FEBRUARY 27, 2019 CITY COUNCIL AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated February 27, 2019. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

T.C. Broadnax
City Manager

2/15/2019
Date

for Elizabeth Reich
Chief Financial Officer

2/15/19
Date

RECEIVED
2019 FEB 15 PM 3:43
CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

COUNCIL AGENDA

February 27, 2019

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

General Information

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

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

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

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

Rules of Courtesy

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

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

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

Información General

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

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

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

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

Reglas de Cortesía

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

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

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

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

AGENDA
CITY COUNCIL MEETING
WEDNESDAY, FEBRUARY 27, 2019
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 - 35
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 36 - 38
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 39 - 50

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

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. 19-274 Approval of Minutes of the February 13, 2019 City Council Meeting

CONSENT AGENDA

City Attorney's Office

2. 19-246 Authorize settlement of the lawsuit styled Guadalupe Rivas v. City of Dallas, Cause No. DC-17-07366 - Not to exceed $170,000.00 - Financing: Risk Management Funds

3. 19-247 Authorize payment of the property damage claim filed by Triplett Waste Services, Claim No. AL-18-08194 - Not to exceed $51,860.56 - Financing: Risk Management Funds

Department of Aviation

4. 19-227 Authorize **(1)** the termination of that certain lease of land and facilities at Dallas Love Field between the City of Dallas and Associated Air Center, Inc., dated July 11, 1984, as amended and assigned to Regal Assets, LLC, and upon termination of the lease, approximately 408,962 square feet of land and existing facilities shall be annexed into a new Consolidated Lease of Land and Facilities with Regal Assets, LLC; **(2)** the termination of that certain lease of land and facilities at Dallas Love Field between the City of Dallas and Associated Air Center, Inc. dated April 1, 1994, as assigned to Regal Assets, LLC, and upon termination of the lease, approximately 683,311 square feet of land and existing facilities shall be annexed into a new Consolidated Lease of Land and Facilities with Regal Assets, LLC - Estimated Revenue Foregone: $7,230,158.80; and **(3)** a new Consolidated Lease of Land and Facilities with Regal Assets, LLC, for approximately 1,092,273 square feet of land and existing improvements annexed from the two existing leases for a term of thirty years with two five-year renewal options and a capital investment obligation of $5,000,000.00 to be expended within the first thirty-six months after execution of the lease - Estimated Revenue: $97,744,973.83 (during the primary term of the new consolidated lease)

Department of Convention and Event Services

5. 19-256 An ordinance amending Chapter 42A, "Special Events" and Chapter 29A, "Neighborhood Farmers Market" of the Dallas City Code by **(1)** reserving Chapter 29A and rewriting Chapter 42A; **(2)** providing regulations for special events, commercial filming activities, neighborhood markets, and streetlight pole banners; **(3)** providing a penalty not to exceed $2,000.00 for a violation of this chapter governing fire safety, zoning, or public health and sanitation, and $500.00 for all other violations; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)

Department of Public Works

6. 18-1408 Authorize a professional services contract with CP&Y, Inc. for the engineering design of Alley Reconstruction Group 17-1203 (list attached to the Agenda Information Sheet) - Not to exceed $330,102.89 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($279,717.89) and Wastewater Capital Improvement Fund ($50,385.00)

7. 18-1407 Authorize a professional services contract with Jones and Carter, Inc. for the engineering design of Street Reconstruction Group 17-1205 (list attached to the Agenda Information Sheet) - Not to exceed $159,235.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($133,455.80) and Water Utilities Capital Improvement Funds ($25,780.00)

8. 19-185 Authorize a professional services contract with Simon Engineering and Consulting, Inc. for the engineering design of Street Reconstruction Group 17-1206 (list attached to the Agenda Information Sheet) - Not to exceed $183,196.20 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($138,756.20) and Water Utilities Capital Improvement Funds ($44,440.00)

9. 18-1410 Authorize a professional services contract with Othon, Inc. for the engineering design of Alley Reconstruction Group 17-1303 (list attached to the Agenda Information Sheet) - Not to exceed $278,734.10 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($255,249.10) and Wastewater Capital Improvement Fund ($23,485.00)

10. 19-160 Authorize a professional services contract with KIT Professionals, Inc. for the engineering design of Street Reconstruction Group 17-1306 (list attached to the Agenda Information Sheet) - Not to exceed $172,941.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($131,391.00) and Water Utilities Capital Improvement Funds ($41,550.00)

11. 19-42 Authorize a professional services contract with RJN Group, Inc. for the engineering design of Alley Reconstruction Group 17-9001 (list attached to the Agenda Information Sheet) - Not to exceed $220,586.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

12. 19-258 Authorize **(1)** a development agreement with Ghost Sign Development, LLC, a Delaware limited liability company ("Developer"), for the design, construction, repair and maintenance of certain enhanced infrastructure improvements ("Enhanced Improvements") at Cesar Chavez Boulevard between Commerce and Elm Streets ("Project Area"); **(2)** the receipt and deposit of funds in an amount not to exceed $65,000.00 from an escrow account into the Capital Projects Reimbursement Fund in the event the Developer fails to complete the Enhanced Improvements; **(3)** an increase in appropriations in an amount not to exceed $65,000.00 in the Capital Projects Reimbursement Fund in the event the Developer fails to complete the Enhanced Improvements; and **(4)** alternatively, the release and return of funds in the amount of $65,000.00 from the escrow account to the Developer in the event the Developer completes the Enhanced Improvements in accordance with the development agreement - Financing: No cost consideration to the City

Department of Sustainable Development and Construction

13. 18-1237 Authorize settlement in lieu of proceeding with condemnation by eminent domain to acquire a water easement from Thorntree Golf, LLC. of approximately 26,810 square feet of land in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed $26,514.00, increased from $17,000.00 ($14,477.00, plus closing costs and title expenses not to exceed $2,523.00) to $43,514.00 ($40,991.00, plus closing costs and title expenses not to exceed $2,523.00) - Financing: Water Capital Improvement Series D

14. 19-182 Authorize **(1)** the quitclaim of 9 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale that will be sold to the highest qualified bidders; and **(2)** 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 to the Agenda Information Sheet) - Estimated Revenue: $249,000.00 (see Fiscal Information)

15. 18-941 A resolution authorizing the conveyance of three drainage easements and a wastewater easement containing a total of approximately 15,242 square feet of land to the City of Rowlett for the construction, maintenance and use of drainage and wastewater facilities across City-owned land - Revenue: $40,086.00

16. 19-88 Authorize a one-year lease agreement, with two one-year renewal options, with Jack Cooper Transport Co., Inc., for approximately 99.51 acres of City-owned land located at 9010 West Jefferson Boulevard to be used for new vehicle logistics and staging for preparation of distribution and shipping for the period March 1, 2019 through February 29, 2020 - Revenue: $1,791,180.00

17. 18-1176 An ordinance abandoning portions of street easements to GSNETX Stem Center of Excellence, the abutting owner, containing a total of approximately 73,908 square feet of land located near the intersection of Whispering Cedar and Ledbetter Drives; and authorizing the quitclaim - Revenue: $33,259.00, plus the $20.00 ordinance publication fee

18. 19-235 An ordinance abandoning a portion of an alley to LoCo Meletio Development LP and Ghost Sign Development L.P., the abutting owners, containing approximately 7,000 square feet of land, located near the intersection of Jackson Street and Cesar Chavez Boulevard; and authorizing the quitclaim - Revenue: $630,000.00, plus the $20.00 ordinance publication fee

Department of Transportation

19. 19-195 Authorize a resolution clarifying and affirming the City Council's direction and expectations for development of the Interstate 30 corridor - Financing: No cost consideration to the City

20. 19-254 Authorize application of a candidate project to the North Central Texas Council of Governments through the Transportation Alternatives Set-Aside Program for cost reimbursement in the Active Transportation Project category for the Community Drive Complete Street Project - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

Office of Budget

21. 19-273 Authorize **(1)** an extension through September 30, 2019 for Community Development Block Grant (CDBG) funded projects which have not met the City's twelve-month obligation or twenty-four-month expenditure requirement; **(2)** preliminary adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan to: **(a)** use unspent prior year CDBG funds in the total amount of $2,883,673.00, for the Housing and Neighborhood Revitalization, 2018 Notice of Funding Availability (2018 NOFA); and **(b)** reclassify $7,751,611.00 allocated for the 2018 NOFA from the reconstruction and rehabilitation category to the land acquisition category to allow for acquisition of land for residential purposes; and **(3)** a public hearing to be held on April 10, 2019 to receive comments on the proposed use of funds for Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

22. 19-255 Authorize a public hearing to be held on March 27, 2019 to receive comments on the FY 2019-20 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

Office of Economic Development

23. 19-167 Authorize reappointment of Gilbert Gerst, Brentt Shropshire, Zenetta Drew and Edward Okpa to the Dallas Development Fund Board - Financing: No cost consideration to the City

Office of Procurement Services

24. 19-99 Authorize a three-year service contract, with two one-year renewal options, for licenses, training, maintenance, and support for a citywide data back-up, recovery, and archival system for the Department of Communications and Information Services - SHI Government Solutions, Inc., most advantageous proposer of seven - Not to exceed $469,405.20 - Financing: Data Services Fund (subject to annual appropriations)

25. 19-232 Authorize a five-year service price agreement for janitorial services for the Water Utilities Department and the Women, Infant, and Children Program facilities - Oriental Building Services, Inc. in an estimated amount of $1,978,885.40 and Global Building Maintenance, Inc. in an estimated amount of $991,163.50, lowest responsible bidders of nine - Total estimated amount of $2,970,048.90 - Financing: Dallas Water Utilities Fund ($2,332,947.40), Department of State Health Services Grant Funds ($546,988.50), and Stormwater Drainage Management Fund ($90,113.00)

26. 19-237 Authorize a one-year master agreement for the purchase of **(1)** 21 pieces of fleet vehicles and equipment for the Fire-Rescue Department - Siddons Martin Emergency Group, LLC in the amount of $9,949,206.18 through the Houston-Galveston Area Council of Governments cooperative agreement; and **(2)** 100 squad cars for the Police Department - Freedom Dodge in the amount of $4,363,900.00 through the Texas Association of School Boards cooperative agreement - Total not to exceed $14,313,106.18 - Financing: General Fund ($3,359,439.00), Master Lease-Equipment Fund ($10,784,821.18), and Communication Service Fund ($168,846.00)

27. 19-196 Authorize a three-year master agreement for the purchase of sodium hexametaphosphate for the Water Utilities Department - Carus Corporation, lowest responsible bidder of three - Estimated amount of $183,300 - Financing: Dallas Water Utilities Fund

28. 19-190 Authorize Supplemental Agreement No. 2 to increase the service contract with Communicon, LTD dba Communication Concepts in the amount of $796,726.09, from $3,186,904.36 to $3,983,630.45 and International Systems of America, LLC dba ISA Fire & Security in the amount of $61,366.00, from $245,464.00 to $306,830.00, for citywide installation, monitoring, and maintenance of alarm systems and annual fire alarm inspections and to extend the term from March 23, 2019 to March 22, 2020 - Total not to exceed $858,092.09, from $3,432,368.36 to $4,290,460.45 - Financing: General Fund ($502,369.07), Equipment and Fleet Management Fund ($38,600.00), Capital Construction Fund ($8,600.00), Aviation Fund ($94,000.00), and Dallas Water Utilities Fund ($214,523.02)

29. 19-184 Authorize Supplemental Agreement No. 3 to increase the service contract for the maintenance and repair of fuel pumps, dispensing equipment, lines, and tanks with D&H United Fueling Solutions, Inc. formerly known as United Safeguard Pump Services, Ltd. dba United Pump Supply and to extend the contract term through September 9, 2019 - Not to exceed $446,141.17, from $1,784,564.75 to $2,230,705.92 - Financing: Equipment and Fleet Management Fund

30. 19-238 Authorize Supplemental Agreement No. 3 to increase the master agreement for aftermarket automotive and heavy equipment parts to maintain City vehicles and equipment with Midway Auto Supply, Inc. in the amount of $478,526.25, from $1,914,105.00 to $2,392,631.25, Freedom Dodge in the amount of $422,450.00, from $1,689,800.00 to $2,112,250.00, Installer Sales & Service in the amount of $384,348.00, from $1,537,392.00 to $1,921,740.00, IEH Auto Parts LLC in the amount of $240,457.50, from $961,830.00 to $1,202,287.50, and Alterstart Systems, Inc. in the amount of $500.00, from $2,000.00 to $2,500.00 and to extend the term from February 24, 2019 to February 24, 2020 - Total not to exceed $1,526,281.75, from $6,105,127.00 to $7,631,408.75 - Financing: Equipment and Fleet Management Fund

Office of Strategic Partnerships & Government Affairs

31. 19-260 A resolution adopting the City's Federal Legislative Program for the 116th Session of the United States Congress - Financing: No cost consideration to the City

Park & Recreation Department

32. 19-241 Authorize a ten-year agreement with the Dallas Parks Foundation for the maintenance of Harry Hines Triangle, a park that is approximately 0.08 acres in size, located at 2402 Harry Hines Boulevard - Financing: This action has no cost consideration to the City (see Fiscal Information)

33. 19-250 Authorize application of four candidate projects to the North Central Texas Council of Governments through the Transportation Alternatives Set-Aside Program for cost reimbursement in the Active Transportation Project category for the proposed: Five Mile Creek Trail Project, the Trinity Skyline Trail Link Project, the Cotton Belt Trail Project, Segments CB18 and CB20, and the proposed SoPac Trail Access and Safety Enhancement Project - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

Water Utilities Department

34. 19-79 Authorize professional services contracts with four consulting firms to provide construction materials testing services during the installation of capital improvement projects at water and wastewater treatment facilities - TEAM Consultants, Inc. in the amount of $200,000.00, Professional Service Industries, Inc. in the amount of $150,000.00, Alliance Geotechnical Group, Inc. in the amount of $200,000.00, and Terracon Consultants, Inc. in the amount of $200,000.00 - Total not to exceed $750,000.00 - Financing: Water Utilities Capital Construction Funds ($200,000.00) and Water Utilities Capital Improvement Funds ($550,000.00)

35. 19-91 Authorize a construction contract for the installation of water and wastewater mains at 29 locations (list attached to the Agenda Information Sheet) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed $14,130,995.00 - Financing: Water Utilities Capital Improvement Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

36. 19-275 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)

Office of Cultural Affairs

37. 19-248 A resolution authorizing and establishing the Cultural Organizations Program within the Office of Cultural Affairs to support cultural services in the City of Dallas and approving the program guidelines - Financing: This action has no cost consideration (see Fiscal Information)

Park & Recreation Department

38. 19-139 Authorize **(1)** a development and funding agreement with the Circuit Trail Conservancy (CTC), a Texas non-profit organization, for the purpose of assisting with the funding, land acquisition, design and construction of hike and bike trails on the remaining undeveloped 10 miles of The Loop, comprised of the Circuit Trail Connection, Trinity Forest Spine Trail, the Trinity Gateway and Trinity Skyline Trail Links (collectively hereinafter referred to as "Project"); **(2)** the receipt and deposit of funds in an amount not to exceed $10,000,000.00 from the CTC in the Circuit Trail Conservancy Fund; **(3)** establishment of appropriations in an amount not to exceed $10,000,000.00 in the Circuit Trail Conservancy Fund; **(4)** a match in the amount of $10,000,000.00 from the Park and Recreation Facilities (B) Fund (2017 Bond Funds); **(5)** execution of the development and funding agreement and all terms, conditions and documents required by the agreement; and **(6)** the disbursement of funds to the U.S. Army Corps of Engineers for work on the Trinity Forest Spine Trail South in an amount not to exceed $3,500,000.00 from the Circuit Trail Conservancy Fund and in an amount not to exceed $3,500,000.00 from the Park and Recreation Facilities (B) Fund (2017 Bond Funds) - Total not to exceed $20,000,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds) ($10,000,000.00) and Circuit Trail Conservancy Fund ($10,000,000.00)

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Sustainable Development and Construction

ZONING CASES - CONSENT

39. 19-264 A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 989, on the southeast corner of North St. Augustine Drive and Grady Lane
Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions
Z178-392(SM)

40. 19-265 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1566 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District, with a D-1 Liquor Control Overlay, on the southwest line of C.F. Hawn Freeway, between Beacon Hill Circle
Recommendation of Staff and CPC: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions
Z189-101(CT)

ZONING CASES - INDIVIDUAL

41. 19-267 A public hearing to receive comments regarding an application for and **(1)** an ordinance granting an amendment to Tract 6 for LO-1(A) Limited Office District uses; and **(2)** an ordinance terminating Specific Use Permit No. 610 for a health center, on property zoned Tract 6 for LO-1(A) Limited Office District uses within Planned Development District No. 508, on property bounded by Bickers Street, Holystone Street, and Greenleaf Street
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan, development plan, landscape plan, traffic management plan, and conditions; and approval of the termination of Specific Use Permit No. 610 for a health center use
Z178-260(SM)

42. 19-268 A public hearing to receive comments regarding an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street
Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant
Recommendation of CPC: Denial without prejudice
Z178-267(SM)

43. 19-269 A public hearing to receive comments regarding an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District, on the south side of Rhoda Lane, west of North Masters Drive
Recommendation of Staff and CPC: Denial without prejudice
Z178-294(CY)

44. 19-270 A public hearing to receive comments regarding an application for the renewal of Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Great Trinity Forest Way and North Jim Miller Road

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Recommendation of CPC: Denial without prejudice

Z178-377(PD)

45. 19-271 A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a D-1 Liquor Control Overlay on a portion; **(2)** an ordinance granting a Planned Development District for Mixed Use District uses; and **(3)** an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned an MU-1 Mixed Use District and a CR-D Community Retail District with a D Liquor Control Overlay, on the northwest line of Garland Road, southwest of North Buckner Boulevard

Recommendation of Staff: Approval of a D-1 Liquor Control Overlay; approval of a Planned Development District for Mixed Use District uses, subject to a development plan, an elevation plan, and staff's recommended conditions; and, approval of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Recommendation of CPC: Approval of a D-1 Liquor Control Overlay; approval of a Planned Development District for Mixed Use District uses, subject to a development plan, an elevation plan, and conditions; and, approval of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Z178-382(JM)

46. 19-266 A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south side of West Jefferson Boulevard, between South Bishop Avenue and South Adams Avenue

Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Z189-123(JM)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

47. 19-66 A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily Subdistrict on property zoned a P(A) Parking Subdistrict within Planned Development No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest side of Cleveland Street, north of South Lamar Street
Recommendation of Staff and CPC: Approval
Z178-256(CY)
Note: This item was deferred by the City Council before opening the public hearing on December 12, 2018, and is scheduled for consideration on February 27, 2019

48. 19-205 A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a multifamily use on property zoned Planned Development District No. 407, on the east side of Boulder Drive, south of West Kiest Boulevard
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z178-380(CY)
Note: This item was deferred by the City Council before opening the public hearing on January 23, 2019, and is scheduled for consideration on February 27, 2019

49. 19-206 A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned a CS Community Service District and an MC-1 Multiple Commercial District, on the north line of East Northwest Highway, east of Shiloh Road
Recommendation of Staff and CPC: Approval
Z178-385(AM)
Note: This item was deferred by the City Council before opening the public hearing on January 23, 2019, and is scheduled for consideration on February 27, 2019

BENEFIT ASSESSMENT HEARINGS

Department of Public Works

50. 19-81 A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Street Group 12-465 which includes Meek Street from Carbondale Street to Brownsville Avenue and Hendricks Avenue from South Denley Drive to South Moore Street; and at the close of the hearing, authorize an ordinance levying benefit assessments; and a construction contract with Camino Construction, L.P., lowest responsible bidder of six - Not to exceed $1,047,136.50 - Financing: 2012 Bond Funds ($415,535.00), 2003 Bond Funds ($294,488.50), Water Utilities Capital Improvement Funds ($322,763.00), and Water Utilities Capital Construction Funds ($14,350.00)

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

Agenda Date: February 27, 2019

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
1.	N/A	V	N/A	N/A	Approval of Minutes of the February 13, 2019 City Council Meeting
2.	N/A	C	ATT	$170,000.00	Authorize settlement of the lawsuit styled Guadalupe Rivas v. City of Dallas, Cause No. DC-17-07366 - Not to exceed $170,000.00 - Financing: Risk Management Funds
3.	N/A	C	ATT	$51,860.56	Authorize payment of the property damage claim filed by Triplett Waste Services, Claim No. AL-18-08194 - Not to exceed $51,860.56 - Financing: Risk Management Funds
4.	2	C	AVI	REV $97,744,973.83	Authorize (1) the termination of that certain lease of land and facilities at Dallas Love Field between the City of Dallas and Associated Air Center, Inc., dated July 11, 1984, as amended and assigned to Regal Assets, LLC, and upon termination of the lease, approximately 408,962 square feet of land and existing facilities shall be annexed into a new Consolidated Lease of Land and Facilities with Regal Assets, LLC; (2) the termination of that certain lease of land and facilities at Dallas Love Field between the City of Dallas and Associated Air Center, Inc. dated April 1, 1994, as assigned to Regal Assets, LLC, and upon termination of the lease, approximately 683,311 square feet of land and existing facilities shall be annexed into a new Consolidated Lease of Land and Facilities with Regal Assets, LLC - Estimated Revenue Foregone: $7,230,158.80; and (3) a new Consolidated Lease of Land and Facilities with Regal Assets, LLC, for approximately 1,092,273 square feet of land and existing improvements annexed from the two existing leases for a term of thirty years with two five-year renewal options and a capital investment obligation of $5,000,000.00 to be expended within the first thirty-six months after execution of the lease - Estimated Revenue: $97,744,973.83 (during the primary term of the new consolidated lease)
5.	2	C	CCT	NC	An ordinance amending Chapter 42A, “Special Events” and Chapter 29A, “Neighborhood Farmers Market” of the Dallas City Code by (1) reserving Chapter 29A and rewriting Chapter 42A; (2) providing regulations for special events, commercial filming activities, neighborhood markets, and streetlight pole banners; (3) providing a penalty not to exceed $2,000.00 for a violation of this chapter governing fire safety, zoning, or public health and sanitation, and $500.00 for all other violations; (4) providing a saving clause; (5) providing a severability clause; and (6) providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)
6.	12	C	PBW	$330,102.89	Authorize a professional services contract with CP&Y, Inc. for the engineering

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					design of Alley Reconstruction Group 17-1203 (list attached to the Agenda Information Sheet) - Not to exceed $330,102.89 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($279,717.89) and Wastewater Capital Improvement Fund ($50,385.00)
7.	12	C	PBW	$159,235.80	Authorize a professional services contract with Jones and Carter, Inc. for the engineering design of Street Reconstruction Group 17-1205 (list attached to the Agenda Information Sheet) - Not to exceed $159,235.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($133,455.80) and Water Utilities Capital Improvement Funds ($25,780.00)
8.	12	C	PBW	$183,196.20	Authorize a professional services contract with Simon Engineering and Consulting, Inc. for the engineering design of Street Reconstruction Group 17-1206 (list attached to the Agenda Information Sheet) - Not to exceed $183,196.20 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($138,756.20) and Water Utilities Capital Improvement Funds ($44,440.00)
9.	13	C	PBW	$278,734.10	Authorize a professional services contract with Othon, Inc. for the engineering design of Alley Reconstruction Group 17-1303 (list attached to the Agenda Information Sheet) - Not to exceed $278,734.10 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($255,249.10) and Wastewater Capital Improvement Fund ($23,485.00)
10.	13	C	PBW	$172,941.00	Authorize a professional services contract with KIT Professionals, Inc. for the engineering design of Street Reconstruction Group 17-1306 (list attached to the Agenda Information Sheet) - Not to exceed $172,941.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($131,391.00) and Water Utilities Capital Improvement Funds ($41,550.00)
11.	9	C	PBW	$220,586.80	Authorize a professional services contract with RJN Group, Inc. for the engineering design of Alley Reconstruction Group 17-9001 (list attached to the Agenda Information Sheet) - Not to exceed $220,586.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)
12.	2, 14	C	PBW	NC	Authorize (1) a development agreement with Ghost Sign Development, LLC, a Delaware limited liability company ("Developer"), for the design, construction, repair and maintenance of certain enhanced infrastructure improvements ("Enhanced Improvements") at Cesar Chavez Boulevard between Commerce and Elm Streets ("Project Area"); (2) the receipt and deposit of funds in an amount not to exceed $65,000.00 from an escrow account into the Capital Projects Reimbursement Fund in the event the Developer fails to complete the Enhanced Improvements; (3) an increase in

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					appropriations in an amount not to exceed $65,000.00 in the Capital Projects Reimbursement Fund in the event the Developer fails to complete the Enhanced Improvements; and (4) alternatively, the release and return of funds in the amount of $65,000.00 from the escrow account to the Developer in the event the Developer completes the Enhanced Improvements in accordance with the development agreement - Financing: No cost consideration to the City
13.	Outside	C	DEV	$26,514.00	Authorize settlement in lieu of proceeding with condemnation by eminent domain to acquire a water easement from Thorntree Golf, LLC. of approximately 26,810 square feet of land in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed $26,514.00, increased from $17,000.00 ($14,477.00, plus closing costs and title expenses not to exceed $2,523.00) to $43,514.00 ($40,991.00, plus closing costs and title expenses not to exceed $2,523.00) - Financing: Water Capital Improvement Series D
14.	2, 3, 4, 7, 8	C	DEV	REV $249,000.00	Authorize (1) the quitclaim of 9 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale that will be sold to the highest qualified bidders; and (2) 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 to the Agenda Information Sheet) - Estimated Revenue: $249,000.00 (see Fiscal Information)
15.	9	C	DEV	REV $40,086.00	A resolution authorizing the conveyance of three drainage easements and a wastewater easement containing a total of approximately 15,242 square feet of land to the City of Rowlett for the construction, maintenance and use of drainage and wastewater facilities across City-owned land - Revenue: $40,086.00
16.	3	C	DEV	REV $1,791,180.00	Authorize a one-year lease agreement, with two one-year renewal options, with Jack Cooper Transport Co., Inc., for approximately 99.51 acres of City-owned land located at 9010 West Jefferson Boulevard to be used for new vehicle logistics and staging for preparation of distribution and shipping for the period March 1, 2019 through February 29, 2020 - Revenue: $1,791,180.00
17.	3	C	DEV	REV $33,259.00	An ordinance abandoning portions of street easements to GSNETX Stem Center of Excellence, the abutting owner, containing a total of approximately 73,908 square feet of land located near the intersection of Whispering Cedar and Ledbetter Drives; and authorizing the quitclaim - Revenue: $33,259.00, plus the $20.00 ordinance publication fee

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
18.	2	C	DEV	REV $630,000.00	An ordinance abandoning a portion of an alley to LoCo Meletio Development LP and Ghost Sign Development L.P., the abutting owners, containing approximately 7,000 square feet of land, located near the intersection of Jackson Street and Cesar Chavez Boulevard; and authorizing the quitclaim - Revenue: $630,000.00, plus the $20.00 ordinance publication fee
19.	1, 2, 7	C	TRN	NC	Authorize a resolution clarifying and affirming the City Council's direction and expectations for development of the Interstate 30 corridor - Financing: No cost consideration to the City
20.	6	C	TRN	NC	Authorize application of a candidate project to the North Central Texas Council of Governments through the Transportation Alternatives Set-Aside Program for cost reimbursement in the Active Transportation Project category for the Community Drive Complete Street Project - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
21.	N/A	C	BMS	NC	Authorize (1) an extension through September 30, 2019 for Community Development Block Grant (CDBG) funded projects which have not met the City's twelve-month obligation or twenty-four-month expenditure requirement; (2) preliminary adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan to: (a) use unspent prior year CDBG funds in the total amount of $2,883,673.00, for the Housing and Neighborhood Revitalization, 2018 Notice of Funding Availability (2018 NOFA); and (b) reclassify $7,751,611.00 allocated for the 2018 NOFA from the reconstruction and rehabilitation category to the land acquisition category to allow for acquisition of land for residential purposes; and (3) a public hearing to be held on April 10, 2019 to receive comments on the proposed use of funds for Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
22.	N/A	C	BMS	NC	Authorize a public hearing to be held on March 27, 2019 to receive comments on the FY 2019-20 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City
23.	All	C	ECO	NC	Authorize reappointment of Gilbert Gerst, Brentt Shropshire, Zenetta Drew and Edward Okpa to the Dallas Development Fund Board - Financing: No cost consideration to the City
24.	All	C	POM	$469,405.20	Authorize a three-year service contract, with two one-year renewal options, for licenses, training, maintenance, and support for a citywide data back-up, recovery, and archival system for the Department of Communications and

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Information Services - SHI Government Solutions, Inc., most advantageous proposer of seven - Not to exceed $469,405.20 - Financing: Data Services Fund (subject to annual appropriations)
25.	All	C	POM	$2,970,048.90	Authorize a five-year service price agreement for janitorial services for the Water Utilities Department and the Women, Infant, and Children Program facilities - Oriental Building Services, Inc. in an estimated amount of $1,978,885.40 and Global Building Maintenance, Inc. in an estimated amount of $991,163.50, lowest responsible bidders of nine - Total estimated amount of $2,970,048.90 - Financing: Dallas Water Utilities Fund ($2,332,947.40), Department of State Health Services Grant Funds ($546,988.50), and Stormwater Drainage Management Fund ($90,113.00)
26.	All	C	POM	$14,313,106.18	Authorize a one-year master agreement for the purchase of (1) 21 pieces of fleet vehicles and equipment for the Fire-Rescue Department - Siddons Martin Emergency Group, LLC in the amount of $9,949,206.18 through the Houston-Galveston Area Council of Governments cooperative agreement; and (2) 100 squad cars for the Police Department - Freedom Dodge in the amount of $4,363,900.00 through the Texas Association of School Boards cooperative agreement - Total not to exceed $14,313,106.18 - Financing: General Fund ($3,359,439.00), Master Lease-Equipment Fund ($10,784,821.18), and Communication Service Fund ($168,846.00)
27.	Outside	C	POM	$183,300.00	Authorize a three-year master agreement for the purchase of sodium hexametaphosphate for the Water Utilities Department - Carus Corporation, lowest responsible bidder of three - Estimated amount of $183,300 - Financing: Dallas Water Utilities Fund
28.	All	C	POM	$858,092.09	Authorize Supplemental Agreement No. 2 to increase the service contract with Communicon, LTD dba Communication Concepts in the amount of $796,726.09, from $3,186,904.36 to $3,983,630.45 and International Systems of America, LLC dba ISA Fire & Security in the amount of $61,366.00, from $245,464.00 to $306,830.00, for citywide installation, monitoring, and maintenance of alarm systems and annual fire alarm inspections and to extend the term from March 23, 2019 to March 22, 2020 - Total not to exceed $858,092.09, from $3,432,368.36 to $4,290,460.45 - Financing: General Fund ($502,369.07), Equipment and Fleet Management Fund ($38,600.00), Capital Construction Fund ($8,600.00), Aviation Fund ($94,000.00), and Dallas Water Utilities Fund ($214,523.02)
29.	All	C	POM	$446,141.17	Authorize Supplemental Agreement No. 3 to increase the service contract for the maintenance and repair of fuel pumps, dispensing equipment, lines, and tanks with D&H United Fueling Solutions, Inc. formerly known as United

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Safeguard Pump Services, Ltd. dba United Pump Supply and to extend the contract term through September 9, 2019 - Not to exceed $446,141.17, from $1,784,564.75 to $2,230,705.92 - Financing: Equipment and Fleet Management Fund
30.	All	C	POM	$1,526,281.75	Authorize Supplemental Agreement No. 3 to increase the master agreement for aftermarket automotive and heavy equipment parts to maintain City vehicles and equipment with Midway Auto Supply, Inc. in the amount of $478,526.25, from $1,914,105.00 to $2,392,631.25, Freedom Dodge in the amount of $422,450.00, from $1,689,800.00 to $2,112,250.00, Installer Sales & Service in the amount of $384,348.00, from $1,537,392.00 to $1,921,740.00, IEH Auto Parts LLC in the amount of $240,457.50, from $961,830.00 to $1,202,287.50, and Alterstart Systems, Inc. in the amount of $500.00, from $2,000.00 to $2,500.00 and to extend the term from February 24, 2019 to February 24, 2020 - Total not to exceed $1,526,281.75, from $6,105,127.00 to $7,631,408.75 - Financing: Equipment and Fleet Management Fund
31.	All	C	OSP	NC	A resolution adopting the City's Federal Legislative Program for the 116th Session of the United States Congress - Financing: No cost consideration to the City
32.	14	C	PKR	NC	Authorize a ten-year agreement with the Dallas Parks Foundation for the maintenance of Harry Hines Triangle, a park that is approximately 0.08 acres in size, located at 2402 Harry Hines Boulevard - Financing: This action has no cost consideration to the City (see Fiscal Information)
33.	2, 4, 12, 13	C	PKR	NC	Authorize application of four candidate projects to the North Central Texas Council of Governments through the Transportation Alternatives Set-Aside Program for cost reimbursement in the Active Transportation Project category for the proposed: Five Mile Creek Trail Project, the Trinity Skyline Trail Link Project, the Cotton Belt Trail Project, Segments CB18 and CB20, and the proposed SoPac Trail Access and Safety Enhancement Project - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
34.	All	C	DWU	$750,000.00	Authorize professional services contracts with four consulting firms to provide construction materials testing services during the installation of capital improvement projects at water and wastewater treatment facilities - TEAM Consultants, Inc. in the amount of $200,000.00, Professional Service Industries, Inc. in the amount of $150,000.00, Alliance Geotechnical Group, Inc. in the amount of $200,000.00, and Terracon Consultants, Inc. in the amount of $200,000.00 - Total not to exceed $750,000.00 - Financing:

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Water Utilities Capital Construction Funds ($200,000.00) and Water Utilities Capital Improvement Funds ($550,000.00)
35.	2, 7	C	DWU	$14,130,995.00	Authorize a construction contract for the installation of water and wastewater mains at 29 locations (list attached to the Agenda Information Sheet) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed $14,130,995.00 - Financing: Water Utilities Capital Improvement Funds
36.	N/A	I	SEC	NC	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
37.	N/A	I	OCA	NC	A resolution authorizing and establishing the Cultural Organizations Program within the Office of Cultural Affairs to support cultural services in the City of Dallas and approving the program guidelines - Financing: This action has no cost consideration (see Fiscal Information)
38.	2, 4, 5, 6, 7, 9	I	PKR	$10,000,000.00	Authorize (1) a development and funding agreement with the Circuit Trail Conservancy (CTC), a Texas non-profit organization, for the purpose of assisting with the funding, land acquisition, design and construction of hike and bike trails on the remaining undeveloped 10 miles of The Loop, comprised of the Circuit Trail Connection, Trinity Forest Spine Trail, the Trinity Gateway and Trinity Skyline Trail Links (collectively hereinafter referred to as “Project”); (2) the receipt and deposit of funds in an amount not to exceed $10,000,000.00 from the CTC in the Circuit Trail Conservancy Fund; (3) establishment of appropriations in an amount not to exceed $10,000,000.00 in the Circuit Trail Conservancy Fund; (4) a match in the amount of $10,000,000.00 from the Park and Recreation Facilities (B) Fund (2017 Bond Funds); (5) execution of the development and funding agreement and all terms, conditions and documents required by the agreement; and (6) the disbursement of funds to the U.S. Army Corps of Engineers for work on the Trinity Forest Spine Trail South in an amount not to exceed $3,500,000.00 from the Circuit Trail Conservancy Fund and in an amount not to exceed $3,500,000.00 from the Park and Recreation Facilities (B) Fund (2017 Bond Funds) - Total not to exceed $20,000,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds) ($10,000,000.00) and Circuit Trail Conservancy Fund ($10,000,000.00)
39.	5	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 989, on the southeast corner of North St. Augustine Drive and Grady Lane Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Z178-392(SM)
40.	8	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1566 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District, with a D-1 Liquor Control Overlay, on the southwest line of C.F. Hawn Freeway, between Beacon Hill Circle Recommendation of Staff and CPC: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions Z189-101(CT)
41.	6	PH	DEV	NC	A public hearing to receive comments regarding an application for and (1) an ordinance granting an amendment to Tract 6 for LO-1(A) Limited Office District uses; and (2) an ordinance terminating Specific Use Permit No. 610 for a health center, on property zoned Tract 6 for LO-1(A) Limited Office District uses within Planned Development District No. 508, on property bounded by Bickers Street, Holystone Street, and Greenleaf Street Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan, development plan, landscape plan, traffic management plan, and conditions; and approval of the termination of Specific Use Permit No. 610 for a health center use Z178-260(SM)
42.	13	PH	DEV	NC	A public hearing to receive comments regarding an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant Recommendation of CPC: Denial without prejudice Z178-267(SM)
43.	5	PH	DEV	NC	A public hearing to receive comments regarding an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District, on the south side of Rhoda Lane, west of North Masters Drive Recommendation of Staff and CPC: Denial without prejudice Z178-294(CY)
44.	8	PH	DEV	NC	A public hearing to receive comments regarding an application for the renewal of Specific Use Permit No. 2229 for the sale of alcoholic beverages

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Great Trinity Forest Way and North Jim Miller Road Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions Recommendation of CPC: Denial without prejudice Z178-377(PD)
45.	9	PH	DEV	NC	A public hearing to receive comments regarding an application for and (1) an ordinance granting a D-1 Liquor Control Overlay on a portion; (2) an ordinance granting a Planned Development District for Mixed Use District uses; and (3) an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned an MU-1 Mixed Use District and a CR-D Community Retail District with a D Liquor Control Overlay, on the northwest line of Garland Road, southwest of North Buckner Boulevard Recommendation of Staff: Approval of a D-1 Liquor Control Overlay; approval of a Planned Development District for Mixed Use District uses, subject to a development plan, an elevation plan, and staff's recommended conditions; and, approval of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions Recommendation of CPC: Approval of a D-1 Liquor Control Overlay; approval of a Planned Development District for Mixed Use District uses, subject to a development plan, an elevation plan, and conditions; and, approval of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions Z178-382(JM)
46.	1	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south side of West Jefferson Boulevard, between South Bishop Avenue and South Adams Avenue Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions Z189-123(JM)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
47.	7	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily Subdistrict on property zoned a P(A) Parking Subdistrict within Planned Development No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest side of Cleveland Street, north of South Lamar Street Recommendation of Staff and CPC: Approval Z178-256(CY) Note: This item was deferred by the City Council before opening the public hearing on December 12, 2018, and is scheduled for consideration on February 27, 2019
48.	3	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a multifamily use on property zoned Planned Development District No. 407, on the east side of Boulder Drive, south of West Kiest Boulevard Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions Z178-380(CY) Note: This item was deferred by the City Council before opening the public hearing on January 23, 2019, and is scheduled for consideration on February 27, 2019
49.	9	C	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned a CS Community Service District and an MC-1 Multiple Commercial District, on the north line of East Northwest Highway, east of Shiloh Road Recommendation of Staff and CPC: Approval Z178-385(AM) Note: This item was deferred by the City Council before opening the public hearing on January 23, 2019, and is scheduled for consideration on February 27, 2019
50.	4, 7	PH	PBW	$1,047,136.50	A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Street Group 12-465 which includes Meek Street from Carbondale Street to Brownsville Avenue and Hendricks Avenue from South Denley Drive to South Moore Street; and at the close of the hearing, authorize an ordinance levying benefit assessments; and a construction contract with Camino Construction, L.P., lowest responsible bidder of six - Not to exceed $1,047,136.50 - Financing: 2012 Bond Funds ($415,535.00), 2003 Bond Funds ($294,488.50), Water Utilities Capital Improvement Funds ($322,763.00), and Water Utilities Capital Construction Funds ($14,350.00)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION

TOTAL $48,287,678.14

Agenda Information Sheet

File #: 19-274 **Item #:** 1.

SUBJECT

Approval of Minutes of the February 13, 2019 City Council Meeting

Agenda Information Sheet

File #: 19-246 **Item #:** 2.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

EXECUTIVE: Christopher J. Caso

SUBJECT

Authorize settlement of the lawsuit styled Guadalupe Rivas v. City of Dallas, Cause No. DC-17-07366 - Not to exceed $170,000.00 - Financing: Risk Management Funds

BACKGROUND

Plaintiff filed a lawsuit against the City of Dallas seeking compensation for alleged bodily injuries and other damages sustained in an automobile collision on June 29, 2015, involving a Dallas Water Utilities vehicle. The City and Ms. Rivas have reached a proposed settlement subject to Council approval. Plaintiff is represented by Michael E. Shelton of The Shelton Law Firm.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum regarding this item on February 22, 2019.

FISCAL INFORMATION

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

Risk Management Funds - $170,000.00

February 27, 2019

WHEREAS, a lawsuit styled Guadalupe Rivas v. City of Dallas, Cause No. DC-17-07366, was filed by the plaintiff, Guadalupe Rivas, seeking compensation from the City of Dallas for alleged bodily injuries and other damages sustained in an automobile collision on June 29, 2015, involving a Dallas Water Utilities vehicle; and

WHEREAS, the plaintiff has agreed to a settlement of the case whereby the City will pay Guadalupe Rivas, The Shelton Law Firm, and all other persons having an interest in the settlement proceeds, the total amount of $170,000.00; and

WHEREAS, it is in the best interest of the City to settle this lawsuit.

Now, Therefore,

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

SECTION 1. That the proposed settlement of the lawsuit, styled Guadalupe Rivas v. City of Dallas, Cause No. DC-17-07366, in an amount not to exceed $170,000.00, is hereby approved.

SECTION 2. That the Chief Financial Officer is hereby authorized to pay Guadalupe Rivas, The Shelton Law Firm, and all other persons having an interest in the settlement proceeds, the amount of $170,000.00, from Fund 0192, Department ORM, Unit 3890, Object 3521, Vendor CTORM001.

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.

1500 Marilla Street
Dallas, Texas 75201

City of Dallas

Agenda Information Sheet

File #: 19-247 **Item #:** 3.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

EXECUTIVE: Christopher J. Caso

SUBJECT

Authorize payment of the property damage claim filed by Triplett Waste Services, Claim No. AL-18-08194 - Not to exceed $51,860.56 - Financing: Risk Management Funds

BACKGROUND

Triplett Waste Services filed a claim against the City of Dallas seeking compensation for alleged property damage and other damages sustained in an automobile collision on July 12, 2018, involving a Sanitation Service vehicle. The City and Triplett Waste Services have reached a proposed settlement subject to Council approval.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum regarding this item on February 22, 2019.

FISCAL INFORMATION

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

Risk Management Funds - $51,860.56

powered by Legistar™

February 27, 2019

WHEREAS, a claim was filed by Triplett Waste Services, Claim No. AL-18-08194, seeking compensation for alleged property damage and other damages sustained in an automobile collision on July 12, 2018, involving a Sanitation Services vehicle; and

WHEREAS, the claimant has agreed to a settlement of the claim whereby the City will pay Triplett Waste Services and all other persons having an interest in the settlement proceeds, the total amount of $51,860.56; and

WHEREAS, it is in the best interest of the City to settle this claim.

Now, Therefore,

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

SECTION 1. That settlement of the claim filed by Triplett Waste Services, Claim No. AL-18-08194, in an amount not to exceed $51,860.56, is hereby approved.

SECTION 2. That the Chief Financial Officer is hereby authorized to pay Triplett Waste Services and all other persons having an interest in the settlement, the amount of $51,860.56, from Fund 0192, Department ORM, Unit 3890, Object 3521, Vendor CTORM001.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-227 **Item #:** 4.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizor Tolbert

SUBJECT

Authorize **(1)** the termination of that certain lease of land and facilities at Dallas Love Field between the City of Dallas and Associated Air Center, Inc., dated July 11, 1984, as amended and assigned to Regal Assets, LLC, and upon termination of the lease, approximately 408,962 square feet of land and existing facilities shall be annexed into a new Consolidated Lease of Land and Facilities with Regal Assets, LLC; **(2)** the termination of that certain lease of land and facilities at Dallas Love Field between the City of Dallas and Associated Air Center, Inc. dated April 1, 1994, as assigned to Regal Assets, LLC, and upon termination of the lease, approximately 683,311 square feet of land and existing facilities shall be annexed into a new Consolidated Lease of Land and Facilities with Regal Assets, LLC - Estimated Revenue Foregone: $7,230,158.80; and **(3)** a new Consolidated Lease of Land and Facilities with Regal Assets, LLC, for approximately 1,092,273 square feet of land and existing improvements annexed from the two existing leases for a term of thirty years with two five-year renewal options and a capital investment obligation of $5,000,000.00 to be expended within the first thirty-six months after execution of the lease - Estimated Revenue: $97,744,973.83 (during the primary term of the new consolidated lease)

BACKGROUND

On July 11, 1984, the City of Dallas (“City”) entered into a thirty-year lease (“Lease 1”) with Associated Air Center, Inc. (“Associated”) to be effective on March 31, 1994 for approximately 408,962 square feet (9.39 acres) of land and existing facilities at Dallas Love Field Airport (“Airport”), authorized by Resolution No. 84-2239.

On April 1, 1994, the City entered into a thirty-year lease (“Lease 2”) with Associated for approximately 683,311 square feet (15.69 acres) of land and existing facilities adjacent to its Lease 1 property, authorized by Resolution No. 93-4466. Associated ultimately assigned both Lease 1 and Lease 2 to Regal Assets, LLC (“Regal”) in 2018 with the consent of the City. The primary term of both leases will expire on March 31, 2024.

The City now desires to terminate the two leases and consolidate them into a new Consolidated

Lease of Land and Facilities for a total term of thirty years with two five-year renewal options (the "Lease"). As a material term of the Lease, Regal will have a capital investment obligation of no less than $5,000,000.00 to be expended within thirty-six months of the effective date of the Lease. Furthermore, Regal will make additional capital improvements of no less than $1,000,000.00 to the leased premises every ten years beginning in year eleven of the Lease.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On July 11, 1984, City Council authorized the Lease of Land and Facilities ("Lease 1") by Resolution No. 84-2239.

On December 8, 1993, City Council authorized the Lease of Land and Facilities ("Lease 2") by Resolution No. 93-4466.

On November 11, 1998, City Council authorized the First Amendment to Lease 1 by Resolution No. 98-3260.

On February 8, 2017, City Council authorized the Second Amendment to Lease 1 by Resolution No. 17-0260.

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Estimated Revenue Foregone (Lease 1): $1,120,808.80
Estimated Revenue Foregone (Lease 2): $6,109,350.00
Estimated Revenue: $97,744,973.83 (during the primary term of the new consolidated lease)

OWNER

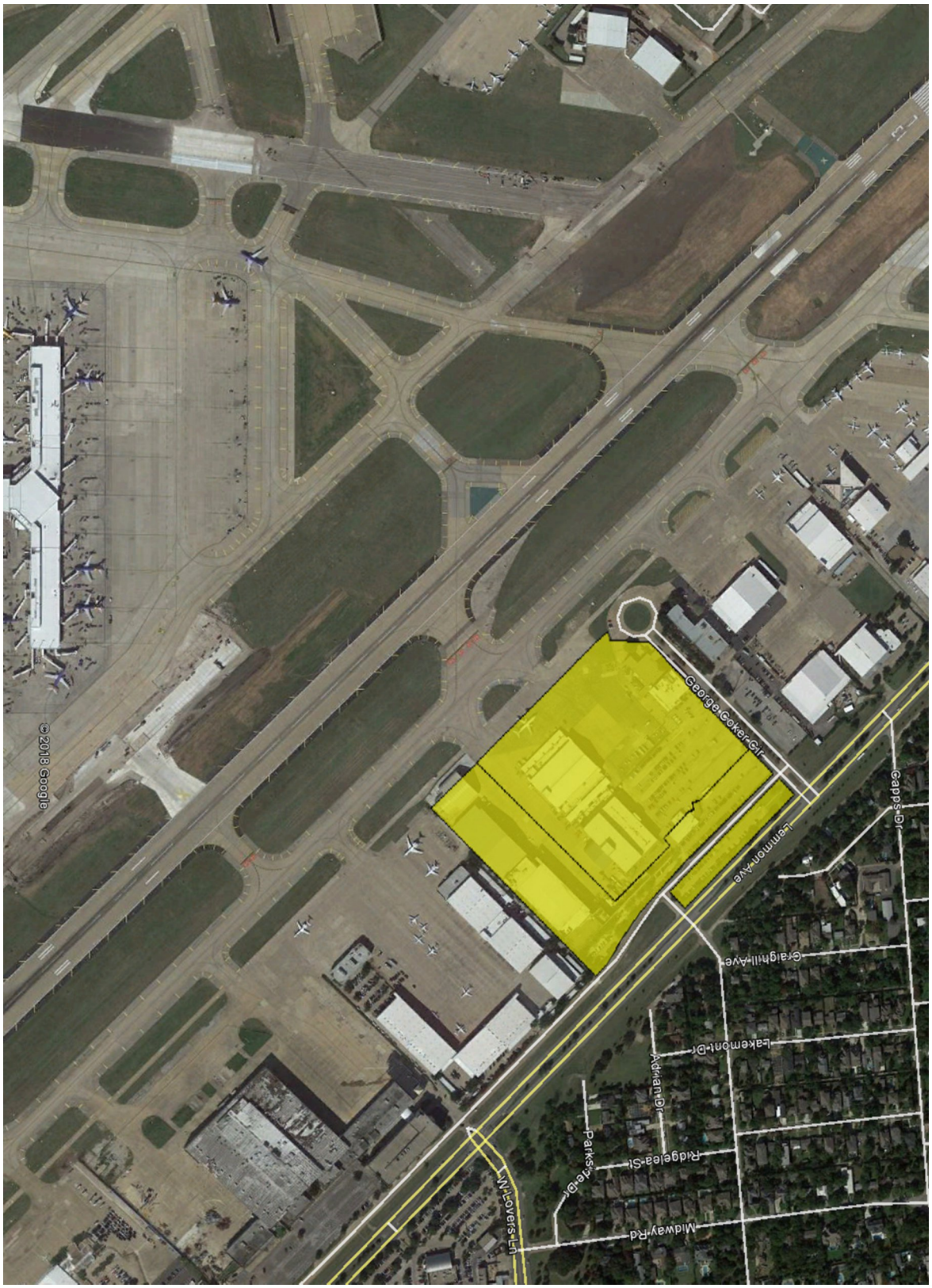
Regal Assets, LLC

William Oates, President

MAP

Attached

DALLAS LOVE FIELD
Regal Assets, LLC
MAPSCO 33G



February 27, 2019

WHEREAS, on July 11, 1984, the City of Dallas ("City") entered a thirty-year lease ("Lease 1") with Associated Air Center, Inc. ("Associated") to be effective on March 31, 1994 for approximately 408,962 square feet (9.39 acres) of land and existing facilities at Dallas Love Field Airport ("Airport"), authorized by Resolution No. 84-2239; and

WHEREAS, on April 1, 1994, the City entered into a thirty-year lease ("Lease 2") with Associated for approximately 683,311 square feet (15.69 acres) of land and existing facilities adjacent to its Lease 1 property, authorized by Resolution No. 93-4466; and

WHEREAS, both Lease 1 and Lease 2 were assigned to Regal Assets, LLC ("Regal") with the consent of the City; and

WHEREAS, the City now desires to terminate Lease 1 and Lease 2 and consolidate the two leases into a thirty-year Consolidated Lease of Land and Facilities with Regal, including two five-year renewal options.

Now, Therefore,

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

SECTION 1. That the termination of Lease 1 and Lease 2 is hereby approved, and the City Manager is authorized to execute, on behalf of the City of Dallas, appropriate documentation to terminate the leases with Regal Assets, LLC ("Regal"), approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to enter into a new Consolidated Lease of Land and Facilities (the "Lease") with Regal, approved as to form by the City Attorney, for approximately 1,092,273 square feet (25.08 acres) of land and existing improvements.

SECTION 3. That the key terms and conditions of the new Consolidated Lease are as follows:

a. The Lease shall be for a primary term of thirty years with two five-year renewal options.

b. Regal shall expend no less than $5,000,000.00 in capital improvements within thirty-six months of the effective date of the Lease.

c. Regal shall make additional capital improvements of no less than $1,000,000.00 to the leased premises every ten years beginning in year eleven of the Lease.

SECTION 3. (continued)

d. The City shall have the option to reclaim approximately 33,095 square feet of parking area for airport development as needed and reduce rent accordingly.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit all revenues received under the lease to: Aviation Operating Fund, Fund 0130, Department AVI, Unit 7722, Revenue 7814.

SECTION 5. That this contract is designated as Contract No. AVI-2019-00009318.

SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-256 **Item #:** 5.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Convention and Event Services

EXECUTIVE: Joey Zapata

SUBJECT

An ordinance amending Chapter 42A, "Special Events" and Chapter 29A, "Neighborhood Farmers Market" of the Dallas City Code by **(1)** reserving Chapter 29A and rewriting Chapter 42A; **(2)** providing regulations for special events, commercial filming activities, neighborhood markets, and streetlight pole banners; **(3)** providing a penalty not to exceed $2,000.00 for a violation of this chapter governing fire safety, zoning, or public health and sanitation, and $500.00 for all other violations; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)

BACKGROUND

The amended ordinance, Chapter 42A "Special Events" of the Dallas City Code, consolidates information from the current version of Chapter 42A "Special Events," Chapter 29A "Neighborhood Farmers Markets," Administrative Directive 2-46 "Commercial Filming Policy" and adds additional information related to streetlight pole banners. This ordinance amendment better defines the roles and duties of the Convention and Event Services (CES) - Office of Special Events (OSE) and updates regulations, policies and fee structures.

The Quality of Life, Arts, and Culture Committee (QOLAC) was briefed on April 9, 2018 about current OSE permitting authority and functions, known challenges with current operations and City Code, planned operational improvements and process enhancements. OSE received Committee input and approval to move forward with surveys, stakeholder meetings, completing a fee study and revisions.

On November 26, 2018, QOLAC was briefed about proposed updates to the special events ordinance. Proposed revisions addressed existing gaps and deficiencies in the ordinance, incorporated public and stakeholder input, included researched best practices and the results of a new fee study conducted in the summer of 2018.

Amendments to the ordinance address public concerns including: parking, traffic closures/detours, public notices and flexibility in permitting based on event size and other features for each application.

QOLAC members requested that OSE conduct additional meetings with the film industry, Arts District community and other external stakeholders to ensure their concerns about revisions were addressed.

Following the November briefing, OSE hosted nine additional meetings with internal and external stakeholders. The feedback included concerns about the organization and navigability of the ordinance, requests to provide clarity of language, difficulty in understanding permit requirements, and concerns over fees and insurance requirements. OSE worked with the City Attorney's Office (CAO) to add definitions, re-organize sections, standardize language across all permit types and include more details that improve clarity while making the ordinance more transparent and easier to understand. Some fees and fee tiers were updated and insurance requirements were revised in consultation with the Office of Risk Management.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Quality of Life, Arts and Culture Committee was briefed on current OSE authority, functions and challenges with Chapter 42A "Special Events" on April 9, 2018.

The Quality of Life, Arts and Culture Committee was briefed on proposed ordinance changes amending Chapter 42A "Special Events" on November 26, 2018.

The Quality of Life, Arts and Culture Committee will be briefed with updated proposed ordinance changes and clarifications to Chapter 42A "Special Events" ordinance on February 11, 2019.

FISCAL INFORMATION

Cost consideration to others. This ordinance corrects deficiencies (identified in a fee study) in the current permit structure, by aligning application costs to those which require the most time and resources. Currently, pricing is based on event attendance, which does not account for the complexity of the event. Applicants will now be charged based on the new special event permit tiers: simple, moderate, complex. It also develops a la carte and discount pricing models for additional permit components.

1-29-19

ORDINANCE NO. _____

An ordinance amending Chapter 29A, "Neighborhood Farmers Market," and Chapter 42A, "Special Events," of the Dallas City Code by reserving Chapter 29A and rewriting Chapter 42A; providing regulations for special events, commercial filming activities, neighborhood markets, and streetlight pole banners; providing a penalty not to exceed $2,000 for a violation of this chapter governing fire safety, zoning, or public health and sanitation, and $500 for all other violations; providing a saving clause; providing a severability clause; and providing an effective date.

Now, Therefore,

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

SECTION 1. That Chapter 29A, "Neighborhood Farmers Markets," of the Dallas City Code is amended to read as follows:

"**CHAPTER 29A.**
RESERVED. [~~NEIGHBORHOOD FARMERS MARKETS.~~

~~**ARTICLE I.**~~
~~**GENERAL PROVISIONS.**~~

~~**SEC. 29A-1. PURPOSE.**~~

~~The purpose of this chapter is to facilitate the promotion of neighborhood farmers markets within the city to support the local economy, to encourage sustainable living, and to create a more positive image of the city.~~

~~**SEC. 29A-2. DEFINITIONS.**~~

~~In this chapter:~~

~~(1) APPLICANT means a person who has filed a written application for a neighborhood farmers market permit.~~

~~(2) CENTRAL BUSINESS DISTRICT means the area bounded by Woodall Rogers Freeway on the north, Central Expressway and Julius Schepps Freeway on the east, Interstate Highway 30 on the south, and Interstate Highway 35E on the west.~~

~~(3) CITY means the city of Dallas, Texas.~~

~~(4) DALLAS FARMERS MARKET means a permanent, indoor and outdoor marketplace on public and private property where produce, merchandise, food, or other products are distributed, offered for sale, or sold to consumers and that is:~~

~~(A) bounded by Marilla Street on the north, northbound Cesar Chavez Boulevard on the east, Interstate Highway 30 on the south, and Harwood Street on the west; and~~

~~(B) described in and subject to a master agreement with the city adopted on February 27, 2013 by Resolution No. 13-0447 and the operating covenants with the city contained in lease and deed documents authorized on March 27, 2013 by Resolution Nos. 13-0535, 13-0536, 13-0537, 13-0538, and 13-0539.~~

~~(5) DIRECTOR means the person designated by the city manager to implement, administer, and enforce this chapter, and includes any designated representative of the director.~~

~~(6) NEIGHBORHOOD FARMERS MARKET or MARKET means:~~

~~(A) a temporary, outdoor marketplace on private property:~~

~~(i) where produce, merchandise, food, or other products are distributed, offered for sale, or sold directly to consumers by the persons that have raised, grown, made, crafted, processed, or produced the products;~~

~~(ii) for which the estimated number of vendors and attendees for any day of the market does not exceed 1,000;~~

~~(iii) that is not being operated as part of a special event permitted under Chapter 42A of this code; and~~

~~(iv) that involves one or more of the following activities:~~

~~(aa) the sale of merchandise, food, or beverages on private property where otherwise prohibited by ordinance;~~

~~(bb) the erection of stalls or tents on private property where otherwise prohibited by ordinance;~~

~~(cc) the placement of portable toilets on private property where otherwise prohibited by ordinance; or~~

(dd) the placement of temporary no-parking, directional, over-size, or identification signs or banners on private property where otherwise prohibited by ordinance; or

(B) the Dallas Farmers Market.

