial Officer is hereby authorized to encumber and dis burse funds future tax increments and subject to future appropriations from:

Oak Cliff Gateway TIF District Fund - Fund 0034, Department ECO, Unit W023, Activity TOAK, Object 4510, Program No. OCGTIF0006, CT ECOW023K251, Vendor No. VC14571, in an amount not to exceed $435,350;

Oak Cliff Gateway TIF District Fund - Fund 0034, Department ECO, Unit W023, Activity TOAK, Object 4599, Program No. OCGTIF0006, CT ECOW023K251, Vendor No. VC14571, in an amount not to exceed $250,000; and

Oak Cliff Gateway TIF District Fund - Fund 0034, Department ECO, Unit W023, Activity TOAK, Object 3016, Program No. OCGTIF0006, CT ECOW023K251, Vendor No. VC14571, in an amount not to exceed $3,914,650.

Total amount not to exceed $4,600,000.

Section 4. That the Owner shall design, fund and/or construct public improvements to support the development of Oxygen at a site currently addressed at 1945, 1947, 1951, 2001, 2003, and 2007 North Beckley Avenue and 140 Turnpike Avenue in the Oak Cliff Gateway TIF District as described in Section 6 and in substantial conformance with **Exhibit B1-B5 - Site Plan, preliminary conceptual renderings, and building materials.** Up to $4,600,000 of the TIF-eligible project costs for Oxygen in the Oak Cliff Gateway TIF District may be reimbursed from the Oak Cliff Gateway TIF District Funds. The Owner will be paid solely from the Oak Cliff Gateway TIF District Funds in accordance with the terms of the development agreement described in hereof and **Exhibit H – TIF Increment Allocation Policy Oak Cliff Gateway TIF District**, but only to the extent such Oak Cliff Gateway TIF District funds are available for such purpose. No interest will be paid on this award since funds are not advanced to the City for these improvements.

Section 5. That nothing in this resolution shall be construed to require the City to approve payment from any source of City funds other than the Oak Cliff Gateway TIF District Fund and/or Tax Increment Bonds.

Any funds expended under the development agreement that remain unpaid upon termination of the Oak Cliff Gateway TIF District, due to lack or unavailability of Oak Cliff Gateway TIF District Funds, shall no longer be considered project costs of the Oak Cliff Gateway TIF District or the City and the obligation of the Oak Cliff Gateway TIF District to pay Owner shall automatically expire.

Section 6. That in addition to the conditions set out in the Sections above, the Development Agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

A. A minimum of $26 million in private improvements in the Oxygen project including all land and building acquisition, site preparation, construction hard costs, and soft costs related to construction.

B. A minimum of 190,000 gross square feet of residential space.

C. For a period of fifteen (15) years from the date Owner receives the final CO for the residential portion of the Project ("Affordability Period"), a minimum of 20% of the units in Oxygen project shall meet the affordability requirements of the Project Plan and the City of Dallas Tax Increment Finance Districts Mixed Income Housing Guidelines (**Exhibit D - City of Dallas Tax Increment Finance Districts Mixed Income Housing Guidelines**). In addition, the affordable units shall be dispersed by unit type and location throughout the property. In the case that Oxygen project is sold to another entity, the affordability requirement shall be impressed upon the property by deed restriction and conveyed in the sale contract. This requirement shall be carried through to additional sales, if any.

D. Owner shall provide evidence of purchase of the property by September 1, 2015.

E. Owner shall obtain a building permit for the construction of the Project by June 30, 2016.

F. The Owner shall complete construction and obtain a final certificate of occupancy for the residential portion of the Project by February 28, 2018 and shall complete construction, complete the building permit, and pass final inspection for the building shell for any commercial portion of the project by February 28, 2018.

G. Owner shall complete construction and obtain a letter of acceptance or similar documentation issued by the City and signifying acceptance of the public improvements by February 28, 2018, for public infrastructure improvements associated with the project and constructed by the Owner.

H. Owner shall provide public access to designated plaza, trail, and sidewalk space within the private development by February 28, 2018.

I. Owner shall execute an Operating and Maintenance agreement in a form substantially similar to the form attached as **Exhibit E** for a minimum term of 20 years for all non-standard public improvements associated with the project by February 28, 2018.

Section 6. (Continued)

J. Owner shall comply with the Business Inclusion and Development ("BID") goal of twenty-five percent (25%) for TIF reimbursable improvements, the Owner shall make a good faith effort to achieve a goal of certified minority/women-owned business enterprise (M/WBE) participation for the private improvement construction of 20% of total private expenditure, and the Owner shall meet all reporting requirements for each. Developer shall utilize the forms attached hereto as **Exhibit F** or forms provided by the City Department of Business Development and Procurement Services for reporting the participation of the M/WBE firms throughout the course of the Project.

K. Owner shall market the residential units pursuant to an affirmative fair housing marketing plan approved by the City.

L. Until the Project has received a final certificate of occupancy for the multi-family portion and passed the final building inspection on the building shell for any commercial portion, and all required paperwork has been submitted, the Owner shall submit quarterly (once in every three months, starting from September 30, 2015) project status reports to the OED Staff. (**Exhibit G - Quarterly Project Status Report**).

M. Owner shall construct public and private improvements that substantially conform in design and materials to images and site plans approved by the Oak Cliff Gateway TIF Board of Directors and the Urban Design Peer Review Panel (UDPRP) as shown in **Exhibit B1-B5 - Site Plan, preliminary conceptual renderings, and building materials**. Additionally, unless modifications are approved by the Director:

a. Utilize the corner of Beckley and Turnpike as an entry plaza and gateway feature.
b. Screen the parking area through the introduction of a bermed earth condition or through landscape and screening elements. While Turnpike presents a challenge for unit frontages, the edge along the public realm should screen surface parking and promote an enjoyable pedestrian and cycle experience along the sidewalk.
c. Visually and physically connect the main building to units along the northern portion of Beckley.
d. Soften the relationship of residential frontage along the ground floor of Beckley Avenue either by elevating finish floor height, the incorporation of stoops and/or front yard areas, or some combination of both.
e. Landscape along Beckley Avenue frontage should help create privacy for units.

Section 6. (Continued)

f. A minimum of 80% percent of the residential units on the ground floor facing a public street, private street, or green space shall have direct access (a door) to the public street, private street or green space.

g. Streetscape and landscape should be designed to TIF guideline standards with street trees and generous sidewalks. The sidewalk should be designed with a minimum 7' clear through-way and a 5' planting zone for street trees. The sidewalk should also accommodate bicycles from the Coombs Creek Trail. Pedestrian lighting should be designed to direct most of the light downward. In general, public realm improvements around the perimeter of the development should introduce urban edges to the site and enhance and promote walkability. Final design of the sidewalk/mixed use path must be approved by the City Design Studio and by the City's transportation planning staff.

h. Provide generous and inviting access points to trail areas and adjacent sidewalks and bike paths throughout the site. The development should engage the surrounding context wherever possible and provide convenient and inviting external connections with potential to then connect to future development opportunities.

i. In coordination with Public Works, include adjacent trail opportunities in the design of this project as an amenity feature for the development and as a means of connecting the development to the larger context and surrounding neighborhoods. Sidewalk/trail connections should be integrated into the development to leverage them as an opportunity to integrate the proposal into the larger context. They are both a public amenity and an amenity to residents. Specifically, coordinate with the City to locate the trail on the southern side of the property and/or in adjacent City-owned property and include water and restroom facilities as shown to the TIF board.

j. As the final step to the Urban Design Peer Review Process, Developer shall provide a set of permit drawings to the Dallas CityDesign Studio for internal review and approval at time of submittal to ensure compliance to UDPRP recommendations and responses as described above.

N. The Owner shall provide evidence that reasonable efforts were made to promote the hiring of neighborhood residents for any new jobs created.

O. The residential component of the Project shall be managed by an apartment management company approved by the Office of Economic Development Director, which approval shall not be unreasonably withheld.

Section 7. That upon completion of the project and satisfaction of all project requirements, and subject to the availability of Oak Cliff Gateway TIF funds, the Project shall be eligible for total TIF reimbursements in an amount not to exceed $4,600,000 in accordance with the adopted **Exhibit H – TIF Increment Allocation Policy Oak Cliff Gateway TIF District**.

Section 8. That the Director of the Office of Economic Development, after approval and recommendation of the Oak Cliff Gateway TIF District Board of Directors, may authorize minor modifications to the project including development mix, design elements, and/or an extension of the project deadlines up to 6 months.

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.

Exhibit A
City of Dallas
Oak Cliff Gateway Tax Increment Financing (TIF) District
Grant Program
Adopted by the Oak Cliff Gateway TIF Board on September 21, 2012
Amended – October 23, 2014

The City of Dallas established the Oak Cliff Gateway TIF District Grant Program on September 21, 2012, pursuant to Chapter 311 of the Texas Tax Code, to implement the Project Plan and Reinvestment Zone Financing Plan ("Final Plan") for the Oak Cliff Gateway Tax Increment Financing District ("District").

The purpose of the Oak Cliff Gateway TIF District Grant Program is to promote: (1) development and diversification of the economy; (2) development or expansion of residential, transportation, business, and commercial activity; (3) creation of a broader mix of residential property types, (4) elimination of unemployment and underemployment; (5) density within the district; (6) public infrastructure improvements that enhance pedestrian connections and transit access within the district and (7) public infrastructure improvements including improvements to pedestrian connections and utility burial within the District.

Projects must be at least one of the following types of development:

- New residential development
- Mixed-income and workforce housing development
- Retail or office development
- Mixed-use, transit-oriented development, including development that provides additional linkages to existing transit services

The City will achieve these objectives by making grants from the tax increment fund of the District in an aggregate amount not to exceed the amount of tax increment produced by the City and paid into the tax increment fund for the District.

Use of Funds

All grant award amounts and awardees must be recommended by the Oak Cliff Gateway TIF Board and approved by City Council. Nothing contained herein shall obligate the City to provide grant awards as this Program does not constitute an entitlement. The project **must** demonstrate that the development is not financially feasible *but for* the grant.

Payment of Funds

No grant funds will be distributed until all conditions of the grant/development agreement have been fulfilled.

General Grant Criteria

- The developer must make a good faith effort to achieve a goal of certified minority/women-owned business enterprise (M/WBE) participation for the private improvement construction proportionate to the TIF funding provided.
- The developer must promote hiring of neighborhood residents for any new jobs created.