(7) NEIGHBORHOOD FARMERS MARKET PERMIT means written approval to hold a neighborhood farmers market issued by the director under this chapter.

(8) PERMIT HOLDER means a person issued a neighborhood farmers market permit.

(9) PERSON means an individual, firm, partnership, corporation, association, or other legal entity.

(10) VENDOR means a person who distributes, offers for sale, or sells produce, merchandise, food, or other products at a neighborhood farmers market.

SEC. 29A-3. GENERAL AUTHORITY AND DUTY OF DIRECTOR.

(a) The director shall implement, administer, and enforce the provisions of this chapter.

(b) The director has authority to issue a neighborhood farmers market permit that authorizes one or more of the activities described in Section 29A-2(6)(A)(iv) when requirements of this chapter have been met.

SEC. 29A-4. CHAPTER CUMULATIVE.

(a) The provisions of this chapter are cumulative of all city ordinances. Tent permits, building permits, electrical permits, food establishment permits, alcoholic beverage permits and licenses, and all other permits and licenses required by ordinance or other law for specific activities to be conducted in conjunction with or as part of the neighborhood farmers market must be applied for separately, in accordance with the applicable ordinance or law. The director shall receive and coordinate applications for any city-issued permit or license required in addition to the neighborhood farmers market permit.

(b) Application for a neighborhood farmers market permit authorizes appropriate city departments to issue permits for the activities described in Section 29A-2(6)(A)(iv) in locations where the activity would otherwise be prohibited by ordinance.

DRAFT

~~ARTICLE II.~~
~~NEIGHBORHOOD FARMERS MARKET PERMITS.~~

~~SEC. 29A-5. APPLICATION; ISSUANCE.~~

~~(a) A person desiring to hold a neighborhood farmers market shall apply for a neighborhood farmers market permit by filing with the director a written application upon a form provided for that purpose. Each application must be accompanied by the required application fee. An application must be filed not less than 30 days before the neighborhood farmers market is to begin. The director may waive the 30-day filing requirement if the application can be processed in less than 30 days, taking into consideration the number and types of permits required to be issued in conjunction with the neighborhood farmers market.~~

~~(b) An application must contain the following information:~~

~~(1) The name, address, and telephone number of the applicant and of any other persons responsible for the conduct of the neighborhood farmers market.~~

~~(2) The street address of the proposed location of the neighborhood farmers market; the name, address, and telephone number of the property owner; and a copy of the consent required by Section 29A-10(c), if applicable.~~

~~(3) A description of the neighborhood farmers market, including a proposed schedule of the dates and hours of operation for the market (not to exceed 28 operating days in any calendar year, none of which may be consecutive days), except that this requirement does not apply to the Dallas Farmers Market.~~

~~(4) The estimated number of vendors and attendees for each day of the market.~~

~~(5) A drawing showing the area to be used for the neighborhood farmers market, along with proposed structures, tents, fences, barricades, signs, and banners.~~

~~(6) Provisions for parking with a designation of where "No Parking" signs will be used.~~

~~(7) Details of the sale of merchandise or the sale or serving of food or alcoholic or nonalcoholic beverages at the market, including but not limited to the names of participating vendors, a description of items to be sold, and the percentages of food and nonfood items to be sold.~~

~~(8) Details of how the applicant will clean up after the neighborhood farmers market each day.~~

~~(9) Proof that the applicant possesses or is able to obtain all licenses and permits required by this code or other city ordinances or by state law for the conduct of the neighborhood farmers market.~~

DRAFT

~~(10) If the applicant is a corporation, copies of a current certificate of account status issued by the Texas Comptroller's Office and a current certificate of existence issued by the Texas Secretary of State's Office, or, if the corporation is not incorporated in or holding a certificate of authorization in the State of Texas, copies of similar current certificates from the state in which the corporation is incorporated.~~

~~(11) A description (including but not limited to the name, date, location, and size) of each neighborhood farmers market that the applicant conducted or sponsored, or participated in conducting or sponsoring, within the preceding two years.~~

~~(12) Any other information the director determines necessary for the administration and enforcement of this chapter.~~

~~(c) Upon receipt of the completed application, the director shall forward a copy of the application to the building official and the departments of police, fire- rescue, risk management, code compliance, and transportation. The building official and each department shall review the application and return it, with any comments, to the director within 10 working days after receipt.~~

~~(d) The building official, departments, and the director may prescribe licenses, permits, and authorizations required by other city ordinances or applicable law, restrictions, regulations, safeguards, and other conditions necessary for the safe and orderly conduct of a neighborhood farmers market, to be incorporated into the permit before issuance.~~

~~(e) After reviewing the application and comments, the director shall issue the neighborhood farmers market permit unless denial is required by Section 29A-8. A neighborhood farmers market permit expires one year after issuance and may be renewed by applying in accordance with this section.~~

~~SEC. 29A-6. FEES.~~

~~An applicant for a neighborhood farmers market permit shall pay the following fees to conduct the market:~~

~~(1) A nonrefundable application fee of:~~

~~(A) $250 for a neighborhood farmers market in which the estimated number of vendors does not exceed 35;~~

~~(B) $350 for a neighborhood farmers market in which the estimated number of vendors is more than 35 but does not exceed 70; or~~

~~(C) $400 for the Dallas Farmers Market.~~

~~(2) All fees for permits and licenses required by other city ordinances to conduct specific activities in conjunction with or as part of the neighborhood farmers market.~~

~~SEC. 29A-7. INDEMNIFICATION.~~

~~An applicant for a neighborhood farmers market permit must execute a written agreement to indemnify the city and its officers and employees against all claims of injury or damage to persons or property, whether public or private, arising out of the conduct of the market.~~

~~SEC. 29A-8. DENIAL OR REVOCATION.~~

~~(a) The director shall deny a neighborhood farmers market permit if:~~

~~(1) a neighborhood farmers market permit has been previously granted in the calendar year to another neighborhood farmers market that is located within one mile of the proposed market and has the same or overlapping operating dates and times as the proposed market, except that this restriction does not apply when the proposed market is the Dallas Farmers Market;~~

~~(2) the proposed neighborhood farmers market will unreasonably disrupt the orderly flow of traffic, and no reasonable means of rerouting traffic or otherwise meeting traffic needs is available;~~

~~(3) the applicant fails to adequately provide for:~~

~~(A) the protection of the vendors and attendees at the neighborhood farmers market;~~

~~(B) maintenance of public order in and around the neighborhood farmers market location;~~

~~(C) crowd security, taking into consideration the size of the market; or~~

~~(D) emergency vehicle access.~~

~~(4) the applicant fails to comply with or the proposed neighborhood farmers market will violate a city ordinance or other applicable law, unless the prohibited conduct or activity would be allowed under this chapter;~~

~~(5) the applicant makes a false statement of material fact on an application for a neighborhood farmers market permit or fails to properly complete an application for a neighborhood farmers market permit;~~

~~(6) the applicant fails to provide proof that the applicant possesses or is able to obtain a license or permit required by another city ordinance or other applicable law for the conduct of all activities included as part of the neighborhood farmers market;~~

~~(7) the applicant has had a neighborhood farmers market permit revoked within the preceding 14 months;~~

~~(8) the applicant or a vendor at the applicant's market has committed, within the preceding 14 months, two or more violations of a provision of a neighborhood farmers market permit or this chapter;~~

~~(9) the applicant fails to pay any outstanding fees assessed under Section 29A-6 of this chapter for the proposed neighborhood farmers market or for a past neighborhood farmers market;~~

~~(10) a neighborhood farmers market has been conducted at the location of the proposed neighborhood farmers market on at least 40 days during the same calendar year in which the proposed market is to be conducted, except that this restriction does not apply to the Dallas Farmers Market;~~

~~(11) the chief of the police department, the chief of the fire-rescue department, or the director determines that the neighborhood farmers market would pose a serious threat to the public health, safety, or welfare;~~

~~(12) the applicant or any other person responsible for the conduct or sponsorship of the neighborhood farmers market is overdue in payment to the city of taxes, fees, fines, or penalties assessed against or imposed upon the applicant or other person;~~

~~(13) the applicant has a history of conducting or sponsoring a neighborhood farmers market in a disorderly, unsafe, unsanitary, or fiscally irresponsible manner; or~~

~~(14) the applicant, if it is a corporation, fails to provide copies of a current certificate of account status and current certificate of existence as required by Section 29A-5(b)(10).~~

~~(b) The director shall revoke a neighborhood farmers market permit if:~~

~~(1) the permit holder failed to comply with or the neighborhood farmers market is in violation of any provision of the neighborhood farmers market permit, a city ordinance, or any other applicable law;~~

~~(2) the permit holder made a false statement of material fact on an application for a neighborhood farmers market permit or failed to properly complete an application for a neighborhood farmers market permit;~~

~~(3) the chief of the police department, the chief of the fire-rescue department, or the director determines that the neighborhood farmers market poses a serious threat to the public health, safety, or welfare;~~

(4) the permit holder failed to pay any outstanding fees assessed under Section 29A-6 of this chapter for the proposed neighborhood farmers market or for a past neighborhood farmers market;

(5) the permit holder or any other person responsible for the conduct or sponsorship of the neighborhood farmers market is overdue in payment to the city of taxes, fees, fines, or penalties assessed against or imposed upon the permit holder or other person; or

(6) the permit holder, if it is a corporation, failed to provide copies of a current certificate of account status and current certificate of existence as required by Section 29A-5(b)(10).

SEC. 29A-9. APPEAL FROM DENIAL OR REVOCATION OF A NEIGHBORHOOD FARMERS MARKET PERMIT.

If the director denies the issuance or renewal of a permit or revokes a permit, the director shall send to the applicant or permit holder by certified mail, return receipt requested, written notice of the denial or revocation and of the right to an appeal. The applicant or permit holder may appeal the decision of the director to a permit and license appeal board in accordance with Section 2-96 of this code.

ARTICLE III.
MISCELLANEOUS PROVISIONS.

SEC. 29A-10. LOCATION OF A NEIGHBORHOOD FARMERS MARKET.

(a) A neighborhood farmers market may not be conducted:

(1) in the central business district;

(2) in a single family, duplex, or townhouse zoning district as defined in the Dallas Development Code;

(3) within one mile of another neighborhood farmers market permitted under this chapter that has the same or overlapping operating dates and times;

(4) at any location other than the one listed in the permit application; or

(5) at any location where one or more neighborhood farmers markets have already been conducted a total of 28 days during the particular calendar year.

(b) The restrictions of Subsections (a)(1), (2), (3), and (5) of this section do not apply to the Dallas Farmers Market.

~~(c) If the permit holder does not own the property on which the neighborhood farmers market will be conducted, the permit holder shall obtain the written consent of the property owner to conduct the market on the property. The permit holder shall present the written consent to the director or any peace officer upon request.~~

~~SEC. 29A-11. OPERATION OF A NEIGHBORHOOD FARMERS MARKET.~~

~~(a) A neighborhood farmers market may not be operated more than 40 days at the same location in a calendar year and may not be operated on consecutive days.~~

~~(b) A neighborhood farmers market may only be operated between the hours of 8 a.m. and 7 p.m. on any day of the week.~~

~~(c) The neighborhood farmers market may only be operated in accordance with the schedule filed with the director at the time of permit application. Amendment to the schedule may be approved by the director during the calendar year if the changes do not conflict with the schedule of another neighborhood farmers market. An amendment request must be received by the director at least 10 days before implementing any changes.~~

~~(d) No more than 70 vendors may participate in a neighborhood farmers market. Each stall area used by a vendor may not exceed 10 feet by 15 feet.~~

~~(e) When the main use of the property is open for business, not more than 25 percent of the total area of the parking lot for the property may be used for a neighborhood farmers market.~~

~~(f) All litter, tents, stalls, food, merchandise, and other evidence of the neighborhood farmers market must be removed from the premises at the end of each market day.~~

~~(g) Subsections (a) through (f) of this section do not apply to the Dallas Farmers Market, which shall operate in compliance with its agreements and covenants with the city.~~

~~SEC. 29A-12. PRODUCTS AT A NEIGHBORHOOD FARMERS MARKET.~~

~~(a) Products that may be sold at a neighborhood farmers market include, but are not limited to, the following:~~

~~(1) Fruits, vegetables, honey, eggs, nuts, herbs, and mushrooms.~~

~~(2) Meats.~~

~~(3) Dairy products.~~

~~(4) Prepared foods, including but not limited to baked goods, packaged foods, and oils.~~

~~(5) Arts and crafts, including but not limited to jewelry, candles, natural skin care products, soaps, art, knitting, quilts, and pottery.~~

~~(6) Garden items, including but not limited to plants, flowers, and soil.~~

~~(b) At least one-half of the vendors participating in a neighborhood farmers market must sell produce or other food items.~~

~~(c) All products distributed, offered for sale, or sold at a neighborhood farmers market must have been raised, grown, made, crafted, processed, or produced by the vendor in a Texas county completely or partially located within a 150-mile radius of Dallas County, except that the 150-mile radius requirement does not apply to produce or other food items determined by the director to be unavailable from vendors in the radius area. No products may be offered for resale. This subsection does not apply to the Dallas Farmers Market.~~

~~(d) Live animals may not be distributed, offered for sale, or sold at a neighborhood farmers market.~~

~~SEC. 29A-13. VENDOR'S STATEMENT.~~

~~(a) Each calendar year before vending at a neighborhood farmers market, a vendor shall sign and provide to the permit holder a written statement that:~~

~~(1) all products to be distributed, offered for sale, or sold at the neighborhood farmers market by the vendor have been raised, grown, made, crafted, processed, or produced by the vendor in compliance with all applicable federal, state, and local laws and in a Texas county completely or partially located within a 150-mile radius of Dallas County (or in an area from which the director, pursuant to Section 29A-12(c), allows certain produce or other food items to be distributed, offered for sale, or sold at the market because of the unavailability of those items from vendors in the radius area); and~~

~~(2) no product is being offered for resale.~~

~~(b) The permit holder shall maintain a vendor statement for each vendor operating at the neighborhood farmers market and shall present the vendors' statements to the director or any peace officer upon request.~~

~~(c) Subsections (a) and (b) of this section do not apply to the Dallas Farmers Market.~~

~~ARTICLE IV.~~
~~ENFORCEMENT.~~

~~SEC. 29A-14. OFFENSES.~~

~~(a) A person commits an offense if he commences or conducts a neighborhood farmers market:~~

~~(1) without a neighborhood farmers market permit; or~~

~~(2) in violation of any provision of a neighborhood farmers market permit, this chapter, or any other city ordinance or applicable law.~~

~~(b) It is a defense to prosecution under this section that the neighborhood farmers market was being lawfully conducted pursuant to a valid special events permit issued under Chapter 42A of this code.~~

~~(c) The culpable mental state required for the commission of an offense under this chapter is governed by Section 1-5.1 of this code.~~

~~**SEC. 29A-15. PENALTY.**~~

~~(a) A person who violates a provision of this chapter or a requirement of a neighborhood farmers market permit is guilty of a separate offense for each day or part of a day during which the violation is committed or continued.~~

~~(b) Each offense is punishable by a fine not to exceed:~~

~~(1) $2,000 for a violation of a provision of this chapter or a requirement of a neighborhood farmers market permit governing fire safety, zoning, or public health and sanitation, including dumping of refuse; or~~

~~(2) $500 for all other violations of this chapter or requirements of a neighborhood farmers market permit.~~]"

SECTION 2. That Chapter 42A, "Special Events," of the Dallas City Code is amended to read as follows:

"**CHAPTER 42A.**
SPECIAL EVENTS<u>; COMMMERCIAL FILMING; NEIGHBORHOOD MARKETS; STREETLIGHT POLE BANNERS</u>.

ARTICLE I.
GENERAL PROVISIONS.

SEC. 42A-1. PURPOSE.

The purpose of this chapter is to facilitate the promotion of <u>special</u> events<u>, commercial filming, neighborhood markets,</u> and <u>streetlight pole banners</u> [~~activities~~] within the city, <u>as defined in this chapter,</u> [~~especially within the central business district, to create a more positive image of the city~~] and to stimulate [~~significant~~] economic growth <u>and promote a vibrant, positive image of outdoor events</u> in the city. To this end, it is the city's intent to encourage and give high priority to

established special events that have a record of [~~significantly~~] benefiting the city and to special events that drive these goals [~~promote commercial film development in the city~~].

SEC. 42A-2. DEFINITIONS.

In this chapter:

(1) AMPLIFIED SOUND means any sound projected or transmitted by artificial means, including but not limited to, loudspeakers, amplifiers, powered megaphones, or similar devices.

(2) APPLICANT means a person who has filed an [~~written~~] application for a special event, commercial filming, neighborhood market, or streetlight pole banner permit. This term includes the person filing the application and any person or organization that an applicant applies for a permit on behalf of, as well any third party providing essential functions to a special event, commercial filming activity, neighborhood market, or streetlight pole banner, and the owner or property manager of property where a special event, commercial filming activity, or neighborhood market will occur if a lease or contract has been executed, or will be executed, or if the property owner has provided written approval for the special event, neighborhood market, or commercial filming activity, and the property owner or manager is providing services to the event.

(3) APPLICATION PROCESSING FEE means a non-refundable fee required at the time of submitting a permit application.

(4) CENTRAL BUSINESS DISTRICT means the area bounded by Woodall Rodgers Freeway on the north, Central Expressway and Julius Schepps Freeway on the east, Interstate Highway 30 on the south, and Interstate Highway 35E on the west.

(5[~~2~~]) CITY means the city of Dallas, Texas.

[~~(3) CITY-LICENSED VENDOR means any person licensed or permitted under this code or another city ordinance to sell or offer for sale food, beverages, goods, or services at or within a specific location or area in the city.~~]

(6[4]) CITY-SPONSORED ACTIVITY [~~SPECIAL EVENT~~] means a temporary outdoor activity [~~special event~~] that the city council, by resolution, or the city manager, by written notice, has:

(A) determined to be directly related to a recognized function of city government;

(B) declared the city a cosponsor of the event; and

(C) committed the city to significantly sharing in initiating, financing, supporting, and conducting the event.

(7) CLEAN ZONE means a geographically defined area surrounding a permitted activity footprint or event host venues, where temporary restrictions are enforced related to temporary advertising, signage, structures, transient merchants, vendors, or otherwise licensed activities.

(8) COMMERCIAL FILMING means digital, film, or any other technology used to capture a visual image and sound recording on public or private property for commercial purposes including, but not limited to B roll, still photography, commercials, documentaries, feature films, television series, television movies, television shows, webisodes, public service announcements, music videos, student films, corporate shoots, or advertisements, which involves one or more of the following:

(A) closing or restricting a public street or restricting access to public property.

(B) filming effects on private or public property that may be disruptive to surrounding residences and businesses such as outdoor lighting before sunrise or after sunset or outdoor amplified sound.

(C) filming effects on private or public property that may disrupt public safety such as depicting a crime or the use of firearms, prop weapons, special effects, stunts, car chases, or pyrotechnics in view or hearing of the general public or adjacent properties.

(D) erection of a tent larger than 399 square feet in area or erection of multiple tents with a cumulative area of over 399 square feet.

(E) installation of a temporary structure or portable toilets on public or private property where otherwise prohibited by ordinance.

(F) filming on private or public property that includes staging a generator or other equipment on public property or running cables across sidewalks.

(G) filming of the official flag, shield, seal, service mark, badge, or any other insignia of the city.

(H) filming on or of any city property including city hall plaza.

(I) filming of city equipment or vehicles.

(J) installation of temporary directional signs, identification signs, or banners that are placed in or over a public right-of-way, or on private property where otherwise prohibited by ordinance.

(9) COMMERCIAL FILMING (COMPLEX) means a commercial filming activity allowed at a maximum of two locations that includes one or more of the following:

(A) lane or street closures.

(B) a requirement for a traffic control plan.

(C) complex scenes, which may include, but is not limited to:

(i) stunts.

(ii) car chases.

(iii) pyrotechnics.

(iv) special effects.

(v) stunt weapons.

(vi) blank gunfire.

(vii) crime scenes.

(10) COMMERCIAL FILMING (MODERATE) means a commercial filming activity allowed at a maximum of two locations that does not include any street or lane closures but does allow for restricted legal parking such as meter hooding and no-parking signs.

(11) COMMERCIAL FILMING (SIMPLE) means a commercial filming activity allowed anywhere in the city that does not include any street or lane closures, but is limited to B roll filming only.

(12) DAILY FEE means a fee charged for any rolling 24-hour period.

(13[~~5~~]) DALLAS FARMERS MARKET means the area that is:

(A) bounded by Marilla Street on the north, northbound Cesar Chavez Boulevard on the east, Interstate Highway 30 on the south, and Harwood Street on the west; and

(B) described in and subject to a master agreement with the city adopted on February 27, 2013 by Resolution No. 13-0447 and the operating covenants with the city contained in lease and deed documents authorized on March 27, 2013 by Resolution Nos. 13-0535, 13-0536, 13-0537, 13-0538, and 13-0539.

(14) DIRECTOR means the person designated by the city manager to implement, administer, and enforce this chapter, and includes any designated representative of the director.

[~~(6) DEMONSTRATION means a public display of the attitude of assembled persons toward a person, cause, issue, or other matter.~~]

(15[~~7~~]) ESTABLISHED SPECIAL EVENT means an event or activity that:

(A) occurs at least once a year;

(B) has an average expected attendance exceeding 1,000 [~~participants and spectators~~] for each day of the event or activity;

(C) [~~significantly~~] contributes to positive advertising and economic growth of the city; and

(D) is open to the public, with or without an entry fee.

(16) EXPECTED TOTAL ATTENDANCE means the estimated attendance at a special event as estimated by the applicant on an application. Expected total attendance includes all event staff, spectators, participants, and attendees.

(17) FIRST AMENDMENT ACTIVITY means all expressive personal religious or political beliefs and associative activity on the public right-of-way that is protected by the United States and Texas constitutions, including freedom of speech, freedom of the press, freedom of assembly, and the right to petition.

(18) HIGH IMPACT AREA means an area included on the list published annually in accordance with Section 42A-10.

(19) INTERMITTENT TRAFFIC CONTROL means the control of the flow of traffic to temporarily and for brief periods of time (two minutes or less) stop or slow the flow of vehicular traffic.

(20) MAJOR CHANGE means any change to an application that requires subsequent public safety or departmental review. Examples include, but are not limited to, route changes, location or venue changes, date changes, changes in expected attendance, and adding alcohol distribution.

(21) MOVING EVENT means an event that is not confined to a fixed location.

(22) MOVING EVENT (COMPLEX) means a moving event, any part of which move through a high impact area, or any moving event that is more than 5K in length.

(23) MOVING EVENT (MODERATE) means a moving event that is 5K or less in length and outside a high impact area, a moving event that is 5K or more in length if the majority of the route is located in a park or on trails, or a wedding procession in the central business district.

(24) MOVING EVENT (SIMPLE) means a moving event that does not involve any street closures and is limited to trails and neighborhood streets only.

(25) NEIGHBORHOOD MARKET means a temporary outdoor marketplace on private property, or on city property with approval of the department controlling the property, where produce, merchandise, food, or other products are distributed, offered for sale, or sold directly to consumers by the persons that have raised, grown, made, crafted, processed, or produced the products.

(26) NEWS MEDIA means photographing, filming, or videotaping for the purpose of daily newsgathering and spontaneous, unplanned television news broadcasts and news segments.

(27) PERMIT means an official document authorizing the activation of an approved activity granted by the director as required under this chapter.

(28) PERMIT HOLDER means a person issued a permit under this chapter. This term includes the applicant and any person or organization that an applicant applies for a permit on behalf of, as well as the owner or manager of property where a special event, commercial filming activity, or neighborhood market will occur.

(29[~~8~~])PERSON means an individual, firm, partnership, corporation, association, or other legal entity.

(30) PRELIMINARY LETTER means a document sent by the director to the applicant outlining all requirements that must be met prior to permit issuance.

(31[~~9~~]) SPECIAL EVENT means an outdoor gathering, other than a neighborhood market, with an expected total attendance greater than 100, which involves one or more of the following on [~~a temporary event or gathering, including a special event parade, using either~~] private or public property where otherwise prohibited by ordinance[~~, in which the estimated number of participants and spectators exceeds 75 during any day of the event and that involves one or more of the following activities, except when the activity is for construction or housemoving purposes only~~]:

(A) closing or restricting [~~of~~] a public street;

(B) restricting access to [~~blocking or restriction of~~] public property;

(C) sale of merchandise, food, alcohol, or other beverages [~~on public property outside the central business district, or on private property where otherwise prohibited by ordinance~~];

(D) erection of a tent larger than 399 square feet in area or erection of multiple tents with a cumulative area of over 399 square feet [~~on public property, or on private property where otherwise prohibited by ordinance~~];

(E) installation of a temporary stage, bandshell, outdoor projection technology, trailer, van, [~~portable building,~~] grandstand, [~~or~~] bleachers, or portable toilets for [~~on~~] public use [~~property, or on private property where otherwise prohibited by ordinance~~];

(F) use of city hall plaza [~~placement of portable toilets on public property, or on private property where otherwise prohibited by ordinance~~]; [~~or~~]

(G) a run, walk, ride, or special event parade; [~~placement of temporary no-parking, directional, over-size, or~~]

(H) placement of temporary no parking, directional, oversized, or identification signs or banners in connection with an event that are placed in or over a public right-of-way, or on private property where otherwise prohibited by ordinance; or

(I) clean zone enforcement.

(32) SPECIAL EVENT PARADE means the assembly of 100 or more persons whose gathering is for the common design of traveling or marching in procession from one location to another location for the purpose of advertising, promoting, celebrating, or commemorating a thing, person, date, or event that is not directly related to the expression of feelings and beliefs on current political, religious, or social issues.

(33) STATIC STREET CLOSURE EVENT (COMPLEX) means a special event with a set footprint that includes four or more closures on streets, intersections, a thoroughfare, or any closure in a high impact area.

(23) STATIC STREET CLOSURE EVENT (MODERATE) means a special event with a set footprint that encompasses the closure of one to three street blocks or intersections.

(34) STATIC STREET CLOSURE EVENT (SIMPLE) means a special event limited to one block on residential neighborhood streets only with no parking hooding.

(35) STREET CLOSURE means any lane or street closure that impacts or disrupts the flow of traffic, regardless of the length of time.

(36) STREETLIGHT POLE BANNER means a temporary sign suspended between brackets and attached to utility or light poles in city right-of-way, designed for an approved activity, or an historical or commemorative event within the city.

(37) TENT means any structure, enclosure, or shelter constructed of fabric or other pliable material supported by any manner except by air or the contents protected by the material.

(38) TRAFFIC CONTROL PLAN means a plan designed for the purpose of safely and efficiently managing traffic or arranging for DART detours associated with a special event, commercial filming activity, or neighborhood market.

[(~~10~~) ~~SPECIAL EVENT MANAGER means the person designated by the city manager to implement, administer, and enforce this chapter, and includes any designated representative of the special event manager.~~

(~~11~~) ~~SPECIAL EVENT PARADE means the assembly of three or more persons whose gathering is for the common design of traveling or marching in procession from one location to any other location for the purpose of advertising, promoting, celebrating, or commemorating a thing, person, date, or event that is not directly related to the expression of feelings and beliefs on current political, religious, or social issues.~~

(~~12~~) ~~SPECIAL EVENT PERMIT means written approval to hold a special event granted by the special event manager under this chapter.~~]

SEC. 42A-3. GENERAL AUTHORITY AND DUTY OF DIRECTOR [~~SPECIAL EVENT MANAGER~~].

(a) The director [~~special event manager~~] shall implement, administer, and enforce the provisions of this chapter.

(b) The director [~~special event manager~~] has authority to issue a [~~special event~~] permit that authorizes one or more of the activities described in Sections 42A-2(8[~~9~~]), 42A-2(25), or 42A-2(34) when requirements of this chapter have been met.

(c) The director, police chief, and fire chief may require public safety measures that exceed the minimum standards set forth in this chapter based on specific event risk and threat factors identified by the appropriate city departments. [~~In addition to other duties designated by this chapter, the city manager, or the city council, the special event manager shall provide for the enhancement of commercial film development in the city by assisting the film industry in:~~

(~~1~~) ~~identifying film locations;~~

(~~2~~) ~~securing required permits;~~

(~~3~~) ~~coordinating traffic and security needs; and~~

(~~4~~) ~~providing information.~~]

(d) The director may impose additional permit requirements for any activity as required in this chapter if the total attendance is expected to exceed the applicant's expected total attendance.

(e) The director may alter proposed dates and times, alter street closures and event routes, or impose additional requirements upon a permit holder based on quality of life issues and impacts on local residents and businesses.

SEC. 42A-4. CHAPTER CUMULATIVE.

(a) The provisions of this chapter are cumulative of all city ordinances. Except as provided in Subsection (c), tent permits, building permits, electrical permits, food establishment permits, alcoholic beverage licenses, and all other permits and licenses required by ordinance or other law for specific activities to be conducted in conjunction with or as part of the special event, commercial filming activity, or neighborhood market must be applied for separately, in accordance with the applicable ordinance or law. [~~The special event manager shall receive and coordinate applications for any city-issued permit or license required in addition to the special event permit~~].

(b) Application for a special event permit, commercial filming permit, neighborhood market, or streetlight pole banner permit authorizes appropriate city departments to issue permits for the activities authorized by this chapter [~~described in Section 42A-2(9) in locations where the activity would otherwise be prohibited by ordinance~~].

(c) A license for the use of the public right-of-way required by Article VI of Chapter 43 of this code [~~The following permits and licenses~~], and any fees applicable to obtaining the [~~those permits and~~] license[~~s~~], is [~~are~~] not required for a special event, commercial filming activity, or neighborhood market conducted in compliance with this chapter and the terms of a valid special event permit, commercial filming permit, or neighborhood market permit[~~:~~

~~(1) A license for the use of public right-of-way required by Article VI of Chapter 43 of this code.~~

~~(2) A central business district concession license or location permit required by Division 2, Article XII of Chapter 50 of this code~~].

SEC. 42A-5. EXEMPTIONS.

The provisions of this chapter do not apply to:

(1) a special event conducted entirely on:

(A) property under the control of the park and recreation board; [~~or~~]

(B) the "convention center" [~~or "reunion arena"~~] as defined in Section 43-127 of this code; or

(C) public property managed by an organization with a lease or operating agreement with the city that details special event permit exemptions.

(2) a funeral procession [~~parade, as defined in Section 28-186(4) of this code, for which a permit has been issued under Article XVI of Chapter 28 of this code, except that a special event permit must be obtained for any activity not covered by the parade permit that is conducted in conjunction with the parade and that comes within the definition of a special event~~];

(3) First Amendment activities [~~a demonstration at a fixed location other than the roadway of a street~~];

(4) a neighborhood block party that is conducted on a single block and is expected to have fewer than 200 attendees [~~farmers market (other than the Dallas Farmers Market), as defined in Section 29A-2(6) of this code, for which a permit has been issued under Chapter 29A of this code, except that a special event permit must be obtained if the market is being conducted in conjunction with other activities for which a special event permit is required by or has been issued under this chapter~~]; [~~or~~]

(5) escort vehicles [~~the distribution, offering for sale, or sale of produce, merchandise, food, or other products to consumers at the Dallas Farmers Market in compliance with a neighborhood farmers market permit issued under Chapter 29A of this code, except that a special event permit must be obtained for any event or activity, not covered by the neighborhood farmers market permit, that is conducted at the Dallas Farmers Market in conjunction with or in addition to the distribution, offering for sale, or sale of produce, merchandise, food, or other products to consumers and that comes within the definition of a special event~~];

(6) moving a structure in accordance with the Dallas Building Code;

(7) temporary art installations;

(8) news media activities; or

(9) filming on private property for personal use or that does not constitute commercial filming.

SEC. 42A-6. FEES [**~~VENDORS AT A SPECIAL EVENT~~**]**.**

(a) Special event permit. An applicant for a special event permit shall pay the following application processing fees:

DRAFT

Special Event Application Processing Fees	
Base Application Fee Based On Expected Total Attendance	
<200	$50
201 - 400	$80
401 - 800	$100
801 - 1000	$150
1,001 - 2,000	$200
2,001 - 4,000	$300
4,001 - 8,000	$400
8,001 - 12,000	$500
12,001 - 20,000	$600
20,001+	$700
In Addition: Street Closure Fee	
Static Street Closure Event (Simple) - An event with a set footprint that is limited to one block on residential/neighborhood streets with no parking meter hooding.	$50
Static Street Closure Event (Moderate) - An event with a set footprint that encompasses the closure of one to three street blocks or intersections.	$100
Static Street Closure Event (Complex) - An event with a set footprint that includes four or more closures on streets, intersections, or any closure in a high impact area.	$200
Moving Event (Simple) - A moving event that is limited to trails and neighborhood streets.	$75
Moving Event (Moderate) - A moving event that is 5k or less in distance and is outside of a high impact area OR a moving event that is 5k or more in length if the majority of the route is located in a park or on trails OR a wedding procession in the CBD.	$150
Moving Event (Complex) - A moving event of which any part moves through a high impact area OR a moving event that is more than 5K in length.	$300

[~~Not less than 10 days before a special event begins, the special event manager shall deliver notice to every city-licensed vendor lawfully operating at or within a location or area in which the special event will be conducted.~~]

(b) Commercial filming permit. An applicant for a commercial filming permit shall pay the following application processing fees:

COMMERCIAL FILMING APPLICATION PROCESSING FEES	
Base Application Fee	$100
In Addition: Daily fee	
Commercial Filming (Simple) - Daily permit fee. BRoll only: unlimited locations and no lane/street closures	$25
Commercial Filming (Moderate) - Daily permit fee. No street/lane closures; maximum two locations; includes approval to restrict legal parking (meter hooding, no-parking signs)	$100
Commercial Filming (Complex) - Daily permit fee. Any street/lane closure, or need for Traffic Control Plan; maximum two locations; complex scenes to includes stunts, car chases, pyrotechnics, special effects, stunt weapons, blank gunfire, crime scenes, etc.	$150
In Addition:	
Simple Street Closure (1 block, no intersections)	$50
Moderate Street Closure (1-3 blocks/intersections)	$100
Complex Street Closure (4+ blocks/intersections or any closure)	$200
Additional Single Location (exceeding the minimum two per day)	$50
BRoll - Retro approval (per location) - related to a current active permit only	$150

Student filming that meets the requirements of Section 42A-20(n) is exempt from the fees in this subsection [~~The notice must include:~~

~~(1) the date, hours, and location of the special event;~~

~~(2) any special requirements that the city- licensed vendor must meet to operate at the special event, including:~~

~~(A) any locations from which the vendor is prohibited from vending, a map of which must be included with the notice;~~

~~(B) any designated food, beverage, or product brand being promoted by the special event sponsor that the vendor is required to sale or advertise, provided that the vendor is only required to make expenditures for the actual food, beverage, or product to be sold; and~~

~~(C) any special payment procedures for the sale of any food, beverage, product, or service;~~

~~(3) a statement that the special event manager may be contacted with any questions or comments concerning the special event~~].

(c) Neighborhood market. An applicant for a neighborhood market permit shall pay the following application processing fees:

NEIGHBORHOOD MARKET APPLICATION PROCESSING FEES	
Base Application Fee	$100
Per every 10 vendors	$25
Street Closure Fee - Simple (1 block, no intersections)	$50

The base application fee will be reduced by 50 percent for a certified 501(c)(3) non-profit.

(d) Streetlight pole banners. An applicant for a streetlight pole banner shall pay the following application processing fees:

STREET POLE BANNER APPLICATION PROCESSING FEES	
Base Application Fee	$100
Per Pole Fee	$20
Permitted event - First 5 poles at no charge, additional poles will be invoiced at full price (banners must be related to permitted event).	*5 poles at no charge*
Public Improvement District - First 10 poles at no charge, additional poles will be invoiced at full price (banners must be related to PID identification/beautification).	*10 poles at no charge*

[~~The special event manager may order any city licensed vendor who violates the special requirements of the notice to cease, for the duration of the special event, selling or offering for sale food, beverages, goods, or services at any location within 25 feet of the area designated in the special event permit for the conduct of the special event.~~]

(e) Dallas farmers market. An applicant for a Dallas farmers market permit shall pay an application processing fee of $400.

(f) Additional processing fees for all permit types.

(1) A late application processing fee of $50 per day is required, in addition to the applicable processing fee required by Subsections (a), (b), (c), and (d) of this section, if the application is filed with the director less than the minimum number business days required by Sections 42A-12, 42A-20, 42A-27, or 42A-33 before the scheduled activity is to begin.

(2) A processing fee of $50 per change to an application requested by the applicant to a previously submitted application for any permit granted under this chapter that substantially modifies the scope or nature of the special event, commercial filming activity, neighborhood market, or streetlight pole banner.

(3) A fee of $5,000 for a full or half street closure of the Margaret Hunt Hill Bridge for a period of 24 hours or less. A full or half street closure is only permitted four times per calendar year.

(4) A fee of $2,000 for a partial closure of the Margaret Hunt Hill Bridge.

(5) A fee of $1,500 for activation of the office of emergency management for a planned permitted activity where the expected attendance is 30,000 or more.

(6) A processing fee of $500 for a clean zone.

(7) A fee of $50 if alcohol will be provided at a permitted activity.

(8) A fee of $150 if alcohol will be sold at a permitted activity.

(9) A parking meter hooding or removal fee, computed in accordance with Section 28-114.12 of this code, for each parking meter required by the applicant to be hooded or removed for a planned permitted activity.

(10) A rental fee for city equipment and property used by the applicant for a planned permitted activity.

(11) A fee for the number of Dallas police officers, Dallas fire/rescue officers, or vehicles required by Sections 42A-15, 42A-16, 42A-23, and 42A-24 to provide security, crowd control, and traffic control at a special event or commercial filming activity.

(12) A fee to reimburse the city for direct costs incurred by the city in providing services at a special event; direct costs include, but are not limited to, the reasonable costs of setup, cleanup, electrical services, construction, placement and retrieval of city equipment, and other related services beyond what the city would provide to the general public in the ordinary course of its daily operations.

(13) Fee for all other required permits and licenses must be paid.

(g) List of charges. A current list of charges for the items, services, and personnel described in Subsections (f)(9), (10), and (11) and in Subsection (h), and for any other items, services, or personnel that may be required under this chapter, must be maintained in the director's office and made available for public inspection during normal business hours. The chiefs of the police department and fire-rescue department shall provide to the director the current schedule of charges for the personnel and vehicles described in Subsection (f)(11).

(h) Security deposit. Not less than 10 days before the date of the planned permitted activity, the applicant shall deposit with the appropriate city department an amount equal to a security deposit for any city equipment or property rented under Subsection (f)(10), to be refunded to the applicant if the equipment or property is returned undamaged to the city.

(i) Police and fire/rescue fees. The applicant shall pay any remaining fees owed for all public safety expenses incurred by a special event, commercial filming project, or neighborhood market within 15 business days after receipt of an invoice from the city.

(j) Waiver. All or part of the application processing fees required by this section to be paid to the city for a city-sponsored activity may be waived by approval of the city manager or by city council resolution.

(k) Fee credit. If an application or permit is cancelled due to an Act of God and the permitted activity is rescheduled within 60 days, any previously paid application processing fees will be credited toward the rescheduled date [~~A city-licensed vendor commits an offense if he continues to sell or offer for sale food, beverages, goods, or services from a location in violation of the special event manager's order~~].

[~~**ARTICLE II.**~~
~~**SPECIAL EVENT PERMITS.**~~**]**

SEC. 42A-7. INDEMNIFICATION.

An applicant for a permit issued under this chapter shall execute a written agreement to indemnify the city and its officers and employees against all claims of injury or damage to persons or property, whether public or private, arising out of the permitted activity.

SEC. 42A-8. APPEAL FROM DENIAL OR REVOCATION OF A PERMIT.

(a) If the director denies the issuance of a permit or revokes a permit, the director shall send the applicant or permit holder by certified mail, return receipt requested, written notice of the denial or revocation and of the right of appeal. Mailed notice shall be deemed received and effective three days after the date of mailing whether the notice was actually received or not or whether the notice was returned unclaimed or undeliverable.

(b) The applicant or permit holder may appeal the decision of the director to the permit and license appeal board in accordance with Section 2-96 of this code.

SEC. 42A-9. AMPLIFIED OUTDOOR SOUND AND LIGHTING.

(a) Except as provided in this section, amplified outdoor sound and lighting is allowed in conjunction with a permit issued under this chapter only between the hours of 8:00 a.m. and 10:00 p.m.

(b) The director may grant a variance to Subsection (a) if he determines that allowing outdoor amplified sound or lighting during additional hours will not result in an excessive negative impact on the quality of life of surrounding residences and businesses.

(c) The director may place reasonable restrictions on a variance granted under Subsection (b).

SEC. 42A-10. HIGH IMPACT AREAS.

(a) The director shall annually publish a list of high impact areas on the office of special events website by January 1.

(b) A committee shall meet at least once annually to determine the list of high impact areas. The committee must be comprised of representatives of at least five city departments and partner agencies, to include, but not limited to:

(1) Office of special events.

(2) Transportation.

(3) Public works.

(4) Water utilities.

(5) Police.

(6) Park and recreation.

(7) Other city departments.

(8) Outside agencies such as DART, Texas Department of Transportation, etc.

(c) The committee shall consider the following factors in determining which areas to designate as high impact areas:

(1) Construction in the area.

(2) Complaints received by the director.

(3) Input from citizens.

(4) Historical event and location knowledge of committee members.

SEC. 42A-11. CLEAN ZONE.

(a) The operational restrictions within a clean zone are imposed to negate the impact of a planned permitted activity on neighboring businesses and residents and to protect the integrity of the host and sponsors of the permitted activity. A clean zone does not affect any existing operations, signage, or permitted activity associated with a business's typical operations.

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(b) The director may designate the duration and geographic boundaries of a clean zone following consultation with the chief of police, the director of the department of code compliance, the director of the department of public works, and the director of the department of transportation.

(c) The boundaries of a clean zone, as well as any requirements and restrictions for the clean zone, must be in writing and included in the terms of the permit.

(d) If a clean zone is approved, the applicant shall deliver notice a minimum of seven days before the permitted activity begins, at the applicant's expense, to all registered homeowners' associations, religious institutions, schools, and owners or occupants of real property within the boundaries of the area of the clean zone. Notice must include, but not be limited to, the location, boundaries, effective dates and times, and the requirements and restrictions of the clean zone. Complete documentation of this effort must be submitted to the director and approved prior to permit issuance.

ARTICLE II.
SPECIAL EVENT PERMITS.

SEC. 42A-12. APPLICATION; ISSUANCE.

(a) A person desiring to hold a special event shall submit an online [~~apply for a special event permit by filing with the special event manager a written~~] application with the office of special events [~~upon a form provided for that purpose. Each application must be accompanied by the required application fee~~]. An application must be filed not less than the number of business [~~45~~] days indicated in the following table before the special event is to begin. The director [~~special event manager~~] may waive the [~~45-day~~] filing requirement if the application is submitted within five days of the submission due deadline and the application can be processed in less than the number of business [~~45~~] days indicated on the chart, taking into consideration the number and types of additional licenses and permits that may be required to be issued in conjunction with the special event permit and the extent of public safety, department, or agency review required based on the scope of the event.

NO STREET CLOSURES	30 business days
STATIC CLOSURES	60 business days
MOVING EVENTS	120 business days

(b) An application must be completed in full before it can be invoiced. An application will not be processed and the date and venue will not be confirmed until the application processing fee has been paid. [~~contain the following information:~~

~~(1) the name, address, and telephone number of the applicant and of any other persons responsible for the conduct of the special event;~~

~~(2) a description of the special event, including any historical and promotional information, and requested dates and hours of operation for the event;~~

~~(3) the estimated number of participants and spectators at the special event;~~

~~(4) a drawing showing the area or route to be used during the special event, along with proposed structures, tents, fences, barricades, signs, banners, and restroom facilities;~~

~~(5) provisions for parking with a designation of where "No Parking" signs will be used;~~

~~(6) details of how applicant proposes to provide for security, crowd control, and traffic control and for any medical or other emergency;~~

~~(7) the time and location of street closings, if any are requested;~~

~~(8) details of the sale of merchandise or the sale or serving of food or alcoholic or nonalcoholic beverages at the special event, designating any street vendors or peddlers involved;~~

~~(9) a description of animals to be used in the special event, if any;~~

~~(10) a description of each motor vehicle to be used in the special event and proof that each vehicle is covered by insurance meeting the minimum requirements of:~~

~~(A) Section 42A-10 of this chapter, if the estimated number of participants and spectators at the special event exceeds 2,500 for any day of the event; or~~

~~(B) the Texas Motor Vehicle Safety Responsibility Act (Chapter 601, Texas Transportation Code), as amended, if the estimated number of participants and spectators at the special event does not exceed 2,500 for any day of the event;~~

~~(11) the name of each person who will operate a motor vehicle as part of the special event and proof that each person holds a valid driver's license;~~

~~(12) details of how the applicant will clean up the area used after the special event, if on public property;~~

~~(13) proof that the applicant possesses or is able to obtain all licenses and permits required by this code or other city ordinance or by state law for the conduct of the special event;~~

~~(14) if the applicant is a corporation, copies of a current certificate of account status issued by the Texas Comptroller's Office and a current certificate of existence issued by the Texas Secretary of State's Office, or, if the corporation is not incorporated in or holding a certificate of authorization in the State of Texas, copies of similar current certificates from the state in which the corporation is incorporated; and~~

~~(15) a description (including but not limited to the name, date, location, and size) of each special event that the applicant conducted or sponsored, or participated in conducting or sponsoring, within the preceding two years.~~]

(c) Upon receipt of the completed application, the director [~~special event manager~~] shall forward a copy of the application to all applicable city departments and partner agencies for review [~~the building official, to the departments of police, fire-rescue, equipment and building services, risk management, transportation, sanitation services, and code compliance, and to Dallas area rapid transit (DART)~~]. If the application must be reviewed for public safety, public safety agencies will review the application first, followed by a review by partner agencies. If any part of the scheduled activity [~~special event~~] is to be held on or adjacent to property that is exempt from this chapter under Section 42A-5, the director [~~special event manager~~] shall also include [~~forward a copy of the application to~~] the department that manages or controls the exempt property in the review of the application. Each department and partner agency [~~DART~~] shall review the application and return it, with any comments, to the director [~~special event manager~~] within 10 business [~~working~~] days of receipt requiring a response. If two or more departments deny the application, or a resolution cannot be reached, a permit will be denied. If no response is received, the director may proceed with permitting, however, if an application requires a public safety review, the director must wait for the public safety review response before proceeding.

(d) If the proposed scheduled activity will be held on private property and the applicant does not own the property, the applicant shall obtain the written consent of the property owner to conduct the scheduled activity on the property with the authorization including the date and time of the scheduled activity. The written consent must be on file with the director prior to permit issuance. The applicant shall present the written consent to the director or any peace officer upon request. [~~The departments, DART, and the special event manager may prescribe licenses, permits, and authorizations required by other city ordinances or applicable law, restrictions, regulations, safeguards, and other conditions necessary for the safe and orderly conduct of a special event, to be incorporated into the permit before issuance.~~]

(e) The director shall cancel a special event permit application if:

(1) a special event permit has been granted or is in the review process for another special event at the same or a nearby place and the same time;

(2) an established special event is customarily held at the same or a nearby place and the same time as the proposed special event;

(3) the proposed special event will occupy any part of a freeway, expressway, or tollway;

(4) the proposed special event will unreasonably disrupt the orderly flow of traffic, and no reasonable means of rerouting traffic or otherwise meeting traffic needs is available;

(5) the proposed special event cannot comply with high impact parameters;

(6) the applicant makes a false statement of material fact on an application for a special event permit or fails to properly complete an application for a special event permit;

(7) the applicant had a special event permit revoked within the preceding 14 months;

(8) the applicant has committed, within the preceding 14 months, two or more violations of a provision of a special event permit or this chapter;

(9) the applicant has conducted or sponsored one or more special events within the city on at least 60 days of the same calendar year during which the proposed special event is to be held; or

(10) the applicant has a history of conducting or sponsoring special events in a disorderly, unsafe, unsanitary, or fiscally irresponsible manner.

(f) If the director determines that an application requires additional information in order to make a decision, or if additional fees will be required to process the application, the application will be considered incomplete and cancelled if the applicant does not supply the additional information or fees after the director has sent two reminder emails and made one reminder phone call after a period of 10 business days without a response from the applicant.

(g) If the director determines that an applicant has failed to pay any outstanding fees assessed under Section 42A-6 of this chapter for the proposed scheduled activity or a past scheduled activity, the application will be deemed incomplete and the application will be cancelled. An application that has been cancelled under this subsection cannot be re-filed for 12 months.

(h) If the applicant makes major changes to the original submission of an application, this will result in the original permit application being deemed incomplete and cancelled. A revised permit application will be required, along with new application processing fees if the applicant wishes to pursue the application.

(i) An application that has been cancelled because it is incomplete cannot be appealed under Section 42A-8 and all application processing fees are forfeited.

(j) After reviewing and confirming all permit requirements have been met [~~the application and comments~~], the director [~~special event manager~~] shall issue the special event permit unless denial or revocation is required by Section 42A-19 [~~42A-13~~]. Except as provided in this subsection, a [~~A~~] special event permit will be issued for a period not to exceed 10 consecutive days. A special event permit for a city-sponsored event on city hall plaza will be issued for a period not to exceed 30 consecutive days. A special event permit may be extended [~~renewed, without payment of the application fee,~~] for additional consecutive 10-day periods not to exceed 60 days [~~during which a special event will be conducted, unless the time limitations set forth in Section 42A-13(a)(12) of this chapter would be exceeded~~].

(k) The director may place additional requirements or restrictions on special events held in high impact areas.

(l) In granting a permit, the city may provide city services and equipment for city-sponsored activities and other events in accordance with the city's special event in-kind sponsorship guidelines and subject to approval of the city manager.

[~~**SEC. 42A-8. FEES.**~~

~~(a) Special event permit. An applicant for a special event permit shall pay the following fees to conduct the special event:~~

~~(1) A nonrefundable application fee of:~~

~~(A) $30 for a special event (other than one involving commercial filming activity) in which the estimated number of participants and spectators in any day of the event exceeds 75 but does not exceed 200;~~

~~(B) $50 for a special event (other than one involving commercial filming activity) in which the estimated number of participants and spectators in any day of the event exceeds 200 but does not exceed 400;~~

~~(C) $75 for a special event (other than one involving commercial filming activity) in which the estimated number of participants and spectators in any day of the event exceeds 400 but does not exceed 800;~~

~~(D) $100 for a special event (other than one involving commercial filming activity) in which the estimated number of participants and spectators in any day of the event exceeds 800 but does not exceed 1,000;~~

~~(E) $250 for a special event (other than one involving commercial filming activity) in which the estimated number of participants and spectators in any day of the event exceeds 1,000 but does not exceed 20,000;~~

~~(F) $500 for a special event (other than one involving commercial filming activity) in which the estimated number of participants and spectators in any day of the event exceeds 20,000;~~

~~(G) $250 for a special event involving commercial filming activity, regardless of the estimated number of participants and spectators in any day of the event, except that the fee is $50 if the special event requires:~~

~~(i) only street closings and/or traffic management services; or~~

~~(ii) only the hooding of parking meters; and~~

~~(H) no application fee for a special event that is open to the public and being conducted at the Dallas Farmers Market in compliance with the market's agreements and covenants with the city.~~

~~(2) All fees for permits and licenses required by other city ordinances to conduct specific activities in conjunction with or as part of the special event.~~

~~(3) A parking meter hooding or removal fee, computed in accordance with Section 28-114.12 of this code, for each parking meter required by the applicant to be hooded or removed for the special event.~~

~~(4) A rental fee for city equipment and property, including but not limited to barricades and street fixtures, used by the applicant for the special event.~~

~~(5) A fee for the number of Dallas police officers required by Section 42A-12 to provide security, crowd control, and traffic control at the special event.~~

~~(6) A fee to reimburse the city for direct costs incurred by the city in providing services at the special event; direct costs include, but are not limited to, the reasonable costs of setup, cleanup, electrical services, construction, placement of "No Parking" signs and other traffic control devices, and other related services beyond what the city would provide to the general public in the ordinary course of its daily operations.~~

~~(7) A fee of $40, in addition to the applicable application fee required by Paragraph (1) of this subsection, if:~~

~~(A) the application for a special event is filed with the special event manager less than 45 days before the special event is scheduled to begin; or~~

~~(B) changes are requested to a previously submitted application that, in the opinion of the special event manager, substantially modify the scope or nature of the special event.~~

~~(8) A fee for the number of Dallas emergency medical personnel and emergency medical vehicles required by Section 42A-11.1 to provide first aid and emergency medical services at the special event.~~

~~(b) A current list of charges for the items, services, and personnel described in Subsections (a)(4), (5), (6), and (8) and in Subsection (c)(3) must be maintained in the special event manager's office and made available for public inspection during normal business hours. The chief of the police department shall provide to the special event manager the current schedule of charges for the personnel described in Subsection (a)(5), and the chief of the fire-rescue department shall provide to the special event manager the current schedule of charges for the personnel and vehicles described in Subsection (a)(8).~~

~~(c) Not less than 10 days before the date of the special event as shown on the special event permit, the applicant shall deposit with the special event manager an amount equal to:~~

~~(1) all permit and license fees required by Subsection (a)(2);~~

~~(2) one-third of the estimated fees required by Subsections (a)(3), (4), and (6); and~~

~~(3) a security deposit for any city equipment or property rented under Subsection (a)(4), to be refunded to the applicant if the equipment or property is returned undamaged to the city.~~

~~(d) The applicant shall pay any remaining fees owed the city for a special event within 60 days after the special event ends. The applicant may, upon written request to the special event manager, obtain a refund of any fee deposited with the special event manager for a service that the city did not provide for the special event.~~

~~(e) All or part of the fees required by Subsection (a) to be paid to the city for a city-sponsored special event may be waived by city council resolution.]~~

SEC. 42A-13[~~9~~]. NOTICE.

(a) An applicant for a permit to hold a special event [~~in which the estimated number of participants and spectators exceeds 500 during any day of the special event~~] shall deliver notice[~~,~~] at [~~least 30 days before the special event begins,~~] the applicant's expense, [~~deliver notice~~] to all owners or occupants of real property abutting the [~~boundaries of the area in which the special~~] event or [~~will be conducted, including all owners or occupants of real property abutting the~~] route of a progressive event such as a special event parade or marathon, as well as all owners and occupants of real property in adjoining impacted areas as determined by the director.

(b) Notice must include, at a minimum, the dates, days, locations, and types of activities taking place during the special event. The notice must give detour or alternate route information in the format prescribed by the director if regular access is affected or if transportation systems are impacted. The notice must indicate the times of street closure and when streets will be reopening, and include a list of crossing points that will be available during the time a road is closed. Rideshare and mass transit details must be included in the notice. The notice must also include a telephone number and email address where members of the public can contact an event representative with the authority to address issues or concerns prior to the event and throughout the event timeframe including set-up and dismantle. The director may require additional notice based on the scope, anticipated impact, date, time, and location of the proposed special event. Complete documentation of this effort, including proof of rideshare agreements, must be available to the director upon request. [~~The notice must be delivered to the address of each abutting property.~~

(c) The notice must state that an application for a special event permit has been filed for the location and that interested persons may contact the director [~~special event manager~~] with their comments. The director will determine the most appropriate method of notification according to the following table:

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NOTIFICATION REQUIREMENTS FOR PERMITTED SPECIAL EVENTS							
COMMUNICATION TYPES	**NO STREET CLOSURE**	**STATIC CLOSURE EVENTS**			**MOVING EVENTS**		
		Simple	**Moderate**	**Complex**	**Simple**	**Moderate**	**Complex**
Notifications are NOT required for outdoor events with an expected attendance of 250 or fewer people and with no street/lane closures.	X						
Neighborhood/Residential based events: notify all owners and occupants of real property abutting the event area and all those impacted by the event a minimum of 15 days prior to the event date utilizing a minimum of two of the following communication methods: email distribution; electronic notification through web app. e.g. NextDoor; yard signs along the event footprint; posting in a neighborhood association/PTA/PTO newsletter and/or social media page; hand delivered; or mailed.	X	X	X		X	-	
Deliver written notice to all owners and occupants of real property abutting the event area and all those impacted by the event a minimum of 30 days prior to the event date (mail, hand delivered, or door hanger).	-	-	-	X	-	X	X
Deliver written notice to all owners and occupants of real property abutting the event area and all those impacted by the event a minimum of 15 days prior to the event date (mail, hand delivered, or door hanger). Zone specific communication pieces apply.	-	-	X	X	-	X	X
Direct communication and notification is required via in-person or phone and a follow-up email to all major employers; multi-family housing; places of worship; and neighborhood associations abutting the event area and all those impacted by the event.	-	-	X	X	-	X	X
Contact Waze, Google etc. to request street closures be posted.	-	-	-	X	-	X	X
Council members are encouraged to post district specific event details to social media.	X	X	X	X	X	X	X
Council members are encouraged to distribute district specific street closure details to stakeholders from OSE weekly report.	-	-	-	X	-	X	X
Develop targeted (zone specific) communication. Utilize digital neighborhood based platforms and available databases to communicate street closures specific to neighborhoods and business zones impacted.	-	-	-	X	-	-	X
Develop targeted (zone specific) communication. Provide OSE a final communication piece to distribute to community stakeholders through the City Council Office and OSE (available database).	-	-	-	X	-	-	X
OSE to create and distribute a Traffic Advisory.	-	-	-	X	-	-	X
OSE to create and distribute a City Hall Announcement for all City Hall Plaza permitted events and all events that impact city hall garage access.	X	-	X	X	-	X	X
OSE to post event to web calendar with hyperlink to event website for maps, street closures, rerouting information etc.	X	X	X	X	X	X	X
Provide communication piece to be distributed by OSE through OSE email database (to be developed).	-	-	-	X	-	-	X

The director will determine the specific notification requirements based on a variety of factors including but not limited to: event size, dates, times, footprint, anticipated impact, and historical knowledge of the event.

(d) The director may require additional notice based on the scope, anticipated impact, date, time, and location of the proposed special event. Complete documentation of this effort, including proof of rideshare agreements, must be available to the director upon request.

SEC. 42A-14[~~10~~]. INSURANCE.

(a) An applicant for a permit to hold a special event in which the estimated number of participants and spectators exceeds 2,500 for any day of the event shall procure and keep in full force and effect for the duration of the event insurance written by an insurance company approved by the State of Texas and acceptable to the city and issued in the standard form approved by the Texas Department of Insurance. All provisions of each policy must be acceptable to the city. Each policy must name the city and its officers and employees as additional insureds. The coverage provisions of each policy must provide coverage for any loss or damage that may arise to any person or property by reason of the conduct of the special event by the applicant.

(b) Insurance is required in the following types and amounts:

(1) Commercial general liability insurance must be provided with combined single limits of liability for bodily injury and property damage of not less than:

(A) $500,000 for each occurrence, for an estimated daily number of participants and spectators of 2,501 to 4,999; or

(B) $1,000,000 for each occurrence, for an estimated daily number of participants and spectators of 5,000 or more.

(2) If a special event includes vehicles, aircraft, or other equipment, devices, or activities that are excluded from coverage in the commercial general liability insurance policy required in Paragraph (1) of this subsection, then separate additional liability insurance coverage for the applicable exclusion must be provided with combined single limits of liability for bodily injury and property damage of not less than:

(A) $500,000 for each occurrence, for an estimated daily number of participants and spectators of 2,501 to 4,999; or

(B) $1,000,000 for each occurrence, for an estimated daily number of participants and spectators of 5,000 or more.

(3) If any alcoholic beverage is sold, served, or otherwise made available at the special event, then separate additional liquor liability insurance must be provided by the alcoholic beverage license holder in an amount of not less than $1,000,000 for each claim.

(4) If any fireworks or other special effects are displayed at the special event, then separate additional general liability insurance must be provided by the pyrotechnics company in an amount of not less than $3,000,000 for each claim.

(5) If security guards (other than Dallas police officers or city staff) are used at the special event, then separate additional security guard liability insurance must be provided by the security guard company in an amount of not less than $1,000,000 for each claim.

(6) If emergency response or first aid stations (other than stations staffed by only Dallas fire-rescue officers or city staff) are provided at the special event, then separate additional medical liability insurance must be provided by the applicant in an amount of not less than $1,000,000 for each claim, and if ambulance service (other than service provided by Dallas fire-rescue officers and vehicles) is provided, then separate additional automobile liability insurance must be provided by the ambulance provider in an amount of not less than $1,000,000 combined single limit for each claim.

(7) If amusement rides are provided at the special event, proof of separate additional general liability insurance meeting the state liability and coverage requirements for each particular ride must be provided by the applicant, along with a current certificate of inspection for each ride.

(8) If animals are part of the special event, then separate additional general liability insurance covering any bodily injury and property damage caused by animals must be provided by the applicant in an amount of not less than $500,000 for each claim.

(9) If the special event is conducted at a city- owned facility that is not covered by insurance requirements established by a city lease and use agreement, then separate additional general liability insurance must be provided by the applicant in an amount of not less than $1,000,000 [~~500,000~~] for each claim.

(c) In addition to the insurance requirements of Subsection (b) of this section, the director [~~special event manager~~] may require additional insurance for a special event if such additional insurance is recommended by the city's risk manager as being necessary for the protection of the city or the public health, safety, and welfare.

(d) If a facility or other property owned or managed by the city is subject to both the insurance requirements of this chapter and insurance requirements established by another city ordinance, an official city action, a city lease or use agreement, or other applicable law, then the insurance requirements with the greater limits and coverages must be met to conduct the special event at the facility or property.

(e) An original certificate of insurance completed by an authorized agent of the insurance company and evidencing each insurance coverage required under this section must be delivered to the director [~~special event manager~~] at least 10 days before the special event begins.

[~~**SEC. 42A-11. INDEMNIFICATION.**~~

~~An applicant for a special event permit must execute a written agreement to indemnify the city and its officers and employees against all claims of injury or damage to persons or property, whether public or private, arising out of the special event.~~]

SEC. 42A-<u>15</u>[~~11.1~~]. EMERGENCY MEDICAL SERVICES.

(a) An applicant for a special event permit shall provide, in accordance with Subsection (b) and the following schedule, emergency medical personnel and emergency medical vehicles to perform first aid and emergency medical services at the special event:

MINIMUM NUMBER OF EMERGENCY MEDICAL PERSONNEL/VEHICLES REQUIRED (based on number of participants and spectators at the special event)					
Type of Emergency Medical Personnel or Vehicle Required	**1 - 100 participants/ spectators**	**101 - 3,000 participants/ spectators**	**3,001 - 5,000 participants/ spectators**	**5,001 - 25,000 participants/ spectators**	**Over 25,000 participants/ spectators**
Paramedics	0	2	6	8	14
EMS Supervisors	0	1	1	3	5
Emergency Medical Vehicles	0	1	1	4	7

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[~~MINIMUM NUMBER OF EMERGENCY MEDICAL PERSONNEL/VEHICLES REQUIRED~~ **~~(based on number of participants and spectators at the special event)~~**					
~~Type of Emergency Medical Personnel or Vehicle Required~~	**~~1 - 2,500 participants/ spectators~~**	**~~2,501 - 10,000 participants/ spectators~~**	**~~10,001 - 25,000 participants/ spectators~~**	**~~25,001 - 50,000 participants/ spectators~~**	**~~Over 50,000 participants/ spectators~~**
~~Paramedics~~	~~0~~	~~4~~	~~8~~	~~8~~	~~10~~
~~EMS Supervisors~~	~~0~~	~~1~~	~~2~~	~~3~~	~~3~~
~~Emergency Medical Vehicles~~	~~0~~	~~1~~	~~1~~	~~2~~	~~2~~]

(b) The director [~~special event manager~~], upon recommendation of the chief of the Dallas fire-rescue department, may require a number of emergency medical personnel and emergency medical vehicles, in addition to those required in Subsection (a), if:

(1) any alcoholic beverage is sold, served, or otherwise made available at the special event;

(2) special needs for increased emergency medical services are created by:

(A) the topography or size of the special event location;

(B) weather conditions at the special event; or

(C) the time of day during which the special event is conducted;

(3) the special event requires street closures or rerouting of vehicular or pedestrian traffic that may affect emergency access to the special event;

(4) the special event involves specific activities that create a higher risk of illness or injury to persons participating in or attending the event, including but not limited to rodeos, sporting or athletic events, events involving motor vehicles, or marathons; or

(5) the history of the particular special event indicates that a greater number of emergency medical personnel or emergency medical vehicles are required to protect the public health, safety, and welfare.

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(c) The emergency medical personnel required to be provided at a special event by this section must be sworn members of the Dallas fire-rescue department, except that the chief of the Dallas fire- rescue department may authorize a special event applicant or permit holder to provide emergency medical personnel from other jurisdictions or entities if the chief determines that an insufficient number of Dallas fire-rescue officers will be available for a particular special event. Off-duty jobs for Dallas fire- rescue officers at a special event must comply with the Dallas Fire-Rescue Rules and Regulations.

SEC. 42A-16[~~12~~]. SECURITY; CROWD CONTROL; AND TRAFFIC CONTROL.

(a) An applicant for a special event permit shall provide police officers for security, crowd control, and traffic control at the special event in accordance with Subsection (b) and the following schedule:

Number of Participants and Spectators at Special Event	**Minimum Number of Police Officers Required***
0 to 250	0 or 2
251 to 1,500	2 -~~4~~
1,501 to 3,000	4 – 6
3,001 to 5,000	6 - 15
over 5,000	15 [~~6~~] plus 1 police officer for every 1,000 participants and spectators over 5,000 at the special event

* The minimum number of officers in the above table may vary depending on the scope of the event, the sale or service of alcohol, on-stage talent, event geography, historical knowledge of the event, police intelligence, and any other factor that is determined to impact public safety.

(b) The director [~~special event manager~~], upon recommendation of the chief of the Dallas police department, may require a number of police officers, in addition to those required in Subsection (a), if:

(1) any alcoholic beverage is sold, served, or otherwise made available at the special event;

(2) special needs for increased security, crowd control, or traffic control are created by:

(A) the topography or size of the special event location;

(B) weather conditions at the special event; or

(C) the time of day during which the special event is conducted;

(3) the special event requires street closures or rerouting of vehicular or pedestrian traffic; or

(4) the history of the particular special event indicates that a greater number of police officers are required to protect the public health, safety, and welfare.

(c) The police officers required to be provided at a special event by this section must be sworn members of the Dallas police department, except that the chief of the Dallas police department may authorize a special event applicant or permit holder to provide peace officers from other jurisdictions or entities if the chief determines that an insufficient number of Dallas police officers will be available for a particular special event. Off-duty jobs for Dallas police officers at a special event must comply with the Dallas Police Department General Orders and Code of Conduct.

(d) A permit holder must provide the name, phone number, and email address of an individual who will be available following submission of an application through the end of the event, as well as at the special event site the day of the special event, to respond to any questions or concerns from police officers or code compliance officers. This individual shall meet police officers or code enforcement officers at the special event site within one hour of being contacted by telephone or email.

(e) If the director requires a traffic control plan in conjunction with a special event, the plan must include the following:

(1) the route and footprint of the special event.

(2) all street closures.

(3) lane restrictions.

(4) alternate through traffic routes.

(5) footprint for event staging.

(6) any start line and finish line.

(7) dedicated locations shared rides and shuttles.

(8) the type and location of all traffic control devices.

(f) A traffic control plan required by Subsection (e) must receive approval from the directors of public works and transportation, and the chief of police.

SEC. 42A-17[~~12.1~~]. PORTABLE RESTROOM AND TRASH RECEPTACLE REQUIREMENTS.

(a) An applicant for a special event permit shall provide portable restrooms and trash receptacles at the special event in accordance with Subsection (b) and the following table:

MINIMUM NUMBER OF RESTROOM UNITS AND TRASH RECEPTACLES REQUIRED										
EXPECTED ATTENDANCE	**HOURS OF EVENT**									
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
500 - 599	2	4	4	5	6	7	9	9	10	12
600 - 699	2	4	5	6	7	7	9	10	11	12
700 - 799	3	5	6	6	7	8	10	10	11	12
800 - 899	3	5	6	7	8	8	10	11	12	13
900 – 999	4	6	7	7	8	9	11	11	12	13
1,000 – 1,999	4	6	8	8	9	9	11	12	13	13
2,000 – 2,999	5	6	9	12	14	16	18	20	23	25
3,000 – 3,999	6	9	12	16	20	24	26	30	34	38
4,000 – 4,999	8	13	16	22	25	30	35	40	45	50
5,000 – 5,999	12	15	20	25	31	38	44	50	56	63
6,000 – 6,999	13	17	24	30	37	45	53	60	67	75
7,000 – 7,999	13	19	27	35	44	53	62	70	79	88
8,000 – 8,999	14	21	31	40	50	60	70	80	90	100
9,000 – 9,999	14	23	34	45	57	68	79	90	102	113
10,000 – 14,999	15	25	38	50	63	75	88	100	113	125
15,000 – 19,999	20	38	56	75	94	113	131	150	169	188
20,000 – 24,999	25	50	75	100	125	150	175	200	225	250
25,000 - 29,999	38	69	99	130	160	191	221	252	282	313
30,000 – 34,999	46	82	119	156	192	229	266	302	339	376
35,000 – 39,999	53	96	139	181	224	267	310	352	395	438
40,000 – 44,999	61	109	158	207	256	305	354	403	452	501
45,000 – 49,999	68	123	178	233	288	343	398	453	508	563
50,000 – 54,999	76	137	198	259	320	381	442	503	564	626
55,000 – 59,999	83	150	217	285	352	419	486	554	621	688
60,000 – 64,999	91	164	237	311	384	457	531	604	677	751
65,000 – 69,999	98	177	257	336	416	495	575	654	734	813
70,000 – 74,999	106	191	277	362	448	533	619	704	790	876
75,000 – 79,999	113	205	296	388	480	571	663	755	846	938
80,000 – 84,999	121	218	316	414	512	609	707	805	903	1001
85,000 – 89,999	128	232	336	440	544	647	751	855	959	1063
90,000 -94,999	136	246	356	466	576	686	796	906	1016	1126
95,000 - 99,999	143	259	375	491	607	724	840	956	1072	1188
100,000 or more	151	273	395	517	639	762	884	1006	1128	1251

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[~~MINIMUM NUMBER OF RESTROOM UNITS REQUIRED~~										
~~Estimated Number of Participants and Spectators Attending Event Daily~~	**~~Length of Event (in hours) Per Day~~**									
	~~1~~	**~~2~~**	**~~3~~**	**~~4~~**	**~~5~~**	**~~6~~**	**~~7~~**	**~~8~~**	**~~9~~**	**~~10~~**
~~1 - 50~~	~~1~~	~~1~~	~~1~~	~~1~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~
~~51 - 100~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~
~~101 - 250~~	~~3~~	~~3~~	~~3~~	~~3~~	~~4~~	~~4~~	~~4~~	~~6~~	~~6~~	~~6~~
~~251 - 500~~	~~4~~	~~4~~	~~4~~	~~4~~	~~6~~	~~6~~	~~8~~	~~8~~	~~8~~	~~8~~
~~501 - 1,000~~	~~4~~	~~5~~	~~6~~	~~7~~	~~7~~	~~8~~	~~8~~	~~8~~	~~9~~	~~9~~
~~1,001 - 2,000~~	~~6~~	~~10~~	~~12~~	~~13~~	~~14~~	~~14~~	~~14~~	~~15~~	~~15~~	~~15~~
~~2,001 - 3,000~~	~~9~~	~~14~~	~~17~~	~~19~~	~~20~~	~~21~~	~~21~~	~~21~~	~~21~~	~~21~~
~~3,001 - 4,000~~	~~12~~	~~19~~	~~23~~	~~25~~	~~28~~	~~28~~	~~28~~	~~30~~	~~30~~	~~30~~
~~4,001 - 5,000~~	~~15~~	~~23~~	~~32~~	~~32~~	~~34~~	~~36~~	~~36~~	~~36~~	~~36~~	~~36~~
~~5,001 - 6,000~~	~~17~~	~~28~~	~~34~~	~~38~~	~~40~~	~~42~~	~~42~~	~~42~~	~~42~~	~~42~~
~~6,001 - 7,000~~	~~20~~	~~32~~	~~40~~	~~44~~	~~46~~	~~48~~	~~50~~	~~50~~	~~50~~	~~50~~
~~7,001 - 8,000~~	~~23~~	~~38~~	~~46~~	~~50~~	~~54~~	~~57~~	~~57~~	~~57~~	~~57~~	~~57~~
~~8,001 - 10,000~~	~~30~~	~~46~~	~~57~~	~~63~~	~~66~~	~~69~~	~~69~~	~~72~~	~~72~~	~~72~~]

(b) The director [~~special event manager~~] may require additional restroom units if:

(1) the estimated number of participants and spectators exceeds 100,000 during any day of the special event;

(2) the estimated duration of the special event exceeds 10 hours on any day of the event;

(3) any alcoholic beverage is sold, served, or otherwise made available at the special event; or

(4) the history of the particular special event indicates that a greater number of portable restroom units are required for the public health, safety, and welfare.

(c) At least five percent of the portable restroom required by this section must comply with the American With Disabilities Act of 1990, 42 U.S.C. Section 12101, *et seq.*

SEC. 42A-18. PARKING AT SPECIAL EVENTS.

(a) A complete parking plan must be submitted with each special event application. The director may waive this requirement for special events with an expected total attendance of less than 250.

(b) The parking plan must demonstrate that adequate parking will be available to accommodate the expected total attendance.

(c) The parking plan must be approved prior to the issuance of a special event permit.

(d) Meter hooding and no parking zones in connection a special event must be limited to the shortest time feasible. No parking signs must be posted a minimum of 24 hours in advance of the special event and follow a standard format approved by the director.

(e) Additional parking requirements or restrictions may be implemented for areas determined to be high impact areas in accordance with Section 42A-10 or in areas with known parking issues.

SEC. 42A-19[~~13~~]. DENIAL OR REVOCATION.

(a) The director [~~special event manager~~] shall deny a special event permit if:

(1) the applicant fails to meet any of the requirements outlined and defined in the preliminary letter; [~~a special event permit has been granted for another special event at the same place and time;~~]

(2) [~~an established special event is customarily held at the same place and time as the proposed special event;~~

~~(3) the proposed special event will occupy any part of a freeway, expressway, or tollway;~~

~~(4) the proposed special event will unreasonably disrupt the orderly flow of traffic, and no reasonable means of rerouting traffic or otherwise meeting traffic needs is available;~~

~~(5) the applicant fails to adequately provide for:~~

~~(A) the protection of special event participants and spectators;~~

~~(B) maintenance of public order in and around the special event location;~~

~~(C) security, crowd control, or traffic control, taking into consideration the size of the special event;~~

~~(D) emergency vehicle access and the provision of emergency medical services and personnel; or~~

~~(E) portable restroom facilities for the special event as required by Section 42A-12.1~~.

~~(6) the applicant fails to comply with or the proposed special event will violate a city ordinance or other applicable law, unless the prohibited conduct or activity would be allowed under this chapter;~~

~~(7) the applicant makes a false statement of material fact on an application for a special event permit or fails to properly complete an application for a special event permit;~~

~~(8)~~] the applicant fails to provide proof that the applicant possesses or is able to obtain a license or permit required by another city ordinance or other applicable law for the conduct of all activities included as part of the special event;

(3[~~9~~]) the applicant has had a special event permit revoked within the preceding 14 months;

(4[~~10~~]) the applicant has committed, within the preceding 14 months, two or more violations of a provision of a special event permit or this chapter;

[(~~11) the applicant fails to pay any outstanding fees assessed under Section 42A-8 of this chapter for the proposed special event or for a past special event;~~

(~~12~~) ~~the applicant has conducted or sponsored one or more special events within the city on at least 60 days of the same calendar year during which the proposed special event is to be held, except that this 60-day limitation does not apply to a special event that:~~

(A) ~~involves a commercial movie production; or~~

~~(B) is being conducted at the Dallas Farmers Market in compliance with the market's agreements and covenants with the city;~~]

(5[~~13~~]) the chief of the police department, the chief of the fire-rescue department, or the director [~~special event manager~~] determines that the special event would pose a serious threat to the public health, safety, or welfare;

(6[~~14~~]) the applicant or any other person responsible for the conduct or sponsorship of the special event is overdue in payment to the city of taxes, fees, fines, or penalties assessed against or imposed upon the applicant or other person;

(7[~~15~~]) the applicant has a history of conducting or sponsoring special events in a disorderly, unsafe, unsanitary, or fiscally irresponsible manner;

[~~(16) an event has been previously scheduled for the same time on property described in Section 42A-5(1) that is adjacent to the location of the proposed special event; or~~

~~(17) the applicant, if it is a corporation, fails to provide copies of a current certificate of account status and current certificate of existence as required by Section 42A-7(b)(14)~~];

(8) the director is notified of any code violation on the property where the special event will be held; or

(9) an event will interfere with the rights of nearby residents to the quiet, peaceable, and undisturbed enjoyment of their property.

(b) The director [~~special event manager~~] shall revoke a special event permit if:

(1) the applicant fails to comply with or the special event is in violation of any provision of the special event permit, a city ordinance, or any other applicable law;

(2) the permit holder made a false statement or omission of material fact on an application for a special event permit [~~or failed to properly complete an application for a special event permit~~];

(3) the chief of the police department, the chief of the fire-rescue department, or the director [~~special event manager~~] determines that the special event poses a serious threat to the public health, safety, or welfare;

(4) the permit holder fails to maintain public order in and around the special event location;

(5) the permit holder failed to pay any outstanding fees assessed under Section 42A-6 [~~42A-8~~] of this chapter for the proposed special event or for a past special event;

(6[~~5~~]) the director is notified that the permit holder or any other person responsible for the conduct or sponsorship of the special event is overdue in payment to the city of taxes, fees, fines, or penalties assessed against or imposed upon the permit holder or other person; or

(7[~~6~~]) the director is notified of any code violations on the property where the special event will be held [~~permit holder, if it is a corporation, failed to provide copies of a current certificate of account status and current certificate of existence as required by Section 42A-7(b)(14)~~].

[~~**SEC. 42A-14. APPEAL FROM DENIAL OR REVOCATION OF A SPECIAL EVENT PERMIT.**~~

~~If the special event manager denies the issuance of a permit or revokes a permit, the special event manager shall send to the applicant or permit holder by certified mail, return receipt requested, written notice of the denial or revocation and of the right to an appeal. The applicant or permit holder may appeal the decision of the special event manager to a permit and license appeal board in accordance with Section 2-96 of this code.~~]

ARTICLE III.
COMMERCIAL FILMING PERMIT.

SEC. 42A-20. APPLICATION; ISSUANCE.

(a) Any person who desires to undertake commercial filming, still photography, or related activities is required to secure a commercial filming permit.

(b) An application for a commercial filming permit must be submitted online. An application must be filed in advance to allow the required processing time as detailed in the following table:

Commercial Filming type	**Required number of application processing days**
Student or Commercial Filming (Simple) application	Three days
Commercial Filming (Moderate) application/permit	Four days
Commercial Filming (Complex) application/permit	Five days

(c) An application must be completed in full. An application will not be processed until the application processing fee has been paid. A complete application must be filed and the application processing fee must be paid prior to the application submission due deadline in Subsection (b).

(d) The time for processing and acting upon a commercial filming application in Subsection (b) does not start to run until a complete application has been filed and the application processing fee has been paid.

(e) Incomplete applications may be cancelled. Submission of a complete application does not guarantee a commercial filming permit will be issued. All requirements must be met prior to permit issuance.

(f) If the director determines that an application requires additional information in order to make a decision, or if additional fees will be required to process the application, the application will be considered incomplete and cancelled if the applicant does not supply the additional information or fees after the director has sent two reminder emails and made one reminder phone call after a period of 10 business days without a response from the applicant. An application that has been cancelled because it is incomplete cannot be appealed under Section 42A-8.

(g) If the proposed commercial filming activity will be held on private property and the applicant does not own the property, the applicant shall obtain the written consent of the property owner to conduct the commercial filming activity on the property. The applicant shall present the written consent to the director or any peace officer upon request. The written consent must be on file with the director prior to permit issuance.

(h) The director shall cancel a commercial filming permit if:

(1) another permit has been granted under this chapter or is in the review process at the same or a nearby place and the same time;

(2) the proposed commercial filming activity will occupy any part of a freeway, expressway, or tollway;

(3) the proposed commercial filming activity will unreasonably disrupt the orderly flow of traffic, and no reasonable means of rerouting traffic or otherwise meeting traffic needs is available; or

(4) the proposed commercial filming cannot comply with high impact parameters.

(i) Changes to a commercial filming application must be submitted in writing by the applicant and accompanied by any fees required by Section 42A-6. No changes can be made to an application on the scheduled filming date.

(j) Major changes to the original submission of an application will result in the original permit application being deemed incomplete and cancelled. A revised permit application will be required, along with new application processing fees if the applicant wishes to pursue the application.

(k) If the director determines that an applicant has failed to pay any outstanding fees assessed under Section 42A-6 of this chapter for the proposed commercial filming activity or a past commercial filming activity, the application will be deemed incomplete and the application will be cancelled. An application that has been cancelled under this subsection cannot be re-filed for 12 months.

(l) An application that has been cancelled because it is incomplete cannot be appealed under Section 42A-8 and all fees associated with the application processing fees are forfeited.

(m) Upon receipt of the completed application, the director shall forward a copy of the application to all applicable city departments and partner agencies for review. If the application must be reviewed for public safety or partner agencies, public safety agencies will review the application first, followed by a review by partner agencies. If any part of the commercial filming activity is to be held on or adjacent to property that is exempt from this chapter under Section 42A-5, the director shall also include the department that manages or controls the exempt property in the review of the application. Each department and partner agency shall review the application and return it, with any comments, to the director within one business day of receipt requiring a response. If two or more departments deny the event request, or a resolution cannot be reached, a permit will be denied. If no response is received, the director may proceed with permitting, however, if an application requires a public safety review or traffic control plan, the director must wait for the applicable public safety review response before proceeding.

(n) Prior to the issuance of a permit for a student film:

(1) the student shall submit a letter on school letterhead from the student's professor or teacher outlining the following:

(A) the student's name;

(B) filming dates;

(C) confirmation that the applicant is a currently enrolled student in good standing;

(D) the name of the class the student is taking; and

(E) confirmation that the film project is for school credit.

(2) the applicant, each crew member, and talent that is participating in the film shoot is required to complete and submit a waiver release form to the office of special events.

(o) Unless cancellation or denial is required by this section or Section 42A-26, after reviewing and confirming all permit requirements have been met, the director shall issue a commercial filming permit if he finds:

(1) The commercial filming activity will not:

(A) interfere with vehicular traffic or pedestrian movement,

(B) interfere with or endanger the public peace, health, safety, or welfare,

(C) interfere with the rights of nearby residents to the quiet, peaceable, and undisturbed enjoyment of their property,

(D) interfere with normal governmental operations,

(E) threaten to result in damage or detriment to public property,

(F) result in the city incurring costs or expenditures in either money or personnel not reimbursed in advance by the applicant,

(G) impede, obstruct, or interfere with the operation of emergency vehicles or equipment in or through the permit area, or adversely affect the city's ability to perform municipal functions or furnish city services in the vicinity of the permitted area.

(H) constitute a fire or safety hazard and that all proper safety precautions will be taken as is reasonably necessary to protect the public peace, health, safety, or general welfare,

(I) require the diversion of such a large number of police officers to properly police the activity that it interferes with the normal level of police protection for all other areas of the city, and

(2) The applicant has provided the required documentation to city departments.

(p) A commercial filming permit may be issued for a permit not exceeding 10 consecutive days.

(q) The director may place additional requirements or restrictions on commercial filming activities held in high impact areas.

(r) Additional licenses and permits may be required by this code or other city ordinances or state law based on the scope of the commercial filming activity.

SEC. 42A-21. NOTICE.

(a) An applicant for a moderate or complex commercial filming activity shall notify all residents and business owners abutting and impacted by the commercial filming activity a minimum of two business days before commencing the commercial filming activity.

(b) Notice must include, at a minimum, the dates, days, locations, and types of activities taking place (planned special effects, parking restrictions, sidewalk usage) during the commercial filming. Any outdoor sound and lighting variances that have been granted by the director must be detailed in the notice. The notice must give detour or alternate route information in the format prescribed by the director if regular access is affected or if transportation systems are impacted. The notice must indicate the times of street closure and when streets will be reopening and include a list of crossing points that will be available during the time a road is closed. The notice must also include a telephone number and email address where members of the public can contact an event representative with the authority to address issues or concerns prior to the

commercial filming activity and throughout the timeframe including set-up and dismantle. Notice must be approved and on file with the office of special events prior to permit issuance.

(c) The notice must state that an application for a commercial filming permit has been filed for the location and that interested persons may contact the director with their comments.

(d) The director may require additional notice based on the scope, anticipated impact, date, time, and location of the proposed commercial filming. Complete documentation of this effort must be available to the director upon request.

SEC. 42A-22. INSURANCE.

(a) Except as provided in this section, an applicant for a commercial filming permit shall procure and keep in full force and effect for the duration of the commercial filming activity insurance written by an insurance company approved by the State of Texas and acceptable to the city and issued in the standard form approved by the Texas Department of Insurance. All provisions of each policy must be acceptable to the city. Each policy must name the city and its officers and employees as additional insureds. The coverage provisions of each policy must provide coverage for any loss or damage that may arise to any person or property by reason of the conduct of the commercial filming activity by the applicant.

(b) Insurance is required in the following types and amounts:

(1) Commercial general liability insurance must be provided with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence with a $2,000,000 annual aggregate.

(2) If a commercial filming activity includes vehicles, business automotive liability insurance covering owned, hired, and non-owned vehicles, with a combined single limit for bodily injury (including death) and property damage of $500,000 per occurrence. If the commercial filming activity involves stunts or car chases, the business automotive liability insurance must be increased to $3,000,000 per occurrence.

(3) If a commercial filming activity includes aircrafts, aircraft liability insurance covering owned, hired, and non-owned aircraft with a minimum limit of $5,000,000 per occurrence.

(4) If any fireworks or other special effects are utilized as part of the commercial filming activity, then separate additional general liability insurance must be provided in an amount of not less than $3,000,000 for each claim, with a $3,000,000 annual aggregate.

(5) If filming occurs at a city facility or premise, worker's compensation insurance with statutory limits. Filming at other locations does not require worker’s compensation insurance.

(6) Employer's liability insurance with the following minimum limits for bodily injury by:

(A) accident, $500,000 per each accident; and

(B) disease, $500,000 per employee with a per policy aggregate of $500,000.

(c) An original certificate of insurance completed by an authorized agent of the insurance company and evidencing each insurance coverage required under this section must be delivered to the director at least 10 days before the commercial filming activity begins.

SEC. 42A-23. EMERGENCY MEDICAL SERVICES.

(a) The director, upon recommendation of the chief of the Dallas fire-rescue department, may require a number of emergency medical personnel and emergency medical vehicles, onsite at the commercial filming location to perform first aid and emergency medical services at the commercial filming location. Requirements for emergency medical services may be adjusted for:

(1) the topography or size of the commercial filming activity;

(2) weather conditions

(3) the time of day;

(4) required street closures or rerouting of vehicular or pedestrian traffic that may affect emergency access to the commercial filming location; and

(5) whether the commercial filming activity involves specific features that create a higher risk of illness or injury to persons participating in or attending the commercial filming activity.

(b) The emergency medical personnel required to be provided at a commercial filming location by this section must be sworn members of the Dallas fire-rescue department, except that the chief of the Dallas fire-rescue department may authorize a commercial filming applicant or permit holder to provide emergency medical personnel from other jurisdictions or entities if the chief determines that an insufficient number of Dallas fire-rescue officers will be available for a particular commercial filming activity. Off-duty jobs for Dallas fire-rescue officers at a commercial filming location must comply with the Dallas Fire-Rescue Rules and Regulations.

SEC. 42A-24. SECURITY; CROWD CONTROL; AND TRAFFIC CONTROL.

(a) The director, upon recommendation of the chief of the Dallas police department, may require a number of police officers, to provide security, crowd control and traffic management. Special needs for onsite security, crowd control, or traffic control may be adjusted for:

(1) the topography or size of the commercial filming activity;

(2) weather conditions

(3) the time of day;

(4) required street closures or rerouting of vehicular or pedestrian traffic that may affect emergency access to the commercial filming location; and

(5) the history of the application indicates that a greater number of police officers are required to protect the public health, safety, and welfare.

(b) The police officers required to be provided at a commercial filming location by this section must be sworn members of the Dallas police department, except that the chief of the Dallas police department may authorize a commercial filming applicant or permit holder to provide peace officers from other jurisdictions or entities if the chief determines that an insufficient number of Dallas police officers will be available. Off-duty jobs for Dallas police officers must comply with the Dallas Police Department General Orders and Code of Conduct.

(c) The applicant shall provide the director with the name, badge number, and phone number for each police officer hired to provide services during filming.

(d) The applicant shall provide all hired police officers with a copy of the commercial filming permit.

(e) The onsite Dallas police supervisor may increase the number of police officers, in addition to the number specified in the commercial filming permit, if special needs for security, crowd control, or traffic control are created by the size of the filming or spectators. The applicant shall bear all costs related to the additional police officers.

(f) A permit holder must provide the name, phone number, and email address of an individual who will be available following submission of an application through the end of the commercial filming activity, as well as at the commercial filming location the day of the commercial filming activity, to respond to any questions or concerns from police officers or code compliance officers. This individual shall meet police officers or code enforcement officers at the commercial filming location within one hour of being contacted by telephone or email.

(g) If the director requires a traffic control plan in conjunction with a commercial filming permit, the plan must include the following:

(1) the route and footprint of the commercial filming activity.

(2) all street closures.

(3) lane restrictions.

(4) alternate through traffic routes.

(5) footprint for staging.

(6) the type and location of all traffic control devices.

(h) A traffic control plan required by Subsection (f) must receive approval from the directors of public works and transportation, and the chief of police.

SEC. 42A-25. PARKING AT COMMERCIAL FILMING ACTIVITIES.

(a) A complete parking plan must be submitted with each commercial filming application.

(b) The parking plan must demonstrate that adequate parking will be available to accommodate all vehicles associated with the commercial filming activity.

(c) The parking plan must be approved prior to the issuance of a commercial filming permit.

(d) Meter hooding and no parking zones in connection with a commercial filming activity must be limited to the shortest time feasible. No parking signs must be posted a minimum of 24 hours in advance of the commercial filming activity and follow a standard format approved by the director.

(e) Additional parking requirements or restrictions may be implemented for areas determined to be high impact areas in accordance with Section 42A-10 or in areas with known parking issues.

SEC. 42A-26. DENIAL OR REVOCATION.

(a) The director shall deny a commercial filming permit if:

(1) the applicant fails to adequately provide for:

(A) the protection of commercial filming participants and spectators;

(B) maintenance of public order in and around the commercial filming location;

(C) security, crowd control, or traffic control, taking into consideration the size of the commercial filming activity; or

(D) emergency vehicle access and the provision of emergency medical services and personnel;

(2) the applicant fails to comply with or the proposed commercial filming activity will violate a city ordinance or other applicable law, unless the prohibited conduct or activity would be allowed under this chapter;

(3) the applicant makes a false statement of material fact on an application for a commercial filming permit or fails to properly complete an application for a commercial filming permit;

(4) the applicant fails to provide proof that the applicant possesses or is able to obtain a license or permit required by another city ordinance or other applicable law for the conduct of all activities included as part of the commercial filming activity;

(5) the applicant has had a commercial filming permit revoked within the preceding 14 months;

(6) the applicant has committed, within the preceding 14 months, two or more violations of a provision of a commercial filming permit or this chapter;

(7) the chief of the police department, the chief of the fire-rescue department, or the director determines that the commercial filming activity would pose a serious threat to the public health, safety, or welfare;

(8) the applicant or any other person responsible for the conduct or sponsorship of the commercial filming activity is overdue in payment to the city of taxes, fees, fines, or penalties assessed against or imposed upon the applicant or other person;

(9) the applicant has a history of conducting or sponsoring commercial filming activities in a disorderly, unsafe, unsanitary, or fiscally irresponsible manner; or

(10) a commercial filming activity will interfere with the rights of nearby residents to the quiet, peaceable, and undisturbed enjoyment of their property.

(b) The director shall revoke a commercial filming permit if:

(1) the applicant fails to comply with or the commercial filming activity is in violation of any provision of the commercial filming permit, a city ordinance, or any other applicable law;

(2) the permit holder made a false statement of material fact on an application for a commercial filming permit or failed to properly complete an application for a commercial filming;

(3) the chief of the police department, the chief of the fire-rescue department, or the director determines that the commercial filming activity poses a serious threat to the public health, safety, or welfare;

(4) the permit holder failed to pay any outstanding fees assessed under Section 42A-6 of this chapter for the proposed commercial filming activity or for a past commercial filming activity;

(5) the director is notified that the permit holder or any other person responsible for the conduct or sponsorship of the commercial filming activity is overdue in payment to the city of taxes, fees, fines, or penalties assessed against or imposed upon the permit holder or other person; or

(6) the director is notified of any code violations on the property where the commercial filming activity will be held.

ARTICLE IV.
NEIGHBORHOOD MARKET.

SEC. 42A-27. APPLICATION; ISSUANCE.

(a) A person desiring to hold a neighborhood market shall submit an online application with the office of special events. An application must be filed not less than 30 business days before the neighborhood market is to begin.

(b) An application must contain all of the required information.

(c) An application for a neighborhood market permit must be accompanied by the appropriate fees as required by Section 42A-6. An application for a neighborhood market permit will not be processed until the required fees have been paid.

(d) Incomplete applications will not be accepted. Submission of a complete application does not guarantee a permit will be issued.

(e) If the director determines that an application requires additional information in order to make a decision, or if additional fees will be required to process the application, the application will be considered incomplete and cancelled if the applicant does not supply the additional information or fees after the director has sent two reminder emails and made one reminder phone call after a period of 10 business days without a response from the applicant.

(f) Upon receipt of the completed application, the director shall forward a copy of the application to all applicable city departments and partner agencies for review. If the application must be reviewed for public safety or partner agencies, public safety agencies will review the application first, followed by a review by partner agencies. Each department and partner agency shall review the application and return it, with any comments, to the director within 10 business days of receipt requiring a response. Each review phase is allowed 10 business days. Review phases run sequentially with public safety review getting the first 10 business days and department and partner agency review getting the second 10 business days. If two or more departments deny the event request, or a resolution cannot be reached, a permit will be denied. If no response is received, the director may proceed with permitting, however, if an application requires a public safety review, the director must wait for the public safety review response before proceeding.

(g) The building official, departments, and the director may prescribe licenses, permits, and authorizations required by other city ordinances or applicable law, restrictions, regulations, safeguards, and other conditions necessary for the safe and orderly conduct of a neighborhood market, to be incorporated into the permit before issuance.

(h) The director may place additional requirements or restrictions on a neighborhood market held in a high impact area.

(i) Major changes to the original submission of an application require the submission of a new permit application along with new application processing fees. The original permit application will be deemed incomplete and cancelled.

(j) After reviewing the application and comments, the director shall issue the neighborhood market permit unless denial is required by Section 42A-28. A neighborhood market permit expires one year after issuance and may be renewed by applying in accordance with this section.

SEC. 42A-28. DENIAL OR REVOCATION.

(a) The director shall deny a neighborhood market permit if:

(1) a neighborhood market permit has been previously granted in the calendar year to another neighborhood market that is located within two miles of the proposed market;

(2) the proposed neighborhood market will unreasonably disrupt the surrounding areas or the orderly flow of traffic, and no reasonable means of rerouting traffic or otherwise meeting traffic needs is available;

(3) the applicant fails to adequately provide for:

(A) the protection of the vendors and attendees at the neighborhood market;

(B) maintenance of public order in and around the neighborhood market location;

(C) crowd security, taking into consideration the size of the neighborhood market; or

(D) emergency vehicle access.

(4) the applicant fails to comply with or the proposed neighborhood market will violate a city ordinance or other applicable law, unless the prohibited conduct or activity would be allowed under this article;

(5) the applicant makes a false statement of material fact on an application for a neighborhood market permit or fails to properly complete an application for a neighborhood market permit;

(6) the applicant has had a neighborhood market permit revoked within the preceding 14 months;

(7) the applicant or a vendor at the applicant's neighborhood market has committed, within the preceding 14 months, two or more violations of a provision of a neighborhood market permit or this chapter;

(8) a neighborhood market has been conducted at the location of the proposed neighborhood market on at least 40 days during the same calendar year in which the proposed neighborhood market is to be conducted, except that this restriction does not apply to the Dallas Farmers Market;

(9) the chief of the police department, the chief of the fire-rescue department, or the director determines that the neighborhood market would pose a serious threat to the public health, safety, or welfare;

(10) the applicant or any other person responsible for the conduct or sponsorship of the neighborhood market is overdue in payment to the city of taxes, fees, fines, or penalties assessed against or imposed upon the applicant or other person or the applicant fails to pay any outstanding fees assessed under Section 42A-6 of this chapter for the proposed neighborhood market or for a past neighborhood market; or

(11) the applicant has a history of conducting or sponsoring a neighborhood market in a disorderly, unsafe, unsanitary, or fiscally irresponsible manner.

(b) The director shall revoke a neighborhood market permit if:

(1) the permit holder failed to comply with or the neighborhood market is in violation of any provision of the neighborhood market permit, a city ordinance, or any other applicable law;

(2) the permit holder made a false statement of material fact on an application for a neighborhood market permit or failed to properly complete an application for a neighborhood market permit;

(3) the chief of the police department, the chief of the fire-rescue department, or the director determines that the neighborhood market poses a serious threat to the public health, safety, or welfare;

(4) the permit holder failed to pay any outstanding fees assessed under Section 42A-6 of this chapter for the proposed neighborhood market or for a past neighborhood market;

(5) the permit holder or any other person responsible for the conduct or sponsorship of the neighborhood market is overdue in payment to the city of taxes, fees, fines, or penalties assessed against or imposed upon the permit holder or other person; or

(6) the applicant fails to provide proof that the applicant possesses or is able to obtain a license or permit required by another city ordinance or other applicable law for the conduct of all activities included as part of the neighborhood farmers market.

SEC. 42A-29. LOCATION OF A NEIGHBORHOOD MARKET.

(a) A neighborhood market may not be conducted:

(1) in the central business district;

(2) in a single family, duplex, or townhouse zoning district as defined in the Dallas Development Code;

(3) within two miles of another neighborhood market permitted under this chapter that has the same or overlapping operating dates and times;

(4) at any location other than the one listed in the permit application;

(5) at a public park; or

(6) on a sidewalk.

(b) The restrictions of Subsections (a)(1), (2), (3), and (5) of this section do not apply to the Dallas Farmers Market.

(c) If the permit holder does not own the property on which the neighborhood market will be conducted, the permit holder shall obtain the written consent of the property owner to conduct the neighborhood market on the property. The permit holder shall present the written consent to the director or any peace officer upon request.

SEC. 42A-30. OPERATION OF A NEIGHBORHOOD MARKET.

(a) A neighborhood market may not be operated more than 52 days at the same location in a calendar year and may not be operated on consecutive days.

(b) A neighborhood market may only be operated between the hours of 8 a.m. and 10 p.m. on any day of the week.

(c) The neighborhood market may only be operated in accordance with the schedule filed with the director at the time of permit application. Amendment to the schedule may be approved by the director during the calendar year if the changes do not conflict with the schedule of another neighborhood market. An amendment request and the required change fee must be received by the director at least 10 days before implementing any changes.

(d) No more than 100 vendors may participate in a neighborhood market. Each stall area used by a vendor may not exceed 10 feet by 15 feet.

(e) When the main use of the property is open for business, not more than 25 percent of the total area of the parking lot for the property may be used for a neighborhood market.

(f) All litter, tents, stalls, food, merchandise, and other evidence of the neighborhood market must be removed from the premises at the end of each market day.

(g) A permit holder must provide the name, phone number, and email address of an individual who will be available following submission of an application through the end of the neighborhood market, as well as at the neighborhood market site the day of the neighborhood market, to respond to any questions or concerns from police officers or code compliance officers. This individual shall meet police officers or code enforcement officers at the neighborhood market site within one hour of being contacted by telephone or email.

(h) Subsections (a) through (g) of this section do not apply to the Dallas Farmers Market, which shall operate in compliance with its agreements and covenants with the city.

SEC. 42A-31. PRODUCTS AT A NEIGHBORHOOD MARKET.

(a) Products that may be sold at a neighborhood market include, but are not limited to, the following:

(1) Fruits, vegetables, honey, eggs, nuts, herbs, and mushrooms.

(2) Meats.

(3) Dairy products.

(4) Prepared foods, including but not limited to baked goods, packaged foods, and oils.

(5) Arts and crafts, including but not limited to jewelry, candles, natural skin care products, soaps, art, knitting, quilts, and pottery.

(6) Garden items, including but not limited to plants, flowers, and soil.

(b) At least 30 percent of the vendors participating in a neighborhood market must sell produce or other food items.

(c) All products distributed, offered for sale, or sold at a neighborhood market must have been raised, grown, made, crafted, processed, or produced by the vendor in a Texas county completely or partially located within a 150-mile radius of Dallas County, except that the 150-mile radius requirement does not apply to produce or other food items determined by the director to be unavailable from vendors in the radius area. No products may be offered for resale. This subsection does not apply to the Dallas Farmers Market.

(d) Live animals may not be distributed, offered for sale, or sold at a neighborhood market.

SEC. 42A-32. VENDOR'S STATEMENT.

(a) Each calendar year before vending at a neighborhood market, a vendor shall sign and provide to the permit holder a written statement that:

(1) all products to be distributed, offered for sale, or sold at the neighborhood market by the vendor have been raised, grown, made, crafted, processed, or produced by the vendor in compliance with all applicable federal, state, and local laws and in a Texas county completely or partially located within a 150-mile radius of Dallas County (or in an area from which the director, pursuant to Section 42A-31(c), allows certain produce or other food items to be distributed, offered for sale, or sold at the market because of the unavailability of those items from vendors in the radius area); and

(2) no product is being offered for resale.

(b) The permit holder shall maintain a vendor statement for each vendor operating at the neighborhood market and shall present the vendors' statements to the director or any peace officer upon request.

(c) Subsections (a) and (b) of this section do not apply to the Dallas Farmers Market.

ARTICLE V.
STREETIGHT POLE BANNERS.

SEC. 42A-33. APPLICATION; ISSUANCE.

(a) Except as provided for a streetlight pole banner in a special provision sign district in Chapter 51A of this code, an application for a streetlight pole banner permit must comply with the requirements in this section. If there is a conflict between a requirement in this section and a requirement for a streetlight pole banner in a special provision sign district in Chapter 51A, the requirement in Chapter 51A prevails.

(b) The application for a permit authorizing the placement of streetlight pole banners must be submitted online to the office of special events at least 45 business days prior to the proposed streetlight pole banner installation date.

(c) The permit process does not begin until a complete application is received by the office of special events and the application processing fee has been received.

(d) The director shall respond in writing by email to the applicant within three business days of receipt of the application acknowledging receipt of the application.

(e) The director shall review the application to determine whether the requested streetlight poles are available for the erection of streetlight pole banners. If the requested streetlight poles are not available, the applicant must resubmit an alternate list of requested streetlight poles within 48 hours of verification notice. If alternate streetlight poles are not submitted within 48 hours of verification notification, the process will continue with only the available poles.

(f) If the director determines a departmental or partner agency review process is necessary, 10 business days will be granted for completion of review.

(g) The director shall provide the applicant with a preliminary letter containing the requirements for permit issuance upon completion of departmental and partner agency review.

(h) The director shall issue a streetlight pole banner permit for a time period not to exceed 60 days upon receipt of all required materials and fees.

(i) An applicant may not submit more than one streetlight pole banner permit application at a time.

(j) A streetlight pole banner permit application may not be submitted more than one year prior to the banner installation date.

(k) An applicant may not submit a request to renew a streetlight pole banner permit to the office of special events earlier than two weeks prior to the expiration of an existing streetlight pole banner permit.

(l) A streetlight pole banner permit may be extended for an additional 60-day period based upon availability of the streetlight poles.

(m) Streetlight pole banner permits may be renewed for a maximum of one year.

(n) The director shall assess all applicable streetlight pole banner fees in 60-day increments.

(o) Applications for streetlight pole banners in the arts district must be from cultural institutions located in the arts district. The Arts District Foundation shall provide the office of special events a map with pole assignments for each cultural institution each calendar year.

(p) Applications for streetlight pole banners for pre-determined signature events within the downtown area including, but not limited to, Main Street, Commerce Street, and Elm Street, have a right of first refusal. All other permit applications will be processed on a first-come, first-serve basis.

SEC. 42A-34. INSURANCE.

(a) A person installing a streetlight pole banner shall procure and keep in full force and effect insurance written by an insurance company approved by the State of Texas and acceptable to the city and issued in the standard form approved by the Texas Department of Insurance. All provisions of each policy must be acceptable to the city. Each policy must name the city and its officers and employees as additional insureds. The coverage provisions of each policy must provide coverage for any loss or damage that may arise to any person or property by reason of the installation of the streetlight pole banner by the applicant.

(b) Insurance required under this article must include a cancellation provision in which the insurance company is required to notify the director in writing not fewer than 30 days before cancelling the insurance policy or before making a reduction in coverage.

(c) Insurance is required in the following types and amounts:

(1) Commercial general liability insurance must be provided with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence with a $2,000,000 annual aggregate.

(2) Business automotive liability insurance covering owned, hired, and non-owned vehicles, with a combined single limit for bodily injury (including death) and property damage of $1,000,000 per occurrence.

(3) Worker's compensation insurance with statutory limits.

(4) Employer's liability insurance with the following minimum limits for bodily injury by:

(A) accident, $1,000,000 per each accident; and

(B) disease, $1,000,000 per employee with a per policy aggregate of $1,000,000.

(5) Umbrella liability insurance following the form of the primary liability coverage described in Subsection (a) and providing coverage with minimum combined bodily injury (including death) and property damage limit of $1,000,000 per occurrence and $1,000,000 annual aggregate.

SEC. 42A-35. STREETLIGHT POLE BANNER REGULATIONS.

(a) In general.

(1) Except as provided for a streetlight pole banner in a special provision sign district in Chapter 51A of this code, streetlight pole banners must comply with the requirements in this section. If there is a conflict between a requirement in this section and a requirement for a streetlight pole banner in a special provision sign district in Chapter 51A, the requirement in Chapter 51A prevails.

(2) A streetlight pole banner must be in general compliance with the streetlight pole design manual published by the office of special events.

(3) The sign hardware for a streetlight pole banner may be left in place between displays of a banner.

(4) A streetlight pole banner and its sign hardware must:

(A) be mounted on a streetlight pole;

(B) be at least 12 feet above grade, unless it is overhangs a roadway, in which case it must be at least 15 feet above grade;

(C) be made out of weather resistant and rust proof material especially designed for outdoor use;

(D) be printed on both sides of material;

(E) not be illuminated;

(F) not project more than three feet from the pole onto which it is mounted;

(G) not exceed 25 square feet in effective area;

(H) not obstruct the view of traffic or any traffic control devices or impede or endanger the flow of traffic; and

(I) not interfere with emergency equipment, including fire, police, medical, electrical, commercial vehicles and trucks, or bus transportation.

(5) The maximum number of streetlight pole banners is two per pole, with each banner on one opposite side of the pole.

(b) Public improvement districts. Streetlight pole banner permits granted to a public improvement district must comply with the standards in this subsection.

(1) Streetlight pole banners may not be erected for more than 90 days.

(2) Streetlight poles must be located within the public improvement district.

ARTICLE VI.
ENFORCEMENT.

SEC. 42A-36[~~15~~]. OFFENSES.

(a) A person commits an offense if he commences or conducts a special event, commercial filming activity, or neighborhood market, or erects a streetlight pole banner:

(1) without a [~~special event~~] permit issued under this chapter or, for a streetlight pole banner in a special provision sign district, a sign permit issued under Chapter 51A of this code; or

(2) in violation of any provision of a [~~special event~~] permit issued under this chaper, this chapter, or any other city ordinance or applicable law.

(b) A person commits an offense if he is the individual named by the permit holder as the contact person for the event and he fails to meet police officers or code enforcement officers at the site of the special event, commercial filming activity, or neighborhood market within one hour of being contacted by a police officer or code enforcement officer by telephone or email.

(c) The [~~A~~] culpable mental state [~~is not~~] required for the commission of an offense under this chapter is governed by S[~~s~~]ection 1-5.1 of this code.

(d) This chapter may be enforced by the director of special events, the director of code compliance, the chief of police, the fire chief, or their designated representatives.

SEC. 42A-37[~~16~~]. PENALTY.

(a) A person who violates a provision of this chapter or a requirement of a [~~special event~~] permit issued under this chapter is guilty of a separate offense for each day or part of a day during which the violation is committed or continued.

(b) Each offense is punishable by a fine not to exceed:

(1) $2,000 for a violation of a provision of this chapter or a requirement of a [~~special event~~] permit governing fire safety, zoning, or public health and sanitation, including dumping of refuse; or

(2) $500 for all other violations of this chapter or requirements of a [~~special event~~] permit issued under this chapter."

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 Chapters 29A and 42A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 6. 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 7. That this ordinance shall take effect on June 1, 2019, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By_____
Assistant City Attorney

Passed_____

DRAFT

Agenda Information Sheet

File #: 18-1408 **Item #:** 6.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 12

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with CP&Y, Inc. for the engineering design of Alley Reconstruction Group 17-1203 (list attached to the Agenda Information Sheet) - Not to exceed $330,102.89 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($279,717.89) and Wastewater Capital Improvement Fund ($50,385.00)

BACKGROUND

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

This action will authorize a professional services contract with CP&Y, Inc. for the engineering design of six alley reconstruction projects as Alley Reconstruction Group 17-1203. The alley reconstruction projects will include replacing the existing deteriorating alley pavement with new reinforced concrete pavement, storm drainage improvements and wastewater main replacements.

Following are the locations and design costs for each project:

Alley Reconstruction Improvements

Project	Council District	Amount
Oakleaf Road (6302-6326) and Warm Mist Lane (6301-6323)	12	$27,992.69
Echo Bluff Drive (7103-7133) and Rustic Valley Drive (7202-7226)	12	$42,944.19

Bluefield Drive (7105-7227) and Carta Valley Drive (7311-7427)	12	$86,996.69
Gracefield Lane (7151-7203) and Crooked Oak Drive (7101-7145)	12	$65,988.69
La Sobrina Drive (7206-7446) and Whispering Pines Drive (7223-7441)	12	$78,147.19
Dornoch Lane (7604-7608) and Lairds Lane (7603-7605)	12	$28,033.44

ESTIMATED SCHEDULE OF PROJECT

Begin Design	April 2019
Complete Design	April 2020
Begin Construction	September 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $279,717.89
Wastewater Capital Improvement Fund - $50,385.00

Estimated Future Cost - Construction - $2,493,760.65

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$330,102.89	Architectural & Engineering	25.66%	100.00%	$330,102.89
• This contract exceeds the M/WBE goal.				

OWNER

CP&Y, Inc.