Oak Cliff Gateway TIF District Grant Program Area

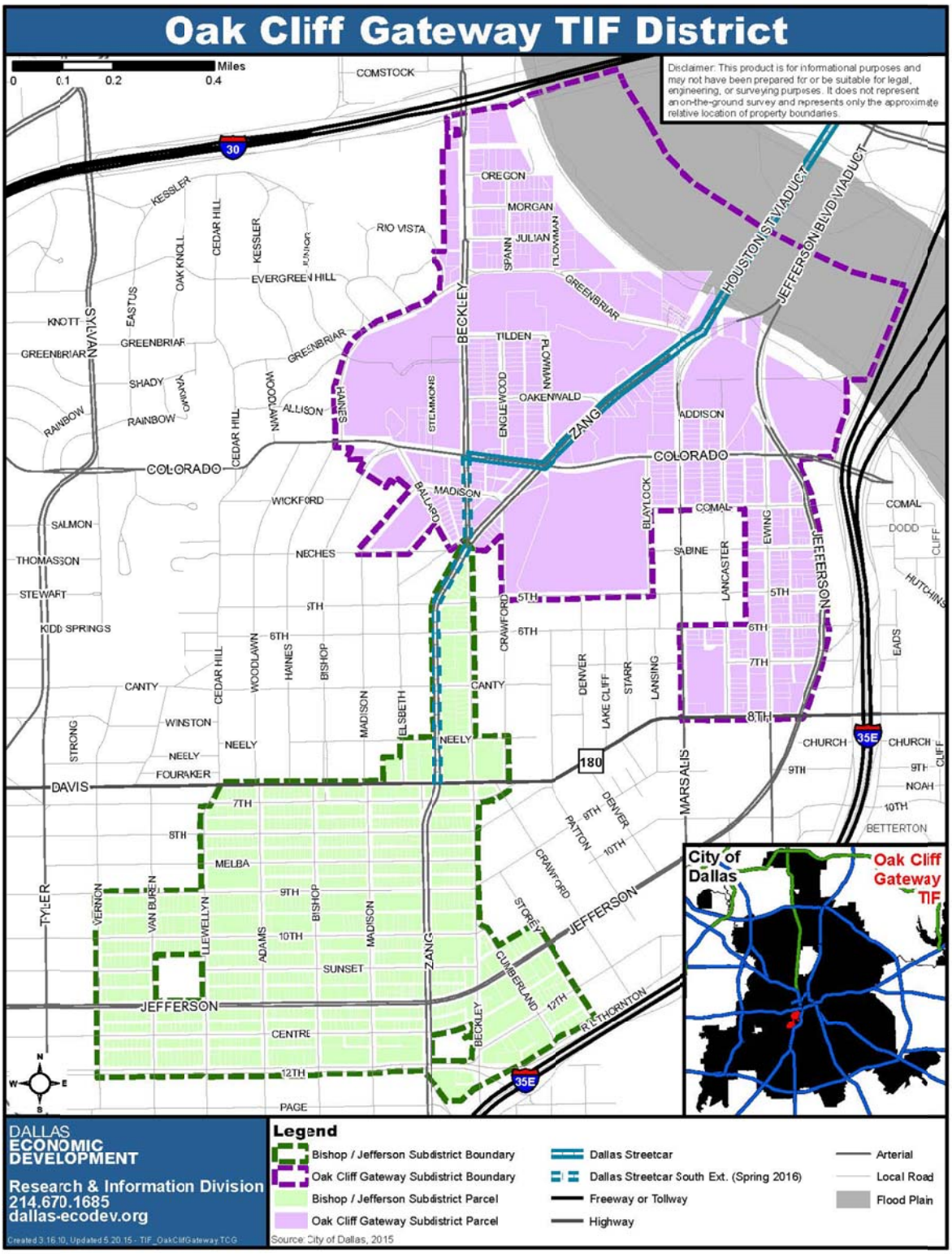


Exhibit B-1



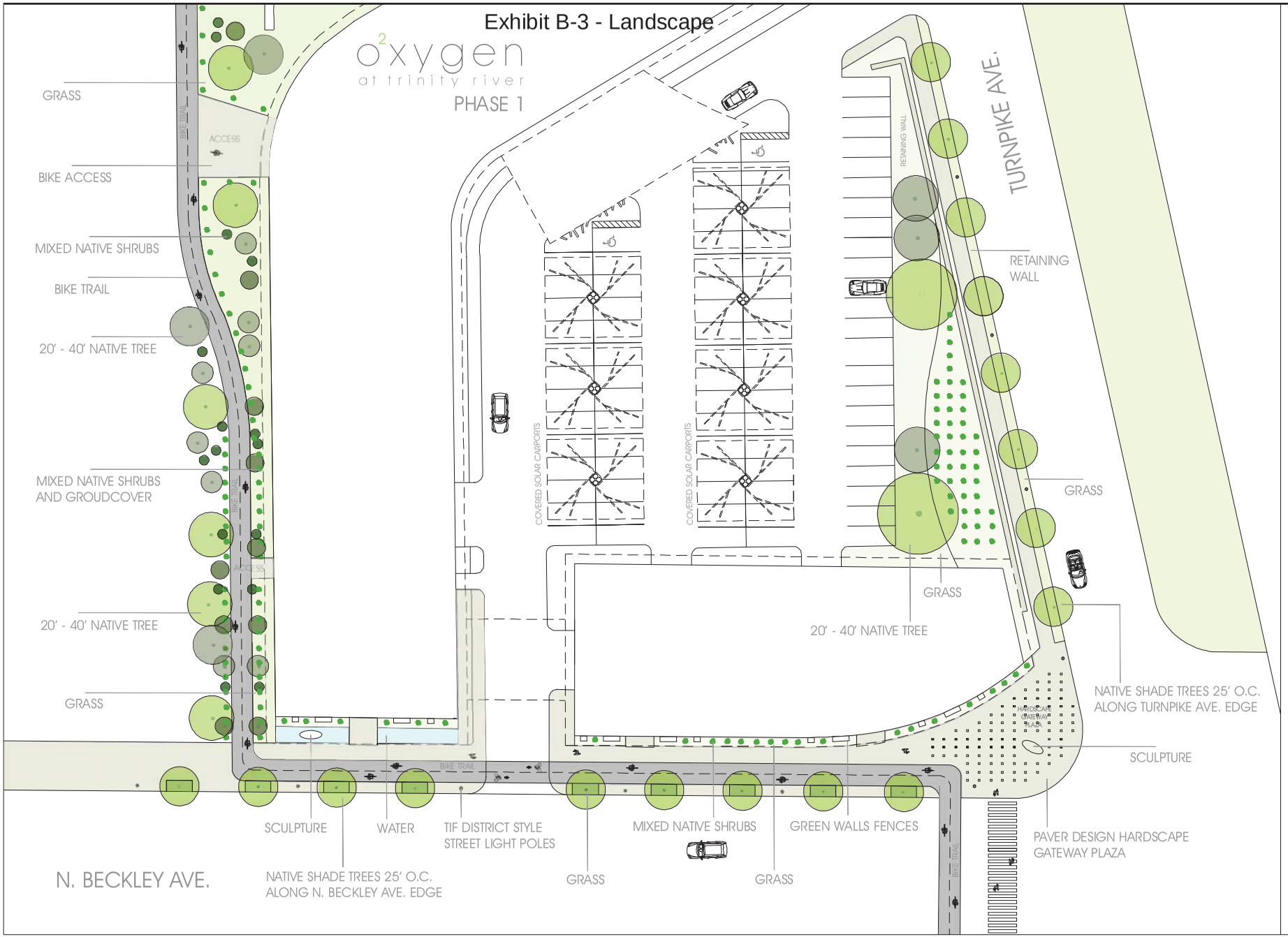
Landscape to conform to
Exhibit B-3 - Landscape

Exhibit B-2



Landscape to conform to
Exhibit B-3 - Landscape

Exhibit B-3 - Landscape



oxygen at trinity river

RWI GREEN developments

LANDSCAPE BIKE TRAIL

2015

Exhibit B-4

o2 oxygen
at trinity river

GREEN WALLS

GREEN WALLS FENCES AS LIVING ART





RWI GREEN developments

oxygen
at trinity river

BECKLEY VIEW

2015

Exhibit B-5

Entrance



Electric bikes



Bike parking



Solar carports





Carports design

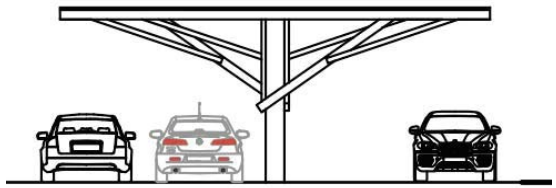


Exhibit C
Oxygen Project
Oak Cliff Gateway TIF District
RWI Development LLC
TIF Project Costs

Category	Staff Recommended Amount
Public infrastructure improvements: paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, land acquisition, environmental work, and plaza space	$435,350
Pedestrian linkages/lighting	$250,000
Economic development grant	$3,914,650
Total	**$4,600,000**

Note: The amounts listed above include engineering, construction, design, construction management, and contingency estimates. Construction management is solely intended to cover fees paid to an outside consultant or third party who confirms the quality of the work. Construction management fees must be invoiced with a detailed description of work performed. Funds may be shifted among categories as long as the total TIF funding does not exceed $4,600,000.

Exhibit D
City of Dallas Tax Increment Finance Districts
Mixed Income Housing Guidelines

Approved January 11,2012

TIF Program Purpose

The purpose of the City of Dallas' TIF program is to promote development in underutilized and vacant areas through the use of public investment to attract private investment. The goals for the districts include improving the infrastructure within the districts and adding market rate apartments, single family homes, retail and commercial space, and office and professional space. Promoting housing for individuals and families at a variety of income levels is one of many policy considerations for the districts.

General definitions

Mixed income housing requires a minimum of 20% of all units to meet affordable housing standards.

Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas Area.

The 20% affordability requirement applies to both rental units and to units that are for sale. Requirements for for-sale units will be handled on a case-by-case basis. These guidelines primarily pertain to rental housing.

Affordability period and rent rates

Rental units must be affordable for a period of at least fifteen years, beginning from the date the project is complete per the development agreement.

Income levels and *maximum* rent will vary each year and are based on HUD's calculations for Area Median Family Income (AMFI), utility expenses, and Market Rent for the Dallas Area. Maximum rents are set each year at 30% of 80% of AMFI, including a utility allowance. Information pertaining to the maximum affordable rent and income levels that are currently in effect can be obtained from the Office of Economic Development.

Affordable units

A minimum of 20% of all occupied units shall be rented to qualifying households.

The developer may choose to offer any available unit to qualifying households. The 20% total requirement thus may be satisfied by any combination of units and need not apply to units of all sizes.

Affordable units shall be comparable in size and finish quality to market rate units and shall be dispersed throughout the development. Affordable units shall not be segregated into a particular section of the development and shall be a minimum of 500 square feet.

Qualifying households

A qualifying household is defined as a household making 80% or less of the AMFI.
Developers may include wages, salaries, tips, commissions, social security income, etc. to certify a household's income. The method used to determine income should be the same for qualifying and market rate households.

Lease terms

Households that qualify at the beginning of a lease will be assumed to qualify for the entirety of the term of that lease. Recertification is therefore only necessary during lease renewal.

At the end of the lease, the new lease rates will be set based on the household's current income at the time of renewal.

If the household no longer qualifies for an affordable unit, the lease may be renewed at market rate and another unit made available for a qualifying household in order to maintain the 20% affordability requirement.

Fees and leasing requirements

In general, all leasing requirements and all fees, utility charges, assessments, fines, etc. charged by the apartment community must be applied uniformly to qualifying households and market rate households, with the exception that the developer may choose to waive or reduce fees for qualifying households and the developer may choose to set specific lease lengths for affordable units.

Reporting Requirements

Adequate reporting by developer, owner, or property manager shall be required to ensure that the City can appropriately monitor compliance with the guidelines. Projects receiving affordable housing funding under federal or state programs may choose to submit copies of compliance reports specific to the federal or state program in lieu of the TIF program report. Specific reporting requirements will be updated as necessary.

Compliance

The developer assumes all liability for compliance with these requirements and with all applicable laws. By participating in the City's TIF program, the developer agrees to report all information accurately and on time. At the City's request, the developer agrees to produce necessary documentation for determining full compliance with this program.

The affordability period shall be extended by six months for any number of units by which the affordable housing provided during a semi-annual period falls short of the number of units required to meet the affordable housing requirements. Noncompliance may result in termination of the development agreement, a reduction in TIF reimbursement, or other action as determined by the Office of Economic Development.

Request for waiver or minor modification of these requirements shall be submitted to the Office of Economic Development and will be negotiated on a project-by-project basis with the City and the County.

The City may consider retaining a percentage of TIF funding to ensure that in the event that the property is sold prior to the end of the 15 year compliance period, all subsequent owners will be required to provide affordable housing for the remainder of the affordability period.

The TIF program does not alter, modify, or reduce any affordable housing requirements, duties, or obligations imposed on the developer because of receipt of funds or other assistance from other programs or persons.

Alternative Methods

A developer may propose alternative methods of meeting the requirements such as providing equivalent affordable housing units in a comparable location within or adjacent to the TIF district. All proposed alternative methods will be considered on a case-by-case basis and must be approved by both the City and Dallas County.

Affirmative Fair Housing Marketing Plan

An affirmative fair housing marketing plan is required for all projects with a residential component that are supported with TIF funding. This requirement is detailed in each project's development agreement. Each project will be evaluated individually to ensure that it furthers affirmative fair housing goals.

Effective Date

These guidelines are effective in each district as of the date they are approved by that district's TIF board. The guidelines apply to developments with first occupancy on October 1, 2011 or later. These guidelines will not alter the terms of development agreements authorized prior to the approval of this document.

Guideline Modifications

As needed, the City may make modifications or corrections to these guidelines to increase their effectiveness. Where these guidelines may conflict with a district's Final Plan language concerning housing provisions, the Director of the Office of Economic Development will make a final determination of project requirements.

EXHIBIT E: FORM OF
OPERATING AND MAINTENANCE AGREEMENT
FOR NON-STANDARD PUBLIC IMPROVEMENTS

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

This Operating and Maintenance Agreement for Non-standard Public Improvements ("Agreement") is made and entered into by and between the City of Dallas, a municipal corporation ("City"), acting by and through its City Manager, and RWI Green Development LLC, a Texas limited liability company, acting by and through its duly authorized officers ("Developer").

W I T N E S S E T H:

WHEREAS, Developer has agreed to provide a maintenance program for non-standard public improvements including plaza space, special paving, landscape, and streetscape, and bike paths installed as part of its mixed use development with the current address of [INSERT ADDRESS] in Dallas, Texas (the "Property") in the Oak Cliff Gateway TIF District; and

WHEREAS, City is the owner of certain rights-of-way located adjacent to the Property and Developer is owner of certain publicly-accessible areas and pedestrian zones on the Property, [DESCRIBE PREMISES] which are shown at **Exhibit A**, attached to and made a part of this Agreement (which rights-of-way, publicly-accessible areas and pedestrian zones are collectively referred to herein as the "Premises"); and

WHEREAS, on August 26, 2015, the City Council, pursuant to Resolution Nos. [ENTER NUMBERS] ("Resolutions") authorized the execution of a development agreement ("Development Agreement") in an amount not to exceed $4,600,000 for TIF-Eligible Project Costs (as defined in the Development Agreement); and

WHEREAS, the Resolution and the Development Agreement require that Developer enter into a maintenance agreement for all non-standard public improvement items; and

WHEREAS, this Agreement authorizes Developer to maintain the non-standard public improvement items located on the Premises in accordance with the terms of this Agreement.

NOW, THEREFORE, City and Developer, in consideration of the mutual covenants, terms, and conditions contained in this Agreement, and for other good and

valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby agree as follows:

SECTION 1. TERM

This Agreement is effective as of the execution date and ends on that date twenty years therefrom.

SECTION 2. MAINTENANCE SERVICES

A. Except as otherwise provided, Developer shall be responsible for all costs and expenses associated with maintaining the Premises in compliance with this Agreement.

B. Developer shall maintain the Premises in a neat, clean, safe, and attractive condition, including the removal of weeds from around trees and other areas such as shrub beds, ground cover, etc.

C. Developer shall operate and pay for the operation of an irrigation system on the Premises (as shown on **Exhibits A**) in accordance with any applicable sprinkler, water conservation, or storm water ordinances. Developer shall maintain and operate the irrigation system properly, efficiently, and safely. All repairs and modifications to the irrigation system shall be at Developer's expense.

D. Developer shall trim and maintain all lower limbs of mature trees on the Premises to a minimum height of seven (7) feet over sidewalk areas to provide for safe foot traffic.

E. Developer, at Developer's expense, shall be required to replace any tree that dies on the Premises during the term of this Agreement. Developer shall replace, at its expense, that tree with a minimum four to six-inch calliper native Texas tree, or a tree allowed or specified by the zoning ordinance or City approved landscape plan applicable to the Premises, during the next immediate planting season. Developer shall not be required to replace such trees at Developer's expense if the death was caused by work done on the Premises by City or franchise utilities. Likewise, Developer shall maintain, at Developer's expense, all plant material on the Premises, including shrubs, bushes, flowers, and grasses as noted in **Exhibits A**. If any such shrub, bush, flower, or grass dies during the term of this agreement, Developer shall timely replace such plant material. Material substitutions shall be approved at the discretion of the Director of the Office of Economic Development. Notwithstanding anything contained herein, Developer may substitute landscape plants with plants of similar quality and form without additional City consent.