Robin Handel, P.E., Senior Vice President
David Hays, CPA, Chief Financial Officer

MAPS

Attached

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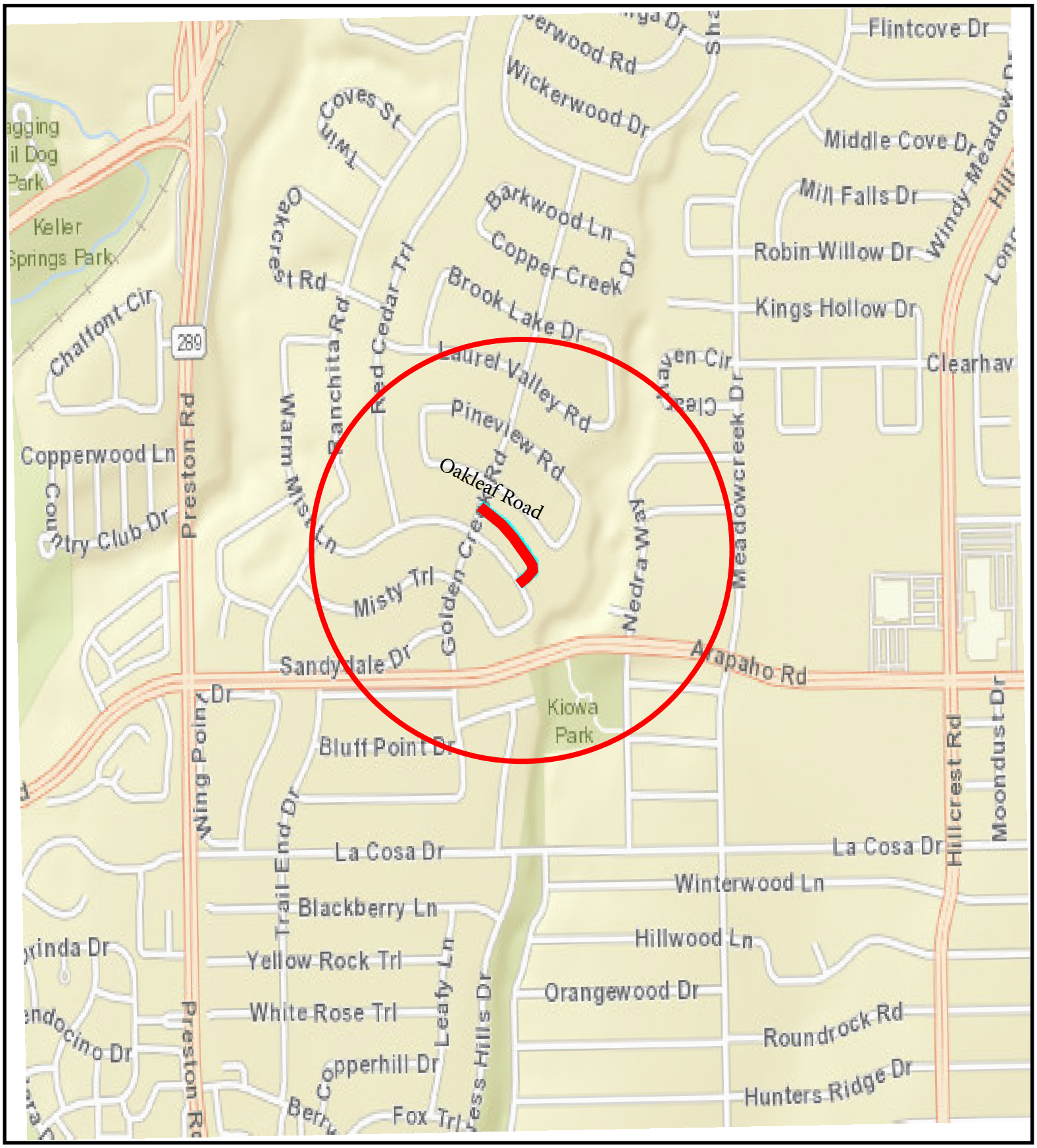
Alley Reconstruction Group 17-1203

Alley Reconstruction Improvements

Project	Council District
Oakleaf Road (6302-6326) and Warm Mist Lane (6301-6323)	12
Echo Bluff Drive (7103-7133) and Rustic Valley Drive (7202-7226)	12
Bluefield Drive (7105-7227) and Carta Valley Drive (7311-7427)	12
Gracefield Lane (7151-7203) and Crooked Oak Drive (7101-7145)	12
La Sobrina Drive (7206-7446) and Whispering Pines Drive (7223-7441)	12
Dornoch Lane (7604-7608) and Lairds Lane (7603-7605)	12

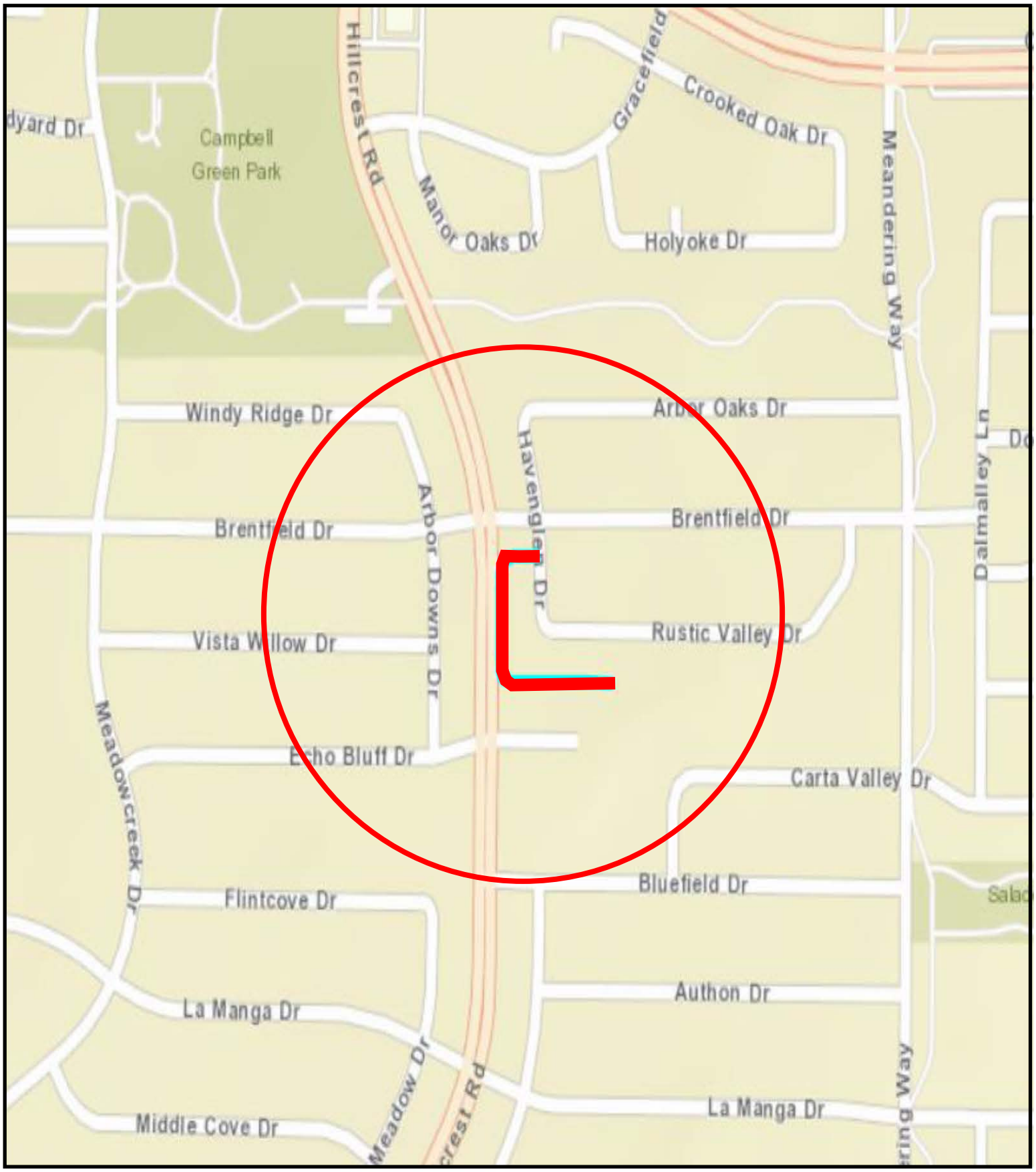
ALLEY RECONSTRUCTION

6302-6326 OAKLEAF ROAD & 6301-6323 WARM MIST LANE



COUNCIL DISTRICT 12

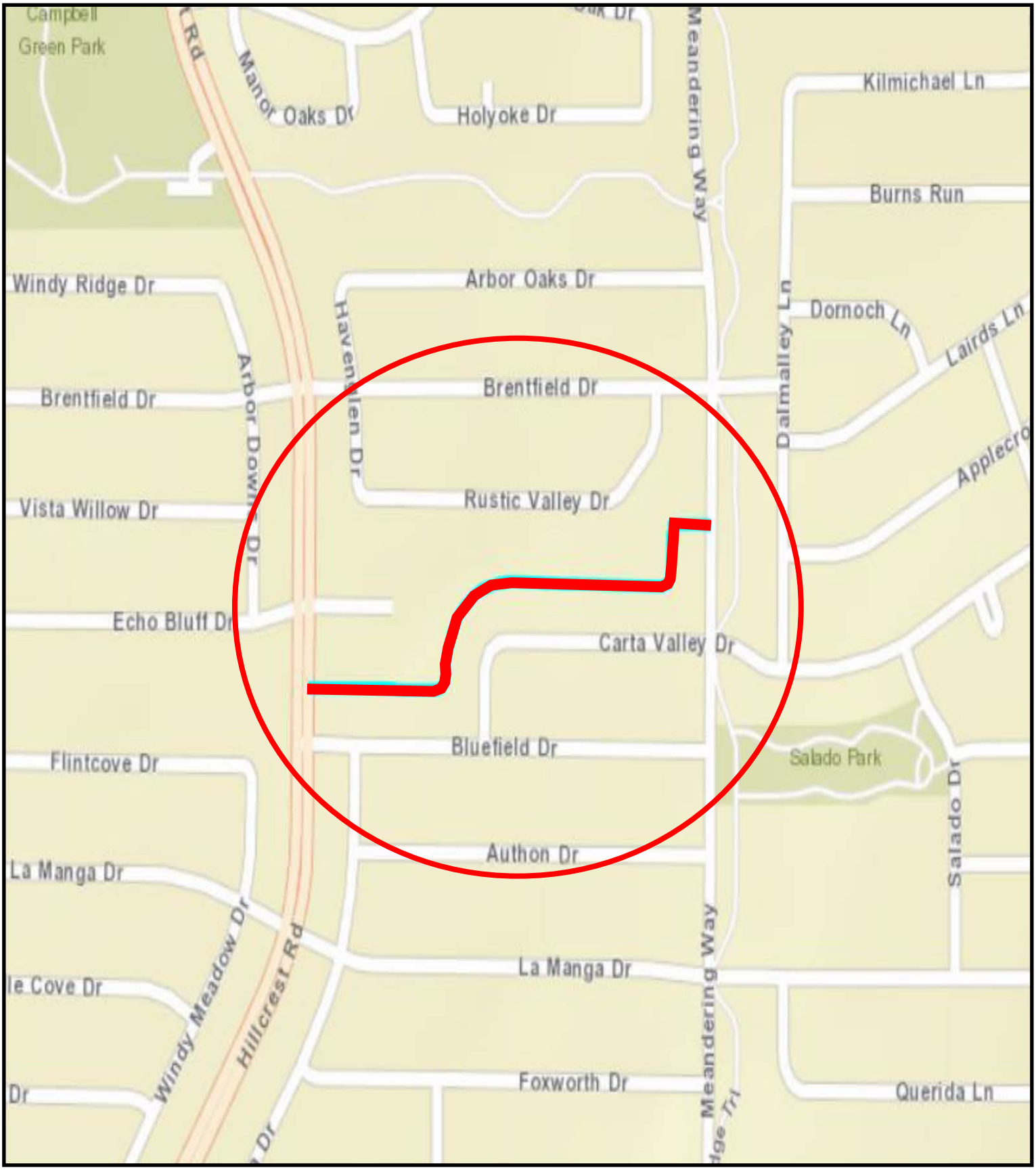
ALLEY RECONSTRUCTION
7103-7133 ECHO BLUFF DRIVE &
7202-7226 RUSTIC VALLEY DRIVE



COUNCIL DISTRICT 12

ALLEY RECONSTRUCTION

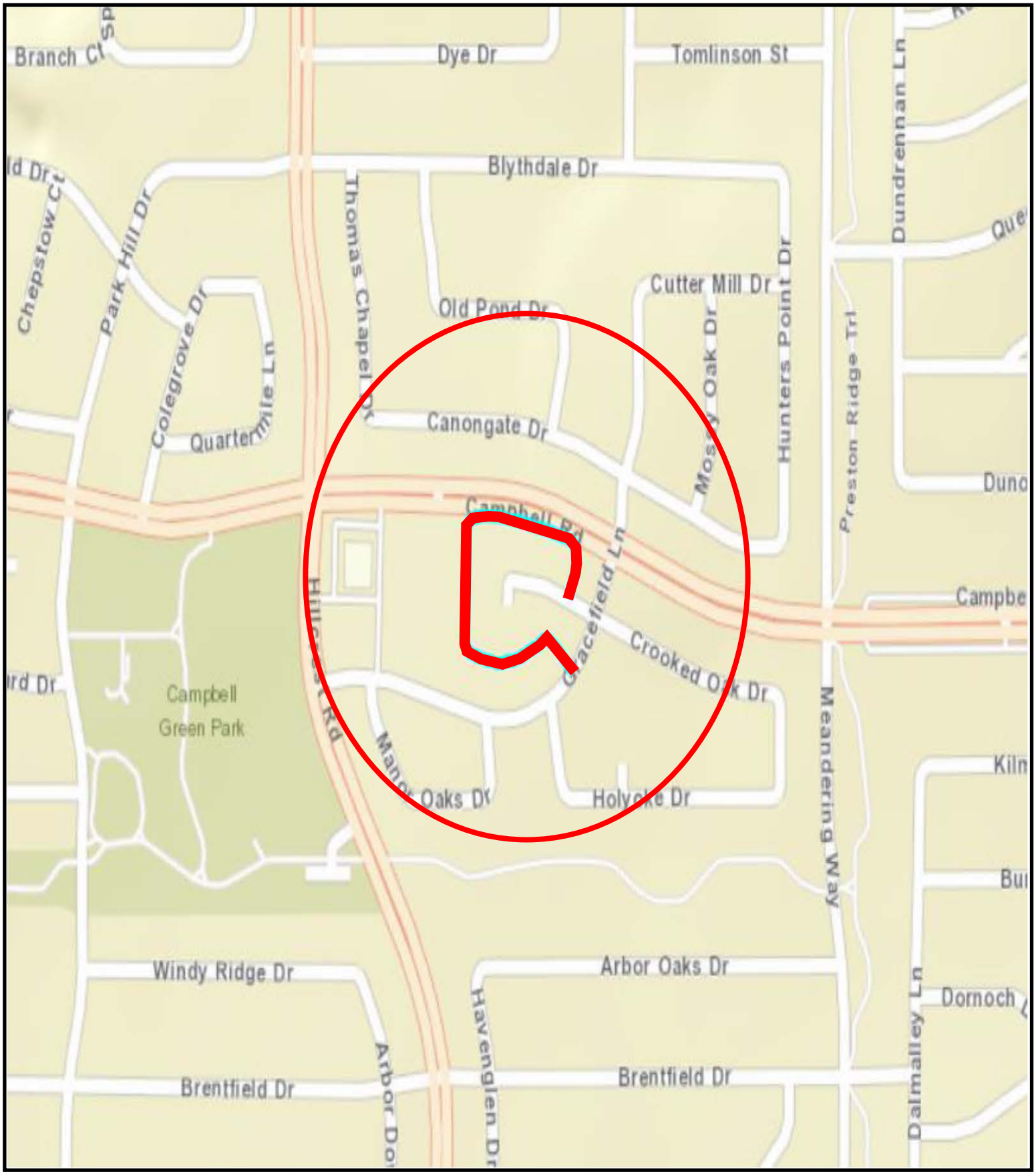
7105-7227 BLUEFIELD DRIVE & 7311-7427 CARTA VALLEY DRIVE



COUNCIL DISTRICT 12

ALLEY RECONSTRUCTION

7151-7203 GRACEFIELD LANE & 7101-7145 CROOKED OAK DRIVE

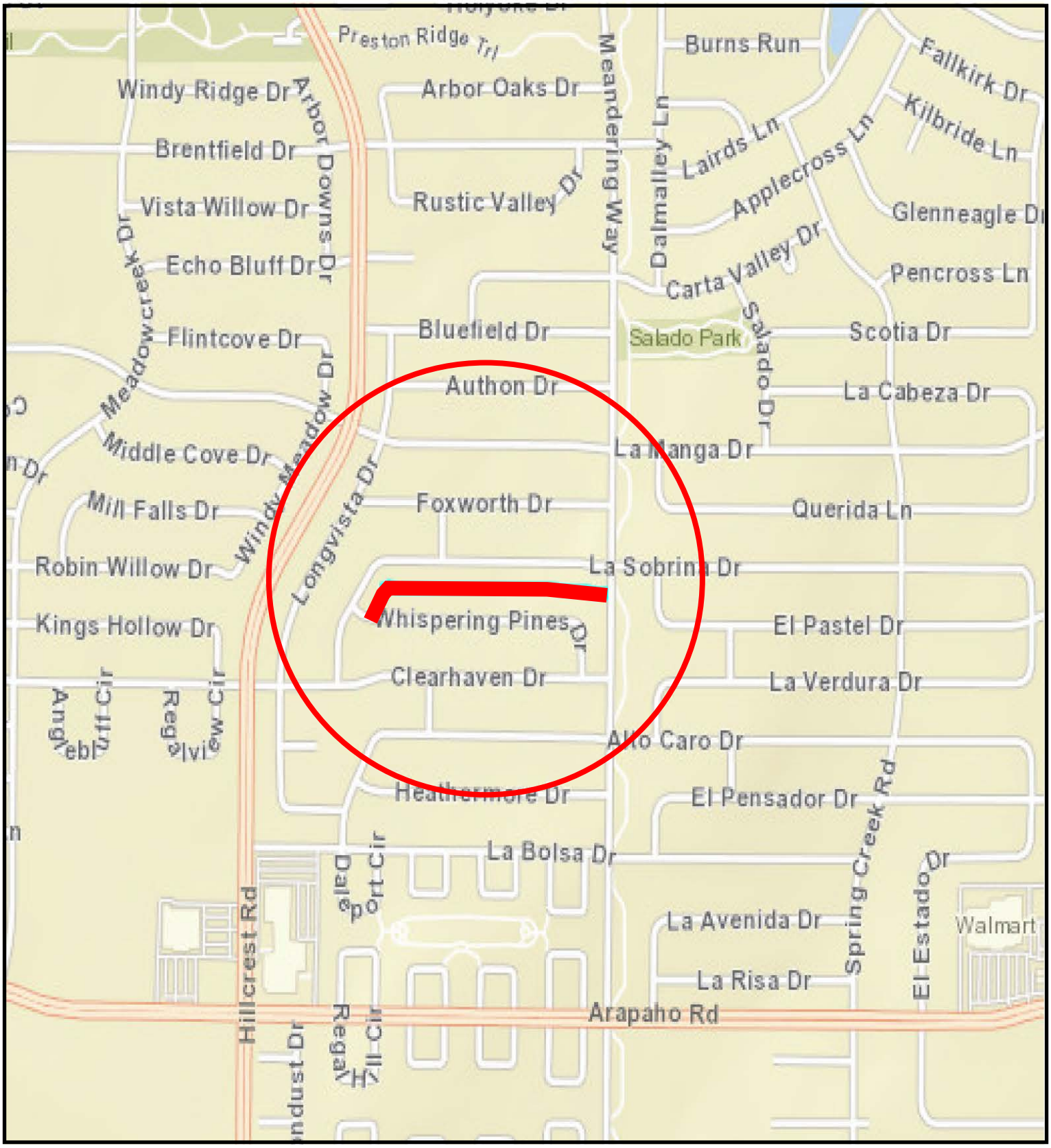


COUNCIL DISTRICT 12

ALLEY RECONSTRUCTION

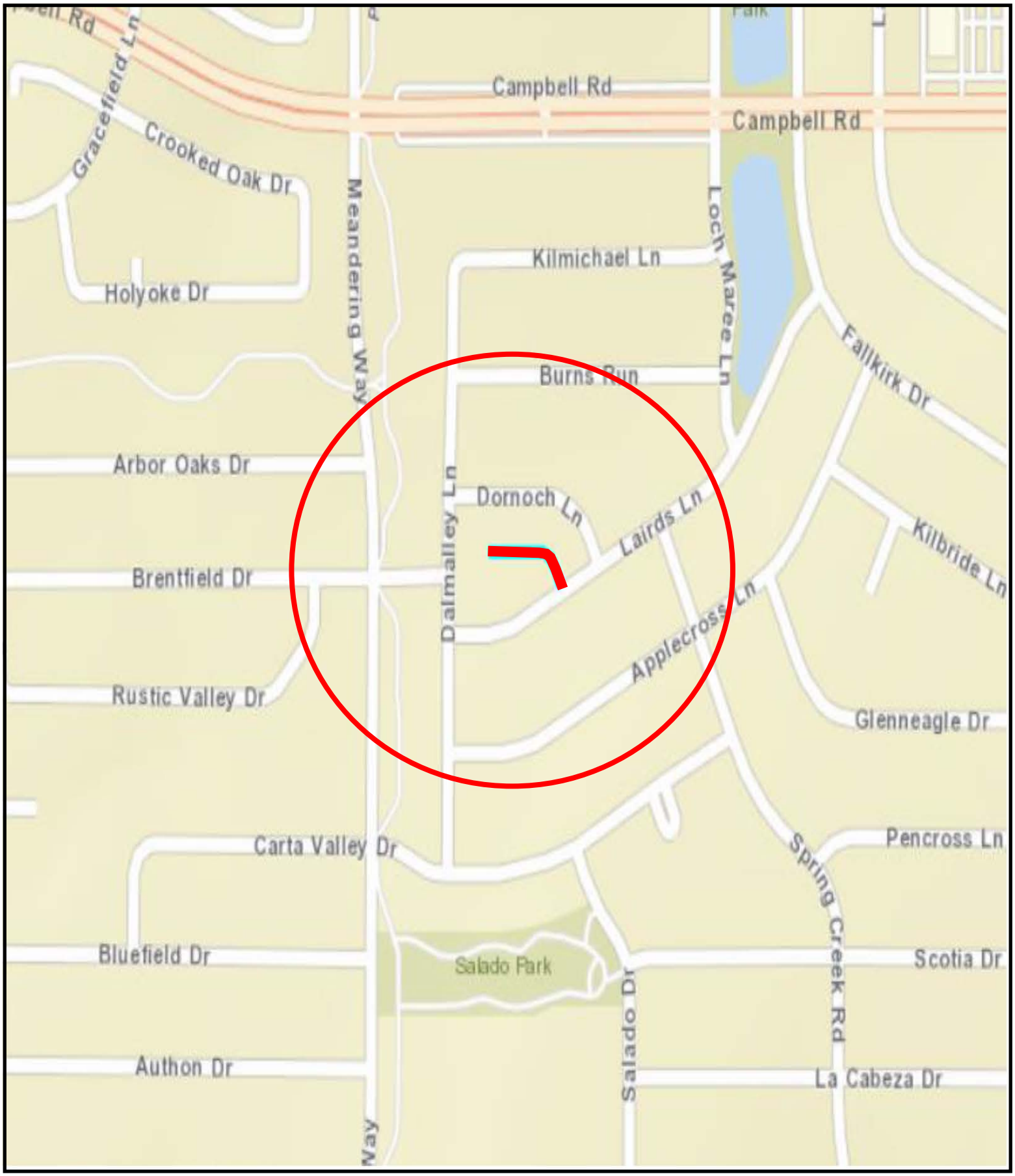
7206-7446 LA SOBRINA DRIVE &

7223-7441 WHISPERING PINES DRIVE



COUNCIL DISTRICT 12

ALLEY RECONSTRUCTION
7604-7608 DORNOCH LANE & 7603-7605 LAIRDS LANE



COUNCIL DISTRICT 12

WHEREAS, CP&Y Inc. was selected to provide engineering design of Alley Reconstruction Group 17-1203.

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 professional services contract with CP&Y, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $330,102.89.

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

CP&Y, Inc. for the engineering design of alley reconstruction projects on: Oakleaf Road (6302-6326) and Warm Mist Lane (6301-6323); Echo Bluff Drive (7103-7133) and Rustic Valley Drive (7202-7226); Bluefield Drive (7105-7227) and Carta Valley Drive (7311-7427); Gracefield Lane (7151-7203) and Crooked Oak Drive (7101-7145); La Sobrina Drive (7206-7446) and Whispering Pines Drive (7223-7441); and Dornoch Lane (7604-7608) and Lairds Lane (7603-7605):

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V102, Activity AREC Object 4111, Program PB17V102 Encumbrance/Contract No. CX-PBW-2019-00009196 Vendor 080659	$ 27,992.69
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V103, Activity AREC Object 4111, Program PB17V103 Encumbrance/Contract No. CX-PBW-2019-00009196 Vendor 080659	$ 42,944.19
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V104, Activity AREC Object 4111, Program PB17V104 Encumbrance/Contract No. CX-PBW-2019-00009196 Vendor 080659	$ 68,851.69

SECTION 2. (continued)

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V105, Activity AREC Object 4111, Program PB17V105 Encumbrance/Contract No. CX-PBW-2019-00009196 Vendor 080659	$ 54,838.69
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V106, Activity AREC Object 4111, Program PB17V106 Encumbrance/Contract No. CX-PBW-2019-00009196 Vendor 080659	$ 57,057.19
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V107, Activity AREC Object 4111, Program PB17V107 Encumbrance/Contract No. CX-PBW-2019-00009196 Vendor 080659	$ 28,033.44
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4111, Program 719206 Encumbrance/Contract No. CX-PBW-2019-00009196 Vendor 080659	$ 50,385.00
Total amount not to exceed	$330,102.89

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 18-1407 **Item #:** 7.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 12

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Jones and Carter, Inc. for the engineering design of Street Reconstruction Group 17-1205 (list attached to the Agenda Information Sheet) - Not to exceed $159,235.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($133,455.80) and Water Utilities Capital Improvement Funds ($25,780.00)

BACKGROUND

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

This action will authorize a professional services contract with Jones and Carter, Inc. for the engineering design of three street reconstruction projects of local streets as Street Reconstruction Group 17-1205. The scope will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, drainage system, and water and wastewater improvements.

Following are the locations and design costs for each project:

Street Reconstruction- Local Streets - Improvements

Project	Council District	Amount
6100 Block of Calm Meadow Road	12	$53,030.10
Frankford Road from Frankford Road to Aramis Lane	12	$43,368.10

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Timber Oaks Drive from Shadow Ridge Drive to Shadow Ridge Drive	12	$62,837.60

ESTIMATED SCHEDULE OF PROJECT

Begin Design	April 2019
Complete Design	April 2020
Begin Construction	October 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $133,455.80
Water Utilities Capital Improvement Funds - $25,780.00

Estimated Future Cost - Construction - $1,407,866.51

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$159,235.80	Architectural & Engineering	25.66%	27.44%	$43,693.00
• This contract exceeds the M/WBE goal.				

OWNER

Jones and Carter, Inc.

Mark Holliday, P.E., Vice President

MAPS

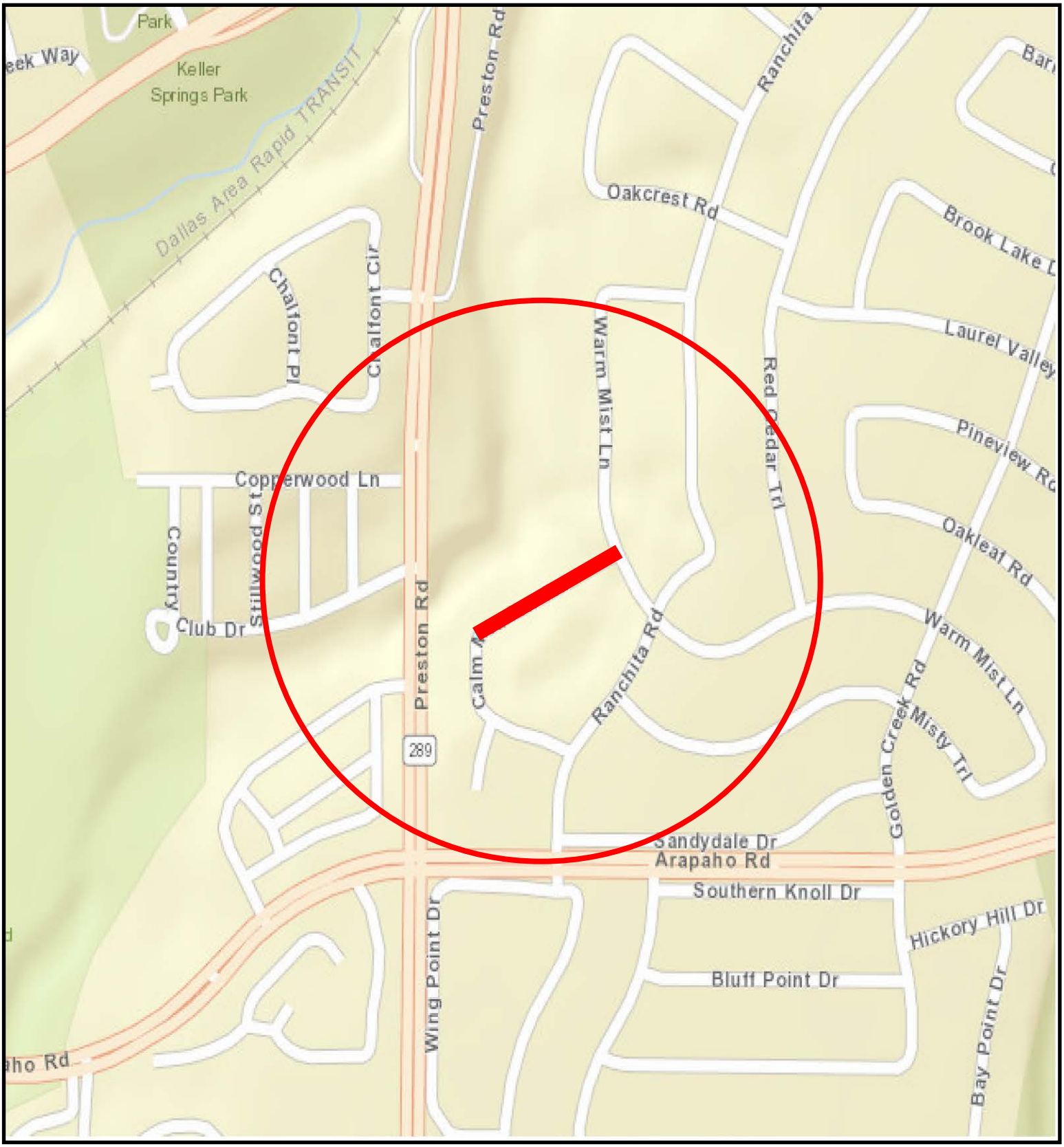
Attached

Street Reconstruction Group 17-1205

Street Reconstruction - Local Streets - Improvements

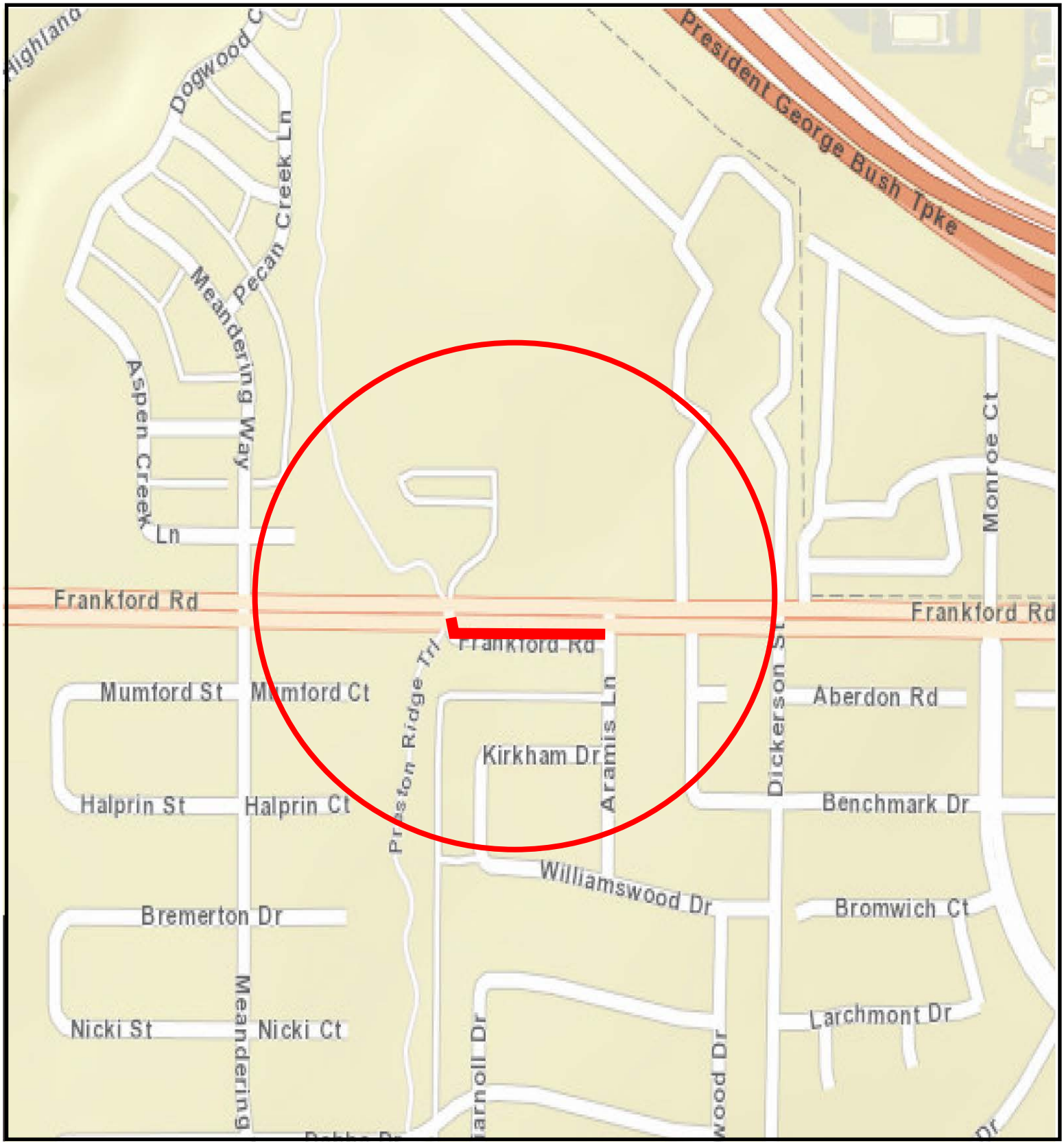
Project	**Council District**
6100 Block of Calm Meadow Road	12
Frankford Road from Frankford Road to Aramis Lane	12
Timber Oaks Drive from Shadow Ridge Drive to Shadow Ridge Drive	12

STREET RECONSTRUCTION
6100 BLOCK OF CALM MEADOW ROAD



COUNCIL DISTRICT 12

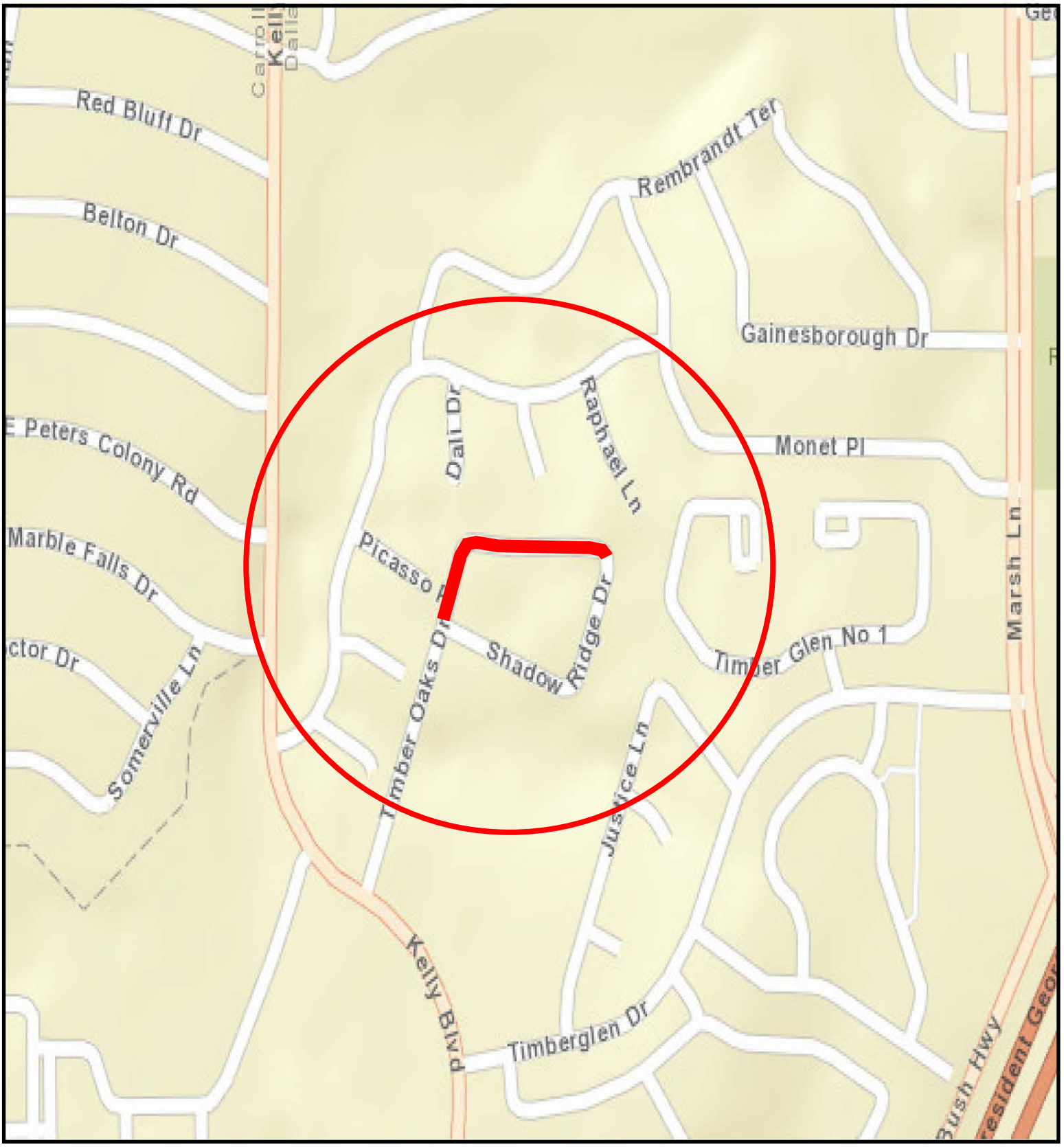
STREET RECONSTRUCTION
FRANKFORD ROAD FROM FRANKFORD ROAD TO ARAMIS LANE



COUNCIL DISTRICT 12

STREET RECONSTRUCTION

TIMBER OAKS DRIVE FROM SHADOW RIDGE DRIVE TO SHADOW RIDGE DRIVE



COUNCIL DISTRICT 12

February 27, 2019

WHEREAS, Jones & Carter, Inc. was selected to provide engineering design for Street Reconstruction Group 17-1205.

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 professional services contract with Jones & Carter, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $159,235.80.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $159,235.80 in accordance with the terms and conditions of the contract:

Jones & Carter, Inc. for the engineering design of three street reconstruction projects of local streets on: 6100 Block of Calm Meadow Road; Frankford Road from Frankford Road to Aramis Lane; and Timber Oaks Drive from Shadow Ridge Drive to Shadow Ridge Drive:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V282, Activity SREC Object 4111, Program PB17V282 Encumbrance/Contract No. CX-PBW-2019-00009182 Vendor VS0000004399	$ 39,610.10
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V283, Activity SREC Object 4111, Program PB17V283 Encumbrance/Contract No. CX-PBW-2019-00009182 Vendor VS0000004399	$ 31,008.10
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V284, Activity SREC Object 4111, Program PB17V284 Encumbrance/Contract No. CX-PBW-2019-00009182 Vendor VS0000004399	$ 62,837.60
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Object 4111, Program 719207 Encumbrance/Contract No. CX-PBW-2019-00009182 Vendor VS0000004399	$ 14,673.40

SECTION 2. (continued)

Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4111, Program 719208 Encumbrance/Contract No. CX-PBW-2019-00009182 Vendor VS0000004399	$ 11,106.60
Total amount not to exceed	$159,235.80

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-185 **Item #:** 8.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 12

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Simon Engineering and Consulting, Inc. for the engineering design of Street Reconstruction Group 17-1206 (list attached to the Agenda Information Sheet) - Not to exceed $183,196.20 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($138,756.20) and Water Utilities Capital Improvement Funds ($44,440.00)

BACKGROUND

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

This action will authorize a professional services contract with Simon Engineering and Consulting, Inc. for the engineering design of two street reconstruction projects of local streets as Street Reconstruction Group 17-1206. The scope will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, drainage system, and water and wastewater improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

Project	Council District	Amount
Crownover Court from Genstar Lane to End of Pavement	12	$97,004.25
Mimms Drive from Featherwood Drive to Mimms Drive	12	$86,191.95

ESTIMATED SCHEDULE OF PROJECT

Begin Design	April 2019
Complete Design	April 2020
Begin Construction	October 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $138,756.20
Water Utilities Capital Improvement Funds - $44,440.00

Estimated Future Cost - Construction - $1,886,271.12

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$183,196.20	Architectural & Engineering	25.66%	100.00%	$183,196.20
• This contract exceeds the M/WBE goal.				

OWNER

Simon Engineering and Consulting, Inc.

Voranique Simon, P.E., President

MAPS

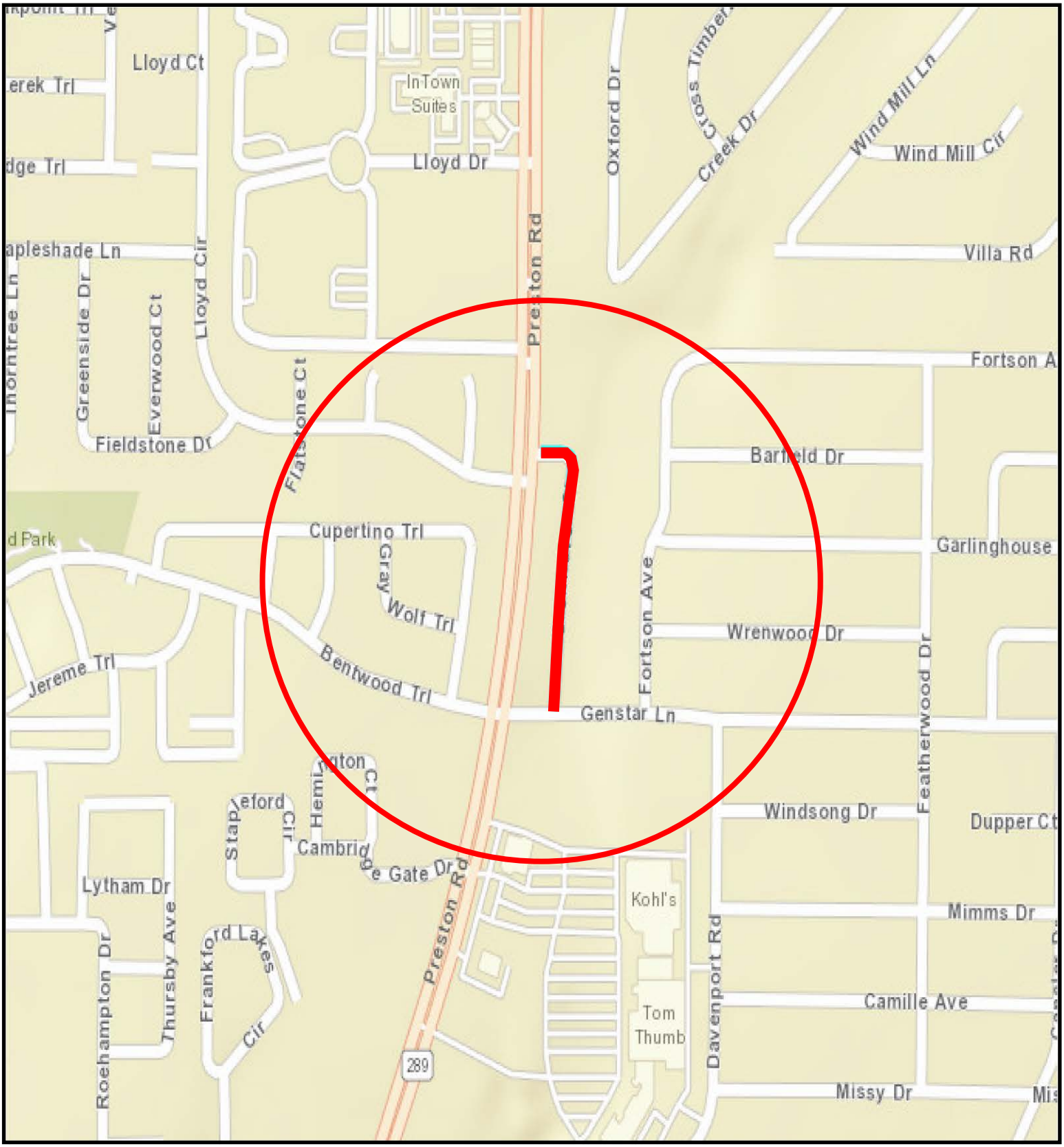
Attached

Street Reconstruction Group 17-1206

Street Reconstruction – Local Streets – Improvements

Project	Council District
Crownover Court from Genstar Lane to End of Pavement	12
Mimms Drive from Featherwood Drive to Mimms Drive	12

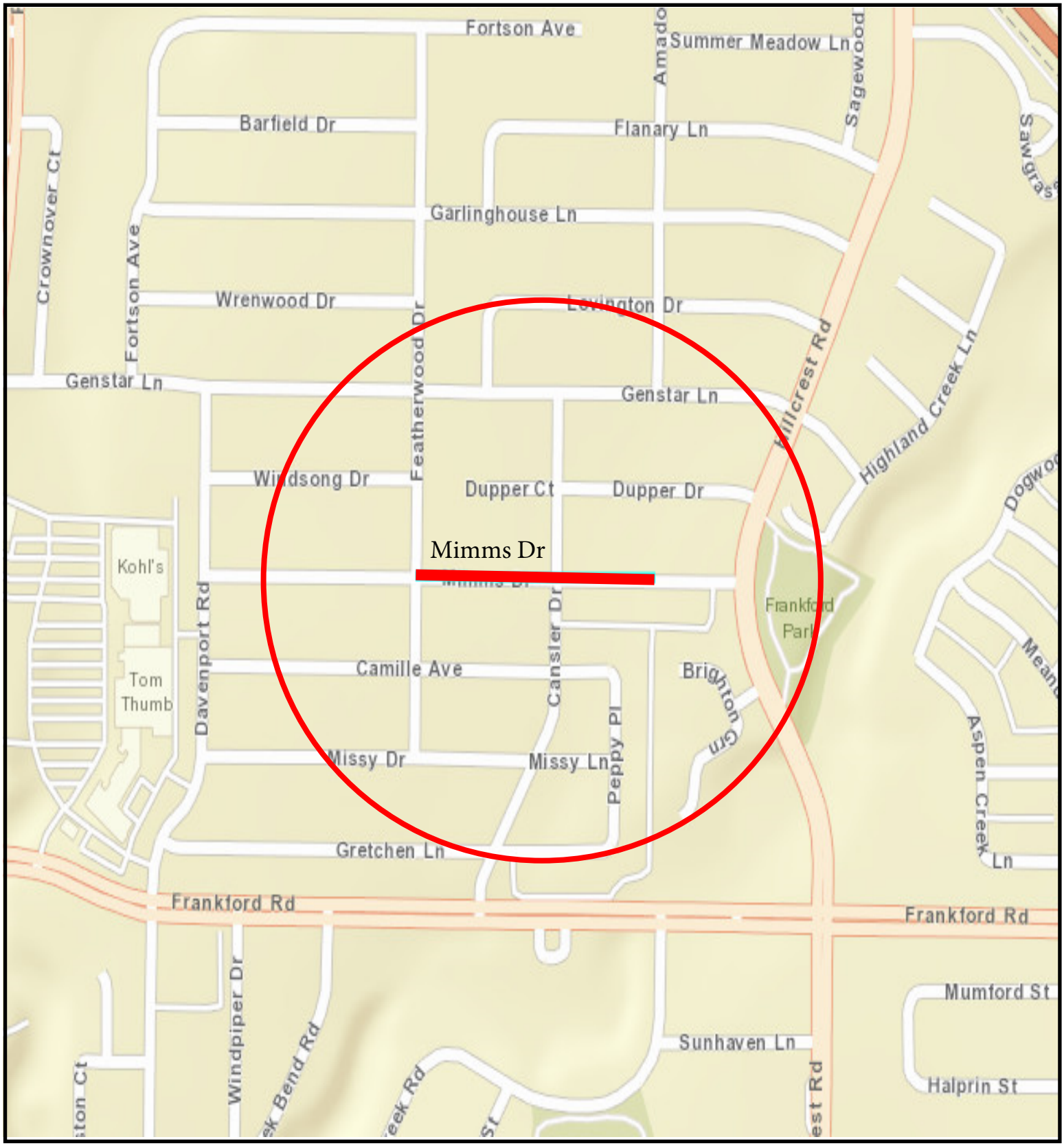
STREET RECONSTRUCTION
CROWNOVER COURT FROM GENSTAR LANE TO END OF PAVEMENT



COUNCIL DISTRICT 12

STREET RECONSTRUCTION

MIMMS DRIVE FROM FEATHERWOOD DRIVE TO MIMMS DRIVE



COUNCIL DISTRICT 12

February 27, 2019

WHEREAS, Simon Engineering & Consulting, Inc. was selected to provide engineering design for Street Reconstruction Group 17-1206.

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 professional services contract with Simon Engineering & Consulting, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $183,196.20.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $183,196.20 in accordance with the terms and conditions of the contract:

Simon Engineering & Consulting, Inc. for the engineering design of two street reconstruction projects of local streets on: Crownover Court from Genstar Lane to End of Pavement; and Mimms Drive from Featherwood Drive to Mimms Drive:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V228, Activity SREC Object 4111, Program PB17V228 Encumbrance/Contract No. CX-PBW-2019-00009179 Vendor VS0000052965	$ 70,504.25
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V229, Activity SREC Object 4111, Program PB17V229 Encumbrance/Contract No. CX-PBW-2019-00009179 Vendor VS0000052965	$ 68,251.95
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Object 4111, Program 719209 Encumbrance/Contract No. CX-PBW-2019-00009179 Vendor VS0000052965	$ 26,211.40
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4111, Program 719210 Encumbrance/Contract No. CX-PBW-2019-00009179 Vendor VS0000052965	$ 18,228.60
Total amount not to exceed	$183,196.20

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 18-1410 **Item #:** 9.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Othon, Inc. for the engineering design of Alley Reconstruction Group 17-1303 (list attached to the Agenda Information Sheet) - Not to exceed $278,734.10 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($255,249.10) and Wastewater Capital Improvement Fund ($23,485.00)

BACKGROUND

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

This action will authorize a professional services contract with Othon, Inc. for the engineering design of six alley reconstruction projects as Alley Reconstruction Group 17-1303. The alley reconstruction projects will include replacing the existing deteriorating concrete alleys with new reinforced concrete pavement, storm drainage improvements and wastewater main replacements.

Following are the locations and design costs for each project:

Alley Reconstruction Improvements

Project	Council District	Amount
Carry Back Circle (10445-10461) and Carry Back Place (10419-10427)	13	$29,262.24
Waldrop Street (3105-3161) and Rotan Lane (3106-3160)	13	$60,523.68

Rotan Lane (3206-3232) and Waldrop Street (3207-3233)	13	$34,377.23
Citation Drive (3207-3349) and Timberview Road (3208-3330)	13	$62,619.59
Ainsworth Drive (3544-3638) and Norcross Lane (3615-3675)	13	$53,696.03
Weeburn Drive (3610-3668) and Midpines Drive (3623-3651)	13	$38,255.33

ESTIMATED SCHEDULE OF PROJECT

Begin Design	April 2019
Complete Design	April 2020
Begin Construction	September 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $255,249.10
Wastewater Capital Improvement Fund - $23,485.00

Estimated Future Cost - Construction - $1,941,330.48

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$278,734.10	Architectural & Engineering	25.66%	100.00%	$278,734.10
• This contract exceeds the M/WBE goal.				

OWNER

Othon, Inc.

Srinivas M. Sangineni, P.E., PTOE, PTP, Senior Vice President

MAPS

Attached

powered by Legistar™

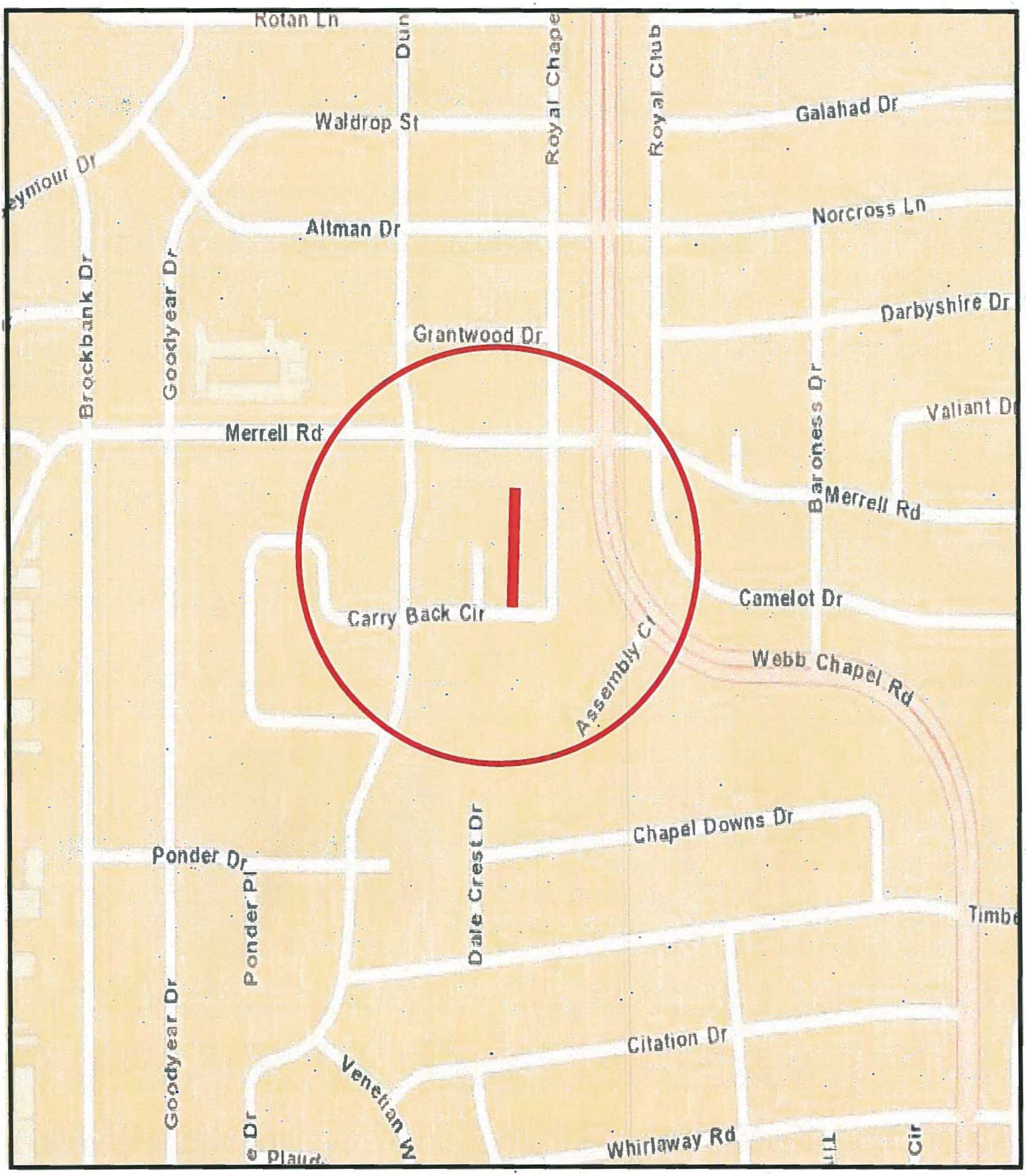
Alley Reconstruction Group 17-1303

Alley Reconstruction Improvements

Project	Council District
Carry Back Circle (10445-10461) and Carry Back Place (10419-10427)	13
Waldrop Street (3105-3161) and Rotan Lane (3106-3160)	13
Rotan Lane (3206-3232) and Waldrop Street (3207-3233)	13
Citation Drive (3207-3349) and Timberview Road (3208-3330)	13
Ainsworth Drive (3544-3638) and Norcross Lane (3615-3675)	13
Weeburn Drive (3610-3668) and Midpines Drive (3623-3651)	13

ALLEY RECONSTRUCTION

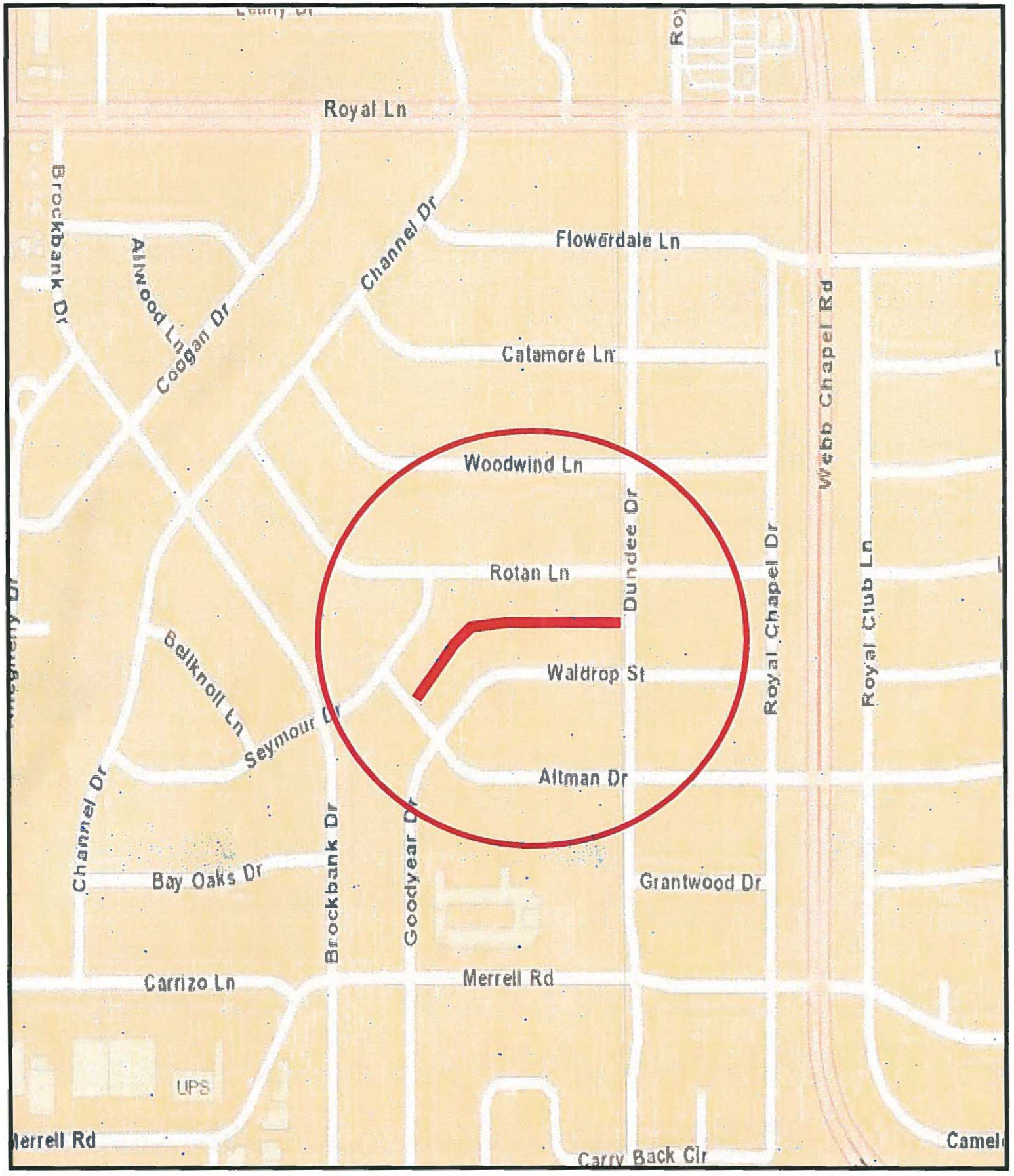
10445-10461 CARRY BACK CIR. & 10419-10427 CARRY BACK PL.



COUNCIL DISTRICT 13

ALLEY RECONSTRUCTION

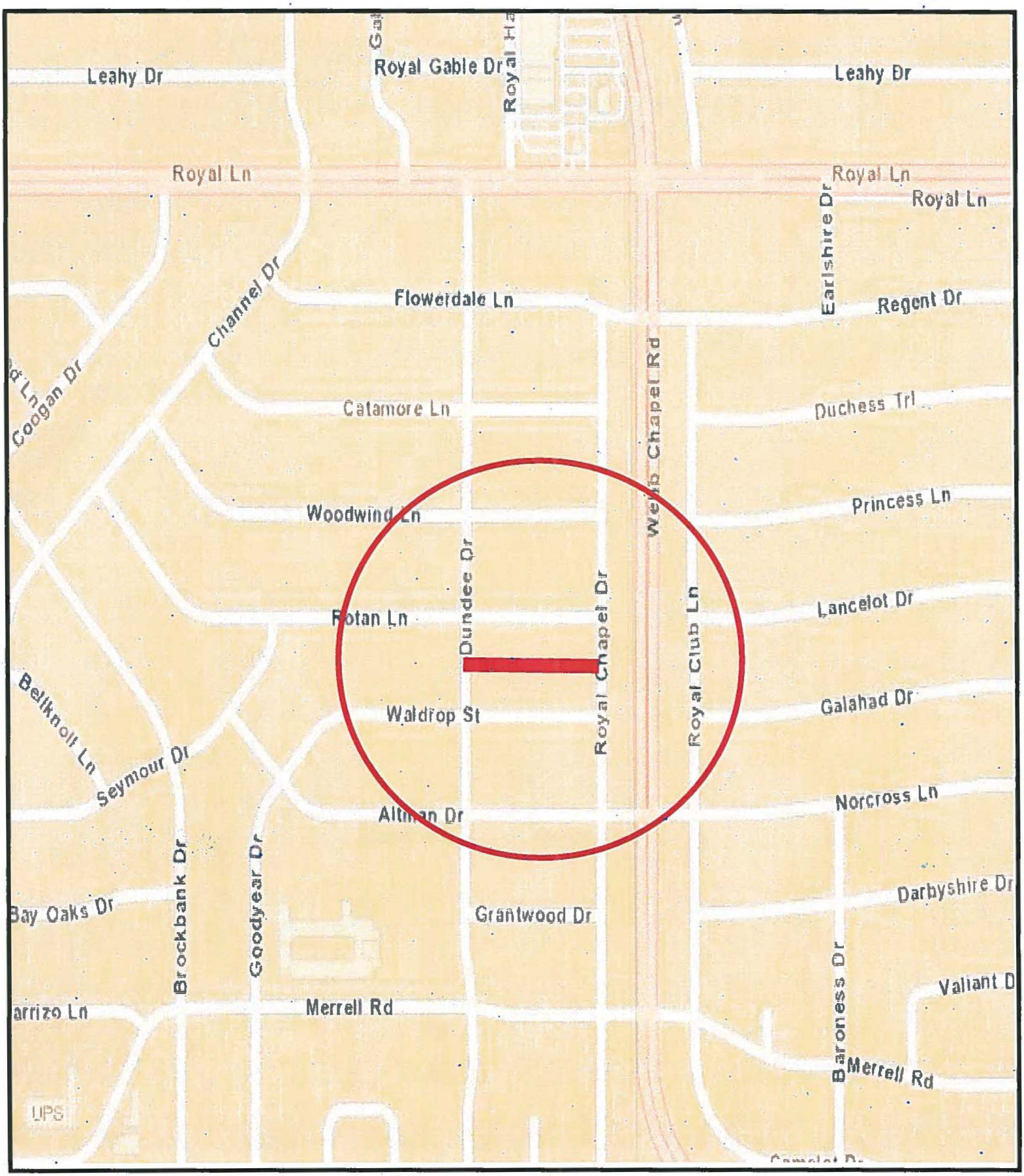
3105-3161 WALDROP STREET & 3106-3160 ROTAN LANE



COUNCIL DISTRICT 13

ALLEY RECONSTRUCTION

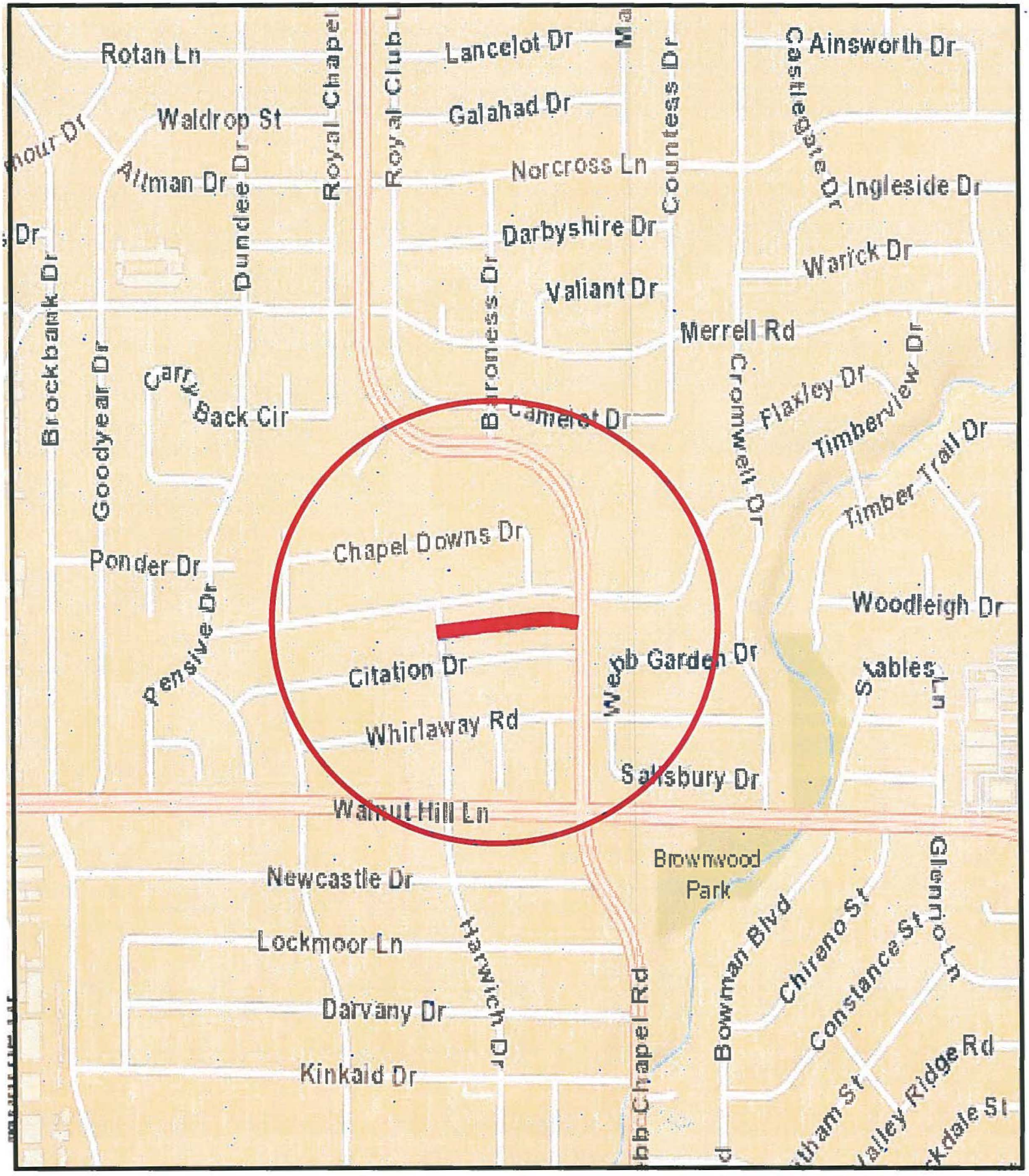
3206-3232 ROTAN LANE & 3207-3233 WALDROP STREET



COUNCIL DISTRICT 13

ALLEY RECONSTRUCTION

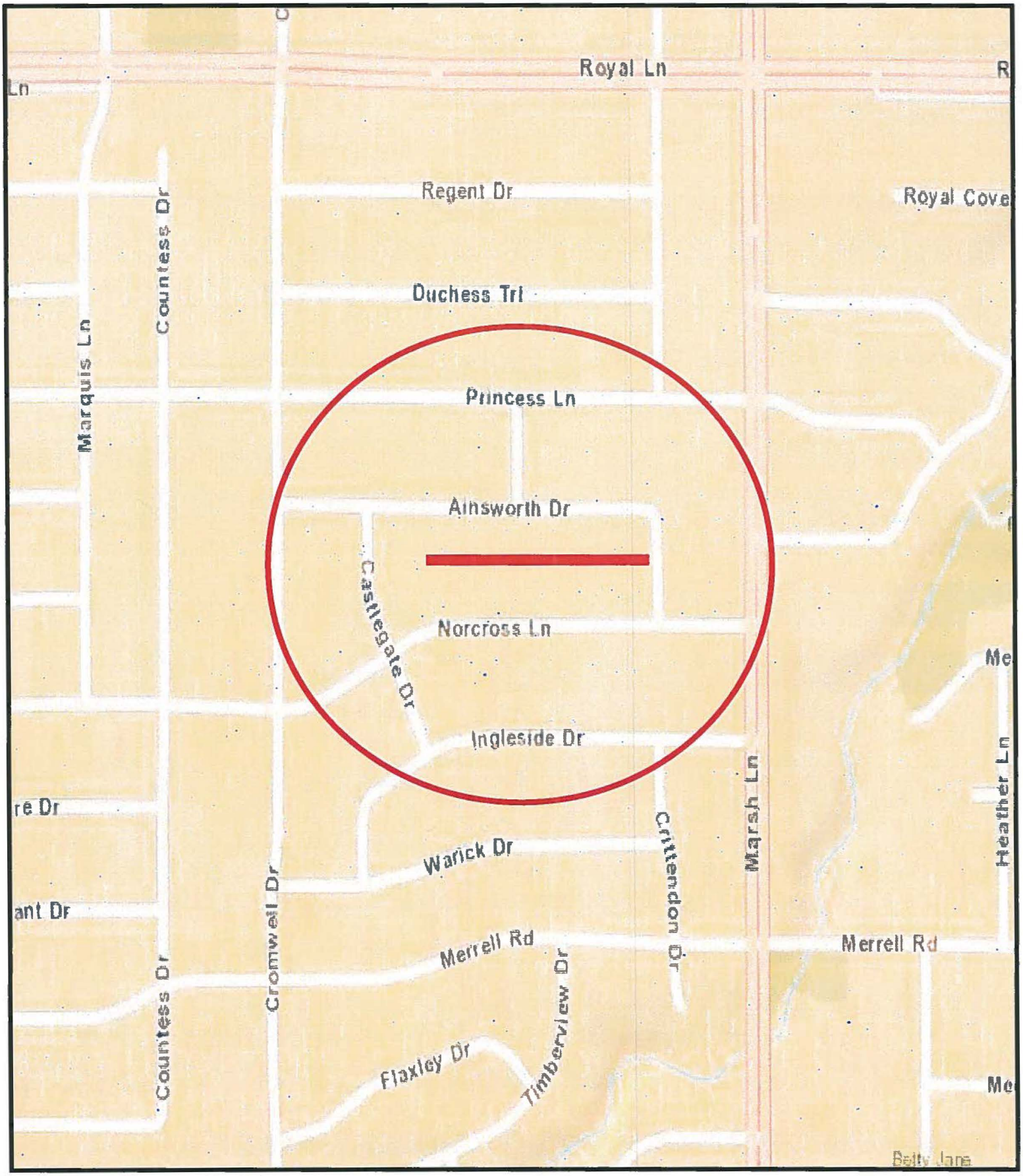
3207-3349 CITATION DRIVE & 3208-3330 TIMBERVIEW ROAD



COUNCIL DISTRICT 13

ALLEY RECONSTRUCTION

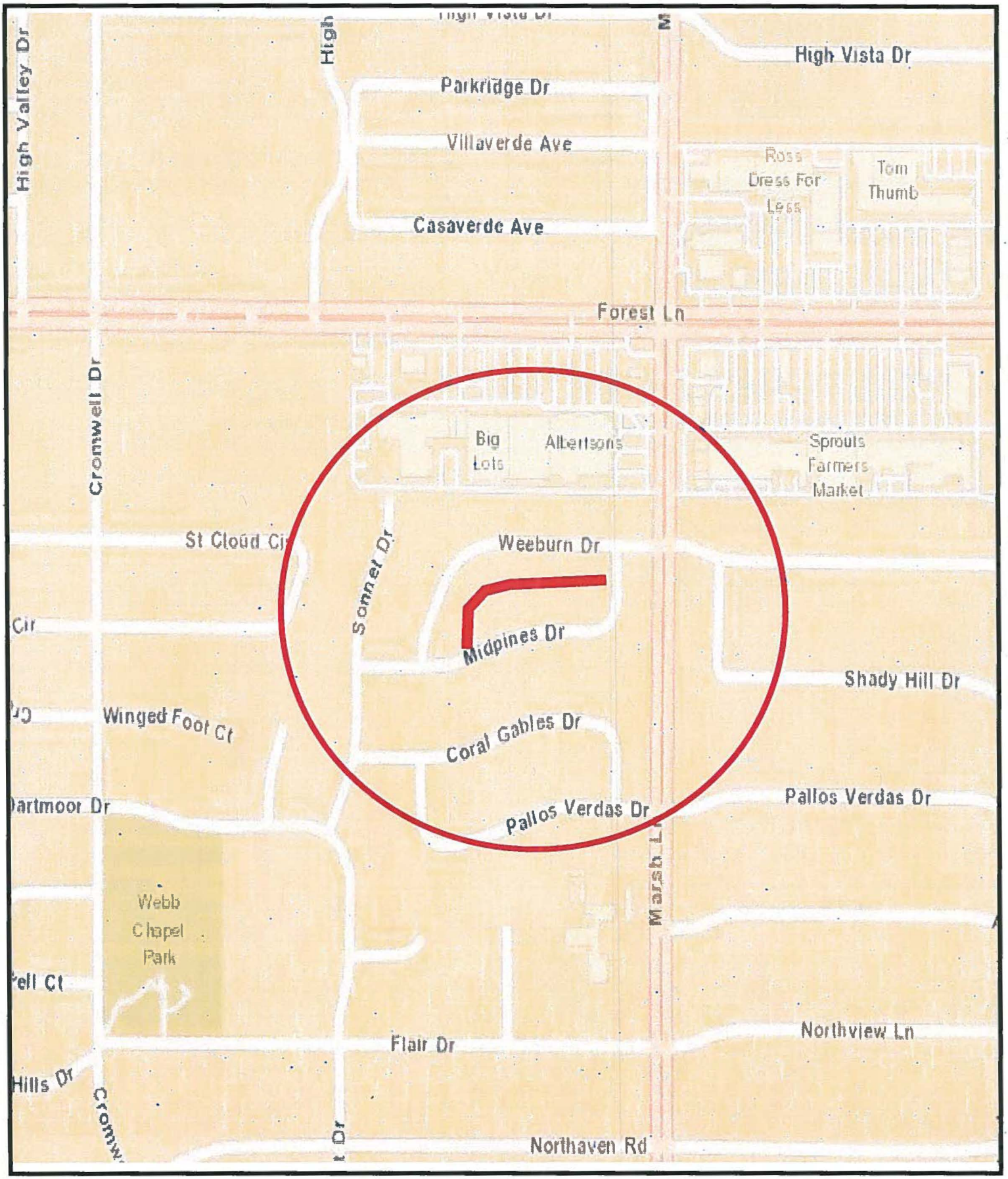
3544-3638 AINSWORTH DRIVE & 3615-3675 NORCROSS LANE



COUNCIL DISTRICT 13

ALLEY RECONSTRUCTION

3610-3668 WEEBURN DRIVE & 3623-3651 MIDPINES DRIVE



COUNCIL DISTRICT 13

WHEREAS, Othon, Inc. was selected to provide engineering design of Alley Reconstruction Group 17-1303.

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 professional services contract with Othon, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $278,734.10.

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

Othon, Inc. for the engineering design of alley reconstruction projects on: Carry Back Circle (10445-10461) and Carry Back Place (10419-10427); Waldrop Street (3105-3161) and Rotan Lane (3106-3160); Rotan Lane (3206-3232) and Waldrop Street (3207-3233); Citation Drive (3207-3349) and Timberview Road (3208-3330); Ainsworth Drive (3544-3638) and Norcross Lane (3615-3675); and Weeburn Drive (3610-3668) and Midpines Drive (3623-3651):

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V113, Activity AREC Object 4111, Program PB17V113 Encumbrance/Contract No. CX-PBW-2019-00009297 Vendor 339129	$ 29,262.24
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V114, Activity AREC Object 4111, Program PB17V114 Encumbrance/Contract No. CX-PBW-2019-00009297 Vendor 339129	$ 43,543.68
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V115, Activity AREC Object 4111, Program PB17V115 Encumbrance/Contract No. CX-PBW-2019-00009297 Vendor 339129	$ 27,872.23

SECTION 2. (continued)

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V116, Activity AREC Object 4111, Program PB17V116 Encumbrance/Contract No. CX-PBW-2019-00009297 Vendor 339129	$ 62,619.59
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V117, Activity AREC Object 4111, Program PB17V117 Encumbrance/Contract No. CX-PBW-2019-00009297 Vendor 339129	$ 53,696.03
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V118, Activity AREC Object 4111, Program PB17V118 Encumbrance/Contract No. CX-PBW-2019-00009297 Vendor 339129	$ 38,255.33
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4111, Program 719216 Encumbrance/Contract No. CX-PBW-2019-00009297 Vendor 339129	$ 23,485.00
Total amount not to exceed	$278,734.10

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-160 **Item #:** 10.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with KIT Professionals, Inc. for the engineering design of Street Reconstruction Group 17-1306 (list attached to the Agenda Information Sheet) - Not to exceed $172,941.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($131,391.00) and Water Utilities Capital Improvement Funds ($41,550.00)

BACKGROUND

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

This action will authorize a professional services contract with KIT Professionals, Inc. for the engineering design of two street reconstruction of local streets as Street Reconstruction Group 17-1306. The street reconstruction projects will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, driveway approaches, storm drainage system, water and wastewater improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

Project	Council District	Amount
Joyce Way from Thackery Street to Hillcrest Road	13	$85,931.00
Meadow Crest Drive from Inwood Road to Lamplighter Lane	13	$87,010.00

ESTIMATED SCHEDULE OF PROJECT

Begin Design	April 2019
Complete Design	March 2020
Begin Construction	June 2020
Complete Construction	June 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $131,391.00
Water Utilities Capital Improvement Funds - $41,550.00

Estimated Future Cost - Construction - $1,783,677.87

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$172,941.00	Architectural & Engineering	25.66%	100.00%	$172,941.00
• This contract exceeds the M/WBE goal.				

OWNER

KIT Professionals, Inc.

William G. Pembroke, P.E., Project Director - North Texas

MAPS

Attached

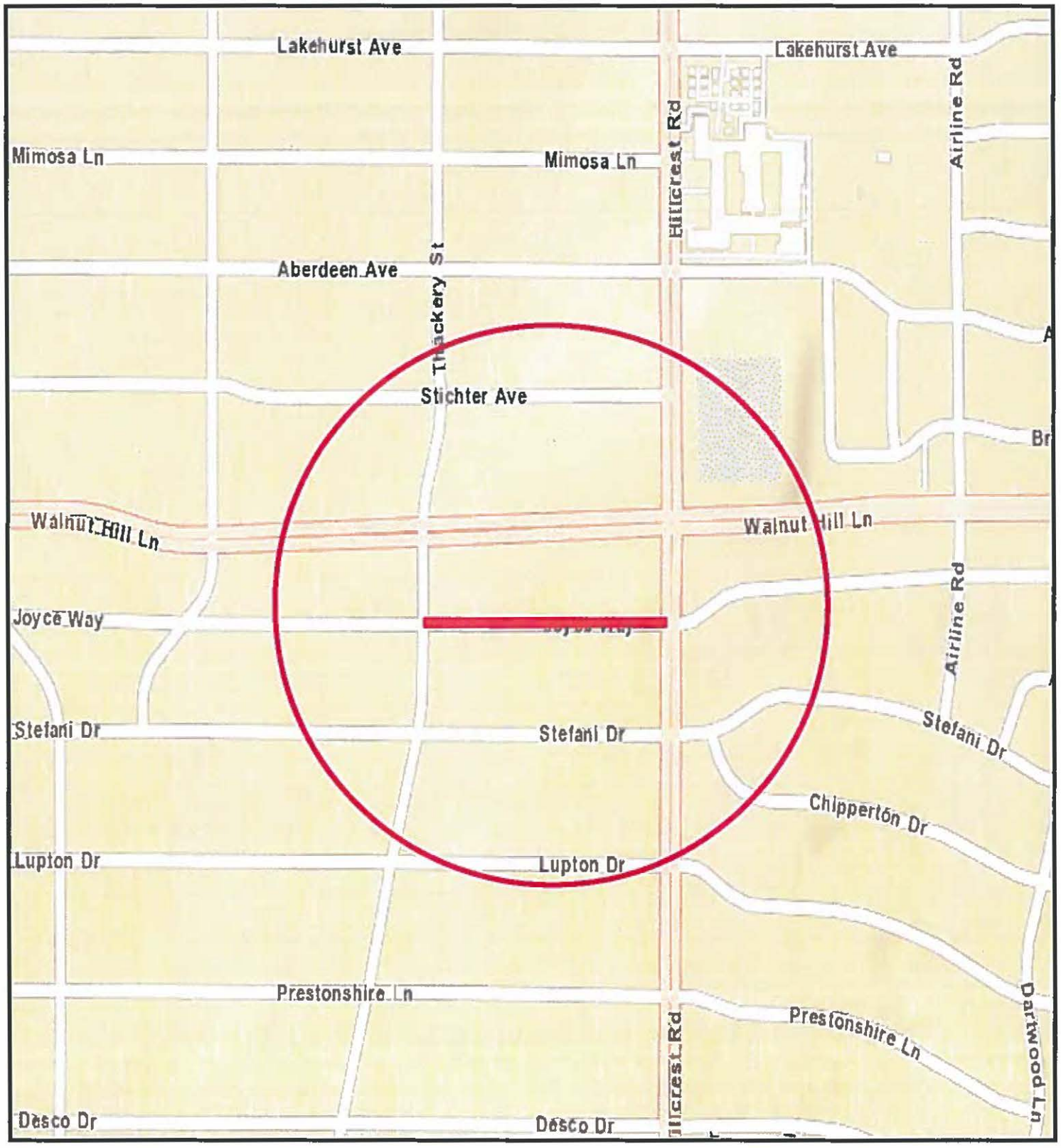
Street Reconstruction Group 17-1306

Street Reconstruction - Local Streets - Improvements

Project	Council District
Joyce Way from Thackery Street to Hillcrest Road	13
Meadow Crest Drive from Inwood Road to Lamplighter Lane	13

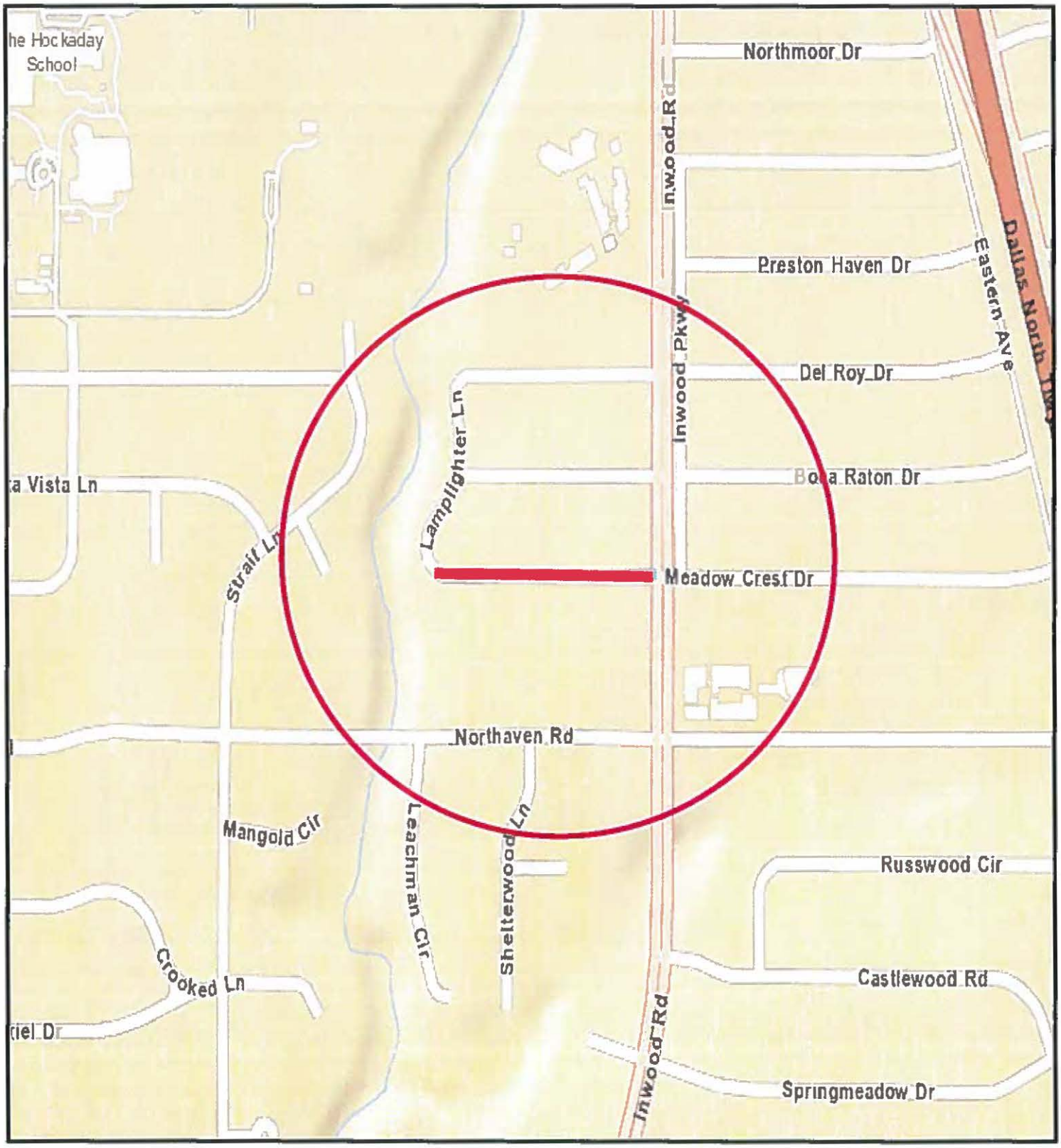
STREET RECONSTRUCTION

JOYCE WAY FROM THACKERY STREET TO HILLCREST ROAD



COUNCIL DISTRICT 13

STREET RECONSTRUCTION
MEADOW CREST DRIVE FROM INWOOD ROAD TO LAMPLIGHTER LANE



COUNCIL DISTRICT 13

February 27, 2019

WHEREAS, KIT Professionals, Inc. was selected to provide engineering design for Street Reconstruction Group 17-1306.

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 professional services contract with KIT Professionals, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $172,941.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $172,941.00 in accordance with the terms and conditions of the contract:

KIT Professionals, Inc. for the engineering design of street reconstruction of local streets on: Joyce Way from Thackery Street to Hillcrest Road and Meadow Crest Drive from Inwood Road to Lamplighter Lane:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V230, Activity SREC Object 4111, Program PB17V230 Encumbrance/Contract No. CX-PBW-2019-00009277 Vendor VS89778	$ 68,311.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V286, Activity SREC Object 4111, Program PB17V286 Encumbrance/Contract No. CX-PBW-2019-00009277 Vendor VS89778	$ 63,080.00
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Object 4111, Program 719213 Encumbrance/Contract No. CX-PBW-2019-00009277 Vendor VS89778	$ 29,585.00
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4111, Program 719214 Encumbrance/Contract No. CX-PBW-2019-00009277 Vendor VS89778	$ 11,965.00
Total amount not to exceed	$172,941.00

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-42 **Item #:** 11.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with RJN Group, Inc. for the engineering design of Alley Reconstruction Group 17-9001 (list attached to the Agenda Information Sheet) - Not to exceed $220,586.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

BACKGROUND

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

This action will authorize a professional services contract with RJN Group, Inc. for the engineering design of ten alley reconstruction projects as Alley Reconstruction Group 17-9001. The alley reconstruction projects will include replacing the existing deteriorating concrete alleys with new reinforced concrete alley pavement and storm drainage improvements.

Following are the locations and design costs for each project:

Alley Reconstruction Improvements

Project	Council District	Amount
Cotillion Drive (11133-11139) and Bon Park Court (3609)	9	$13,173.08
Buchanan Drive (11205-11335) and Ferguson Road (11200-11298)	9	$36,170.08
Dumbarton Drive (11306-11340) and Glen Cross Drive (11323-11357)	9	$23,332.08

Glen Cross Drive (11312-11344) and Drummond Drive (11341-11367)	9	$29,427.08
Bon Park Court (3609-3615) and Parader Court (3608-3614)	9	$11,958.58
Freemont Street (6816-6858) and Whitehill Street (6809-6851)	9	$21,692.08
Kingsbury Drive (6906-6954) and Winchester Street (6907-6949)	9	$23,627.08
Freemont Street (6915-6965) and Wakefield Street (6914-6964)	9	$21,367.08
Freemont Street (7005-7065) and Wakefield Street (7006-7066)	9	$24,966.08
Wakefield Street (7023-7031) and Wakefield Circle (7049-7053)	9	$14,873.58

ESTIMATED SCHEDULE OF PROJECT

Begin Design	April 2019
Complete Design	February 2020
Begin Construction	April 2020
Complete Construction	May 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $220,586.80

Estimated Future Cost - Construction - $1,480,892.42

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$220,586.80	Architectural & Engineering	25.66%	45.05%	$99,375.00
• This contract exceeds the M/WBE goal.				

OWNER

RJN Group, Inc.

Daniel Jackson, P.E., Vice President

MAPS

Attached

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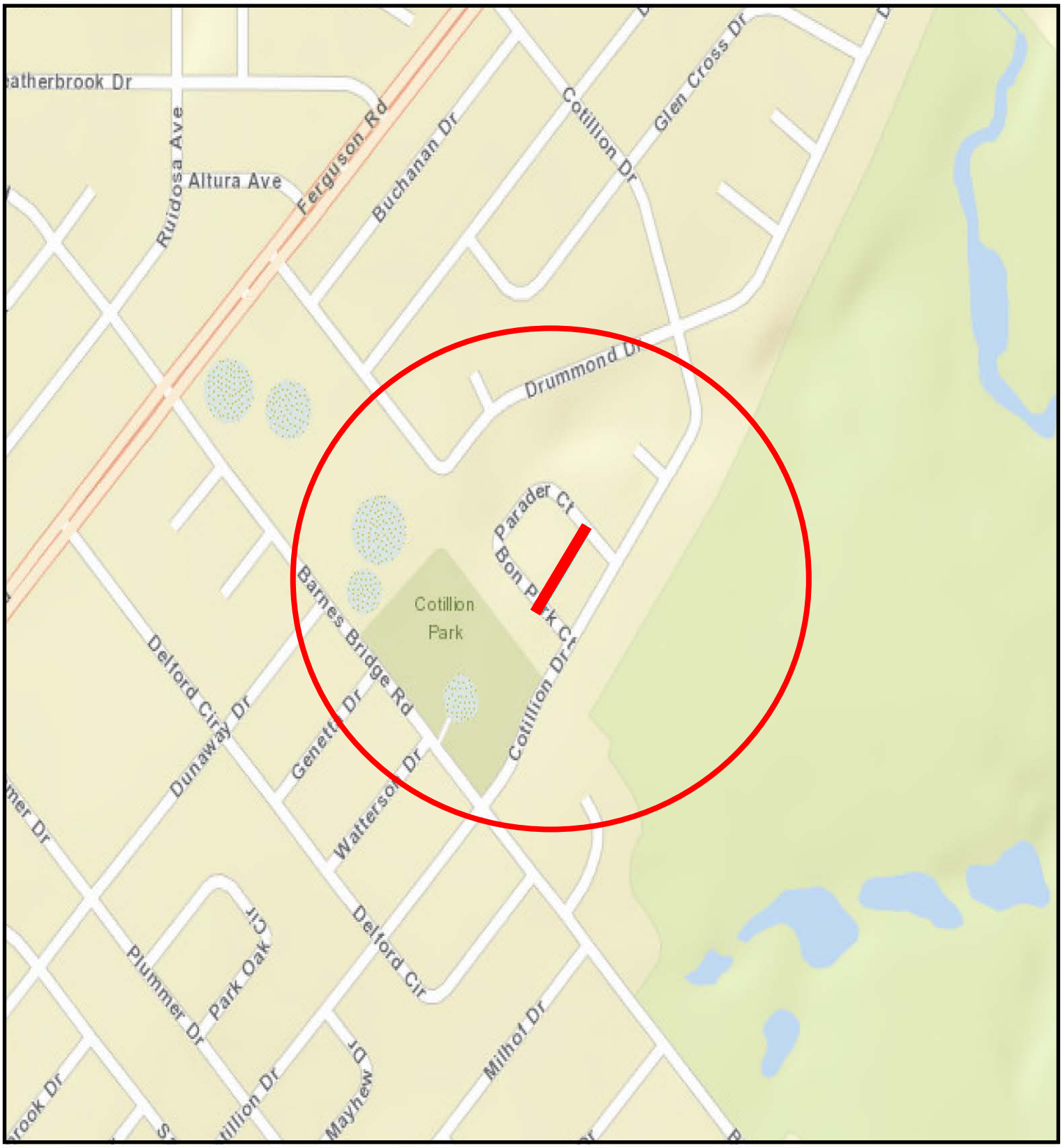
Alley Reconstruction Group 17-9001

Alley Reconstruction Improvements

Project	Council District
Cotillion Drive (11133-11139) and Bon Park Court (3609)	9
Buchanan Drive (11205-11335) and Ferguson Road (11200-11298)	9
Dumbarton Drive (11306-11340) and Glen Cross Drive (11323-11357)	9
Glen Cross Drive (11312-11344) and Drummond Drive (11341-11367)	9
Bon Park Court (3609-3615) and Parader Court (3608-3614)	9
Freemont Street (6816-6858) and Whitehill Street (6809-6851)	9
Kingsbury Drive (6906-6954) and Winchester Street (6907-6949)	9
Freemont Street (6915-6965) and Wakefield Street (6914-6964)	9
Freemont Street (7005-7065) and Wakefield Street (7006-7066)	9
Wakefield Street (7023-7031) and Wakefield Circle (7049-7053)	9

ALLEY RECONSTRUCTION

11133-11139 COTILLION DRIVE & 3609 BON PARK COURT

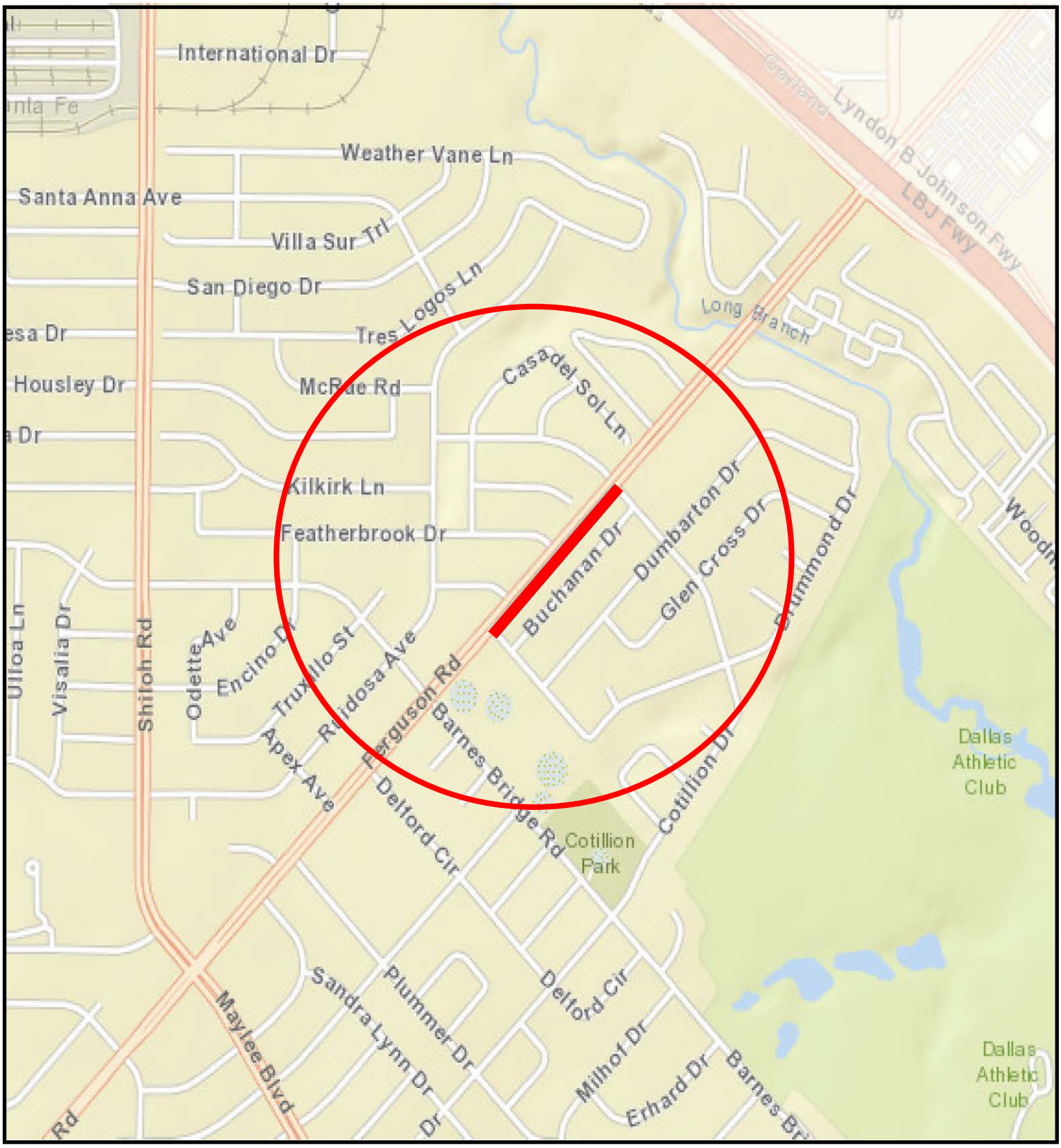


COUNCIL DISTRICT 9

ALLEY RECONSTRUCTION

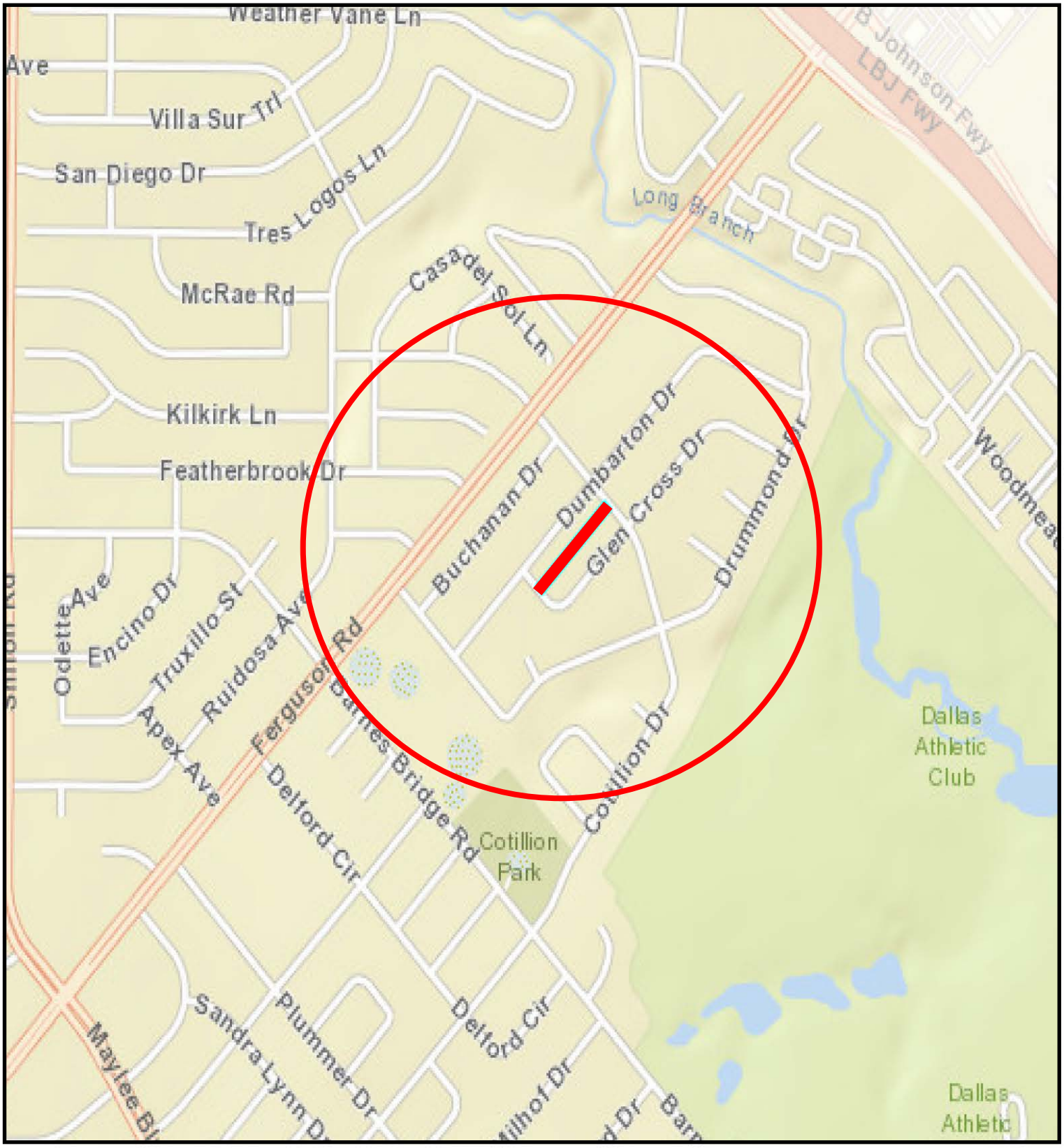
11205-11335 BUCHANAN DRIVE &

11200-11298 FERGUSON ROAD



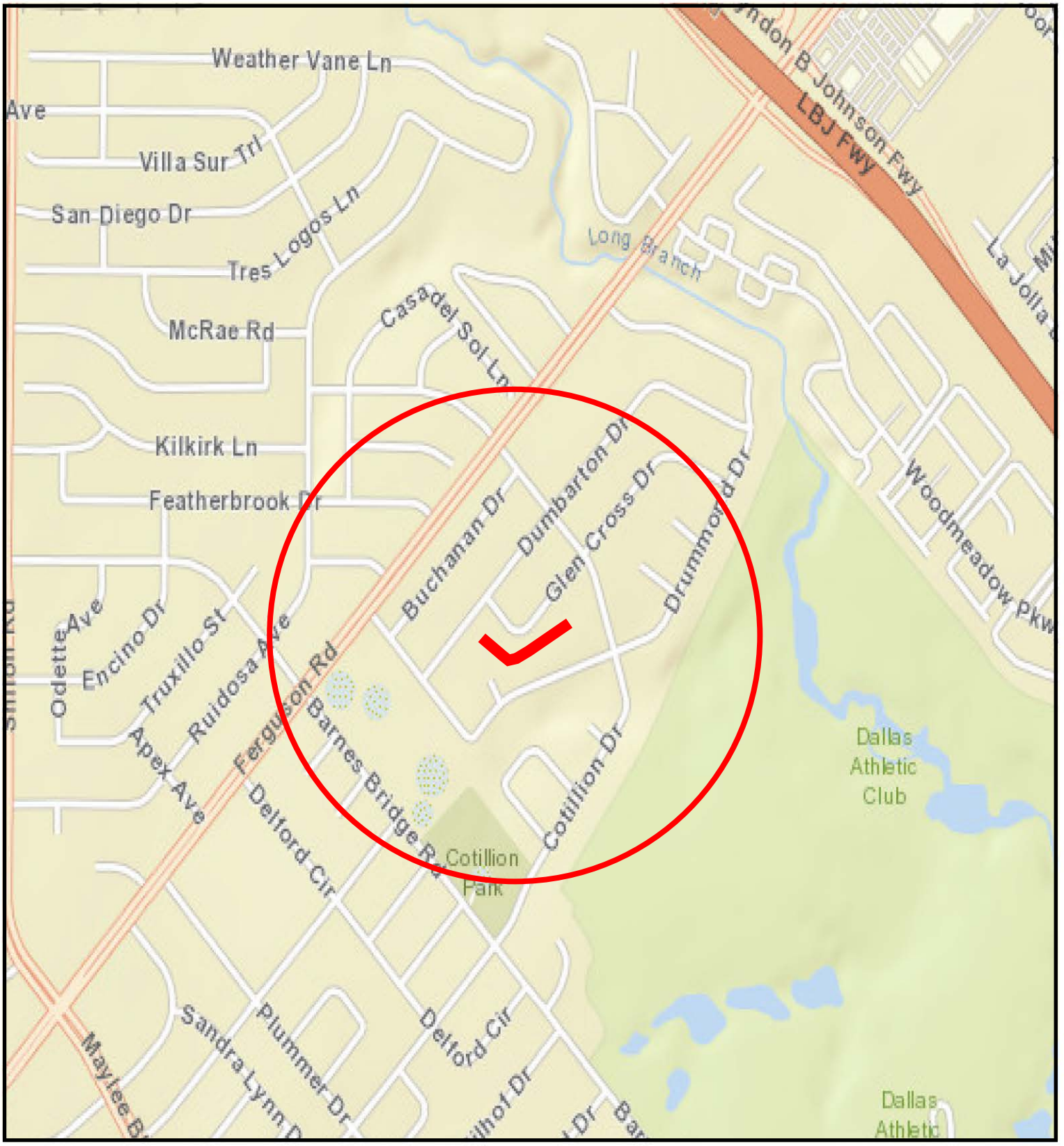
COUNCIL DISTRICT 9

ALLEY RECONSTRUCTION
11306-11340 DUMBARTON DRIVE &
11323-11357 GLEN CROSS DRIVE



COUNCIL DISTRICT 9

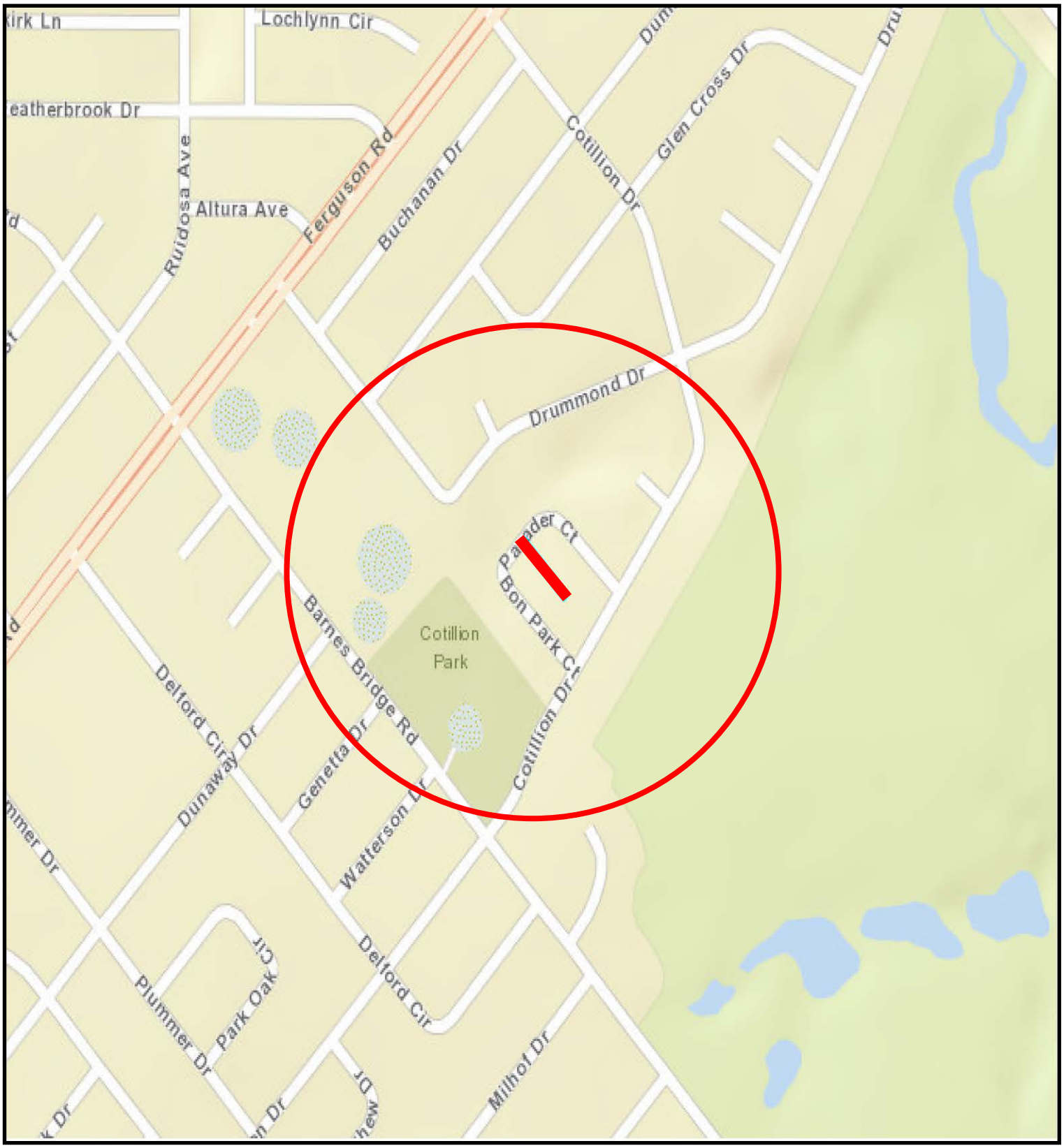
ALLEY RECONSTRUCTION
11312-11344 GLEN CROSS DRIVE &
11341-11367 DRUMMOND DRIVE