F. Developer shall remove all litter on the Premises on a daily basis. This includes trash trapped in tree wells and any trash in any receptacles installed on the Premises by the Developer.

G. Developer shall maintain and repair all and irrigation lines and equipment currently serving and planned to serve the improvements on the Premises.

H. Developer shall maintain and operate all pedestrian lighting in Premises rights-of way except to any extent such maintenance and operation may at any time assumed by the City under a pedestrian lighting program or is assumed by a public improvement district or non-City entity.

I. Developer shall provide all materials, tools, and equipment necessary to the performance by Developer pursuant to this Agreement. Developer shall remove from the Premises all materials, tools, and equipment used in maintaining the Premises at the end of each working day or upon the request of the Director of the Office of Economic Development or his designee ("Director").

J. Developer shall exercise reasonable precautions for the safety of the Premises and the protection of all persons making legal passage through the Premises.

K. Developer shall mow and edge lawn areas, if any, in the Premises at least once every 14 days from March through October.

L. Developer shall comply with the City of Dallas Environmental Policy, including the following requirements: a) Developer shall comply with federal, state, and local regulations; b) Developer shall continually improve work practices to reduce its environmental footprint related to this Agreement; c) Developer shall commit to preventing pollution at its source.

SECTION 3. MODIFICATION TO THE PREMISES

A. Developer may not make any material modifications to the improvements, facilities, or landscape design to the Premises without the prior written consent and approval of the Director. Notwithstanding anything contained herein, Developer may substitute landscape plants with plants of similar quality and form without additional City consent.

B. All plantings required to be replaced pursuant to this Agreement must be purchased and maintained at Developer's expense.

C. All improvements made to the city-owned portions of the Premises shall belong to and become the property of City upon installation.

SECTION 4. FAILURE TO MAINTAIN

If Developer fails to perform its maintenance obligations pursuant to this Agreement and such failure shall continue after thirty (30) days from written notice to Developer, City may, at its option, perform such maintenance and invoice Developer for the actual and reasonable costs of such maintenance, which shall include, but not be limited to, removal of all or any part of the improvements on City-owned portions of the Premises. Developer shall pay any such invoice in full within thirty (30) days of receipt.

SECTION 5. ENVIRONMENTAL CONCERNS

Developer shall comply with all applicable state and federal environmental laws when applying chemicals on the Premises. Developer shall ensure that all regulated chemicals applied by Developer or caused by Developer to be applied are applied in accordance with all applicable laws. Developer shall obtain approval by the Director before any regulated chemicals are applied.

SECTION 6. INSURANCE AND INDEMNIFICATION

A. Developer will be required to purchase and maintain, during the term of this Agreement, insurance as described in **Exhibit B** and will agree to the indemnification agreement therein.

B. Developer agrees to defend, indemnify, and hold City, its officers, agents, and employees, harmless against any and all claims, lawsuits, judgments, costs, and expenses for personal 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 Developer's breach of any of the terms or provisions of this Agreement, or by any negligent or strictly liable act or omission of Developer, its officers, agents, associates, employees or subcontractors, in the performance of this Agreement; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of City, its officers, agents, employees, or separate contractors, and in the event of joint and concurrent negligence or fault of both Developer and City, responsibility and indemnity, if any, shall be apportioned in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to City under Texas law and without waiving any defenses of the parties under Texas law. The provisions of this paragraph are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

SECTION 7. APPLICABLE LAW AND VENUE

This Agreement is subject to the Charter and Ordinances of City, as amended, and applicable federal and state laws. The provisions of this Agreement shall be construed in accordance with the laws and court decisions of the State of Texas and exclusive venue for

any litigation which may be filed by either party hereto in connection with this Agreement shall be in Dallas County, Texas.

SECTION 8. NON-DISCRIMINATION

As a condition of this Agreement, Developer covenants that Developer will not discriminate in the treatment or employment of any individual or groups of individuals on the grounds of race, color, religion, national origin, age, sex, or handicap unrelated to job performance, either directly, indirectly, or through contractual or other arrangements. Developer shall also comply with all applicable requirements of the Americans with Disabilities Act, 42 U.S.C.A. §§12101-12213, as amended. In this regard, Developer shall keep, retain, and safeguard all records relating to this Agreement or work performed hereunder during the term of the Agreement and for a minimum period of three (3) years from the date of termination, with full access allowed to authorized representatives of City, upon request, for purposes of evaluating compliance with this and other provisions of the Agreement.

SECTION 9. MODIFICATION OF AGREEMENT

This Agreement may be modified only by written agreement duly signed by persons authorized to sign agreements on behalf of City and Developer. Oral modifications are not permitted.

SECTION 10. NOTICES

Any notice, payment, statement, or demand required or permitted to be given under this Agreement by either party to the other may be effected by personal delivery in writing or deposited in the U.S. mail by certified letter, return receipt requested. Mailed notices shall be addressed to the parties at the addresses appearing below, but each party may change its address by written notice in accordance with this Section. Mailed notices shall be deemed communicated as of three days after mailing.

If intended for City, to:
Director
Office of Economic Development
City of Dallas
City Hall, Room 5CS
1500 Marilla Street
Dallas, Texas 75201

If intended for Developer, to:
[ENTER NAME]
[ENTER COMPANY]
[ENTER ADDRESS]
Dallas, Texas [ZIP]

SECTION 9. SEVERABILITY

If any provision or provisions of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

SECTION 10. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and, except as otherwise provided in this Agreement, their assigns. This Agreement is assignable to a new owner of all or a portion of the Property or to the manager of a public improvement district or a property owner's association with the written consent of the Director, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, Developer shall not be released from its obligations to maintain any portion of the Non-standard Public Improvement Items without the express assumption of the obligations as to such portion by an approved assignee for the balance of the term of this Agreement.

SECTION 11. TERMINATION OF AGREEMENT

City reserves the right to terminate this Agreement for convenience upon ninety (90) days advance written notice. Notwithstanding the foregoing, City may terminate this Agreement without any notice if City finds that the public interest, safety, health, or comfort requires it.

SECTION 12. ENTIRE AGREEMENT

This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties and relating to matters in this Agreement, and except as otherwise provided herein cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Executed this ____ day of _____, 20____, as authorized by City Council Resolution Nos. [ENTER NUMBERS]

CITY OF DALLAS
A.C. GONZALEZ ,
City Manager

By: _____
Ryan S. Evans
Assistant City Manager

APPROVED AS TO FORM:
WARREN M. S. ERNST,
City Attorney

By: _____
Assistant City Attorney

RECOMMENDED BY DIRECTOR:

_____
Frank Karl Zavitkovsky
Office of Economic Development

DEVELOPER:
RWI Green Development LLC,
a Texas limited liability company

By: _____
_____
[ENTER NAME]
[ENTER TITLE

ATTEST:

Secretary

EXHIBITS

Exhibit A-1	Premises
Exhibit B	Insurance Requirements

EXHIBIT A
SITE PLAN OF THE PREMISES

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EXHIBIT B
INSURANCE REQUIREMENTS

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Exhibit F

CITY OF DALLAS
Business Inclusion and Development Affidavit

It is the policy of the City of Dallas to involve qualified Minority and Women-Owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City's construction, procurement and professional services contracts. The City and its contractors shall not discriminate on the basis of race, age, color, religion, national origin, or sex in the award and performance of contracts. In consideration of this policy, the City of Dallas has adopted the Business Inclusion and Development Plan (BID Plan) for all City of Dallas contracts.