COUNCIL DISTRICT 9

ALLEY RECONSTRUCTION

3609-3615 BON PARK COURT & 3608-3614 PARADER COURT

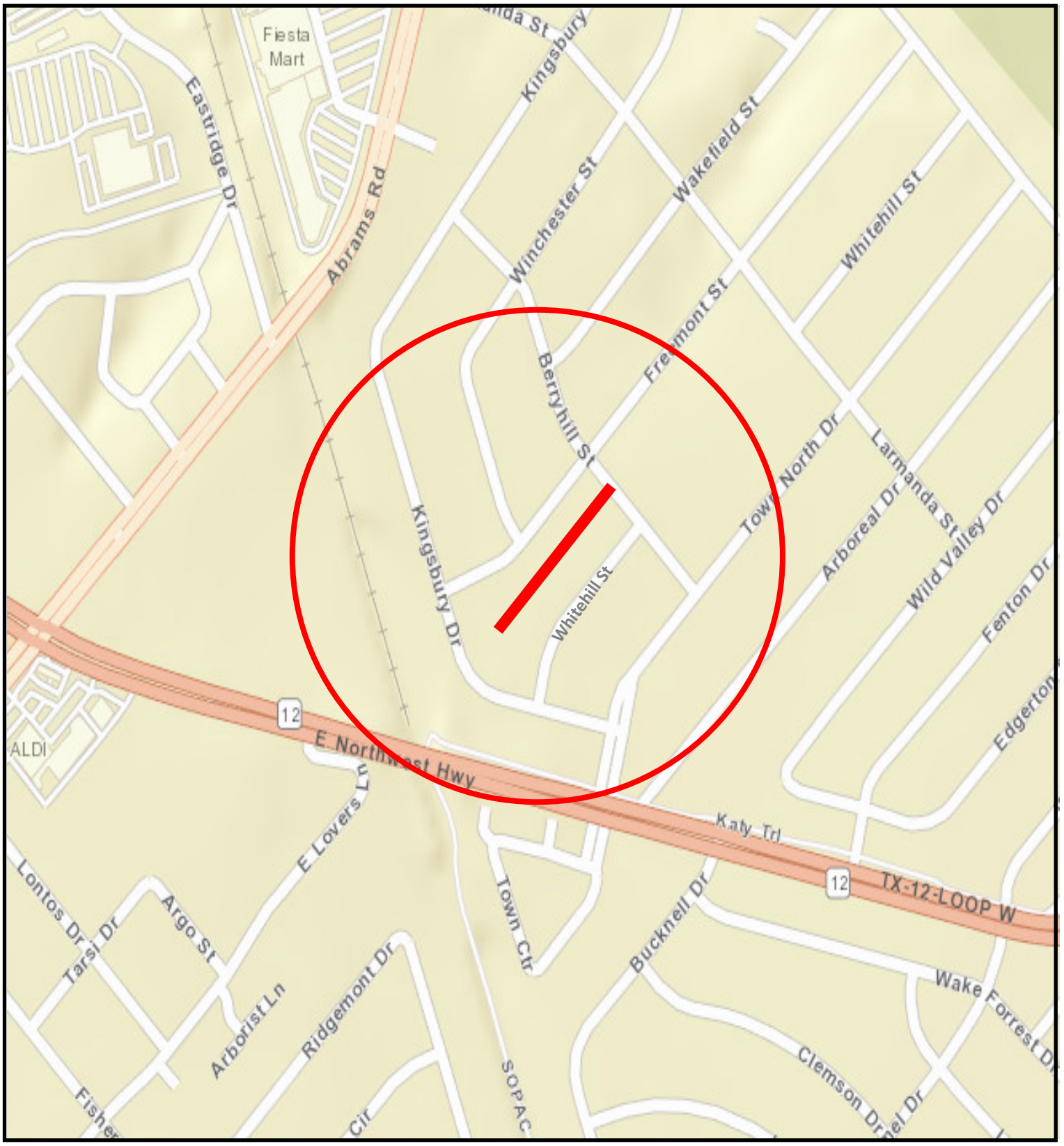


COUNCIL DISTRICT 9

ALLEY RECONSTRUCTION

6816-6858 FREEMONT STREET &

6809-6851 WHITEHILL STREET

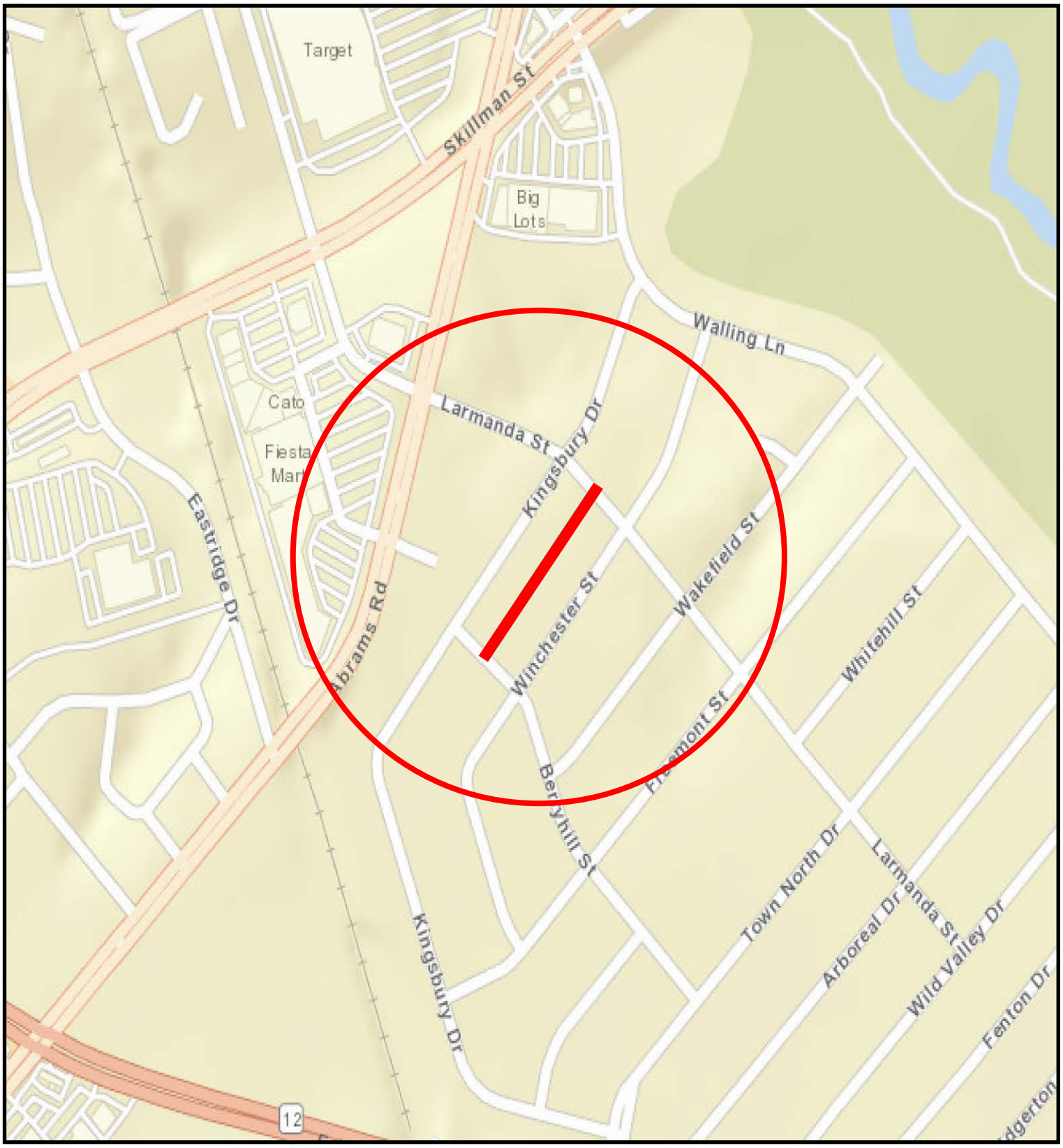


COUNCIL DISTRICT 9

ALLEY RECONSTRUCTION

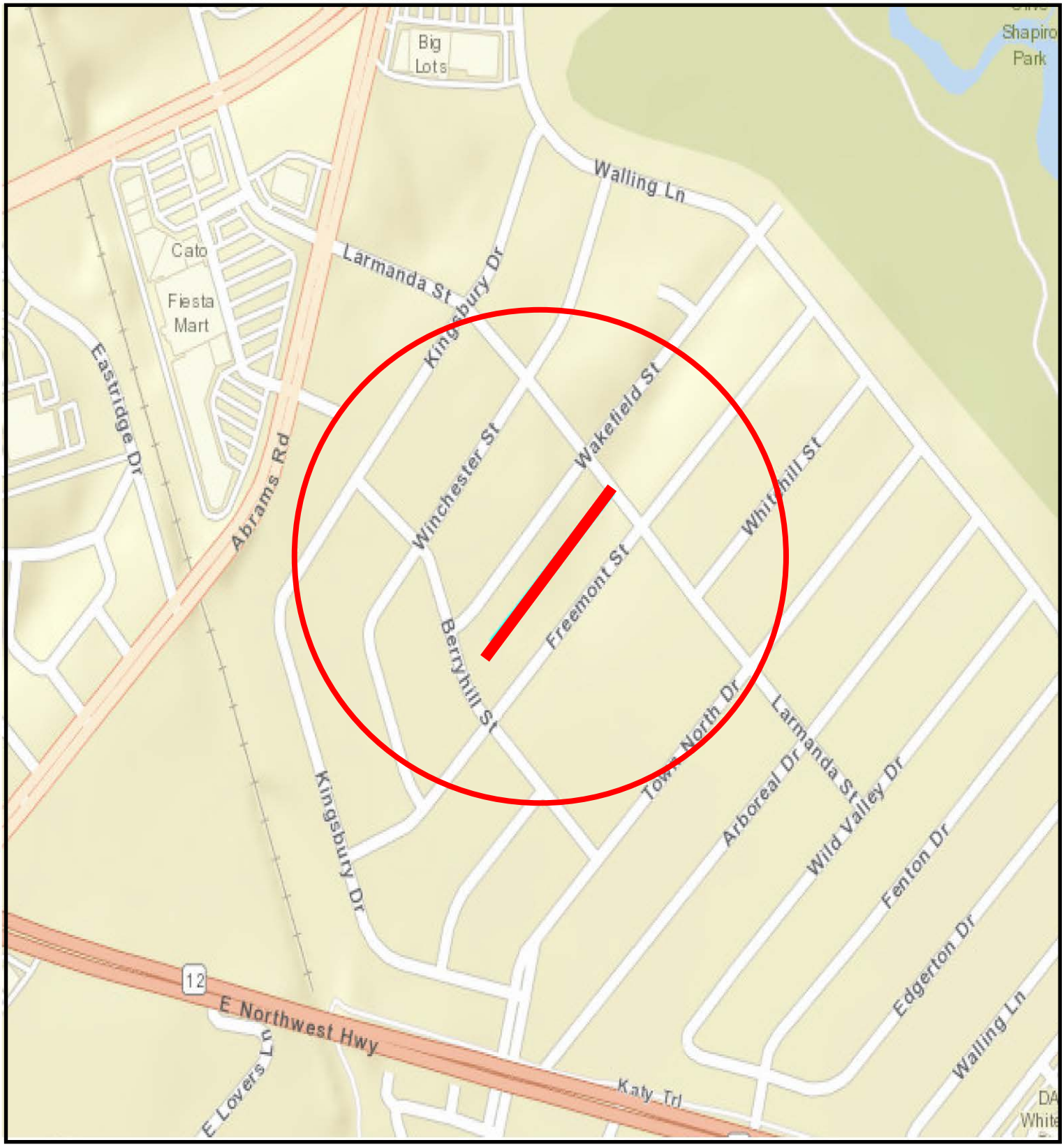
6906-6954 KINGSBURY DRIVE &

6907-6949 WINCHESTER STREET



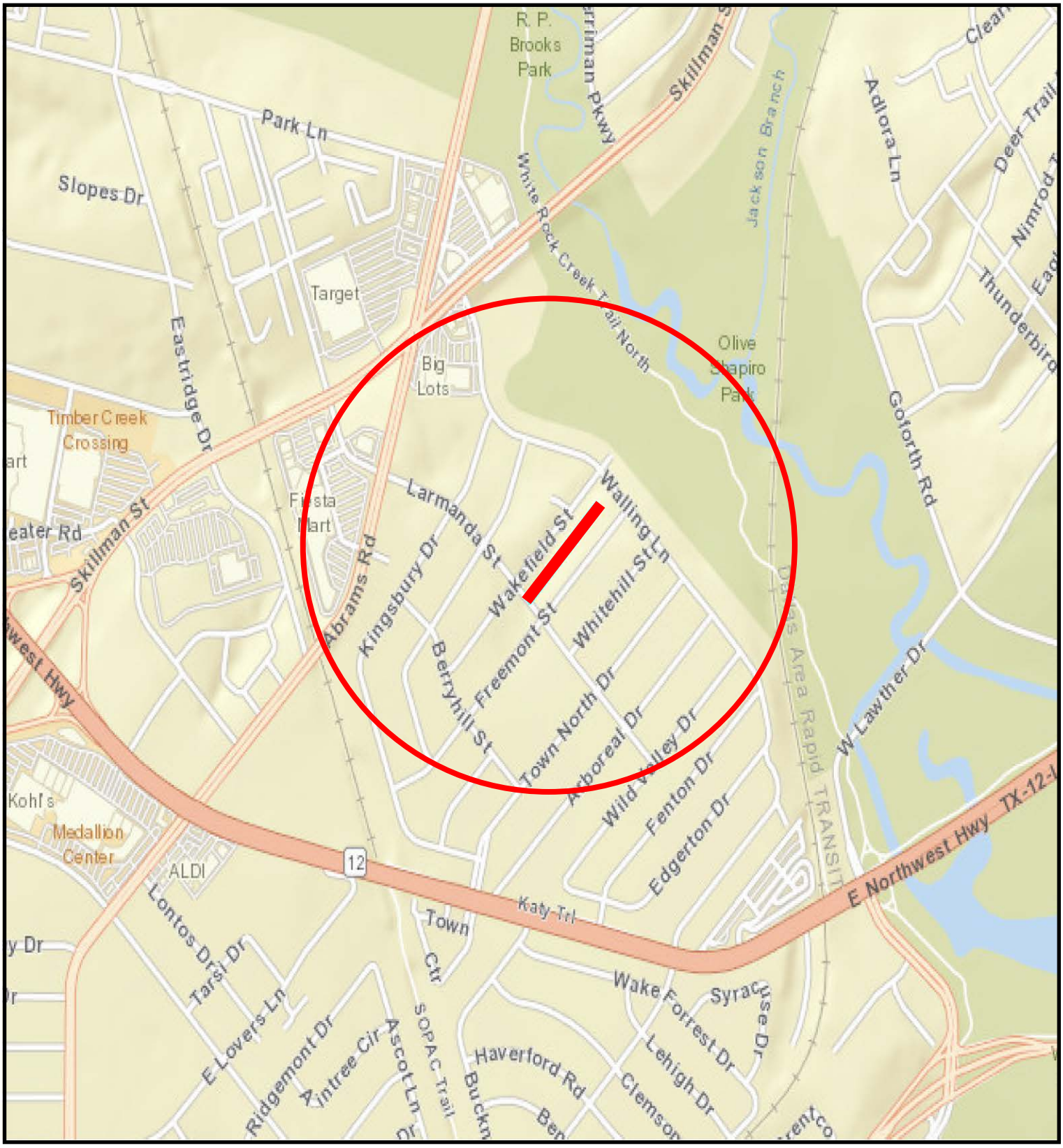
COUNCIL DISTRICT 9

ALLEY RECONSTRUCTION
6915-6965 FREEMONT STREET &
6914-6964 WAKEFIELD STREET



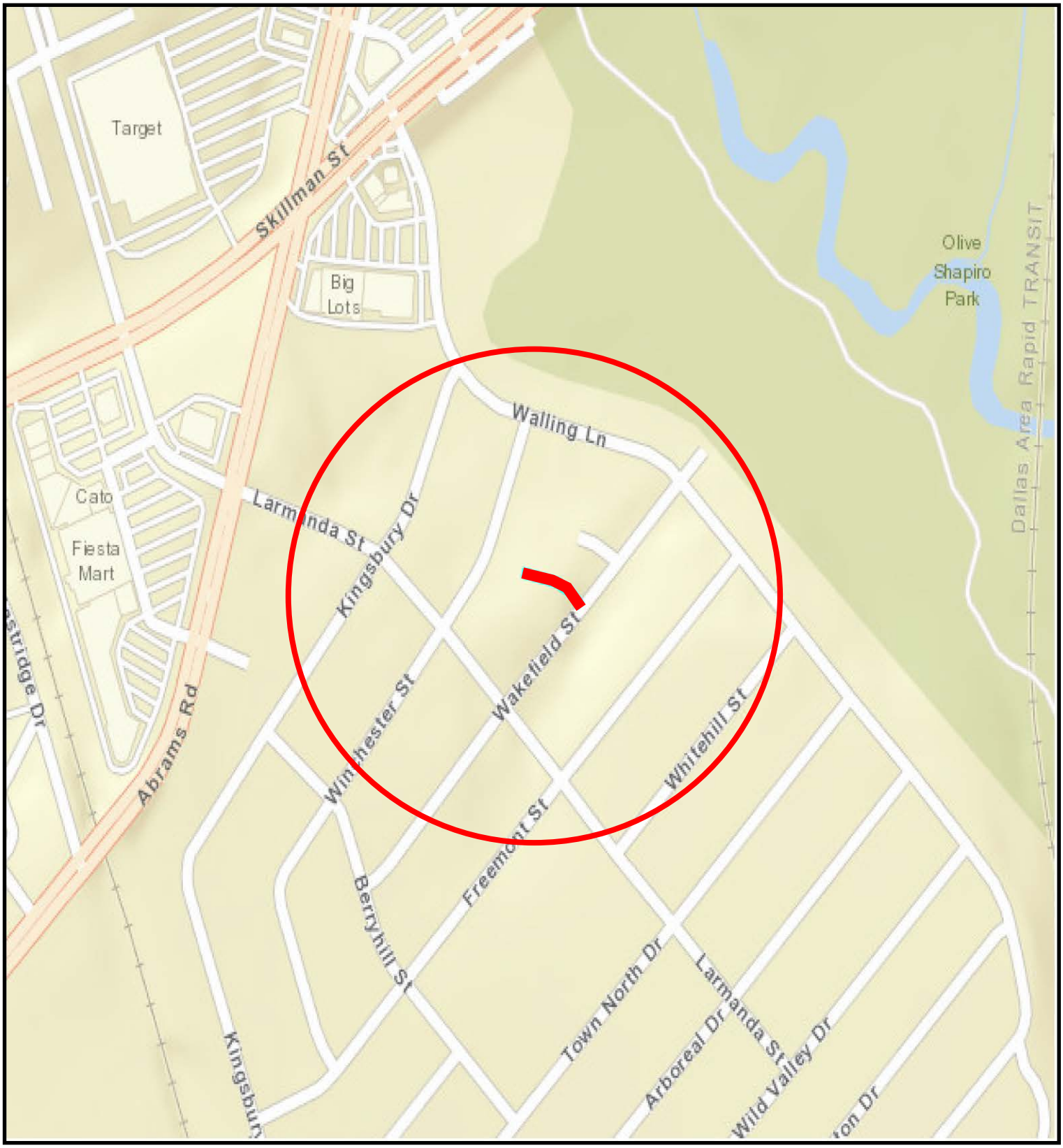
COUNCIL DISTRICT 9

ALLEY RECONSTRUCTION
7005-7065 FREEMONT STREET &
7006-7066 WAKEFIELD STREET



COUNCIL DISTRICT 9

ALLEY RECONSTRUCTION
7023-7031 WAKEFIELD STREET &
7049-7053 WAKEFIELD CIRCLE



COUNCIL DISTRICT 9

WHEREAS, RJN Group, Inc. was selected to provide engineering design of Alley Reconstruction Group 17-9001.

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 professional services contract with RJN Group, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $220,586.80.

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

RJN Group, Inc. for the engineering design of alley reconstruction projects on: Cotillion Drive (11133-11139) and Bon Park Court (3609); Buchanan Drive (11205-11335) and Ferguson Road (11200-11298); Dumbarton Drive (11306-11340) and Glen Cross Drive (11323-11357); Glen Cross Drive (11312-11344) and Drummond Drive (11341-11367); Bon Park Court (3609-3615) and Parader Court (3608-3614); Freemont Street (6816-6858) and Whitehill Street (6809-6851); Kingsbury Drive (6906-6954) and Winchester Street (6907-6949); Freemont Street (6915-6965) and Wakefield Street (6914-6964); Freemont Street (7005-7065) and Wakefield Street (7006-7066); and Wakefield Street (7023-7031) and Wakefield Circle (7049-7053):

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V069, Activity AREC Object 4111, Program PB17V069 Encumbrance/Contract No. CX-PBW-2019-00008710 Vendor 244922	$ 13,173.08
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V070, Activity AREC Object 4111, Program PB17V070 Encumbrance/Contract No. CX-PBW-2019-00008710 Vendor 244922	$ 36,170.08
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V071 Activity AREC Object 4111, Program PB17V071 Encumbrance/Contract No. CX-PBW-2019-00008710 Vendor 244922	$ 23,332.08

SECTION 2. (continued)

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V072, Activity AREC Object 4111, Program PB17V072 Encumbrance/Contract No. CX-PBW-2019-00008710 Vendor 244922	$ 29,427.08
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V073, Activity AREC Object 4111, Program PB17V073 Encumbrance/Contract No. CX-PBW-2019-00008710 Vendor 244922	$ 11,958.58
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V074, Activity AREC Object 4111, Program PB17V074 Encumbrance/Contract No. CX-PBW-2019-00008710 Vendor 244922	$ 21,692.08
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V075, Activity AREC Object 4111, Program PB17V075 Encumbrance/Contract No. CX-PBW-2019-00008710 Vendor 244922	$ 23,627.08
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V076, Activity AREC Object 4111, Program PB17V076 Encumbrance/Contract No. CX-PBW-2019-00008710 Vendor 244922	$ 21,367.08
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V077, Activity AREC Object 4111, Program PB17V077 Encumbrance/Contract No. CX-PBW-2019-00008710 Vendor 244922	$ 24,966.08
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V078, Activity AREC Object 4111, Program PB17V078 Encumbrance/Contract No. CX-PBW-2019-00008710 Vendor 244922	$ 14,873.58
Total amount not to exceed	$220,586.80

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-258 **Item #:** 12.

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 27, 2019
COUNCIL DISTRICT(S):	2, 14
DEPARTMENT:	Department of Public Works
EXECUTIVE:	Majed Al-Ghafry

SUBJECT

Authorize **(1)** a development agreement with Ghost Sign Development, LLC, a Delaware limited liability company ("Developer"), for the design, construction, repair and maintenance of certain enhanced infrastructure improvements ("Enhanced Improvements") at Cesar Chavez Boulevard between Commerce and Elm Streets ("Project Area"); **(2)** the receipt and deposit of funds in an amount not to exceed $65,000.00 from an escrow account into the Capital Projects Reimbursement Fund in the event the Developer fails to complete the Enhanced Improvements; **(3)** an increase in appropriations in an amount not to exceed $65,000.00 in the Capital Projects Reimbursement Fund in the event the Developer fails to complete the Enhanced Improvements; and **(4)** alternatively, the release and return of funds in the amount of $65,000.00 from the escrow account to the Developer in the event the Developer completes the Enhanced Improvements in accordance with the development agreement - Financing: No cost consideration to the City

BACKGROUND

The City has an existing contract with Tiseo Paving Company regarding construction of certain improvements within the Project Area pursuant to Resolution No. 11-2548 ("Original Contract") and the Developer, who is an abutting owner, desires to beautify the Project Area by providing certain enhanced infrastructure improvements that are different from the improvements set forth in the Original Contract, including but not limited to, pedestrian lighting, pavers, traffic signals and landscaping ("Enhanced Improvements"). The City is desirous of accepting the Enhanced Improvements. However, to facilitate the Enhanced Improvements, a Thoroughfare Plan amendment is required. The Developer submitted an amendment to the City of Dallas Thoroughfare Plan to the City's Plan Commission for the purpose of modifying the configuration of Jackson Street south of the Project Area. Due to the time needed to process the amendment, a delay in completing the Original Contract was expected and Developer has agreed to reimburse City for any additional costs to construct the Enhanced Improvements, if any. The City has estimated potential costs of $65,000.00 if Developer fails to construct the Enhanced Improvements and Developer has agreed to deposit $65,000.00 in an escrow account to reimburse City for such costs if needed.

Following are the proposed deal points:

General

- The agreement sets forth the terms and conditions upon which the City will allow the Developer to design, develop, manage and maintain the Enhanced Improvements for public use
- Developer covenants to maintain and manage the Project Area during the initial term of the agreement
- The initial term of the agreement commences on execution and terminates 20 years thereafter, unless terminated at an earlier date in accordance with the terms of the agreement and shall be able to be extended for two consecutive five-year periods, subject to the City's approval and consent, if the Developer petitions to have the agreement extended

Funding

Due to the City's construction schedule for the completion of the Original Contract in the Project Area and the time period to present the Developer's Thoroughfare Plan amendment to the City's Plan Commission for approval, the City expected to incur project delay costs owed to the City's Contractor. It is the wait by the City for the Thoroughfare Plan process to be completed that is causing the delay. In order to compensate the City for such project delay costs, the Developer agrees to put into escrow the sum of $65,000.00 as an estimate of the City's delay damage costs to reimburse the City for such costs if needed.

With the approval of the Thoroughfare Plan amendment in November 2018, the Developer will construct the Enhanced Improvements in lieu of the City constructing the Original Contract in the Project Area and the $65,000.00 will remain in escrow until the Enhanced Improvements are completed and accepted by the City, at which time the $65,000.00 will be released back to the Developer.

If the Developer has not completed construction of the Enhanced Improvements within three months from the date of commencement of construction the City may take over the construction of the Enhanced Improvements or the Original Contract improvements within the Project Area.

Design and Construction

City

- Shall have the ability to review and approve the selection of any design consultants, contractors and subcontractors used by the Developer for the Enhanced Improvements on this project
- Shall review and approve all construction documents prior to the date of distribution to potential contractors and subcontractors prior to commencement of construction
- Shall approve or disapprove the selected contractor or subcontractor

Developer

- At its sole cost and expense shall undertake and complete the design and construction of the Enhanced Improvements
- Will enter into and perform all contracts necessary to fully complete the Enhanced Improvements
- Shall transfer ownership of the construction documents for the Enhanced Improvements to the City following issuance of the Final Acceptance Letter

Construction Phase

City

- Shall have the right (but not the obligation) to observe and inspect work performed by any contractor(s) or subcontractor(s) performing work on the Project Area
- Upon substantial completion of the construction of the Enhanced Improvements, shall review, comment on and approve the punch list
- Shall issue final acceptance of the project

Developer

- Shall require performance and payment bonds in the form and amounts normally required by the City for construction projects of this magnitude
- Shall require its construction contractor to provide the required insurance
- Shall be responsible for all material, labor, facilities, furniture, fixtures and equipment, landscaping, signage, and any other activities necessary to begin and fully complete the construction of the Enhanced Improvements
- Shall adopt good faith efforts to comply with the City's Business Inclusion and Development Plan in hiring and contracting with minority and women-owned local businesses certified by the City of Dallas, or the North Central Texas Regional Certification Agency in construction of the Enhanced Improvements
- Shall proceed expeditiously and efficiently in the final design and construction of the Enhanced Improvements in a high quality and workmanlike manner

Operations/Maintenance Phase

City

- If any damage to any existing water, wastewater, or storm drain utility lines is not caused by the Developer, its employees, agents or sub-consultants, City shall be responsible to repair such damage to its existing utility lines. If the damage caused to the City's water, wastewater or utility lines is due to the fault of a third party, City may (but is not obligated to) take reasonable steps to resolve the situation or cause such third party to promptly resolve the situation, at the third party's expense. In any case, any work or improvements to repair the City's utility lines shall be performed by City's forces or City's contractor, whether it is the fault of Developer, third party, or the City.

Developer

- Shall pay all maintenance, repair and all other costs of the Enhanced Improvements and the Project Area, save and except the maintenance and repair of landscape in the medians and the traffic signals within the Project Area.

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PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 12, 2007, City Council authorized a professional services contract with Jacobs Engineering Group, Inc. for engineering design of Cesar Chavez (Central Expressway) from Commerce Street to Live Oak Street by Resolution No. 07-3794.

On April 23, 2008, City Council authorized a professional services contract with EJES, Inc. for engineering design services for the reconstruction of Pearl Street from Commerce Street to Live Oak Street by Resolution No. 08-1278.

On April 22, 2009, City Council authorized approval of the recommended plan for the proposed alignment of Cesar Chavez Boulevard (formerly Central Expressway) from Commerce Street to Live Oak Street from its current alignment to the proposed alignment by Resolution No. 09-1082.

On September 28, 2011, City Council authorized a contract with Tiseo Paving Company for the construction of street paving, storm drainage, streetscape, traffic signal upgrades, water and wastewater main improvements for Cesar Chavez Boulevard (Central Expressway) from Commerce Street to Live Oak Street and Pearl Expressway from Commerce Street to Live Oak Street by Resolution No. 11-2548.

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability and Committee on February 25, 2019.

FISCAL INFORMATION

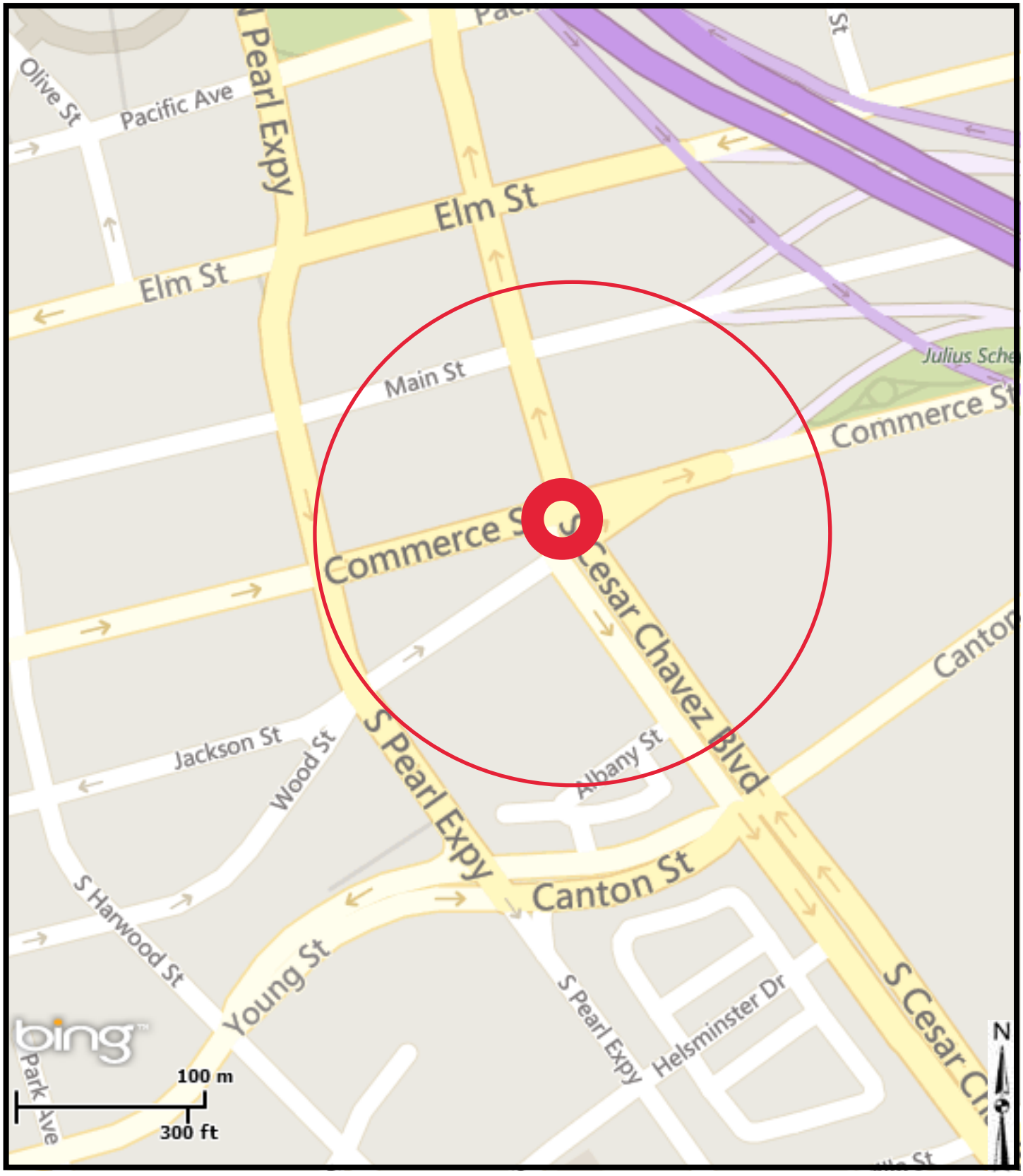
No cost consideration to the City.

All expenses associated with the enhanced infrastructure improvements will be paid by the Developer (Ghost Sign Development, LLC, a Delaware limited liability company.)

MAP

Attached

CESAR CHAVEZ ENHANCED IMPROVEMENTS
DEVELOPMENT AGREEMENT



COUNCIL DISTRICTS 2 & 14

WHEREAS, on December 12, 2007, City Council authorized a professional services contract with Jacobs Engineering Group, Inc. for the engineering design of Cesar Chavez Boulevard (formerly Central Expressway) from Commerce Street to Live Oak Street by Resolution No. 07-3794; and

WHEREAS, on April 23, 2008, City Council authorized a professional services contract with EJES, Inc. for engineering design services for the reconstruction of Pearl Street from Commerce Street to Live Oak Street by Resolution No. 08-1278; and

WHEREAS, on April 22, 2009, City Council authorized approval of the recommended plan for the proposed alignment of Cesar Chavez Boulevard (formerly Central Expressway) from Commerce Street to Live Oak Street from its current alignment to the proposed alignment by Resolution No. 09-1082; and

WHEREAS, on September 28, 2011, City Council authorized a contract with Tiseo Paving Company for the construction of street paving, storm drainage, streetscape, traffic signal upgrades, water and wastewater main improvements for Cesar Chavez Boulevard (Central Expressway) from Commerce Street to Live Oak Street and Pearl Expressway from Commerce Street to Live Oak Street, in an amount not to exceed $12,473,919.31, by Resolution No. 11-2548; and

WHEREAS, the City is the owner of the public right-of-way generally located on Cesar Chavez Boulevard between Commerce Street and Elm Street ("Project Area"), as shown in Exhibit A; and

WHEREAS, the City has an existing contract with Tiseo Paving Company regarding construction of certain improvements within the Project Area pursuant to Resolution No. 11-2548 ("Original Contract") approved by the Dallas City Council on September 28, 2011; and

WHEREAS, Ghost Sign Development, LLC, a Delaware limited liability company and an abutting property owner ("Developer") desires to beautify the Project Area by providing certain enhanced infrastructure improvements that are different from the improvements set forth in the Original Contract, including but not limited to, pedestrian lighting, pavers, traffic signals and landscaping ("Enhanced Improvements"), as shown in Exhibits B-1, B-2, B-3 and B-4; and

WHEREAS, the City is desirous of accepting the Enhanced Improvements; and

WHEREAS, to facilitate the Enhanced Improvements, a Thoroughfare Plan amendment is required; and

WHEREAS, the Developer submitted an amendment to the City of Dallas Thoroughfare Plan to the City's Plan Commission for the purpose of modifying the configuration of Jackson Street south of the Project Area; and

WHEREAS, due to the time needed to process the Thoroughfare Plan amendment, the parties agree that a delay in completing the City's work under the Original Contract is expected; and

WHEREAS, the Developer has agreed to reimburse City for any additional costs to construct the Enhanced Improvements, if any; and

WHEREAS, the City has estimated potential costs of $65,000.00 if the Developer fails to construct the Enhanced Improvements and Developer has agreed to deposit $65,000.00 in an escrow account ("Escrow Payment") to reimburse City for such costs if needed; and

WHEREAS, the parties desire to enter into this agreement in order to allow the Enhanced Improvements to be constructed by the Developer in accordance with the terms and conditions contained in the agreement.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a development agreement with Ghost Sign Development LLC, a Delaware limited liability company ("Developer"), approved as to form by the City Attorney, for the design, construction, repair and maintenance of certain enhanced infrastructure improvements ("Enhanced Improvements") at Cesar Chavez Boulevard between Commerce and Elm Streets ("Project Area").

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed $65,000.00 ("Escrow Payment") in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit U779, Balance Sheet Account 0745, if the Enhanced Improvements are not completed and accepted in accordance with the development agreement.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $65,000.00 in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit U779, Object Code 4599, if the Enhanced Improvements are not completed and accepted in accordance with the development agreement.

SECTION 4. That the City Manager, alternatively, is hereby authorized to execute an escrow release, approved as to form by the City Attorney, to release any claim against the Escrow Payment if the Enhanced Improvements are completed and accepted by the City in accordance with the development agreement.

SECTION 5. That the term of the agreement commences on execution and terminates 20 years thereafter, unless terminated at an earlier date in accordance with the terms of the agreement and shall be able to be extended for two consecutive five-year periods, subject to the City's approval and consent, if the Developer petitions to have the agreement extended.

SECTION 6. That this contract is designated as Contract No. PBW-2019-00009435.

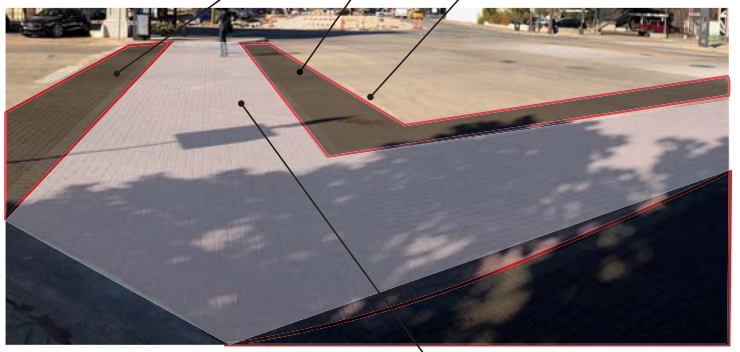
SECTION 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT A - Project Scope Area

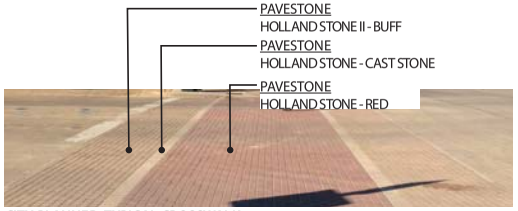


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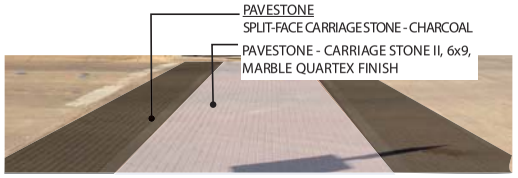
EXHIBIT B-1 - Crosswalk & Bike Lane Paving Materials



APPROVED SUBSTITUTE CROSSWALK PAVING, TYPICAL



CITY PLANNED, TYPICAL CROSSWALK-
PAVESTONE HOLLAND STONE II- BUFF -$3.19 / S.F
PAVESTONE HOLLAND STONE - CAST STONE -$3.19 / S.F
PAVESTONE HOLLAND STONE - RED -$3.19 / S.F



APPROVED SUBSTITUTE, TYPICAL CROSSWALK-
PAVESTONE - SPLIT-FACE CARRIAGE STONE - CHARCOAL
PAVESTONE - CARRIAGE STONE II, 6x9 MARBLE QUARTEX, HERRINGBONE PATTERN





CITY PLANNED-
PINE HALL ENGLISH EDGE RED
STREET - $6.58 / S.F.
SIDEWALK - $4.80 / S.F.

SUPPLIER CONTACT-
ACME BRICK
BRYAN HACKETT - 214-208-0336

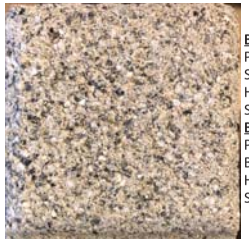


APPROVED SUBSTITUTE-
PAVESTONE - CARRIAGE STONE II, 6x9, 80MM, MARBLE QUARTEX FINISH
HERRINGBONE PATTERN
STREET - $4.75/ S.F.



APPROVED SUBSTITUTE-
PAVESTONE - SPLIT-FACE CARRIAGE STONE - CHARCOAL
$4.83 / S.F.

SUPPLIER CONTACT-
PAVESTONE
JOEY GUEDEA - 214-684-4427



BIKE LANE- STREET
PAVESTONE - CARRIAGE STONE II, 6x9, 80MM, SCHLEGAL TAN QUARTEX FINISH
HERRINGBONE PATTERN
STREET - $4.75/ S.F.

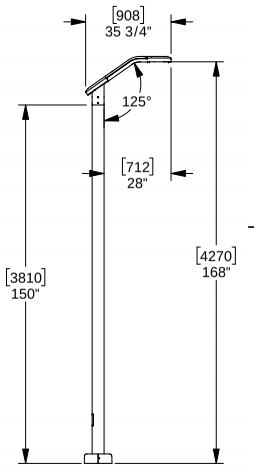
BIKE LANE- SIDEWALK
PAVESTONE - VINTAGE STONE 6x9, 60MM, NO BEVEL, SCHLEGAL TAN QUARTEX FINISH
HERRINGBONE PATTERN
SIDEWALK - $4.65/ S.F.

*SPECIFIC MATERIAL TO BE APPROVED PER CONSTRUCTION PLANS

swa

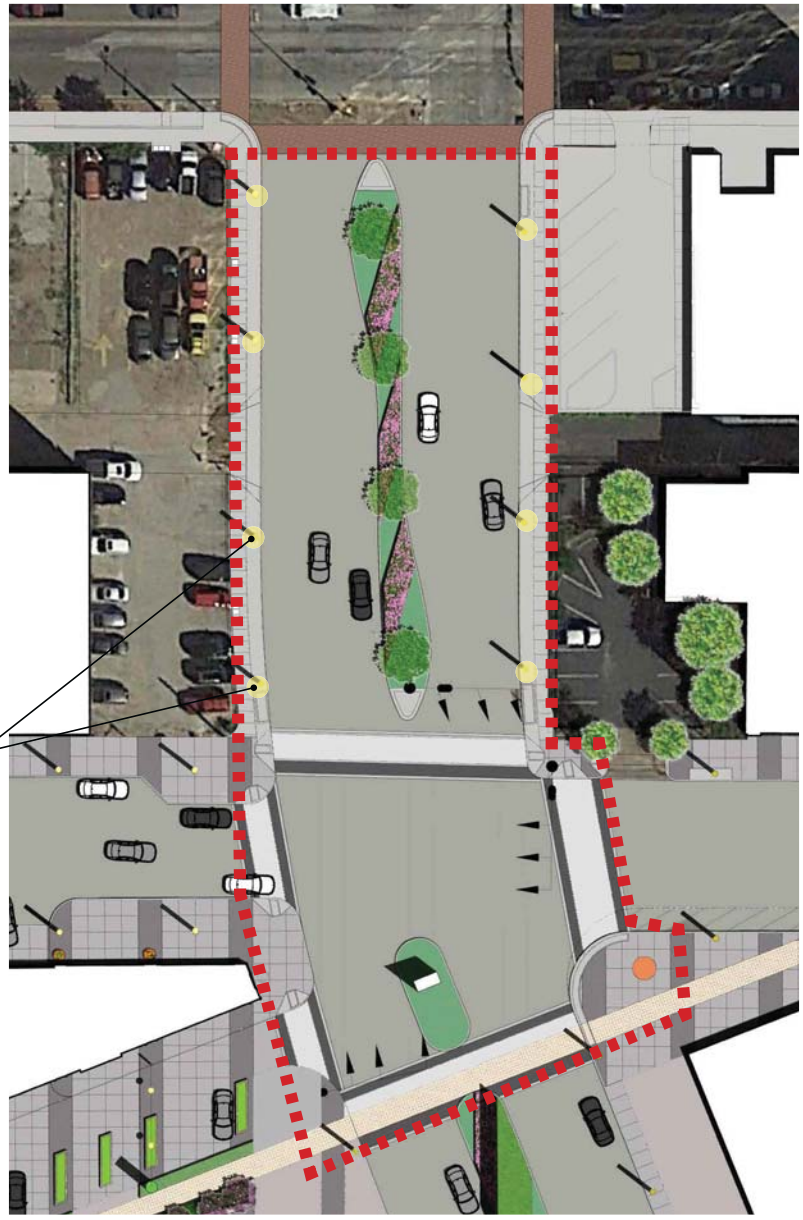
EXHIBIT B-2 - Lighting

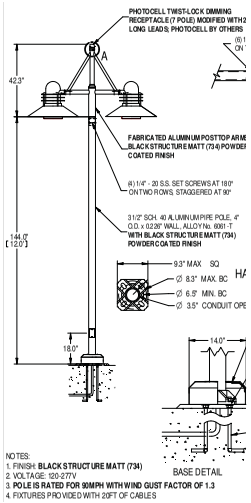




APPROVED SUBSTITUTE-
LANDSCAPE FORMS
TORRES 14'SINGLE HEAD
$3,445 PER POLE (8 POLES PROPOSED)
COLOR: STEEL

FINAL LIGHT LEVEL TO BE APPROVED
BY BRAD MOSS.



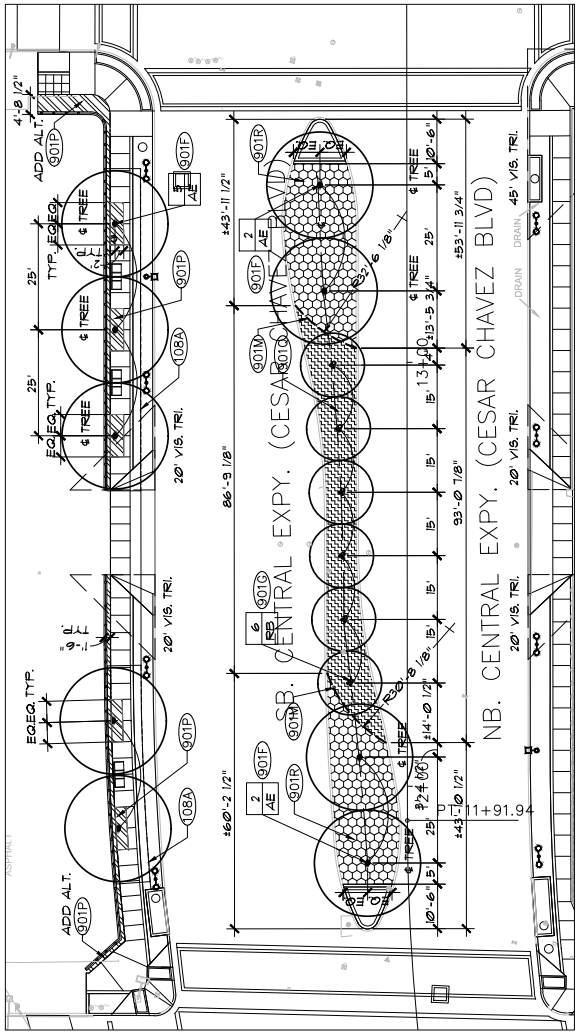


CITY PLANNED-
LOUIS POULSEN - LOUIS POULSEN-
MODIFIED NYHAVEN AREA
$5,700 PER POLE (8 POLES PROPOSED)

SUPPLIER CONTACT-
ALA
BILL GALVIN - 214- 69707407

swa

EXHIBIT B-3 - Planting



CITY PLANNED MEDIAN PLANTING PLAN

CITY PROPOSED PLANTING PALLET



LIRIOPE SPICATA
(1,164 S.F. TOTAL)



LIRIOPE MUSCARI 'BIG BLUE'
(372 S.F. TOTAL)



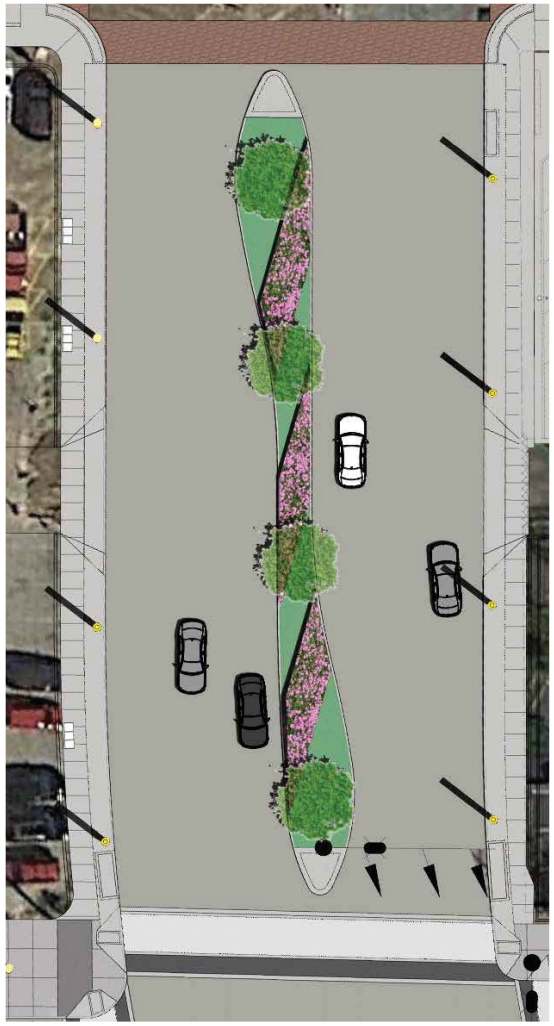
MUHLENBERGIA CAPILLARIS
(792 S.F. TOTAL)



CERCIS CANADENSIS
(6 TOTAL)



ULMUS PARVIFOLIA 'ALEE'
(9 TOTAL)



APPROVED SUBSTITUTE MEDIAN PLANTING PLAN

APPROVED SUBSTITUTE PLANTING PALLET



EUONYMUS FORTUNEI
(1,164 S.F. TOTAL)

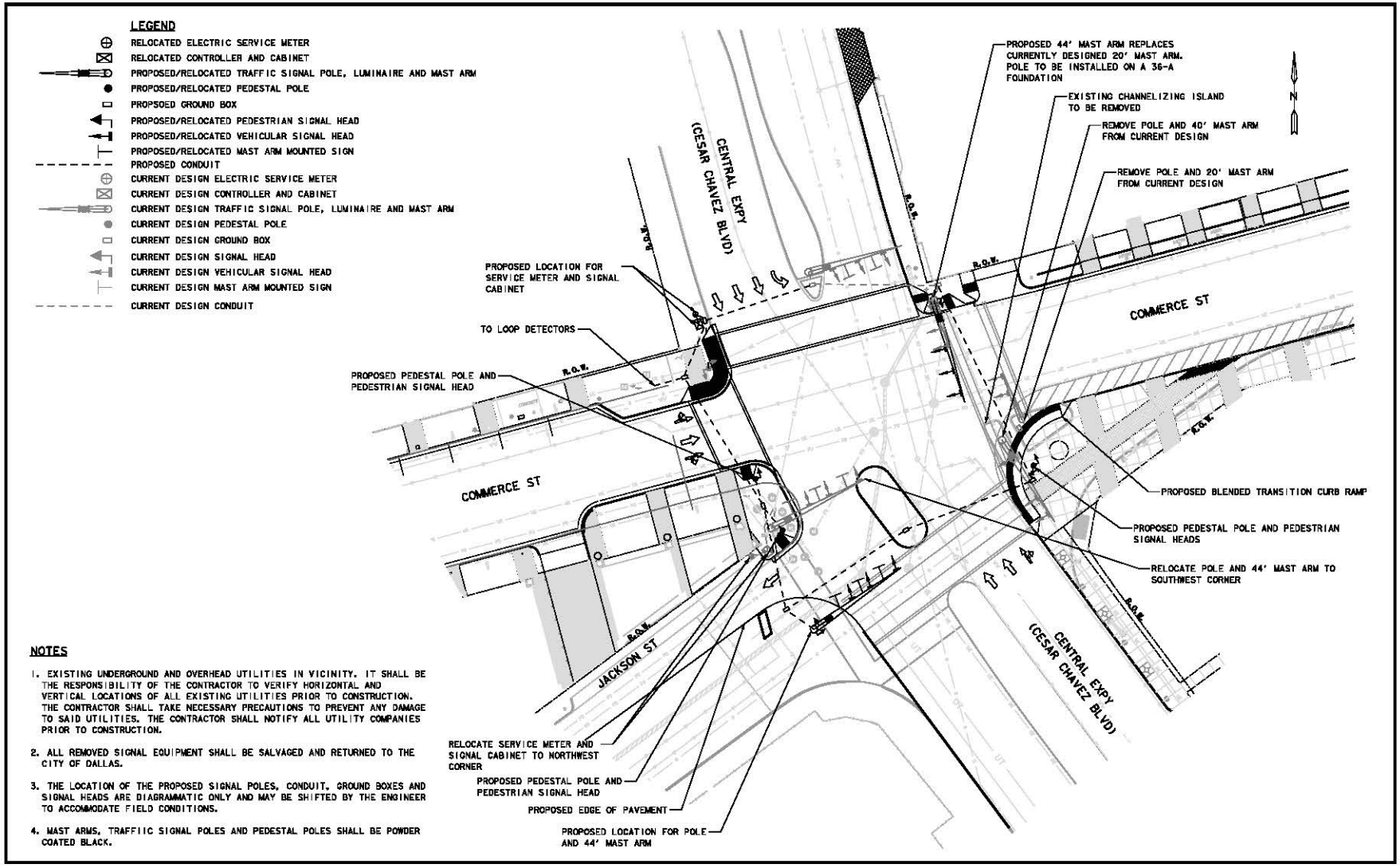


MUHLENBERGIA CAPILLARIS
(792 S.F. TOTAL)



ULMUS PARVIFOLIA 'ALEE'
(4 TOTAL)

EXHIBIT B-4 - Traffic Signals



NOTES

1. EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.
2. ALL REMOVED SIGNAL EQUIPMENT SHALL BE SALVAGED AND RETURNED TO THE CITY OF DALLAS.
3. THE LOCATION OF THE PROPOSED SIGNAL POLES, CONDUIT, GROUND BOXES AND SIGNAL HEADS ARE DIAGRAMMATIC ONLY AND MAY BE SHIFTED BY THE ENGINEER TO ACCOMMODATE FIELD CONDITIONS.
4. MAST ARMS, TRAFFIC SIGNAL POLES AND PEDESTAL POLES SHALL BE POWDER COATED BLACK.

PRELIMINARY SUBMITTAL

NO.	DATE	REVISION

PLAN SCALE IN FEET
20 0 20 40

Stantec
Engineered by Stantec Consulting Services Inc.
Texas Registered Engineering Firm F-6324
2435 N CENTRAL EXPY., STE. 760
RICHARDSON, TEXAS 75080
P 214-699-5200
TX REG. ENGINEERING FIRM F-6324

NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF MERON SHIFERAW, TEXAS P.E.NO. 129204 FOR INTERIM REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, OR ANY OTHER PURPOSE.

CENTRAL EXPY & COMMERCE ST
PROPOSED SIGNAL LAYOUT
DATE: 12/14/2018

1

Agenda Information Sheet

File #: 18-1237 **Item #:** 13.

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 27, 2019
COUNCIL DISTRICT(S):	Outside City Limits
DEPARTMENT:	Department of Sustainable Development and Construction
EXECUTIVE:	Majed Al-Ghafry

SUBJECT

Authorize settlement in lieu of proceeding with condemnation by eminent domain to acquire a water easement from Thorntree Golf, LLC. of approximately 26,810 square feet of land in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed $26,514.00, increased from $17,000.00 ($14,477.00, plus closing costs and title expenses not to exceed $2,523.00) to $43,514.00 ($40,991.00, plus closing costs and title expenses not to exceed $2,523.00) - Financing: Water Capital Improvement Series D

BACKGROUND

This item authorizes a settlement for the acquisition of a water easement from Thorntree Golf, LLC. of approximately 26,810 square feet of land located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project. This settlement will allow acquisition of the property without further condemnation proceedings.

This acquisition is part of the Long Range Water Master Plan and the Water Distribution Master Plan. The water transmission main is required to facilitate conveyance of treated water to the South and Southwest portions of Dallas and its customer cities. Installation of approximately 32 miles of 96-inch and 120-inch water transmission pipeline is needed to meet near term critical demands associated with the population growth as determined through master planning efforts. The overall pipeline is sized to meet future water demands. There are no relocation benefits associated.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 12, 2015 City Council authorized acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from WSG Thorntree IV, LP, of a tract of land containing approximately 26,810 square feet of land located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project by Resolution No. 15-1429.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Water Capital Improvement Series D - $26,514.00

Resolution No. 15-1429	$17,000.00
Additional Amount (this action)	$26,514.00
Total Authorized Amount	$43,514.00

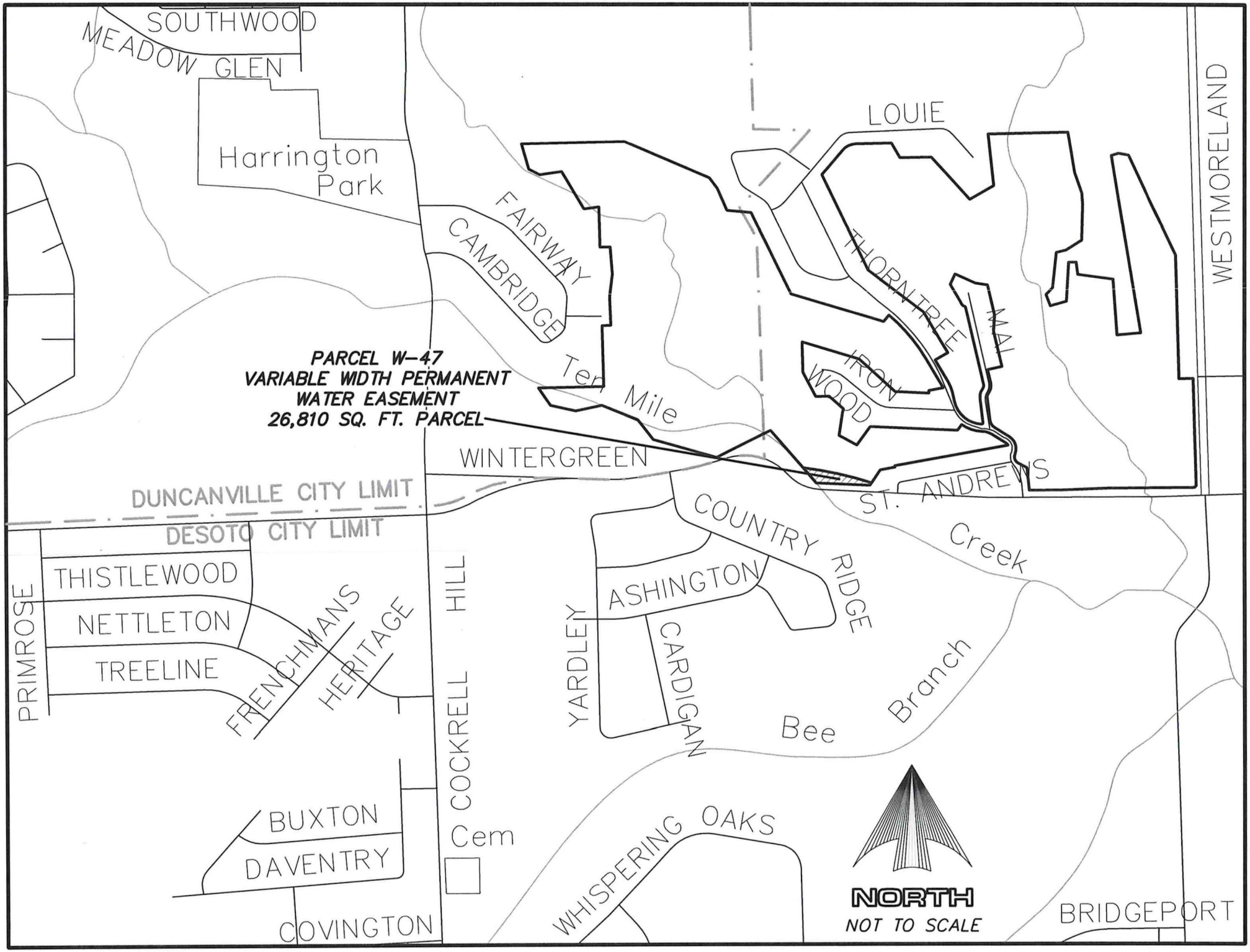
OWNER

Thorntree Golf, LLC.

Randy Jones, Vice President

MAP

Attached


SOUTHWOOD
MEADOW GLEN
Harrington Park
LOUIE
FAIRWAY
CAMBRIDGE
THORNTREE
MAL
IRON WOOD
Ten Mile
WESTMORELAND
PARCEL W-47
VARIABLE WIDTH PERMANENT
WATER EASEMENT
26,810 SQ. FT. PARCEL
WINTERGREEN
ST. ANDREWS
DUNCANVILLE CITY LIMIT
DESOTO CITY LIMIT
COUNTRY RIDGE
Creek
PRIMROSE
THISTLEWOOD
NETTLETON
TREELINE
FRENCHMANS
HERITAGE
COCKRELL HILL
ASHINGTON
YARDLEY
CARDIGAN
Bee
Branch
BUXTON
DAVENTRY
Cem
WHISPERING OAKS
COVINGTON
NORTH
NOT TO SCALE
BRIDGEPORT

February 27, 2019

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR A NEGOTIATED PRICE HIGHER THAN THE AUTHORIZED PURCHASE AMOUNT.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or condemnation, of the PROPERTY INTERESTS in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER refused the FIRST RESOLUTION PURCHASE 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 INTERESTS in the PROPERTY for the negotiated PURCHASE 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

"FIRST RESOLUTION": Resolution No. 15-1429 approved by the Dallas City Council on August 12,2015 authorized the acquisition by purchase and/or condemnation of a tract of land containing approximately 26,810 square feet for a purchase amount of $17,000.00 ($14,477.00, plus closing costs and title expenses not to exceed $2,523.00)

"PROJECT": Southwest 120/96-inch Water Transmission Pipeline Project

"USE": The construction, use, and maintenance of a pipeline or lines for the transmission of treated water together with such appurtenant facilities as may be necessary, provided, however to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

"OWNER": Thorntree Golf, LLC., provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PROPERTY INTEREST": Easement, subject to the exceptions, reservations, covenants, conditions and/or interests, if any provided in the conveyance instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"PROPERTY": Approximately 26,810 square feet of land located in Dallas County, Texas, and being the same property more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining hereto.

"FIRST RESOLUTION PURCHASE AMOUNT": $14,477.00

"SETTLEMENT AMOUNT": $26,514.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $2,523.00

"REVISED AUTHORIZED AMOUNT": $43,514.00

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 INTERESTS 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 to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 4. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 5. That in the event this acquisition closes, the Chief Financial Officer is hereby authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the SETTLEMENT AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable as follows:

Water Capital Improvement Series D Fund, Fund 2115, Department DWU, Unit PW40, Activity N/A, Program 706035, Object 4250, Encumbrance/Contract No. CX-DWU-2019-00008521, in an amount not to exceed $26,514.00.

Water Capital Improvement Series D Fund, Fund 2115, Department DWU, Unit PW40, Activity N/A, Program 706035, Object 4250, Encumbrance/Contract No. CX-DWU-2019-00008521, in an amount not to exceed $17,000.00.

The SETTLEMENT AMOUNT and the CLOSING COSTS and TITLE EXPENSES together shall not exceed the REVISED AUTHORIZED AMOUNT.