M/WBE Participation Goals

The BID Plan establishes subcontracting goals and requirements for all prospective bidders to ensure a reasonable degree of M/WBE meaningful business inclusion and participation in City contracts. It is the goal of the City of Dallas that a certain percentage of work under each contract be executed by one or more M/WBEs. For the purpose of participation percentages, the City of Dallas does not include amounts paid to the prime by the sub contractor.

On May 14, 1997 the City Council adopted the following M/WBE participation goals without consideration for a specific ethnicity or gender (Resolution Number 97-1605):

Construction	Architectural & Engineering	Other Professional	Other Services	Goods
25.00%	25.66%	36.30%	23.80%	18.00%

The apparent low bidder/most advantageous proposer shall agree to meet the established goals or must demonstrate and document a "good faith effort" to include M/WBEs in subcontracting opportunities. The apparent low bidder/most advantageous proposer who fails to adequately document good faith efforts to subcontract or purchase significant material supplies from M/WBEs may be denied award of the contract by the City based on the contractor's failure to be a "responsive" or "responsible" bidder.

By signing below, I agree to provide the City of Dallas, Business Development & Procurement Services department with a completed copy of all required forms provided within the Business Inclusion and Development document package. I understand that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, I understand that if I fail to provide all of the required documents within five (5) business days after notification, my bid may be deemed "non-responsive" and I may be denied award of the contract.

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. *Please DO NOT use the "Enter" key*.)

Bid Number: _____ **Company Name:** _____

_____ _____

Typed or Printed Name of Certifying Official of Company **Date**

_____ _____

Signature of Certifying Official of Company **Title**



CITY OF DALLAS
ETHNIC WORKFORCE COMPOSITION REPORT

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. *Please DO NOT use the "Enter" key*.)

Company name: _____

Address: _____

Bid #: _____

Telephone Number: - - Ext. _____

Email Address: _____

For Goods/Services
Please complete the following sections based on the ethnic composition of the (location) entity which is listed on the signature page,for RFB form BDPS-FRM-116, for RFCSP form BDPS-FRM-134
For Construction/Architectural & Engineering the referenced forms do not apply.

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial										
Professional										
Technical										
Office/Clerical										
Skilled										
Semiskilled										
Unskilled										
Seasonal										
Totals:										

Officer's Signature _____ **Title** _____

Typed or Printed Name _____ **Date** _____

Exhibit F

CITY OF DALLAS
CONTRACTOR'S AFFIDAVIT
SCHEDULE OF WORK AND ACTUAL PAYMENT FORM

Project Name: _____ Bid/Contract #: _____

Instructions:

Column 1: List type of work to be performed by Prime and 1st tier subcontractors.

Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (If none, register online: www.bids.dallascityhall.org). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.

Column 3: List name of firm; M/WBE Certification Number (if applicable).

Column 4: List firm(s); contact name; address; telephone number.

Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than M/WBE.

Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits).

Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work [1]	City of Dallas Vendor Number [2]	Name of Firm & M/WBE Certification (If Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm [5]	L or N [6]	Value of Work ($) [7]	Percent (%) [8]	Payments to Date ($) [9]	Payment this Period ($) [10]
							#VALUE!		
Notes:									
							#DIV/0!		
Notes:									
							#DIV/0!		
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Notes:									

Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (If Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work ($)	Percent (%)	Payments to Date ($)	Payment this Period ($)
							#DIV/0!		
Notes:									
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[Note: Totals and Percentages will automatically calculate.]				**Total Bid Amount:**		**$ -**	**#VALUE!**	**$ -**	**$ -**

The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas contract. If any changes are made to this list, the Prime contractor must submit to the City for approval a revised schedule with documented explanations for the changes. Failure to comply with this provision could result in termination of the contract, sanctions against the Prime contractor, and/or ineligibility for future City contracts.

Officer's Signature: _____ Title: _____

Printed Name: _____ Date: _____

Company Name: _____

Exhibit F

CITY OF DALLAS
SUBCONTRACTOR INTENT FORM

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. *Please DO NOT use the "Enter" key.***)**

TO: City of Dallas DATE: _____

Business Development & Procurement Services

Project Name: _____ Bid # _____

_____ will provide the following

M/WBE Subcontractor on the project

good(s)/service(s): _____

_____

to _____ .

Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: _____

M/WBE Certification Number: # _____

Certification must be kept current / valid for the entire duration of this contract. Failure to comply with this provision could be subject to removal from contract.

For the purpose of M/WBE subcontracting participation, the City of Dallas does not include amounts paid to the prime by the sub-contractor.

Total Contract Amount for prime $ _____

MWBE/DBE Sub Participation Amount $ _____ _____ %

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, before any subcontractor changes are made, the prime contractor must submit to the Business Inclusion and Development Group for approval, a Change of M/WBE subcontractor/supplier form prior to any changes. Failure to comply with these provisions could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future City contracts.

Officer's Signature (Prime Contractor)	Officer's Signature (M/WBE/DBE Subcontractor)
Printed Name (Prime Contractor)	Printed Name (M/WBE/DBE Subcontractor)
Title (Prime Contractor)	Title (M/WBE/DBE Subcontractor)
Date	Date

Exhibit F

CITY OF DALLAS
Business Inclusion and Development Documentation Form

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. *Please DO NOT use the "Enter" key*.**)**

Project Name **Bid #:**

Firm Name and Address:

1. **Did you meet with a staff member of Business Development and Procurement Services (BDPS)?**

   Please make a selection**:** **Name of staff member:**

2. **Did you utilize a current M/WBE directory from the City's BDPS ResourceLINK Team for this project?**

   Please make a selection**:** **Date of Listing:**

3. **Did you provide plans and specifications, bids or proposals to potential M/WBEs or information regarding the location of plans and specifications, bids, or proposals for this project?**

   Please make a selection**:**

4. **If M/WBE bids and proposals were received and rejected, you must attach documentation of the received bid and the reason for rejection? (i.e. letters, memos, telephone calls, meetings, etc.)**

5. **Complete the attached Documentation Form(s) to further explain good faith efforts to obtain M/WBE participation on this project. If there is written documentation of efforts with the M/WBEs who responded affirmatively to the bidder's written notice please attach documentation (i.e. quotes, or e-mails).**

Exhibit F

CITY OF DALLAS

Business Inclusion and Development Documentation Form

(Note: Please use the Tab button, arrows or mouse to move from one section to the next. *Please DO NOT use the "Enter" key*.**)**

Project Name #: _____ **Bid #:** _____

Firm Name and M/WBE Certification Number	Person Contacted and Date	Telephone Number and Email Address	Type of Work	Method of Communication (Telephone/Email)	Response
		- -			
		- -			
		- -			
		- -			
		- -			
		- -			
		- -			