SECTION 6. That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and 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 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

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

BY: _____
Assistant City Attorney

EXHIBIT "A"
PAGE 1 OF 4

EXHIBIT A

PARCEL W-47
VARIABLE WIDTH PERMANENT WATER EASEMENT
0.6155 ACRE/26,810 SQ. FT. PARCEL
WSG THORNTREE IV, LP TRACT
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DESOTO, DALLAS COUNTY, TEXAS

DESCRIPTION

BEING a 0.6155 acre or 26,810 square foot tract of land situated in the Nel A. Ayers Survey, Abstract No. 11, being in the City of Desoto, Dallas County, Texas, and being a portion of the remainder of a called 74.7804 acre tract described as Tract 2 in that certain Deed (Without Warranties) to WSG Thorntree IV, LP as recorded in Volume 2005042, Page 11591 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the most southerly southeast corner of the aforementioned Tract 2, said southeast corner being in the northerly right-of-way line of Wintergreen Road (variable width right-of-way) and also being the southwest corner of Lot 1A, Block 1 of the Amending Plat of Lots 1 and 2, Block 1 of St. Andrews Place, The Second Replat of Thorntree Phase IV, an addition to the City of Desoto, Dallas County, Texas, according to the plat thereof recorded in Volume 2003016, Page 18 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), from whence a 5/8" iron rod found for the most southerly southeast corner of said Lot 1A, at the intersection of said northerly right-of-way line of Wintergreen Road and the northwesterly line of St. Andrews Place (50' wide private street), bears S 86°59'08" E, 147.44 feet;

THENCE N 86°59'08" W (deed-N 85°54'38" W), with a southerly line of said Tract 2 and said northerly right-of-way line of Wintergreen Road, 368.64 feet (deed-369.97 feet) to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the most southerly southwest corner of said Tract 2, said corner being in the center of Ten Mile Creek;

THENCE N 40°27'00" W (deed-N 39°16'20" W), departing said northerly right-of-way line of Wintergreen Road and with a southwesterly line of said Tract 2 and said center of Ten Mile Creek, passing at 1.29 feet a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the southeast corner of a called 1.6958 acre tract described in the Warranty Deed to Richard L. Mai as recorded in Volume 83138, Page 1246, D.R.D.C.T., and continuing with the common northeasterly line of said Mai tract, said southwesterly line of Tract 2 and said center of Ten Mile Creek, a total distance of 138.95 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner at the beginning of a non-tangent curve to the right having a central angle of 11°04'00", a radius of 2500.00 feet, a tangent of 242.19 feet and a chord which bears S 76°58'07" E, 482.13 feet;

FIELD NOTES APPROVED: 10/25/13

Dallas Water Utilities
Southwest 120/96-inch Water
Transmission Pipeline Project

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

AECOM
AECOM TECHNICAL SERVICES INC, TX
16000 DALLAS PARKWAY, SUITE 350
DALLAS, TEXAS 75248
WWW.AECOM.COM
TBPE REG. NO. F-3580

OCTOBER 22, 2013 | 7059-ES47-R.dwg

EXHIBIT A

PARCEL W-47
VARIABLE WIDTH PERMANENT WATER EASEMENT
0.6155 ACRE/26,810 SQ. FT. PARCEL
WSG THORNTREE IV, LP TRACT
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DESOTO, DALLAS COUNTY, TEXAS

THENCE, departing the common line of said Tract 2 and said Mai tract and said center of Ten Mile Creek and with said non-tangent curve to the right, an arc distance of 482.87 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in a southeasterly line of said Tract 2, said southeasterly line also being the northwesterly line of the aforementioned of Lot 1A, Block 1 of the Amending Plat of Lots 1 and 2, Block 1 of St. Andrews Place, The Second Replat of Thorntree Phase IV;

THENCE S 34°52'05" W (deed-S 35°56'35" W), with the common southeasterly line of said Tract 2 and northwesterly line of said Lot 1A, Block 1, 20.00 feet to the POINT OF BEGINNING and containing 0.6155 acres or 26,810 square feet of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.

John L. Melton, R.P.L.S. No. 4268
Registered Professional Land Surveyor

STATE OF TEXAS
REGISTERED
JOHN L. MELTON
#4268
PROFESSIONAL
LAND SURVEYOR

NOTES:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DPKC, DTNA and DUNP were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

The easement and right-of-way for "one or more sanitary sewer line or lines" granted to The Trinity River Authority of Texas, as recorded in Volume 69199, Page 1610 of the Deed Records of Dallas county, Texas (D.R.D.C.T.), affects the subject tract and contains the following: "together with a temporary easement to use, during temporary periods, the portion of grantor's property lying 50' on each side of and outside the described permanent easement, in connection with the construction, maintenance, repair, replacement or removal of said lines".

The easements and rights-of-way for "two sanitary sewer line or lines" granted to The Trinity River Authority of Texas, as described in the second description of the instruments recorded in Volume 71055, Page 82, Volume 71055, Page 86, Volume 71055, Page 90, Volume 71055, Page 94, Volume 71055, Page 98 and Volume 71055, Page 102, D.R.D.C.T., affect the subject tract.

EXHIBIT "A"
PAGE 3 OF 4

EXHIBIT A

PARCEL W-47
VARIABLE WIDTH PERMANENT WATER EASEMENT
0.6155 ACRE/26,810 SQ. FT. PARCEL
WSG THORNTREE IV, LP TRACT
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DESOTO, DALLAS COUNTY, TEXAS

The utility easement granted to the City of Desoto, as recorded in Volume 97244, Page 157, D.R.D.C.T., affects the subject tract. Exhibit "B" (pictorial exhibit) of said instrument contains the following caption, "existing 15' sanitary sewer easement (to be abandoned)". The easement depicted apparently refers to the sanitary sewer easement granted to the City of Desoto, Texas as recorded in Volume 80028, Page 291, D.R.D.C.T. Though shown on said Exhibit "B" to be located on the subject tract, said sanitary sewer easement is located on the adjoining property and abuts the subject tract. No abandonment document was found.

The herein described tract is subject to the terms, provisions and conditions of the instrument entitled Memorandum of Facility Lease Agreement, by and between Meditrust Golf Group, Inc. and MOC Texas Golf Company, as recorded in Volume 98061, Page 4879, D.R.D.C.T.

The herein described tract is subject to the terms, conditions and obligations of the instrument entitled "Permit to Appropriate State Water" executed by the Texas Water Commission and recorded in Volume 84024, Page 1312, D.R.D.C.T., said instrument contains an expiration date of December 31, 1994, as amended by the instrument entitled "Amendment to Permit to Appropriate State Water" executed by the Texas Natural Resource Conservation Commission and recorded in Volume 95236, Page 1270, D.R.D.C.T., said amended instrument contains an expiration date of December 31, 2006.

The easement and right-of-way for permanent erosion control structures granted to Trinity River Authority of Texas, as described in Exhibit 1A of the instrument recorded in Volume 95236, Page 1801, D.R.D.C.T., affects the subject tract. The easement and right-of-way for permanent erosion control structures, as described in Exhibit 2A of said instrument, does not affect the subject tract.

Dallas Water Utilities
Southwest 120/96-inch Water
Transmission Pipeline Project

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
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AECOM
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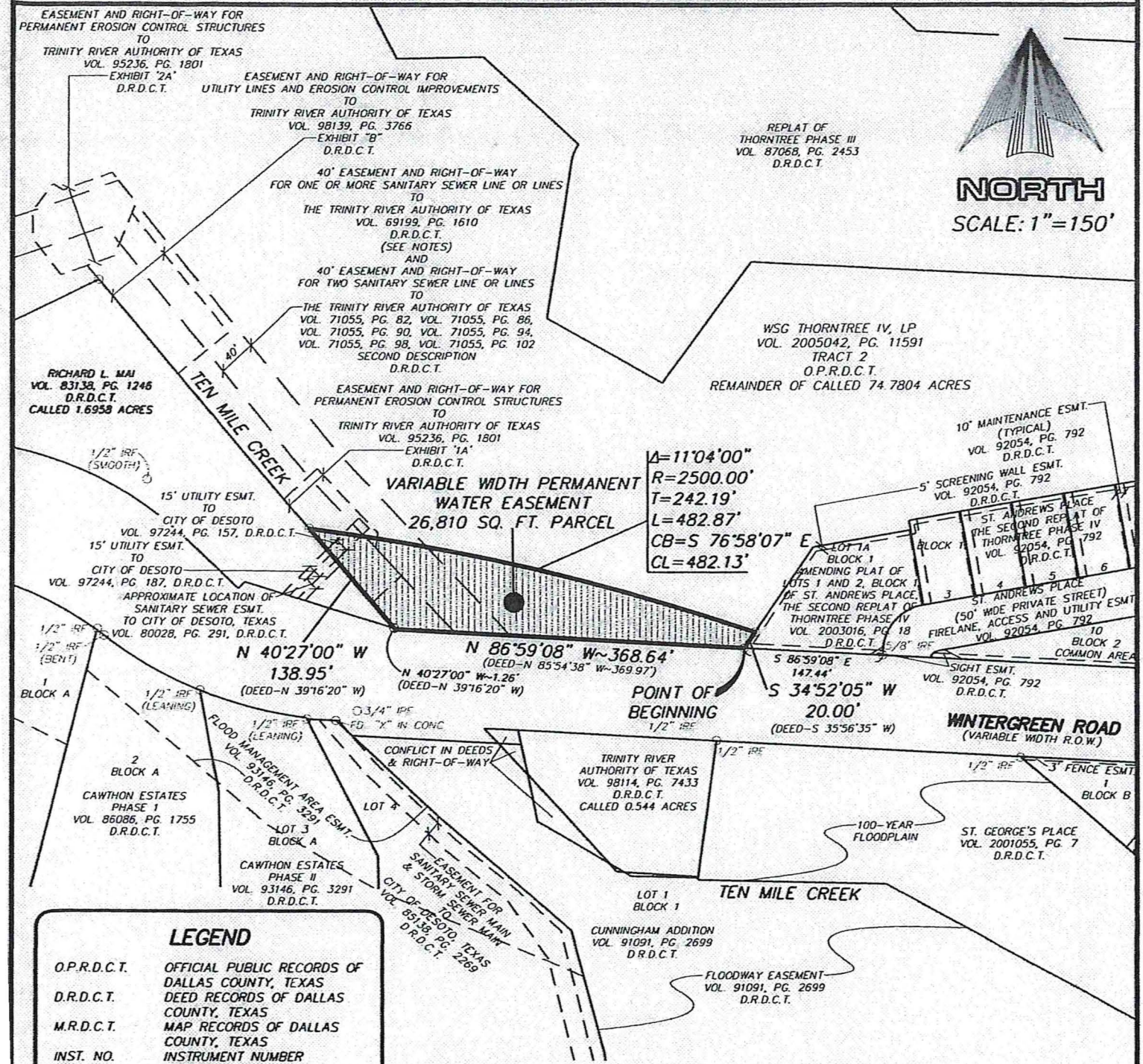
OCTOBER 22, 2013 | 7059-ES47-R.dwg

EXHIBIT "A"
PAGE 4 OF 4

PARCEL W-47
VARIABLE WIDTH PERMANENT WATER EASEMENT

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WSG THORNTREE IV, LP TRACT
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DESOTO, DALLAS COUNTY, TEXAS

EXHIBIT A



LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
C.L.	CENTERLINE
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

UNLESS NOTED OTHERWISE, SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TX REG NO 100189-00" AT CORNERS.

Dallas Water Utilities
Southwest 120/96-inch Water Transmission Pipeline Project

NDM
NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
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AECOM TECHNICAL SERVICES INC, TX
16000 DALLAS PARKWAY, SUITE 350
DALLAS, TEXAS 75248
WWW.AECOM.COM
TBPE REG. NO. F-3580

OCTOBER 22, 2013 | 7059-ES47-R.dwg

EXHIBIT B

WATER EASEMENT

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That Thorntree Golf, LLC., a Texas limited liability company (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of FORTY THOUSAND NINE HUNDRED NINETY ONE AND NO/100 DOLLARS ($40,991.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, and the further benefits to be derived by the remaining property as a result of projected public improvements, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, an easement for the purpose of laying, constructing, maintaining, repairing and replacing a City water main or mains and appurtenances and such additional main or mains and appurtenances as are needed in the future in, under, through, across and along all that certain lot, tract or parcel of land described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

The City is acquiring this property for the purpose of laying, constructing, maintaining, repairing and replacing a City water main or mains and appurtenances, and such additional main or mains and appurtenances as are needed in the future, according to such plans and specifications as will, in City's opinion, best serve the public purpose. The payment of the purchase price shall be considered full and adequate compensation for the easement rights herein granted.

Should one or more of the Grantors herein be natural persons and not joined by their respective spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor(s). Should one or more of the Grantors herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such a party has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

The City shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to, the right of ingress and egress over and across said property to and from said easement for the purpose of constructing, reconstructing, maintaining, inspecting or repairing said main or mains and appurtenances.

The City shall have the right to remove and keep removed from the permanent easement herein granted any and all structures, fences, trees, shrubs, growths or other obstructions which may endanger or interfere with the construction, reconstruction, maintenance, repair or operation of the said main or mains. (Grantor, its successors or assigns, shall not place or store any material upon, or cover, bury, pave over or otherwise obstruct any cleanout, valve, meter or manhole located within the herein described permanent easement.)

Grantor, its successors or assigns, shall not be permitted to plant trees or shrubs of any kind within the boundaries of the herein described permanent easement.

EXHIBIT B

All expenses in the construction and maintenance of said main or mains and appurtenances shall be borne by the City. In the construction of said main or mains and appurtenances, should the City find it necessary to remove any improvements now on the above-described property, all of those expenses shall also be borne by the City. Upon completion of construction, all surplus excavation, debris, trash or litter resulting from construction shall be cleaned up and hauled off the premises, and the easement property, including any fences disturbed, shall be restored to its original contour and condition.

Nothing in this easement shall be construed as a waiver by the City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas.

SPECIAL PROVISIONS: This conveyance is made and accepted subject to the restoration of the golf course features located in the easement such as; bunkers, green and tea box and any replacement of such items.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

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

By: Thorntree Golf, LLC,
a Texas limited liability company

By:_____
Assistant City Attorney

MH

By: _____
Randy Jones , Vice President and Chief Operating Officer

* * * * * * * * * * * * * * * * * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on_____
by Randy Jones, Vice President and Chief Operating Officer of Thorntree Golf, LLC., a Texas limited liability company, on behalf of said limited liability company.

_____
Notary Public, State of Texas

EXHIBIT B

* * * * * * * * * * * * * * * * * * * *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Christian Roman
Water Easement Log No. 37213

EXHIBIT "A"
PAGE 1 OF 4

EXHIBIT A

PARCEL W-47
VARIABLE WIDTH PERMANENT WATER EASEMENT
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WSG THORNTREE IV, LP TRACT
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DESOTO, DALLAS COUNTY, TEXAS

DESCRIPTION

BEING a 0.6155 acre or 26,810 square foot tract of land situated in the Nel A. Ayers Survey, Abstract No. 11, being in the City of Desoto, Dallas County, Texas, and being a portion of the remainder of a called 74.7804 acre tract described as Tract 2 in that certain Deed (Without Warranties) to WSG Thorntree IV, LP as recorded in Volume 2005042, Page 11591 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the most southerly southeast corner of the aforementioned Tract 2, said southeast corner being in the northerly right-of-way line of Wintergreen Road (variable width right-of-way) and also being the southwest corner of Lot 1A, Block 1 of the Amending Plat of Lots 1 and 2, Block 1 of St. Andrews Place, The Second Replat of Thorntree Phase IV, an addition to the City of Desoto, Dallas County, Texas, according to the plat thereof recorded in Volume 2003016, Page 18 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), from whence a 5/8" iron rod found for the most southerly southeast corner of said Lot 1A, at the intersection of said northerly right-of-way line of Wintergreen Road and the northwesterly line of St. Andrews Place (50' wide private street), bears S 86°59'08" E, 147.44 feet;

THENCE N 86°59'08" W (deed-N 85°54'38" W), with a southerly line of said Tract 2 and said northerly right-of-way line of Wintergreen Road, 368.64 feet (deed-369.97 feet) to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the most southerly southwest corner of said Tract 2, said corner being in the center of Ten Mile Creek;

THENCE N 40°27'00" W (deed-N 39°16'20" W), departing said northerly right-of-way line of Wintergreen Road and with a southwesterly line of said Tract 2 and said center of Ten Mile Creek, passing at 1.29 feet a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the southeast corner of a called 1.6958 acre tract described in the Warranty Deed to Richard L. Mai as recorded in Volume 83138, Page 1246, D.R.D.C.T., and continuing with the common northeasterly line of said Mai tract, said southwesterly line of Tract 2 and said center of Ten Mile Creek, a total distance of 138.95 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner at the beginning of a non-tangent curve to the right having a central angle of 11°04'00", a radius of 2500.00 feet, a tangent of 242.19 feet and a chord which bears S 76°58'07" E, 482.13 feet;

FIELD NOTES APPROVED:
10/25/13

Dallas Water Utilities
Southwest 120/96-inch Water
Transmission Pipeline Project

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

AECOM
AECOM TECHNICAL SERVICES INC, TX
16000 DALLAS PARKWAY, SUITE 350
DALLAS, TEXAS 75248
WWW.AECOM.COM
TBPE REG. NO. F-3580

OCTOBER 22, 2013 | 7059-ES47-R.dwg

EXHIBIT A

PARCEL W-47
VARIABLE WIDTH PERMANENT WATER EASEMENT
0.6155 ACRE/26,810 SQ. FT. PARCEL
WSG THORNTREE IV, LP TRACT
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DESOTO, DALLAS COUNTY, TEXAS

THENCE, departing the common line of said Tract 2 and said Mai tract and said center of Ten Mile Creek and with said non-tangent curve to the right, an arc distance of 482.87 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in a southeasterly line of said Tract 2, said southeasterly line also being the northwesterly line of the aforementioned of Lot 1A, Block 1 of the Amending Plat of Lots 1 and 2, Block 1 of St. Andrews Place, The Second Replat of Thorntree Phase IV;

THENCE S 34°52'05" W (deed-S 35°56'35" W), with the common southeasterly line of said Tract 2 and northwesterly line of said Lot 1A, Block 1, 20.00 feet to the POINT OF BEGINNING and containing 0.6155 acres or 26,810 square feet of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, R.P.L.S. No. 4268
Registered Professional Land Surveyor

NOTES:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DPKC, DTNA and DUNP were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

The easement and right-of-way for "one or more sanitary sewer line or lines" granted to The Trinity River Authority of Texas, as recorded in Volume 69199, Page 1610 of the Deed Records of Dallas county, Texas (D.R.D.C.T.), affects the subject tract and contains the following: "together with a temporary easement to use, during temporary periods, the portion of grantor's property lying 50' on each side of and outside the described permanent easement, in connection with the construction, maintenance, repair, replacement or removal of said lines".

The easements and rights-of-way for "two sanitary sewer line or lines" granted to The Trinity River Authority of Texas, as described in the second description of the instruments recorded in Volume 71055, Page 82, Volume 71055, Page 86, Volume 71055, Page 90, Volume 71055, Page 94, Volume 71055, Page 98 and Volume 71055, Page 102, D.R.D.C.T., affect the subject tract.

Dallas Water Utilities
Southwest 120/96-inch Water
Transmission Pipeline Project

NDM NATHAN D. MAIER
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OCTOBER 22, 2013 | 7059-ES47-R.dwg

EXHIBIT A

PARCEL W-47
VARIABLE WIDTH PERMANENT WATER EASEMENT
0.6155 ACRE/26,810 SQ. FT. PARCEL
WSG THORNTREE IV, LP TRACT
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DESOTO, DALLAS COUNTY, TEXAS

The utility easement granted to the City of Desoto, as recorded in Volume 97244, Page 157, D.R.D.C.T., affects the subject tract. Exhibit "B" (pictorial exhibit) of said instrument contains the following caption, "existing 15' sanitary sewer easement (to be abandoned)". The easement depicted apparently refers to the sanitary sewer easement granted to the City of Desoto, Texas as recorded in Volume 80028, Page 291, D.R.D.C.T. Though shown on said Exhibit "B" to be located on the subject tract, said sanitary sewer easement is located on the adjoining property and abuts the subject tract. No abandonment document was found.

The herein described tract is subject to the terms, provisions and conditions of the instrument entitled Memorandum of Facility Lease Agreement, by and between Meditrust Golf Group, Inc. and MOC Texas Golf Company, as recorded in Volume 98061, Page 4879, D.R.D.C.T.

The herein described tract is subject to the terms, conditions and obligations of the instrument entitled "Permit to Appropriate State Water" executed by the Texas Water Commission and recorded in Volume 84024, Page 1312, D.R.D.C.T., said instrument contains an expiration date of December 31, 1994, as amended by the instrument entitled "Amendment to Permit to Appropriate State Water" executed by the Texas Natural Resource Conservation Commission and recorded in Volume 95236, Page 1270, D.R.D.C.T., said amended instrument contains an expiration date of December 31, 2006.

The easement and right-of-way for permanent erosion control structures granted to Trinity River Authority of Texas, as described in Exhibit 1A of the instrument recorded in Volume 95236, Page 1801, D.R.D.C.T., affects the subject tract. The easement and right-of-way for permanent erosion control structures, as described in Exhibit 2A of said instrument, does not affect the subject tract.

NDM
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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

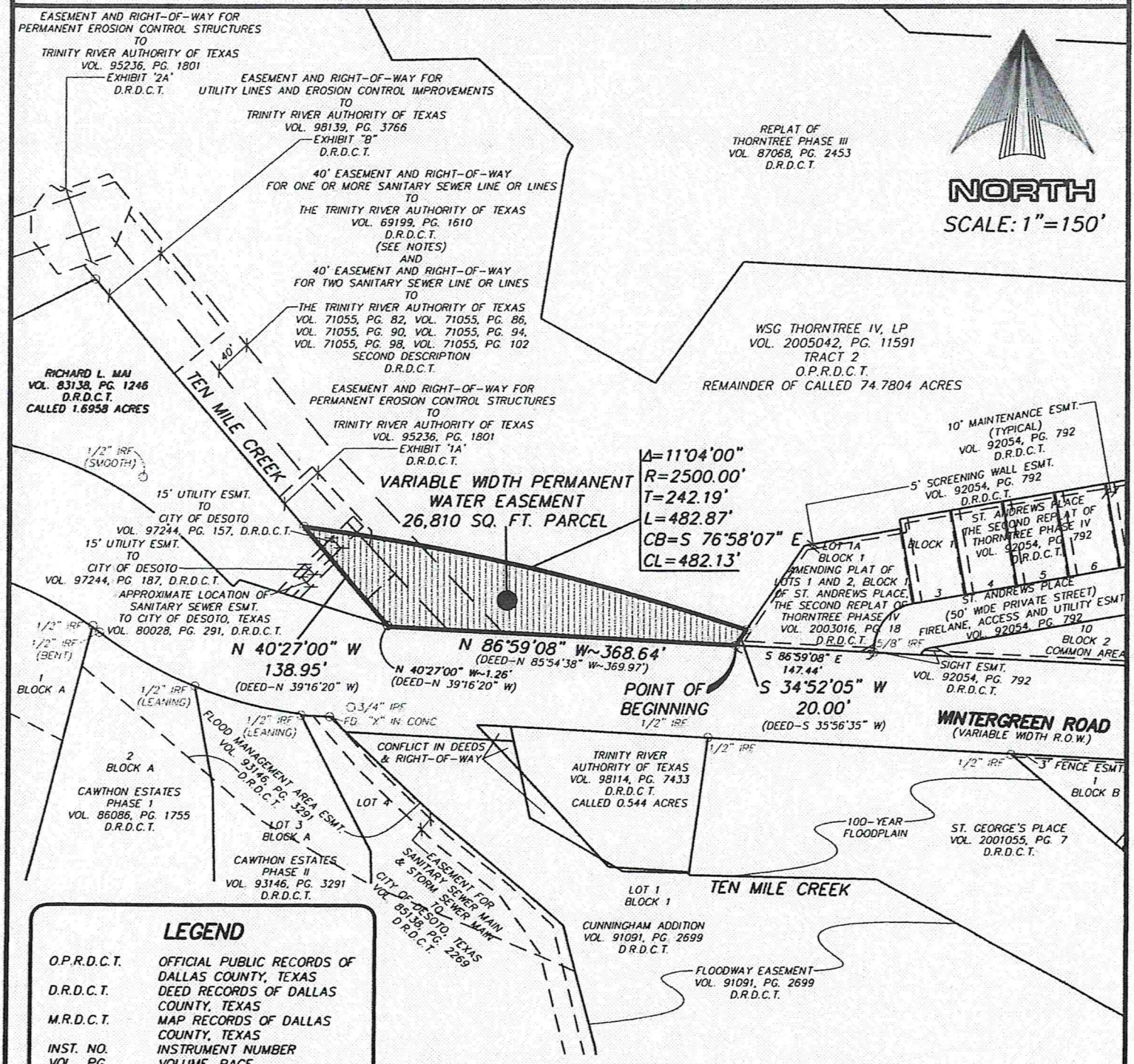
AECOM
AECOM TECHNICAL SERVICES INC. TX
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DALLAS, TEXAS 75248
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TBPE REG. NO. F-3580

EXHIBIT "A"
PAGE 4 OF 4

PARCEL W-47
VARIABLE WIDTH PERMANENT WATER EASEMENT

0.6155 ACRE/26,810 SQ. FT. PARCEL
WSG THORNTREE IV, LP TRACT
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DESOTO, DALLAS COUNTY, TEXAS

EXHIBIT A



LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
C.L.	CENTERLINE
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

UNLESS NOTED OTHERWISE, SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TX REG NO 100189-00" AT CORNERS.

Dallas Water Utilities
Southwest 120/96-inch Water Transmission Pipeline Project

NDM NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
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TBPE REG. NO. F-3580

OCTOBER 22, 2013 | 7059-ES47-R.dwg

Agenda Information Sheet

File #: 19-182 **Item #:** 14.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 2, 3, 4, 7, 8

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** the quitclaim of 9 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale that will be sold to the highest qualified bidders; and **(2)** 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 to the Agenda Information Sheet) - Estimated Revenue: $249,000.00 (see Fiscal Information)

BACKGROUND

This item authorizes the quitclaim of 9 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 will be sold to the highest qualified bidder and will return to the tax rolls upon conveyance.

Successful bidders will be 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 and Neighborhood Revitalization 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 Mobility Solutions, Infrastructure & Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Estimated Revenue: $249,000.00 (City Revenue: $35,100.00, Disbursed according to Tax Code: $213,900.00)

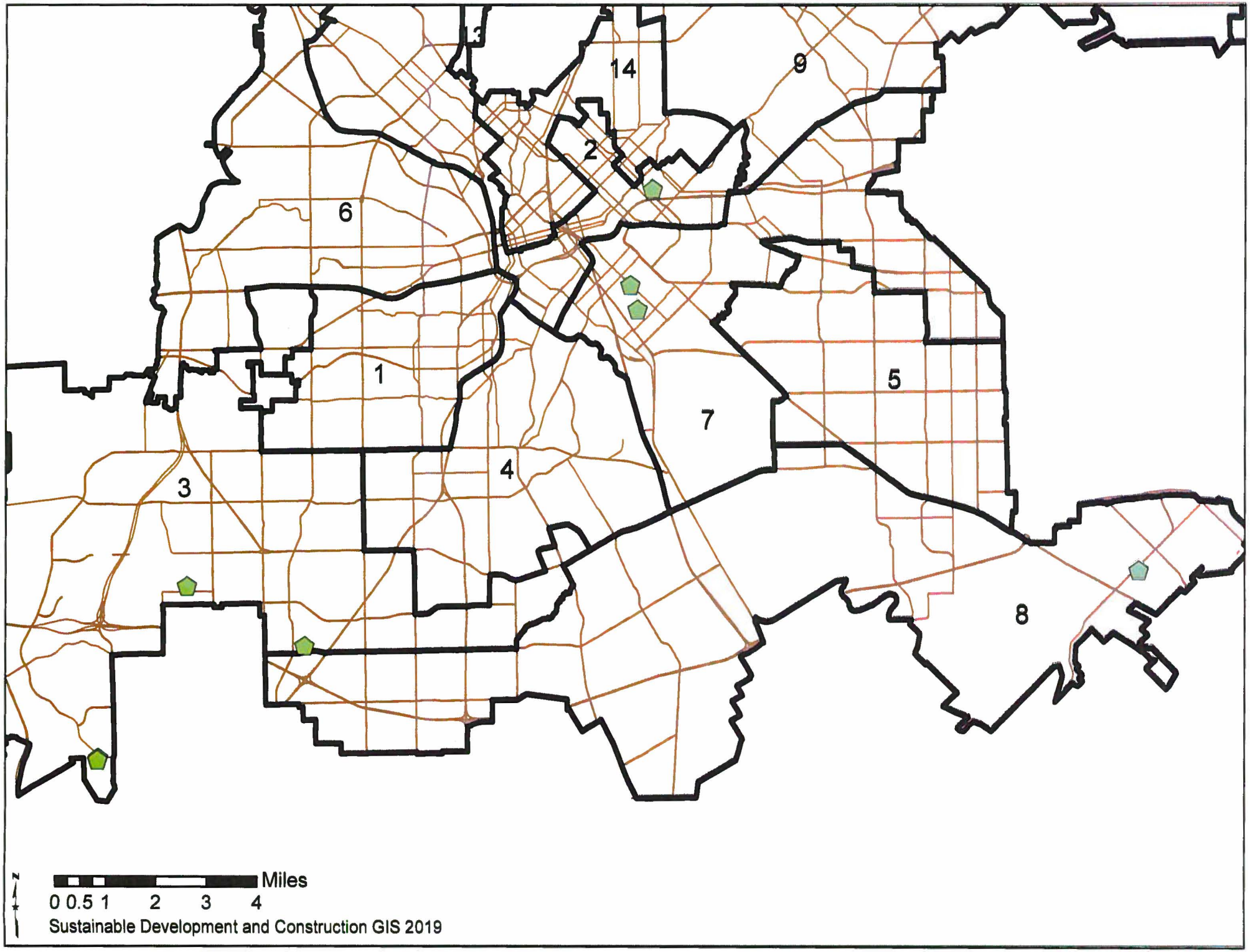
MAP

Attached

powered by Legistar™

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
PROPERTY LIST

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	DCAD
1	3834 ATLANTA	V	07	PD-595	.0844	$6,000.00	$6,000.00
2	12116 GARDEN GROVE	V	08	R-10(A)	3.6480	$73,101.00	$4,720.00
3	2649 KATHLEEN	I	04	R-5(A)	.1545	$63,760.00	$63,760.00
4	3312 S. MALCOLM X	V	07	PD-595	.0918	$6,000.00	$6,000.00
5	7500 MOUNTAIN CREEK	V	03	CR	.8282	$54,120.00	$54,120.00
6	5535 RANCHERO	I	03	R-10(A)	5.0000	$240,400.00	$337,180.00
7	3517 SCOUT	V	03	MC-1	.1605	$3,500.00	$3,500.00
8	517 ST. MARY	V	02	PD-134	.0837	$55,620.00	$55,620.00
9	7200 WATER LILY	V	03	R-7.5(A)	.3733	$9,309.00	$24,390.00


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Sustainable Development and Construction GIS 2019

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 will be advertised in the Dallas Morning News to be offered for re-sale; 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, and upon consent by the County and DISD, the City Manager after approval as to form by the City Attorney and attested by the City Secretary, is hereby authorized to execute Quitclaim Deeds to the Properties to be sold to the highest qualified bidders, 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-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-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, after approval as to form by the City Attorney, is hereby authorized to execute a release(s) of lien for any non-tax municipal lien(s) which (i) are included in the Judgments issued in the foreclosure suits filed by the City on the lot(s) shown on Exhibit "A"; or (ii) arise or are filed of record post Judgment and prior to the Second Sale 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, 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 hereby 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.

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
PROPERTY LIST

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/IMP	OWNED BY TAXING ENTITIES
1	3834 ATLANTA	LOT 10, BLOCK 1/1726	V	1, 2, 3
2	12116 GARDEN GROVE	BLOCK 8828	V	1, 2, 3
3	2649 KATHLEEN	LOT 11, BLOCK 21/5855	I	1, 2, 3
4	3312 S. MALCOLM X	PART OF LOTS 11 AND 12, BLOCK 19	V	1, 2, 3
5	7500 MOUNTAIN CREEK	PART OF BLOCK 8605	V	1, 2, 3
6	5535 RANCHERO	LOT 41, BLOCK 8645	I	1, 2, 3
7	3517 SCOUT	EAST 35 FEET OF LOT 11, BLOCK B/6942	V	1, 2, 3
8	517 ST. MARY	NORTHWEST 50X72.5 FEET OF LOT 1, BLOCK 10/1246	V	1, 2, 3
9	7200 WATER LILY	BLOCK 8606	V	1, 2, 3

Agenda Information Sheet

File #: 18-941 **Item #:** 15.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A resolution authorizing the conveyance of three drainage easements and a wastewater easement containing a total of approximately 15,242 square feet of land to the City of Rowlett for the construction, maintenance and use of drainage and wastewater facilities across City-owned land - Revenue: $40,086.00

BACKGROUND

This item authorizes the conveyance of three drainage easements and a wastewater easement containing a total of approximately 15,242 square feet of land to the City of Rowlett for the construction, maintenance and use of drainage and wastewater facilities across City-owned land. This property will be used for the Mansions by the Lake residential project.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

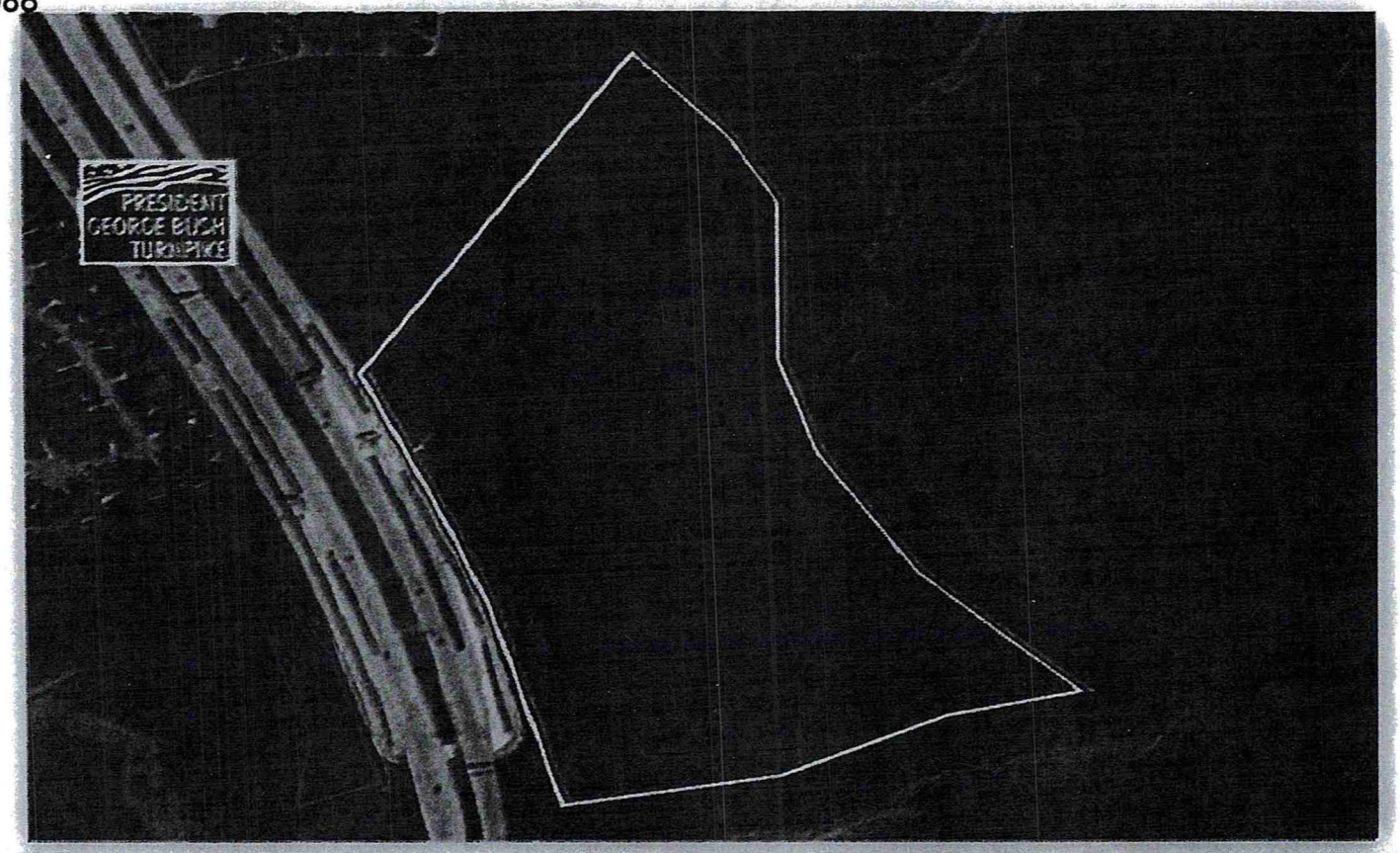
Revenue: $40,086.00

MAP

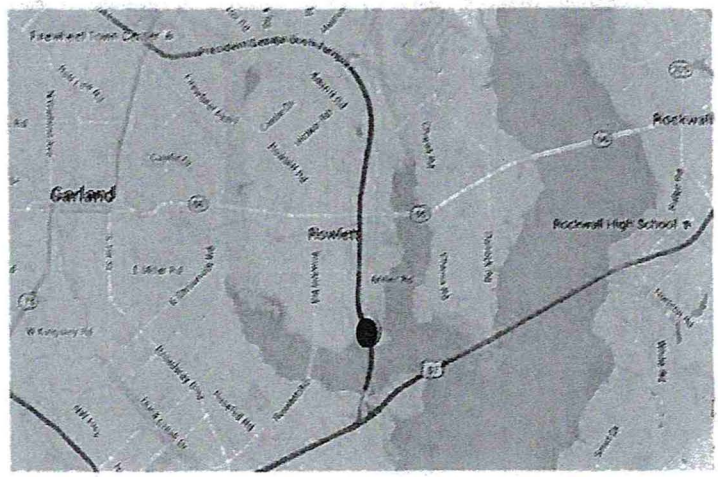
Attached

Lake Horizon

PRESIDENT GEORGE BUSH TURNPIKE & MILLER ROAD• ROWLETT, TX 75088



LOCATION: Southeast portion of President George Bush Turnpike and Miller Road Rowlett, Texas 75088



N

February 27, 2019

WHEREAS, the City of Dallas owns a tract of land which is used for Lake Ray Hubbard; and

WHEREAS, the City of Rowlett has requested three drainage easements and a wastewater easement on said land for the construction, maintenance and use of drainage and wastewater facilities containing a total of approximately 15,242 square feet across City-owned land located at Lake Ray Hubbard, City of Dallas, Dallas County, Texas; and being more fully described in Exhibit "A" attached hereto and made a part of hereof for all purposes.

Now, Therefore,

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

SECTION 1. That upon receipt of **FORTY THOUSAND EIGHTY-SIX DOLLARS AND NO/100 ($40,086.00)** from the City of Rowlett, the City Manager or designee is hereby authorized to execute a Drainage Easement and a Wastewater Easement, to be attested by the City Secretary, approved as to form by the City Attorney.

SECTION 2. That the sale proceeds shall be deposited into the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction Services, Real Estate Division shall be reimbursed for the cost of obtaining legal description, appraisal and other administrative costs incurred (General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011). Any remaining proceeds shall be transferred to the Water and Sewer Revenue Fund, Fund 0100, Department DWU, Unit 7005, Revenue Code 8428.

SECTION 3. That this resolution is designated for City purposes as Contract No. DEV-2018-00007897.

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.

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

BY: _____
Assistant City Attorney

EXHIBIT A-TRACT 1

EXHIBIT A
DRAINAGE EASEMENT
JOHN D. ALSTON SURVEY, ABSTRACT NO. 7
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

BEING a 3,273 square foot (0.075 acre) tract of land situated in the John D. Alston Survey, Abstract Number 7, being part of that called 127.38 acre tract described in a General Warranty Deed to City of Dallas, as recorded in Volume 67047, Page 792 Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a found brass monument marked "K24-08", being on the east line of that called 33.8838 acre tract (Tract 1) described in the Special Warranty Deed to WRIA 2016-7 L.P., as recorded in Instrument Number 201600342636, Official Public Records Dallas County, Texas, said line being referred to as the "City of Dallas "Take Line" for Lake Ray Hubbard";

THENCE South 43°28'20" East with said east line, a distance of 95.21 feet to a 5/8-inch iron rod with cap stamped "ADAMS SURVEYING COMPANY, LLC" set (CIRS), said point being the beginning of a non-tangent curve to the left;

THENCE easterly leaving said east line and along said non-tangent curve to the left, having a central angle of 19°35'46", a radius of 110.00 feet, an arc length of 37.62 feet and a chord of North 65°05'11" East - 37.44 feet to a CIRS;

THENCE North 55°17'18" East, a distance of 127.95 feet to a CIRS;

THENCE South 34°42'42" East, a distance of 20.00 feet to a CIRS;

THENCE South 55°17'18" West, a distance of 127.95 feet to a CIRS for the beginning of a tangent curve to the right;

THENCE westerly along said tangent curve to the right, having a central angle of 14°56'09", a radius of 130.00 feet, an arc length of 33.89 feet, and a chord of South 62°45'22 West - 33.79 feet to a CIRS on the aforesaid east line, being North 43°28'20" West from a found concrete monument with brass cap marked "K24-08" for the southeast corner of said Tract 1;

THENCE North 43°28'20" West with said east line, a distance of 22.24 feet to the POINT OF BEGINNING containing 3,273 square feet (0.075 acre) of land, more or less.

BEARINGS AND DISTANCES REFERENCED BASED ON GPS, IN TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.

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FIELD NOTES APPROVED:
3/9/18

STATE OF TEXAS
REGISTERED
Paul Hubert
1942
PROFESSIONAL
LAND SURVEYOR

Adams
surveying company, LLC
TBPLS Firm Registration No. 10177500
P.O. Box 833059
Richardson, TX 75083
Phone: (469) 317-0250
Fax: (214) 295-9844

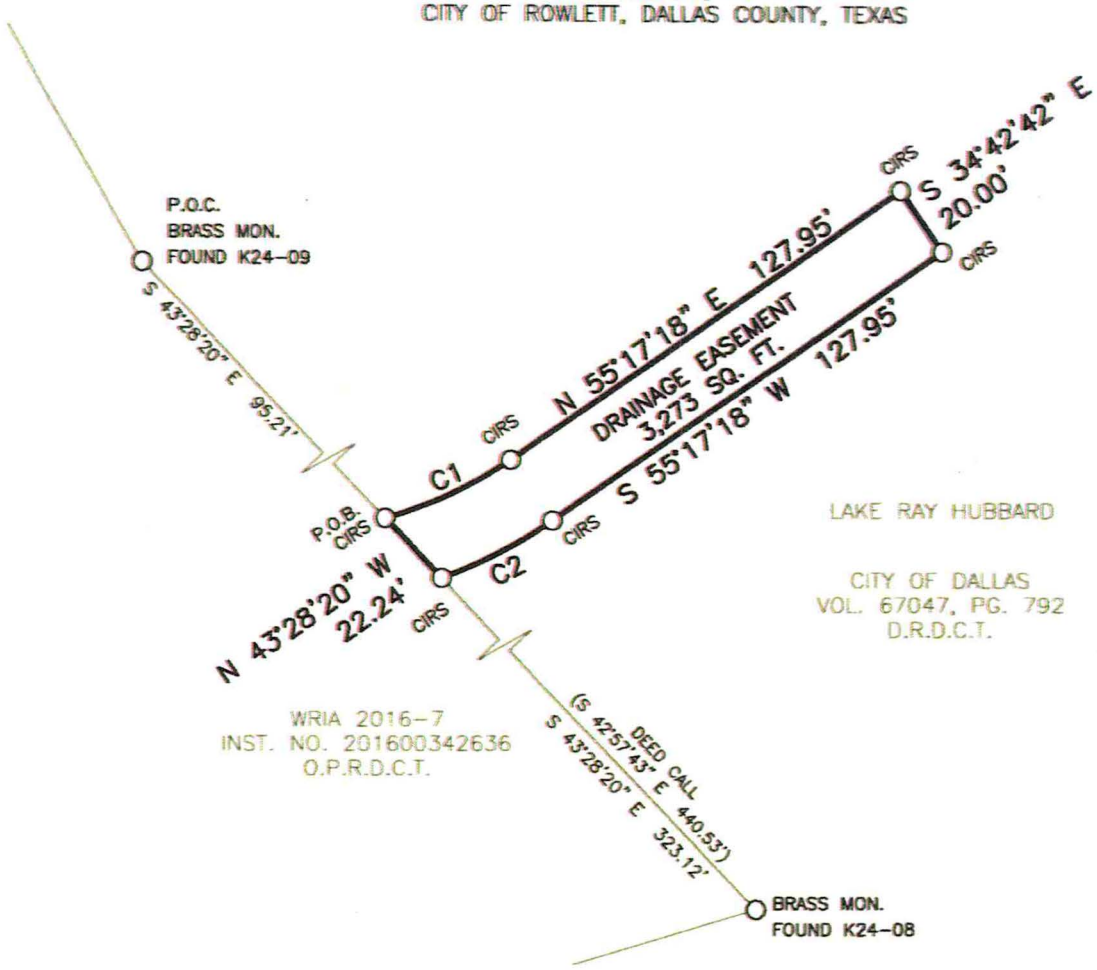
Drainage Easement
3,273 Square Feet
Rowlett, Dallas County, Texas

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	12/11/2017	16102

Z:\ASC Jobs\Jobs 2016\16102 Lake Horizon\Construction

EXHIBIT A-TRACT 1

EXHIBIT A
DRAINAGE EASEMENT
JOHN D. ALSTON SURVEY, ABSTRACT NO. 7
CITY OF ROWLETT, DALLAS COUNTY, TEXAS



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	110.00'	37.62'	37.44'	N 65°05'11" E	19°35'46"
C2	130.00'	33.89'	33.79'	S 62°45'22" W	14°56'09"

0' 50' 100'

SCALE= 1:50

LEGEND
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
D.R.D.C.T. = DEED RECORD DALLAS COUNTY TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
CIRS = 5/8-INCH IRON ROD SET WITH CAP "ADAMS SURVEYING COMPANY LLC"
SQ. FT. = SQUARE FEET

BEARINGS AND DISTANCES REFERENCED BASED ON GPS, IN TEXAS STATE PLANE CORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.

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STATE OF TEXAS
REGISTERED
Paul Hubert
1942
PROFESSIONAL
LAND SURVEYOR

Adams surveying company, LLC
TBPLS Firm Registration No. 10177500
P.O. Box 833059
Richardson, TX 75083
Phone: (469) 317-0250
Fax: (214) 295-9844

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	12/11/2017	16102

Z:\ASC Jobs\Jobs 2016\16102 Lake Horizon\Construction

EXHIBIT A-TRACT 2

EXHIBIT A
DRAINAGE EASEMENT
JOHN D. ALSTON SURVEY, ABSTRACT NO. 7
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

BEING a 3,514 square foot (0.081 acre) tract of land situated in the John D. Alston Survey, Abstract Number 7, part of that called 127.38 acre tract described in a General Warranty Deed to the City of Dallas, as recorded in Volume 67047, Page 792 Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a found brass monument marked "K24-10", being on the east line of that called 33.8838 acre tract (Tract 1) described in the Special Warranty Deed to WRIA 2016-7 L.P., as recorded in Instrument Number 201600342636, Official Public Records Dallas County, Texas, said line being referred to as the "City of Dallas "Take Line" for Lake Ray Hubbard";

THENCE North 12°36'53" West with said east line, a distance of 248.60 feet to a 5/8-inch iron rod with cap stamped "ADAMS SURVEYING COMPANY LLC" set (CIRS) for the POINT OF BEGINNING;

THENCE North 12°36'53" West continuing with said east line, a distance of 20.02 feet to a CIRS, from said point a found brass monument marked "K24-11" bears North 12°36'53" West, 4.33 feet;

THENCE North 80°04'58" East leaving said east line, a distance of 176.18 feet to a CIRS;

THENCE South 09°55'02" East, a distance of 20.00 feet to a CIRS;

THENCE South 80°04'58" West, a distance of 175.24 feet to the POINT OF BEGINNING, and containing 3,514 square feet (0.081 acre) of land, more or less.

BEARINGS AND DISTANCES REFERENCED BASED ON GPS, IN TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.

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FIELD NOTES APPROVED:
3/9/18

STATE OF TEXAS
REGISTERED
Paul Hubert
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PROFESSIONAL
LAND SURVEYOR

Adams surveying company, LLC
TBPLS Firm Registration No. 10177500
P.O. Box 833059
Richardson, TX 75083
Phone: (469) 317-0250
Fax: (214) 295-9844

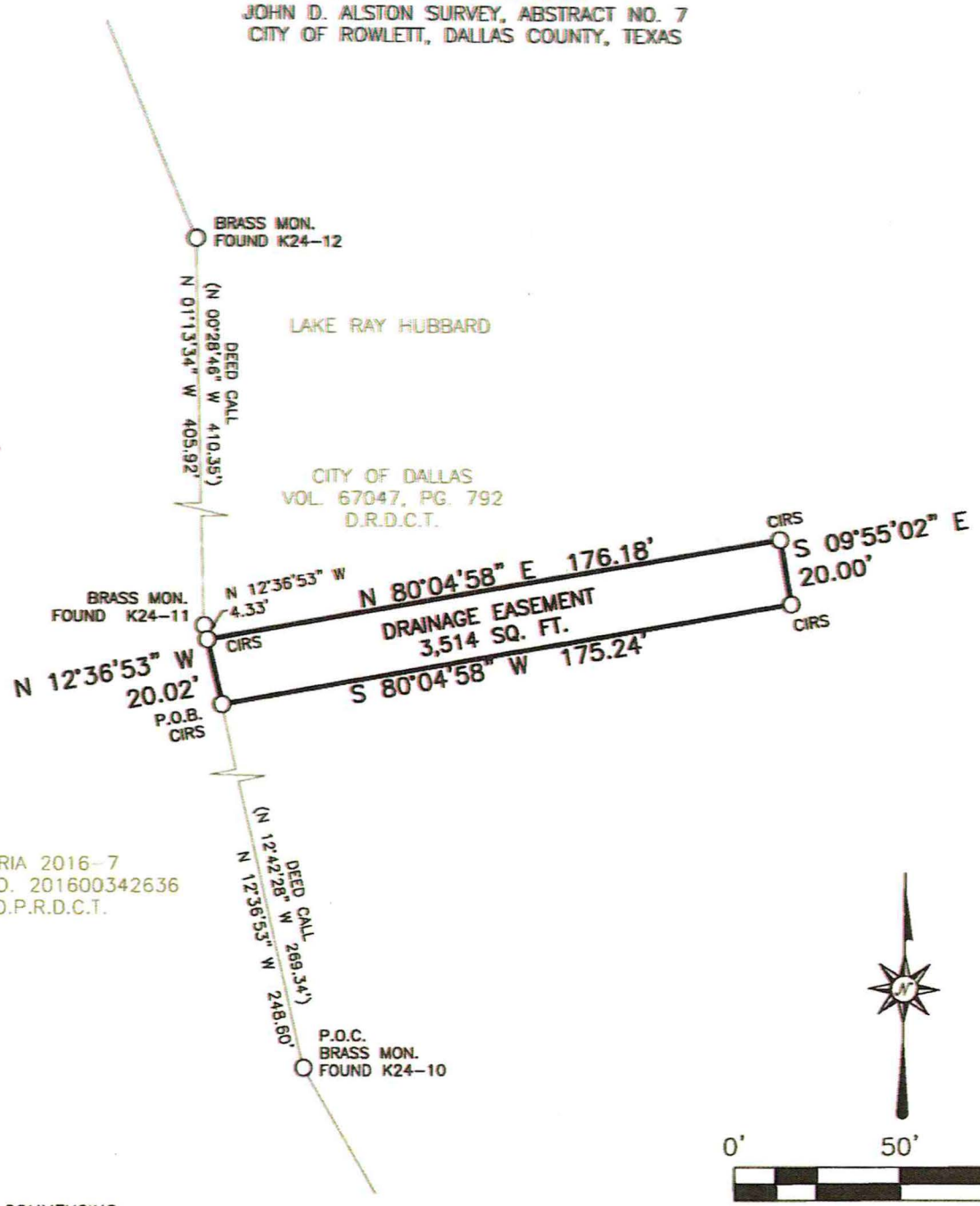
Drainage Easement
3,514 Square Feet
Rowlett, Dallas County Texas

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	12/11/2017	16102

Z:\ASC Jobs\Jobs 2016\16102 Lake Horizon\Construction

EXHIBIT A-TRACT 2

EXHIBIT A
DRAINAGE EASEMENT
JOHN D. ALSTON SURVEY, ABSTRACT NO. 7
CITY OF ROWLETT, DALLAS COUNTY, TEXAS



LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
D.R.D.C.T. = DEED RECORD DALLAS COUNTY TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
CIRS = 5/8-INCH IRON ROD SET WITH CAP "ADAMS SURVEYING COMPANY LLC"
SQ. FT. = SQUARE FEET

BEARINGS AND DISTANCES REFERENCED BASED ON GPS, IN TEXAS STATE PLANE CORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.

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Phone: (469) 317-0250
Fax: (214) 295-9844

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	12/11/2017	16102

Z:\ASC Jobs\Jobs 2016\16102 Lake Horizon\Construction

EXHIBIT A-TRACT 3

EXHIBIT A
DRAINAGE EASEMENT
JOHN D. ALSTON SURVEY, ABSTRACT NO. 7
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

BEING a 4,142 square foot (0.095 acre) tract of land situated in the John D. Alston Survey, Abstract Number 7, being part of that called 127.38 acre tract described in a General Warranty Deed to City of Dallas, as recorded in Volume 67047, Page 792 Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a found brass monument marked "K24-06", for the southeast corner of that called 33.8838 acre tract (Tract 1) described in the Special Warranty Deed to WRIA 2016-7 L.P., as recorded in Instrument Number 201600342636, Official Public Records Dallas County, Texas, said point being on the line referred to as the "City of Dallas "Take Line" for Lake Ray Hubbard";

THENCE South 84°37'07" West with the south line of said Tract 1, a distance of 147.60 feet to a 5/8-inch iron rod with cap stamped "ADAMS SURVEYING COMPANY LLC" set (CIRS) for the POINT OF BEGINNING;

THENCE South 05°24'42" East leaving said south line, a distance of 207.10 feet to a CIRS;

THENCE South 84°35'18" West, a distance of 20.00 feet to a CIRS;

THENCE North 05°24'42" West, a distance of 207.11 feet to a CIRS on said south line, from said point a 5/8-inch capped iron rod stamped "6026" found bears South 84°37'07" West, 286.61 feet;

THENCE North 84°37'07" East with said south line, a distance of 20.00 feet to the POINT OF BEGINNING containing 4,142 square feet (0.095 acre) of land, more or less.

BEARINGS AND DISTANCES REFERENCED BASED ON GPS, IN TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.

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FIELD NOTES APPROVED:
3/9/18

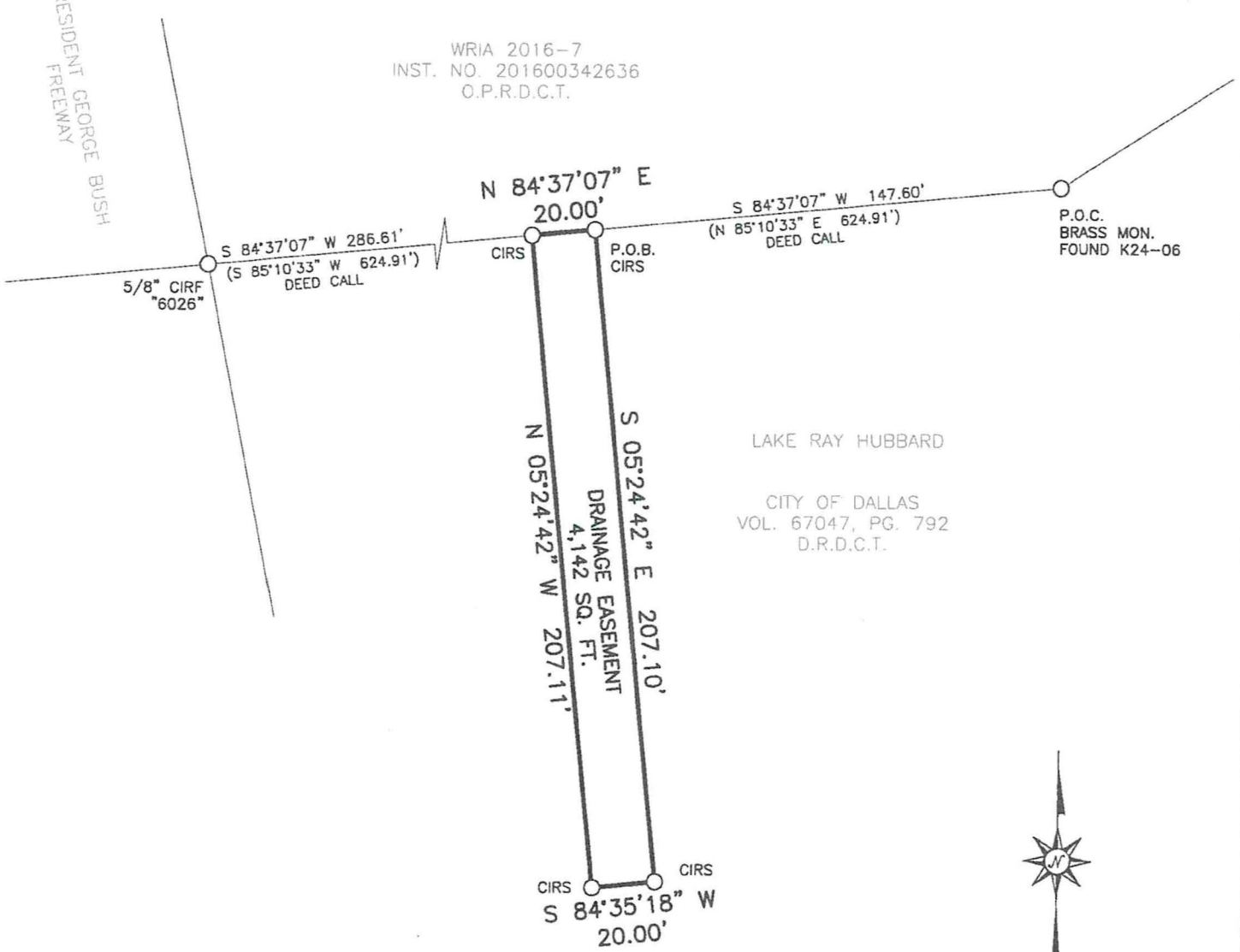
STATE OF TEXAS
REGISTERED
Paul Hubert
1942
PROFESSIONAL
LAND SURVEYOR

Adams
surveying company, LLC
TBPLS Firm Registration No. 10177500
P.O. Box 833059
Richardson, TX 75083
Phone: (469) 317-0250
Fax: (214) 295-9844

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	12/11/2017	16102

EXHIBIT A-TRACT 3

EXHIBIT A
DRAINAGE EASEMENT
JOHN D. ALSTON SURVEY, ABSTRACT NO. 7
CITY OF ROWLETT, DALLAS COUNTY, TEXAS



LEGEND
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
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INST. NO. = INSTRUMENT NUMBER
D.R.D.C.T. = DEED RECORD DALLAS COUNTY TEXAS
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SQ. FT. = SQUARE FEET

BEARINGS AND DISTANCES REFERENCED BASED ON GPS, IN TEXAS STATE PLANE CORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.