Please use the form(s) below if additional space is needed. **Intentional misrepresentation could result in criminal prosecution.**

Officer's Signature: _____ **Title:** _____ **Date:** _____

Printed Name: _____ **Date:** _____

CITY OF DALLAS

Business Inclusion and Development Documentation Form

(Note: Please use the Tab button, arrows or mouse to move from one section to the next. *Please DO NOT use the "Enter" key*.**)**

Project Name & Bid/Contract #: _____ **#:** _____

Firm Name and M/WBE Certification Number	Person Contacted and Date	Telephone Number and Email Address	Type of Work	Method of Communication (Telephone/Email)	Response
		- -			
		- -			
		- -			
		- -			
		- -			
		- -			
		- -			

Please use the form below if additional space is needed. **Intentional misrepresentation could result in criminal prosecution.**

Officer's Signature: _____ **Title:** _____ **Date:** _____

Printed Name: _____ **Date:** _____

Exhibit F: CITY OF DALLAS
CHANGE OF M/WBE SUBCONTRACTOR/SUPPLIER FORM

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. *Please DO NOT use the "Enter" key*.)

Prime Contractor: _____ Officer's Signature: _____

Address: _____ Telephone: - - Ext.

_____

Project Name: _____ Bid # : _____ Date: _____

Project Manager Approval: _____

BID Compliance Approval: _____

Current Subcontractor: _____ Certification #: _____

Scope of Work: _____

Please indicate reason for change by checking one or more of the following boxes:

- ☐ Increase or Decrease in the Scope of Work
- ☐ Poor performance by the subcontractor, sub-consultant, vendor, or supplier
- ☐ Subcontractor is unable or unwilling to perform the work
- ☐ Subcontractor does not have the equipment or workforce to perform the work
- ☐ Other *(please explain):* _____

Date Subcontractor Notified of Change: _____

Representative that notified Subcontractor: _____

Original Amount ($)	% of Total	Revised Amount ($)	% of Change	Net Effect on Total ($)

Next steps:

1. ***E-mail this completed form prior to execution of any changes to City of Dallas Business Inclusion and Development Staff at gfe@dallascityhall.com and Project manager for their signature and final approval.***

Failure to comply with this provision could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future City contracts.

Exhibit G
Quarterly Project Status Report

Prepared by:

Project name: Bishop Arts Project Phase I

Report period:

Required project start date:

Actual project start date:
(attach permits as applicable)

Required completion date:

Current expected completion date:
(attach Certificate of Occupancy and/or Certificates of Acceptance as applicable)

Number of units completed:

Briefly describe project progress during this period:

Which documents did you submit to the City of Dallas Business Development & Procurement Services? When? (attach copies as applicable)

Which documents did you submit to the City of Dallas Fair Housing Department? When? (attach copies as applicable)

Describe any issues of concern with the City of Dallas (Office of Economic

Exhibit G: Quarterly Status Report

Development/Business Development & Procurement Services/ Fair Housing Department/Public Works and Transportation etc.)

Additional required attachments:

- **4-8 current construction progress pictures from four sides of the project.**
- **Updated private and public improvement cost schedules**
- **Updated pro forma**

Submitted by:

Signature:_____

Printed name:_____

Date:_____

Exhibit H
TIF Increment Allocation Policy
Oak Cliff Gateway TIF District
Approved by the TIF Board May 14, 2010
Amended September 21, 2012
Amended October 23, 2014

It is important for the City of Dallas to encourage as many projects as possible in the Oak Cliff Gateway TIF District (the "Oak Cliff Gateway TIF" or "District"). In that spirit, Oak Cliff Gateway TIF funds will be allocated to Developers (defined below) proportionately, based on the increment created by the Project (as defined below) and Related Projects/Developers (as defined below) within the District, after repayment of pre-existing development agreements.

Definitions:

Project (TIF-eligible) - development or redevelopment that adds taxable real property value at a particular site or is a space or facility of public benefit such as open space, trails or cultural facilities. A Project has been approved for TIF funds and all requirements set forth in the development agreement have been completed.

Developer – A person or entity that has completed all requirements for a TIF-eligible Project as set out in the fully executed development agreement for the Project.

Related Project/Developer – if a Developer or a Developer's affiliates (as defined in a development agreement) has other development or redevelopment projects in addition to a TIF-eligible Project, increment from those Related Project(s) may be included in Individual Increment for reimbursement of the TIF-eligible Project expenses. A Developer of a TIF-eligible Project must have at least 50% ownership in any Related Project. These requirements will be further specified in a development agreement where applicable.

Related Projects must create new taxable real property value for the District based on the following criteria:

- New development on previously vacant land or demolished structures.
- Redevelopment or major modification of an existing building if this results in an increased taxable value of 50% or more of the original building or any increase in the floor area of an original building if the expansion is over 50% for residential projects, over 65% for mixed-use projects, and over 75% for office/showroom projects.

Total Increment – the annual amount of increment deposited into the Oak Cliff Gateway TIF District fund from the participating jurisdictions.

Administrative Expenses – the City will take a share of TIF revenue from this District for the amount it bills to the District for costs necessary for administration of the TIF District program, which may include charges from other departments, each year.

District-Wide Improvements – 15% of the OCG Increment (until expiration of the OCG Sub-district; thereafter, starting in 2028, 15% of the Bishop/Jefferson Increment) will be set aside for District-Wide Improvements, defined as 1) improvements that are not specific to a single development site, such as gateways, trails, open space, public facilities, or utility/streetscape

improvements benefiting multiple properties or blocks; 2) utility burial and/or streetscape improvements at any location in the District as approved by the Board; and 3) improvements or Projects that help to spur additional development in an under-served area of the District. District-Wide Improvements may be in any area of the District.

Individual Increment – the portion of the increment that a Project or Related Project creates each year

OCG Shared Increment – the OCG Increment less (1) Administrative Expenses, (2) a set-aside for District-Wide Improvements if applicable, and (3) the sum of the Individual Increments of all eligible Projects in the Oak Cliff Gateway Sub-district.

Bishop/Jefferson Shared Increment – the Bishop/Jefferson Increment less the sum of the Individual Increments of all Projects in the Bishop/Jefferson Sub-district

Available Cash - cash in the Oak Cliff Gateway TIF fund that is not already allocated, encumbered, or otherwise set aside for other purposes.

Procedure:

The District was amended in 2014 to create two sub-districts, each to create and reimburse its own increment, with a few board-approved exceptions. Therefore, a Project in the Oak Cliff Gateway Sub-district will be eligible for reimbursement from funds created within the Oak Cliff Gateway Sub-district, and a Project in the Bishop/Jefferson Sub-district will be eligible for reimbursement from funds created within the Bishop/Jefferson Sub-district. Administrative Expenses will be paid entirely from the Oak Cliff Gateway Sub-district until the Oak Cliff Gateway Sub-district expires.

Annually, after the Total Increment has been deposited in the TIF fund, the fund will pay or set aside Administrative Expenses and the amount allocated for District-Wide Improvements (as described below). After Administrative Expenses and any District-Wide Improvement allocations have been paid or set aside, Developers approved for TIF funding from the Oak Cliff Gateway TIF will be eligible to receive their Individual Increment.

In addition to their Individual Increment, Developers will be eligible to receive a portion of any Shared Increment from within their sub-district. The Shared Increment allotted to an eligible Developer shall be a ratio of an eligible Developer's Individual Increment to the sum of the Individual Increments for all Projects eligible for reimbursement in that sub-district for that year.

Dallas Central Appraisal District (DCAD) certified values for each tax year, including the base year for the District, will be the data source used to determine values for the increment allocation procedure. Shared Increment will be allocated only to Projects that have been completed by May 1st of a given year, as evidenced by City approval of all supporting documents required in the development agreement. The City's Director of Economic Development will make the final determination in applying future available revenues in the TIF Fund among Projects.

Projects completed after May 1 will be eligible for TIF funding upon completion of all supporting documents provided that 1) unallocated increment revenue (Cash Available) is available in the District fund and 2) no other projects are complete.

Pre-existing Agreements

The Oak Cliff Gateway TIF District has two pre-existing development agreements. This Increment Allocation Policy does not affect the following development agreement:

- Development agreement for 1335 North Zang Boulevard, Zang Triangle, approved by City Council on November 9, 2009, by Resolutions Nos. 09-2816 and 09-2817. This Project shall be reimbursed according to its development agreement, which states the Developer is eligible for its own Individual Increment and 100% of the Shared Increment after administrative expenses only.

This increment allocation policy clarifies the funding allocation for the following development agreement:

> Development agreement for 323 and 333 East Greenbriar Lane, Alexan Trinity, approved by City Council on November 14, 2012 by Resolutions 12-2783 and 12-2784. This project (when complete) shall be reimbursed according to its development agreement, which states the developer is eligible for increment per the Increment Allocation Policy in place at the time. Accordingly, upon completion, Alexan Trinity will be eligible for its own Individual Increment until Zang Triangle is completely reimbursed. Thereafter, until Alexan Trinity is completely reimbursed, Alexan Trinity will be eligible for its own Individual Increment plus a pro rata share of the OCG Shared Increment.

Each Project approved after the adoption of this increment policy will be eligible for its own Individual Increment. Developers will be eligible to receive a portion of any Shared Increment from their respective sub-district after Zang Triangle's agreement is satisfied.

For example, a Project in the Oak Cliff Gateway Sub-District (OCG) will be eligible for its own Individual Increment until Zang Triangle is completely reimbursed. After that point, the OCG Project will be eligible for its own Individual Increment plus a pro-rata portion of any Shared Increment created within the OCG Sub-district. Likewise, a Project in the Bishop/Jefferson Sub-district will be eligible for its own Individual Increment until Zang Triangle is completely reimbursed. After that point, the Bishop/Jefferson project will be eligible for its own Individual Increment plus a pro-rata portion of any Shared Increment created within the Bishop/Jefferson Sub-district only.

Please see Attachment A for examples of the increment allocation process for these pre-existing development agreements and future development projects receiving TIF funding in the future.

District-Wide Improvement Set-Aside

The TIF Board will set aside 15% of the Oak Cliff Gateway Increment for District-Wide Improvements after administrative expenses and obligations to Zang Triangle have been satisfied. Specific improvement projects are to be determined and the amount of this set aside will be reviewed annually based on updated financial projections and District needs. After the termination of the Oak Cliff Gateway Sub-district, 15% of the Bishop/Jefferson Sub-district will be set aside for District-Wide Improvements.

Catalyst Priority Project

The Bishop Arts Village Phase I project is being viewed as an important catalyst project for the Bishop/Jefferson Sub-district. As such it will be eligible for the following:

- Its own Individual Increment
- Its pro-rata share of Bishop/Jefferson Shared Increment per this allocation policy (after Zang Triangle is reimbursed)
- Up to 2/3 of the District Wide Set Aside (after Zang Triangle is reimbursed) until the Bishop Arts Village Phase I project is fully reimbursed.

Notes:

In general, the assignment of increment will be done annually, after each participating jurisdiction has deposited its annual increment into the TIF fund. However, upon completion of a Project, developers are eligible to be reimbursed for TIF eligible expenditures from Available Cash currently in the TIF fund, if any.

If the appraised value of the remaining property in the District decreases in value despite new development and as additional TIF Projects are approved and completed, the TIF subsidy for Projects that year may be reduced or unpaid. Similarly, if the sum of (1) Administrative Expenses, (2) District-Wide Improvements, and (3) the sum of the Individual Increments is greater than the Total Increment, then the Individual Increments shall be allotted on a proportional basis based on the ratio of each Developer's Individual Increment to the sum of the Individual Increments for that year. If there is no revenue available after Administrative Expenses and the District Wide Set Aside, there will be no increment payments that year.

At its discretion, the Oak Cliff Gateway TIF Board may make modifications or corrections to this Policy to increase its effectiveness.

Attachment A – Sample Illustration of Increment Allocation Process

Example 1 - Zang Triangle			
OCG Sub-district		Bishop/Jefferson Sub-district (no projects)	
Total Increment*	$1,000,000	Bishop/Jefferson Increment*	$0
Administrative Expenses	$75,000		
Zang Triangle	$925,000		
Cash available	$0		

*all increment (minus admin and other projects' Individual Increment) flows to Zang Triangle until it is completely reimbursed

Example 2 – Zang, OCG Project B, and Bishop/Jefferson Project 1			
OCG Sub-district		Bishop/Jefferson Sub-district	
Total Increment*	$1,000,000	Project 1 Individual Increment	$175,000
Administrative Expenses	$75,000		
Project B Individual Increment	$80,000		
Zang Triangle	$845,000		
Cash available	$0		

*all increment (minus admin and other projects' Individual Increment) flows to Zang Triangle until it is completely reimbursed

Example 3 - OCG Project B and Bishop/Jefferson Project 1			
OCG Sub-district		Bishop/Jefferson Sub-district	
OCG Increment	$1,000,000	Bishop/Jefferson Increment	$225,000
Administrative Expenses	$75,000	Project 1 Individual Increment	$175,000
District Wide Improvements	$150,000	Project 1 Shared Increment	$50,000
Project B's Individual Increment	$80,000		
Project B's portion of shared	$695,000		
Cash available	$0	Cash available	$0

Example 4 - Project OCG Project B and C and Bishop/Jefferson Project 1 and 2			
OCG Sub-district		Bishop/Jefferson Sub-district	
Total Increment	$1,000,000	Bishop/Jefferson Increment	$500,000
Administrative Expenses	$75,000	Project 1 Individual Increment	$175,000
District Wide Improvements	$150,000	Project 2 Individual Increment	$175,000
Project B's Individual Increment	$80,000	Project 1 Shared Increment	$75,000
Project C's Individual Increment	$160,000	Project 2 Shared Increment	$75,000
Project B's portion of shared*	$181,900		
Project C's portion of shared*	$353,100	Cash available	$0

**Project C is worth more than Project B in this example*

Project 2 is worth the same as Project 1 in this example