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Phone: (469) 317-0250
Fax: (214) 295-9844

STATE OF TEXAS REGISTERED
Paul Hubert
1942
PROFESSIONAL LAND SURVEYOR

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	12/11/2017	16102

Z:\ASC Jobs\Jobs 2016\16102 Lake Horizon\Construction

EXHIBIT A-TRACT 4

WASTEWATER EASEMENT
4,313 Sq. Ft.
OLIVER V. LEDBETTER SURVEY A-790
ROWLETT, DALLAS COUNTY, TEXAS

BEING a 4,313 square foot tract of land located in the Oliver V. Ledbetter Survey, Abstract Number 790, Rowlett, Dallas County, Texas, being part of that called 127.38 acre tract, described in Warranty Deed to City of Dallas as recorded in Volume 67047, Page 792, Deed Records Dallas County Texas (hereafter called DRDCT), said 4,313 square foot tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for a corner in the west line of said 127.38 acre tract, also being the north corner of called 44.62 acre tract Special warranty Deed to Lake Horizon LLC., recorded in Instrument Number 201600342636 Official Public Records Dallas County Texas, the east corner of called 312.15 acre tract to Kirby Miller Joint Ventures in Special Cash Warranty Deed as recorded in Volume 98185, Page 72, DRDCT, and the south corner of RP Associates tract described in Deed Without Warranty recorded in Volume 2002018, Page 1522 DRDCT;

THENCE N 37°26'33" E, leaving the westerly line of said City of Dallas tract, a distance of 200.06 feet to a set 5/8-inch iron rod with cap stamped "Adams Surveying Company LLC" (CIRS), being in a southerly line of that 20-foot wide wastewater easement to the City of Rowlett as recorded in Volume 95104, Page 1108, DRDCT;

THENCE N 82°54'55" E along said southerly line, a distance of 28.05' feet to a CIRS;

THENCE S 37°26'33" W, a distance of 231.25 feet to a CIRS, in the east line of said Lake Horizon tract and the west line of said City of Dallas tract, from which a found brass disk stamped "K24-11" in concrete bears S 22°36'28" E, 413.01';

THENCE N 22°36'28" W with the west line of said City of Dallas tract, a distance of 23.08 feet to the POINT OF BEGINNING, containing 4,313 square feet, (0.10 acre) of land, more or less.

BEARINGS AND DISTANCES REFERENCED BASED ON GPS, IN TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.

FIELD NOTES APPROVED:
4/24/18

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Paul Hubert
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PROFESSIONAL
LAND SURVEYOR

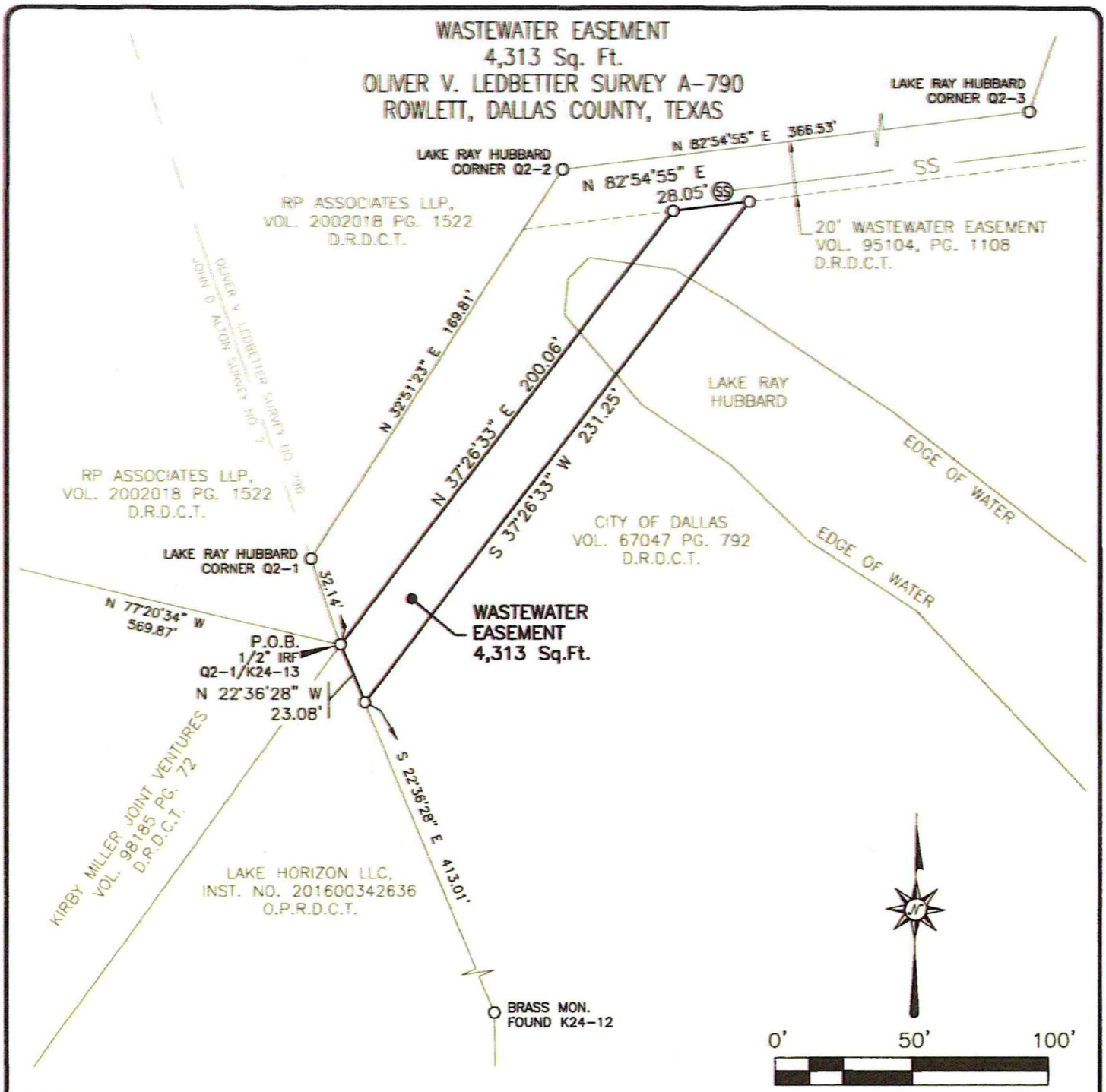
Adams surveying company, LLC
TBPLS Firm Registration No. 10177500
P.O. Box 833059
Richardson, TX 75083
Phone: (469) 317-0250
Fax: (214) 295-9844

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	09/08/2017	16102

Wastewater Easement
4,313 Square Feet
Rowlett, Texas

Z:\ASC Jobs\Jobs 2016\16102 Lake Horizon\Construction

EXHIBIT A-TRACT 4



LEGEND

○ = SET 5/8" IRON ROD WITH "ADAMS SURVEYING COMPANY" CAP, UNLESS OTHERWISE NOTED
VOL = VOLUME
PG = PAGE
D.R.D.C.T. = DEED RECORD DALLAS COUNTY TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

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Richardson, TX 75083
Phone: (469) 317-0250
Fax: (214) 295-9844

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	09/14/2017	16102

Wastewater Easement
4,313 Square Feet
Rowlett, Texas

STATE OF TEXAS REGISTERED Paul Hubert 1542 PROFESSIONAL LAND SURVEYOR

Z:\ASC Jobs\Jobs 2016\16102 Lake Horizon\Construction

Agenda Information Sheet

File #: 19-88 **Item #:** 16.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a one-year lease agreement, with two one-year renewal options, with Jack Cooper Transport Co., Inc., for approximately 99.51 acres of City-owned land located at 9010 West Jefferson Boulevard to be used for new vehicle logistics and staging for preparation of distribution and shipping for the period March 1, 2019 through February 29, 2020 - Revenue: $1,791,180.00

BACKGROUND

This item authorizes a one-year lease agreement, with two one-year renewal options, with Jack Cooper Transport Co., Inc., for approximately 99.51 acres of City-owned land located at 9010 West Jefferson Boulevard. This lease will provide for a continuation of operations for new vehicle logistics and staging for preparation of distribution and shipping. Lessee is a logistic contractor supporting the efforts of the General Motors (“GM”) plant in Arlington, Texas.

Lessee has operated at the site for approximately four years under month-to-month agreements. Jack Cooper Transport Co., Inc., has requested a long-term agreement to provide continuity in service.

The Lease will begin on March 1, 2019 through February 29, 2020. Revenue from the lease will be used to deflect maintenance and capital costs at Hensley Field.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Revenue: $1,791,180.00

FY 2018-19 $1,044,855.00
FY 2019-20 $ 746,325.00

OWNER

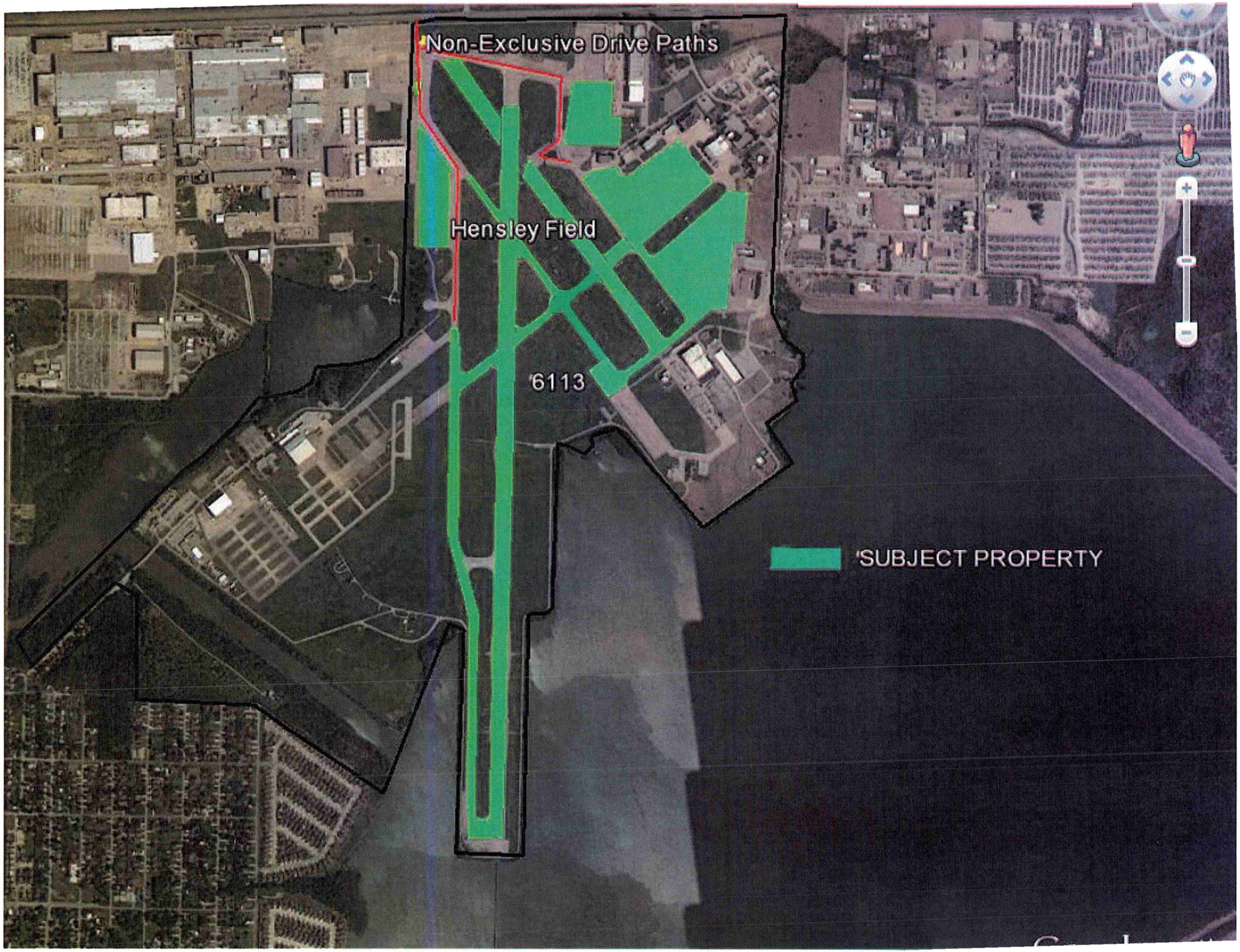
Jack Cooper Transport Co., Inc.

Greg May, Chief Administrative Officer

MAP

Attached

powered by Legistar™


Non-Exclusive Drive Paths
Hensley Field
6113
SUBJECT PROPERTY

February 27, 2019

WHEREAS, the City of Dallas ("City") is the owner of a tract of land containing approximately 99.51 acres of land ("Premises") attached hereto as Exhibit A; and

WHEREAS, the Premises has been operated by Jack Cooper Transport Co., Inc. for approximately four years under month-to-month agreements; and

WHEREAS, Jack Cooper Transport Co., Inc. has operated the Premises for new vehicle logistics and staging for preparation of distribution and shipping as a logistic contractor supporting the efforts of the General Motors plant in Arlington, Texas.

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 lease agreement (the "Lease") between Jack Cooper Transport Co., Inc., a Delaware corporation, or its successor and assigns, as lessee hereinafter referred to as "Lessee", and the City of Dallas, as lessor, hereinafter referred to as "City", approved as to form by City Attorney, for approximately 99.51 acres of City-owned land, improved with concrete located at 9010 West Jefferson Boulevard, Dallas, Dallas County, Texas ("Premises") to be used for new vehicle logistics and staging for preparation of distribution and shipping.

SECTION 2. That the special terms and conditions of the lease are:

(a) The lease is for a term of one-year beginning March 1, 2019 and ending February 29, 2020. At the expiration of the Primary Term, Lessee and City may, with a 90-day notice to the City, receive a Secondary Term of one-year, beginning March 1, 2020 and ending February 28, 2021; and at the expiration of the Secondary Term, Lessee and City may, with a 90-day notice to the City, receive a Tertiary Term of one-year, beginning March 1, 2021 and ending February 28, 2022.

(b) The per acre exclusive use cost shall increase by 2.5% for the Secondary and Tertiary Terms. Monthly rental payments during the term and renewal options shall be as follows:

March 1, 2019 through February 29, 2020	$149,265.00 per month
March 1, 2020 through February 28, 2021	$152,996.63 per month
March 1, 2021 through February 28, 2022	$156,821.79 per month

(c) The Premises are to be used by Lessee for new vehicle staging and logistics in preparation for distribution and shipping.

(d) Lessee shall provide appropriate space, at no cost to the City, on an as needed basis for City department driver training exercises, conditioned on City providing Lessee with a minimum of one-week advance notice.

(e) Lessee shall receive and accept the Premises in its "AS-IS, WHERE IS, WITH ALL FAULTS" condition and basis.

(f) Lessee shall be responsible to secure all permits and a Certificate of Occupancy, as applicable.

(g) City reserves and has the right to terminate the lease upon any of the following: (1) failure to remit rental payment; (2) upon Lessee's non-compliance with the terms of the lease or Lessee's non-compliance with any federal, state or local code or regulation applicable to the Leased Premise; (3) City Council adopts a development plan for Hensley Field which encompasses the entire Leased Premises and provides Lessee with a 90-day notice; and (4) a public emergency is declared and the Leased Premises are necessary in response to the declared emergency.

(h) The Lessee shall pay all taxes levied or assessed against the leased Premises during the primary term and option term(s) of the Lease.

(i) Lessee shall obtain and maintain in full force and effect insurance, including without limitation worker's compensation, liability and builders risk insurance, on the Premises in such form and amounts as City shall require.

(j) Lessee shall pay all charges and initial connection charges for electric, water, sewer, and gas to the Premises.

(k) Lessee shall be responsible for the installation, maintenance and expense of its own telephone, communication and security services to the Premises.

(l) Lessee shall pay all charges for sanitation and janitorial services to the Premises.

(m) Lessee shall be responsible for all improvements, repairs and maintenance to the Premises, at no cost to City. City shall have a right of inspection to ensure compliance with Lessee's maintenance responsibilities set out in this lease.

(n) Lessee shall be responsible for the requirements issued by Office of Environmental Quality and Sustainability ("OEQ") and ensuring that its operations and improvements do not result in noncompliance with any local, state, or federal law, including but not limited to Texas Commission on Environmental Quality ("TCEQ") rules and regulations.

(o) Lessee shall not permit or allow any portion of the Premises to be used or occupied in any manner that is (1) contrary to any federal, state or local statute, rule, order, ordinance, requirement, or regulation applicable thereto, or (2) in any manner which would (i) violate any certificates of occupancy or permit affecting same, (ii) would threaten the structural integrity, utility, regulatory compliance, or value of then existing improvements, including but not limited to any structures, liners, fill, or any other materials used or constructed to obtain regulatory closure from TCEQ or another local, state, or federal environmental agency, (iii) cause the usefulness of the Premises to diminish, (iv) prevent the direct use of the Premises by all members of the public, as appropriate (v) constitute a public or private nuisance or waste, or (vi) would be immoral or obscene or create a threat to the health, safety, and welfare of the general public, or (3) for the sale or distribution of pornographic materials

(p) Lessee shall not assign, encumber, or convey the lease or sublet the Premises or any part thereof without the prior written consent of City.

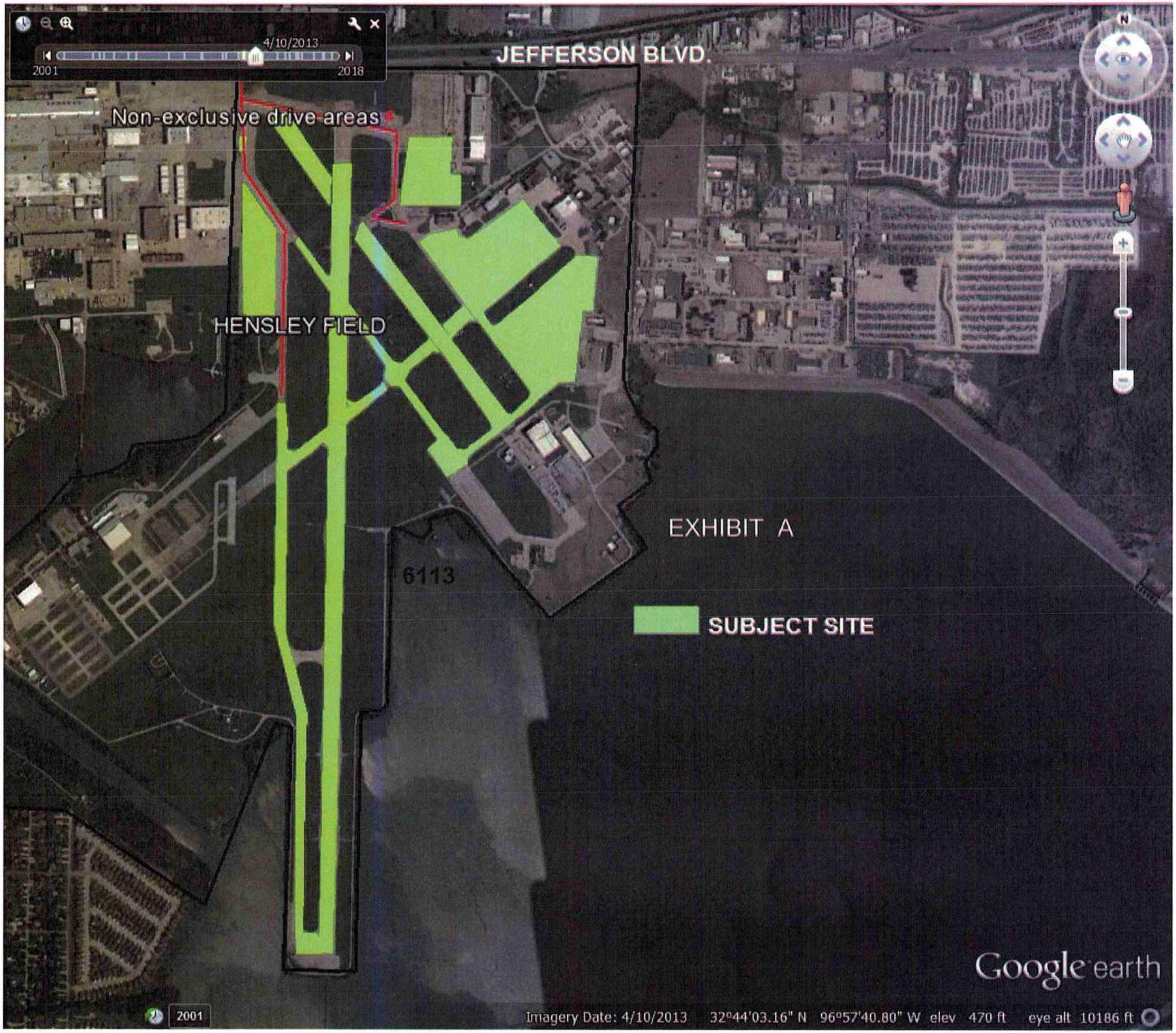
SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit funds from Lease Agreement in NAS Redevelopment Fund, Fund 0022, Department DEV, Unit 6624, Revenue Code 8410.

SECTION 4. That this Resolution is also designated for City purposes as Contract No. DEV-2019-00009029.

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.

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

BY_____
Assistant City Attorney


4/10/2013
2001
2018
JEFFERSON BLVD.
Non-exclusive drive areas
HENSLEY FIELD
EXHIBIT A
6113
SUBJECT SITE
Google earth
2001
Imagery Date: 4/10/2013 32°44'03.16" N 96°57'40.80" W elev 470 ft eye alt 10186 ft

Agenda Information Sheet

File #: 18-1176 **Item #:** 17.

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 27, 2019
COUNCIL DISTRICT(S):	3
DEPARTMENT:	Department of Sustainable Development and Construction
EXECUTIVE:	Majed Al-Ghafry

SUBJECT

An ordinance abandoning portions of street easements to GSNETX Stem Center of Excellence, the abutting owner, containing a total of approximately 73,908 square feet of land located near the intersection of Whispering Cedar and Ledbetter Drives; and authorizing the quitclaim - Revenue: $33,259.00, plus the $20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of portions of street easements to GSNETX Stem Center of Excellence, the abutting owner. The area will be included with the property of the abutting owner to expand use of the existing Girl Scout campus. The abandonment fee is based on an independent appraisal.

Notices were sent to 8 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Revenue: $33,259.00, plus the $20.00 ordinance publication fee

OWNER

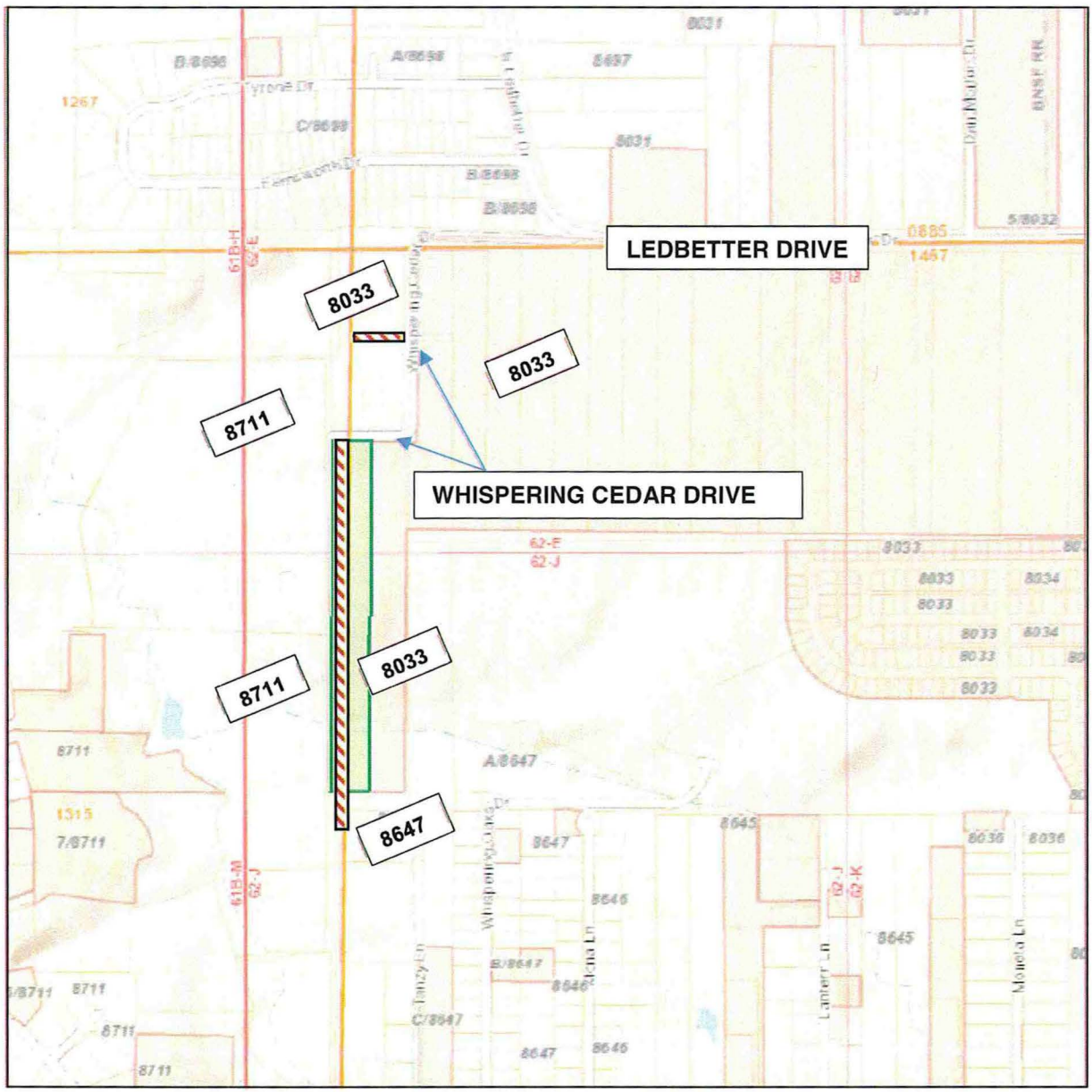
GSNETX Stem Center of Excellence

Martha Ross, President

MAP

Attached

powered by Legistar™



ABANDONMENT AREAS

ORDINANCE NO. _____

An ordinance providing for the abandonment of portions of street easements located adjacent to City Blocks 8033, 8647, and 8711 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to GSNETX Stem Center of Excellence; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing for the waiver of certain provisions of the Dallas City Code; 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 GSNETX Stem Center of Excellence, a Texas non-profit corporation, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said portions of street easements are not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

Now, Therefore,

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

SECTION 1. That those certain provisions of Section 51A-8.506(b) of the Dallas City Code regarding dead-end streets to the extent, not required by state law or City Charter, are hereby waived with respect to this ordinance.

SECTION 2. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the reverter and the conditions hereinafter more fully set out.

SECTION 3. That for and in monetary consideration of the sum of **THIRTY THREE THOUSAND TWO HUNDRED FIFTY-NINE AND NO/100 DOLLARS ($33,259.00)** paid by **GRANTEE**, and the further consideration described in Sections 9, 10, 11 and 12, the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tracts of land hereinabove described in Exhibit A. Provided however, that if **GRANTEE,** its successors and assigns, fails to file a final replat of the adjoining properties as required in Section 11 of this ordinance by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

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

or (ii) the date that is the sixth anniversary of the passage of this ordinance; THEN this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a waiver of the operation or enforcement of this ordinance. **TO HAVE AND TO HOLD** all of

such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE**.

SECTION 4. That upon payment of the monetary consideration set forth in Section 3, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 5. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 3 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 6. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 7. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 8. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 9. 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 areas described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or

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

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall acknowledge Sustainable Development and Construction-Paving/Drainage Engineering, AT&T and Oncor have existing facilities that will remain in place after the abandonment subject to Exhibit B.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tracts of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real

property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 12. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the passage of this ordinance, close, barricade and/or place signs in the areas described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the areas described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 13. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment areas are located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 3, 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: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the areas abandoned herein, subject to a reverter interest, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 14. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00007640.

SECTION 15. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

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

BY: _____
Assistant City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

EXHIBIT A

RIGHT-OF-WAY ABANDONMENT
BEING ADJACENT TO BLOCK 8711, PART OF A 40' PUBLIC ROADWAY BLOCK 8033, BLOCK 8647 AND ADJACENT TO TRACTS OF LAND TO THE GIRL SCOUTS OF NORTHEAST TEXAS
LOUIS TANZY SURVEY, ABSTRACT NO.1416
EDWARD SHARROCK SURVEY, ABSTRACT NO.1315
CITY OF DALLAS, DALLAS COUNTY, TEXAS

TRACT 1

Being 59,673 square feet of land located in the EDWARD SHARROCK SURVEY, Abstract No. 1315, City of Dallas, Dallas County, Texas, and being a 30' public roadway as referenced in a General Warranty Deed to Dallas Council of Girl Scouts, Inc., recorded in Volume 1772, Page 138, Deed Records, Dallas County, Texas, and being a part of a 30' road retained by R. M. Hammond and Ida M. Hammond, recorded in Volume 1969, Page 9, Deed Records, Dallas County, Texas, and being bounded on all sides by tracts of land located in Block 8711, described in Special Warranty Deed to GSNETX STEM CENTER OF EXCELLENCE, recorded in Instrument No. 201600339459, Official Public Records, Dallas County, Texas, and roadway dedications to Dallas County recorded in Volume 73059, Page 1189 and Volume 73116, Page 1314, Deed Records, Dallas County, Texas, and being bounded on the East by the East line of said SHARROCK SURVEY, same being the West line of Lot 25, Block 8033, of MOUNTAIN LAKE ACRES, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 331, Map Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the Southerly, South line of Whispering Cedar Drive, a 40' right-of-way, as recorded in Volume 4, Page 331, Map Records, Dallas County, Texas, with the East line of said SHARROCK SURVEY, same being the West line of the LEWIS TANZY SURVEY, and being the Northwest corner of Lot 25, Block 8033 of Mountain Lake Acres, an addition in the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 331, Map Records, Dallas County, Texas, and being South 89°37'45" West, a distance of 353.25' from a 3/4" iron pipe found at the common North corner of Lots 24 and 25, and being South 89°13'43" West, a distance of 397.75' from a 3/4" iron pipe found at the interior 'ell' corner of said Lot 24;

Thence South 00°49'24" East, along the West line of said Lot 25, same being East line of said public roadway, passing at a distance of 872.03' the South line of said 30' public roadway, same being the North line of the 30' road, continuing a total distance of 1,639.89' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of said Lot 25;

Thence South 01°06'36" East, continuing along said East line of 30' road, passing at a distance of 88.77' the Northwest corner of a tract of land described in deed to Dallas County, recorded in Volume 73059, Page 1189 and Volume 73116, Page 1314, Deed Records, Dallas County, Texas, passing again at a distance of 322.13' the Southwest corner of said Dallas County tract, recorded in Volume 73059, Page 1189, same being the Northwest corner of a tract of land described in deed to Dallas County, recorded in Volume 73116, Page 1314, Deed Records, Dallas County, Texas, continuing for a total distance of 357.85' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 89°07'27" West, a distance of 30.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of said 30' road, same being North 01°06'36" East, 1.00' from the Northeast corner of a tract of land described in deed to Jerry Pittman and Cynthia Pittman, recorded in Volume 88219, Page 3037, Deed Records, Dallas County, Texas;

Thence North 01°06'36" West, along the West line of said 30' road, a distance of 357.88' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 00°49'24" West, continuing along said West line of said 30' road, passing at a distance of 767.97 the North line of said 30' road, same being the said South line of the 30' public roadway, continuing a total distance of 1621.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Southeast line of said Dallas Council of Girl Scouts, Incorporated, tract, recorded in Volume 1185, Page 430, same being the Northwest line of said 30' public roadway;

Thence North 56°44'08" East, along said Southeast line, same being the said Northwest line of said 30' public roadway, a distance of 33.87' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°13'43" East, a distance of 1.41' to the PLACE OF BEGINNING and containing 59,673 square feet or 1.370 acres of land.

NOTE

Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).

(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 8/23/18
SPRG NO: 3939

STATE OF TEXAS
REGISTERED
JOHN S. TURNER
#5310
PROFESSIONAL
LAND SURVEYOR

John S. Turner 8-13-18
John S. Turner, R.P.L.S. #5310

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Job Number: 16-1348 Date: 08/31/2016 Drafter: 024

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EXHIBIT A

RIGHT-OF-WAY ABANDONMENT
BEING ADJACENT TO BLOCK 8711, PART OF A 40' PUBLIC ROADWAY BLOCK 8033, BLOCK 8647 AND ADJACENT TO TRACTS OF LAND TO THE GIRL SCOUTS OF NORTHEAST TEXAS LOUIS TANZY SURVEY, ABSTRACT NO.1416 EDWARD SHARROCK SURVEY, ABSTRACT NO.1315 CITY OF DALLAS, DALLAS COUNTY, TEXAS

TRACT 2

Being 14,235 square feet of land located in LOUIS TANZY SURVEY, Abstract No. 1467, Block 8711, City of Dallas, Dallas County, Texas, and being a 40' public roadway as referenced in a General Warranty Deed to Dallas County, recorded in Volume 1104, Page 480, Deed Records, Dallas County, Texas, and being bounded by a tract of land described in a General Warranty Deed to Dallas Council of Girl Scouts, Incorporated, recorded in Volume 1185, Page 429, Deed Records, Dallas County, Texas, as bounded by the West line of said TANZY SURVEY on the East, same being the East line of General Warranty Deed, to Dallas Council of Girl Scouts, Incorporated, recorded in Volume 1185, Page 430, Deed Records, Dallas County, Texas, also bounded by a tract of land described in a Special Warranty Deed to Special Warranty Deed to GSNETX STEM CENTER OF EXCELLENCE, recorded in Instrument No. 201600339459, Official Public Records, Dallas County, Texas;

Commencing at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line Block 8698, LEDBETTER HILLS ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 18, Page 235, Map Records, Dallas County, Texas, same being the Southeast corner of Lot 35, of said LEDBETTER HILLS ADDITION, same being the Northerly Northwest corner of said 40' public roadway, recorded in Volume 1104, Page 480, said point being North 89°10'54" West, distance of 40.02', and North 00°42'15" West, a distance of 475.73' from a 5/8" iron rod found at the Southwest corner of that portion of Lot 24, described in deed to Joel Lomas, recorded in Instrument No. 201000297930, Official Public Records, Dallas County, Texas, from said Southwest corner of Lomas tract being North 00°42'15" West, a distance of 390.05' from a 3/4" iron pipe found at the interior 'ell' corner of said Lot 24;

Thence South 01°05'04" East, along the Northerly West line of said 40' public roadway, a distance of 559.99' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the PLACE OF BEGINNING of the tract described herein;

Thence South 01°05'04" East, continuing along said Northerly West line, a distance of 40.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of said public roadway;

Thence South 89°37'11" West, along said South line, a distance of 355.98' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the said West line of TANZY SURVEY, same being the West line of said Dallas Council of Girl Scouts, Incorporated, tract, recorded in Volume 1185, Page 429, and being in the East line of said tract of land described in deed to The Girl Scouts of Northeast Texas, recorded in Instrument No. 201000084990, O.P.R.D.C.T.;

Thence North 00°49'24" West, along said West line of TANZY SURVEY, same being the West line of said Dallas Council of Girl Scouts, Incorporated, tract, recorded in Volume 1185, Page 429, said The Girl Scouts of Northeast Texas tract, and the most Southerly West line of said public roadway, a distance of 40.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°37'11" East, along the Southerly North line of said public roadway, a distance of 355.80' to the PLACE OF BEGINNING and containing 14,235 square feet or 0.327 of an acre of land.

(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 8/23/18
SPRG NO: 3939

NOTE

Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).

STATE OF TEXAS REGISTERED JOHN S. TURNER #5310 PROFESSIONAL LAND SURVEYOR

John S. Turner, R.P.L.S. #5310

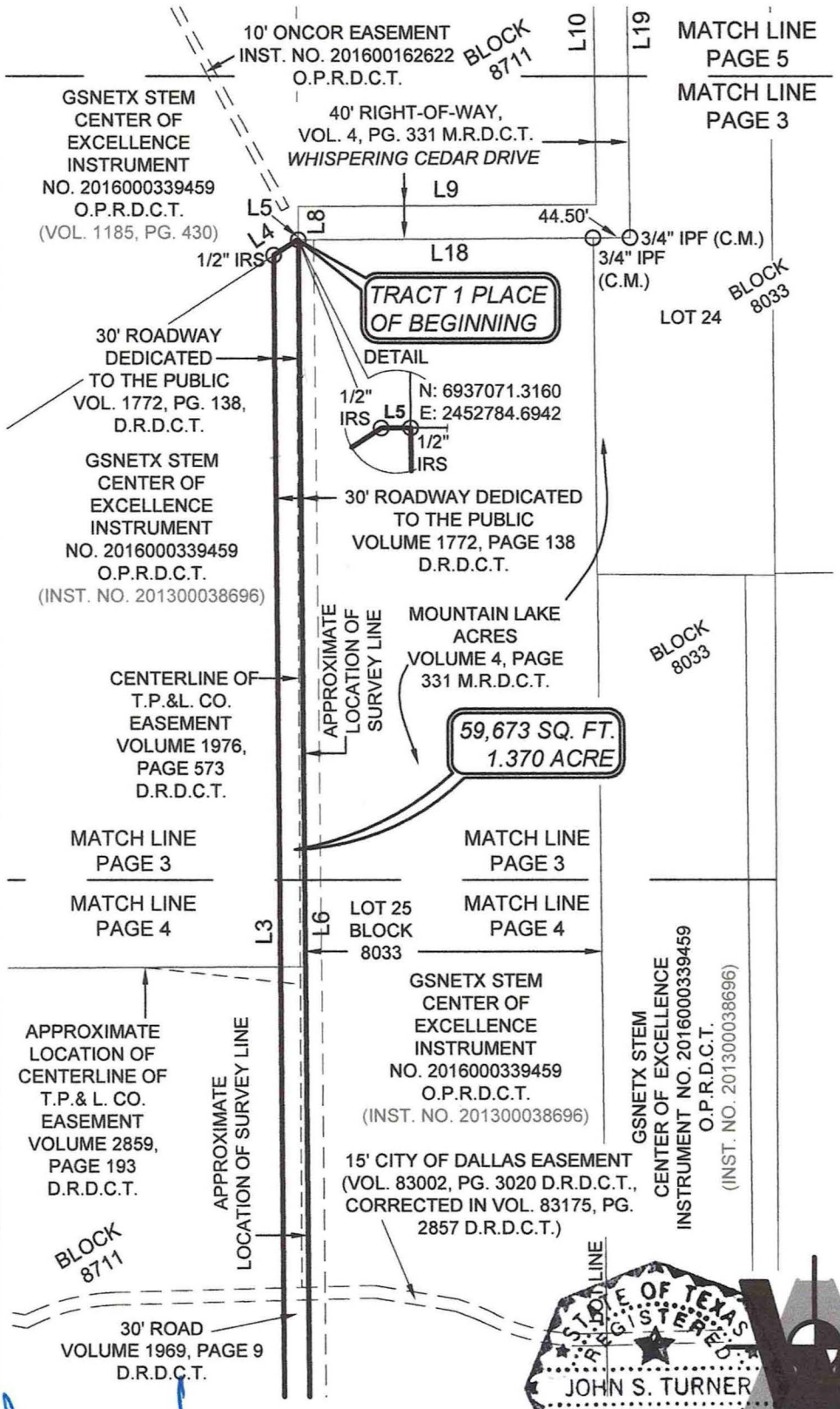
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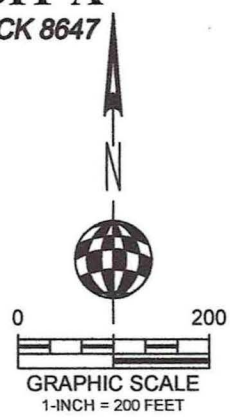
Job Number: 16-1348 Date: 08/31/2016 Drafter: 024

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EXHIBIT A

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BEING ADJACENT TO BLOCK 8711, PART OF A 40' PUBLIC ROADWAY BLOCK 8033, BLOCK 8647 AND ADJACENT TO TRACTS OF LAND TO THE GIRL SCOUTS OF NORTHEAST TEXAS LOUIS TANZY SURVEY, ABSTRACT NO.1416 EDWARD SHARROCK SURVEY, ABSTRACT NO.1315 CITY OF DALLAS, DALLAS COUNTY, TEXAS





NOTE

Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).

LEGEND

D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
IPF	iron pipe found
SQ. FT.	square feet

(FOR SPRG USE ONLY)
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SEE PAGE 6 OF 6 FOR LINE TABLE.

STATE OF TEXAS REGISTERED JOHN S. TURNER #5310 PROFESSIONAL LAND SURVEYOR

John S. Turner 8-13-18
John S. Turner, R.P.L.S. #5310

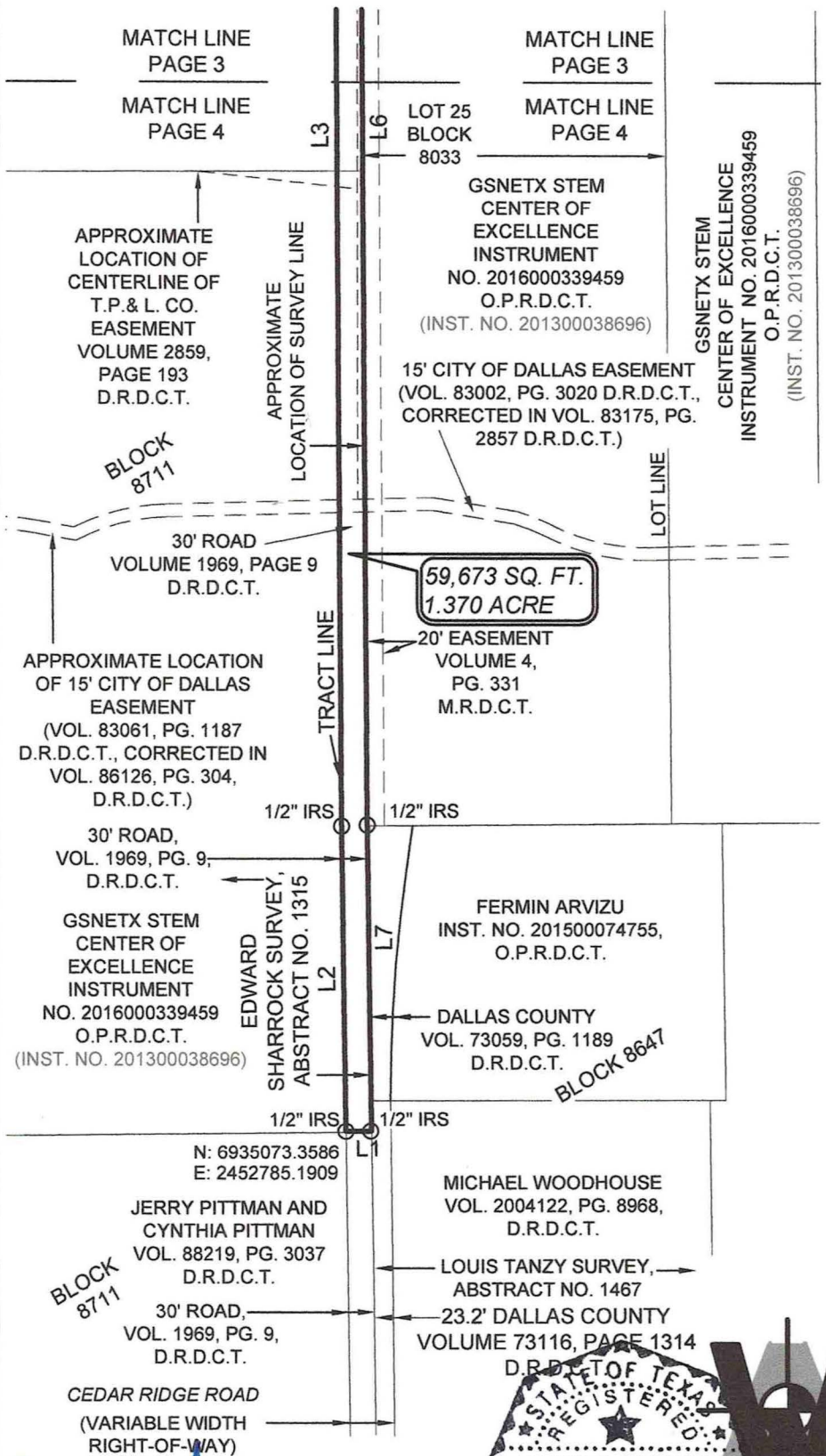
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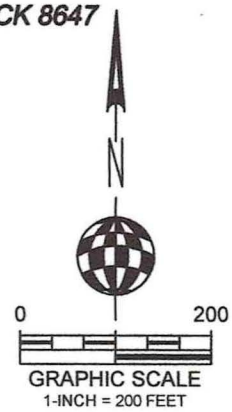
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SEE PAGE 6 OF 6 FOR LINE TABLE.

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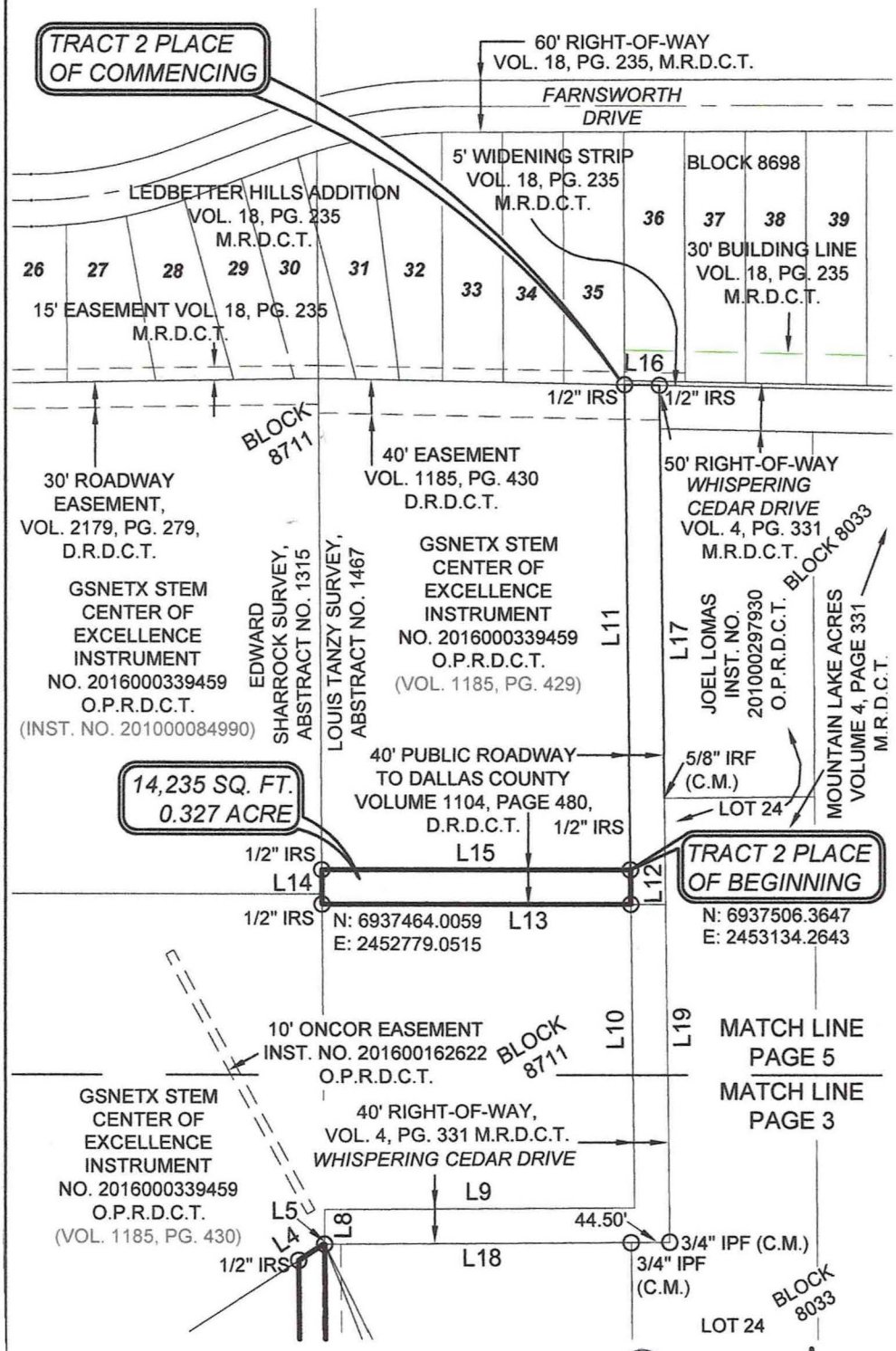
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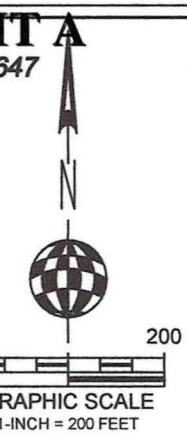
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CITY OF DALLAS, DALLAS COUNTY, TEXAS





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SEE PAGE 6 OF 6 FOR LINE TABLE.

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EDWARD SHARROCK SURVEY, ABSTRACT NO.1315
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	S89°07'27"W
L2	357.88'	N01°06'36"W
L3	1621.72'	N00°49'24"W
L4	33.87'	N56°44'08"E
L5	1.41'	N89°13'43"E
L6	1639.89'	S00°49'24"E
L7	357.85'	S01°06'36"E
L8	40.00'	S00°49'24"E
L9	358.98'	S89°13'43"W
L10	350.31'	S01°05'04"E
L11	559.99'	S01°05'04"E
L12	40.00'	S01°05'04"E
L13	355.98'	S89°37'11"W
L14	40.00'	N00°49'24"W
L15	355.80'	N89°37'11"E
L16	40.02'	N89°10'54"W
L17	599.16'	S01°05'04"E
L18	397.75'	S89°13'43"W
L19	390.05'	N01°05'04"W

(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 8/23/18
SPRG NO: 3939

STATE OF TEXAS
REGISTERED
JOHN S. TURNER
#5310
PROFESSIONAL
LAND SURVEYOR

John S. Turner 8-13-18
John S. Turner, R.P.L.S. #5310

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Job Number: 16-1348 Date: 08/31/2016 Drafter: 024

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EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

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

Agenda Information Sheet

File #: 19-235 **Item #:** 18.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a portion of an alley to LoCo Meletio Development LP and Ghost Sign Development L.P., the abutting owners, containing approximately 7,000 square feet of land, located near the intersection of Jackson Street and Cesar Chavez Boulevard; and authorizing the quitclaim - Revenue: $630,000.00, plus the $20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of an alley to LoCo Meletio Development LP and Ghost Sign Development L.P., the abutting owners. The area will be included with the property of the abutting owners for additional parking. The abandonment fee is based on an independent appraisal.

Notices were sent to 63 property owners located within 300 feet of the proposed abandonment area. There were three responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Revenue: $630,000.00, plus the $20.00 ordinance publication fee

OWNER

LoCo Meletio Development LP

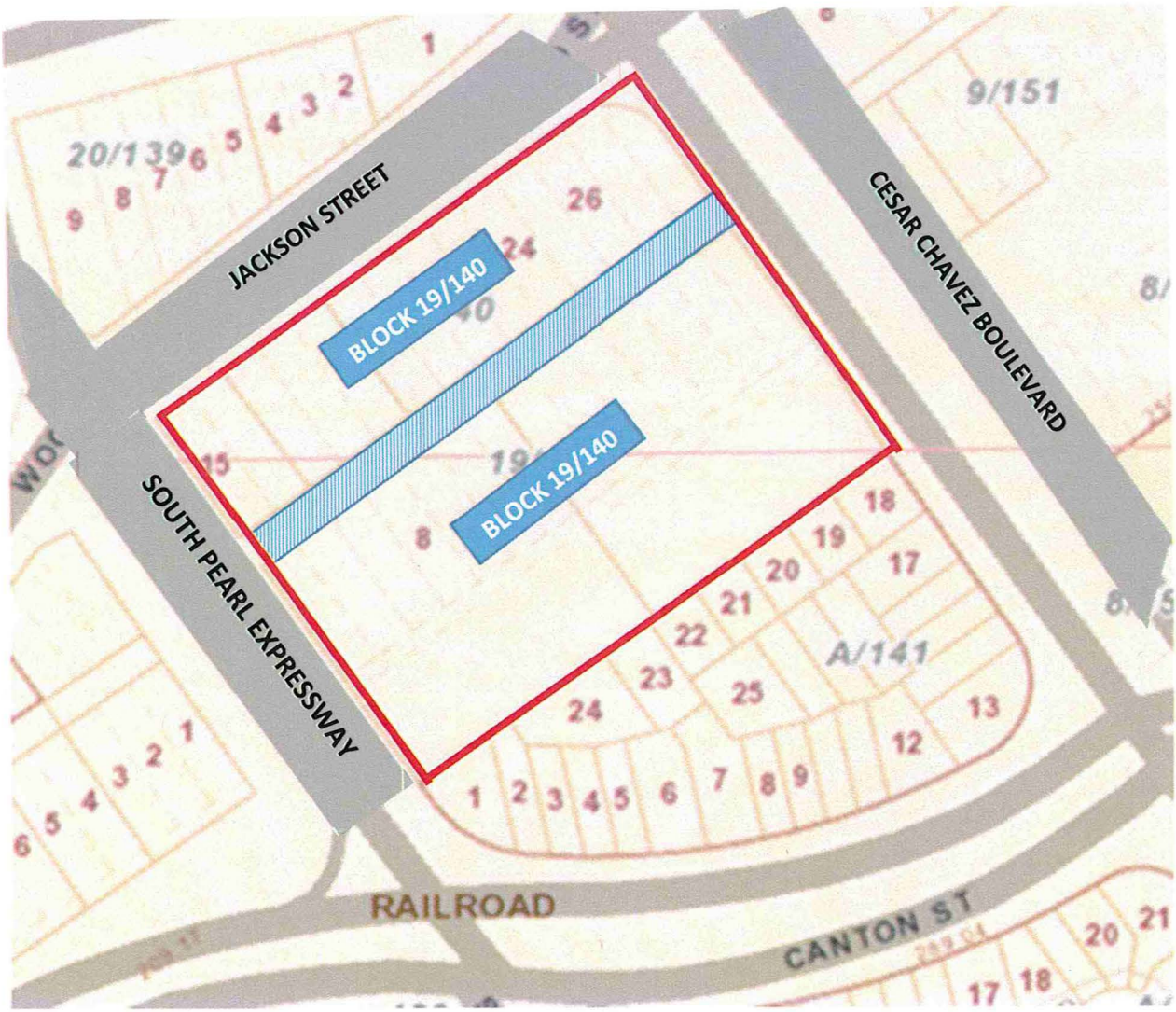
Ghost Sign Development L.P.

Patrick Todd, Manager

MAP

Attached

powered by Legistar™



ABANDONMENT AREA
Alley

ORDINANCE NO. _____

An ordinance providing for the abandonment of an alley located adjacent to City Block 19/140 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to LoCo Meletio Development LP and Ghost Sign Development L.P.; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of LoCo Meletio Development LP, a Delaware limited partnership and Ghost Sign Development L.P., a Delaware limited partnership, hereinafter referred to collectively as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said alley is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

Now, Therefore,

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

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

SECTION 2. That for and in monetary consideration of the sum of **SIX HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($630,000.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9 and 10 the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. Provided however, that if **GRANTEE,** their successors and assigns, fails to file a final replat of the adjoining properties as required in Section 9 of this ordinance by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

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

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

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

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

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

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

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

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

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

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the passage of this abandonment, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, their

successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

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

SECTION 12. That this ordinance is also designated for City purposes as Contract Nos. DEV-2019-00009377 for LoCo Meletio Development LP and DEV-2019-00009378 for Ghost Sign Development L.P.

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

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

BY: _____
Assistant City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

JL/45507

Exhibit A

20' ALLEY RIGHT-OF-WAY ABANDONMENT
BLOCK 19/140, RAILROAD ADDITION REVISED
BETWEEN SOUTH PEARL EXPRESSWAY
AND CESAR CHAVEZ BOULEVARD
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 7,000 square foot or 0.161 acre tract of land situated in City Block 19/140, City of Dallas, Dallas County, Texas, being a part of the John Grigsby Survey, Abstract No. 495 and being the 20-foot alley right-of-way located in City Block 19/140, Rail Road Addition Revised, an addition to the City of Dallas, Dallas County, Texas according to the map of record in Volume 4, Page 350, Map Records of Dallas County, Texas, and being adjacent to the northeast right-of-way line of Pearl Expressway (80-feet wide) created by said Railroad Addition Revised, recorded in Volume 4, Page 350, between the southwest right-of-way line of Cesar Chavez Boulevard (110-feet wide) created by said Railroad Addition Revised, recorded in Volume 4, Page 350, said 7,000 square foot tract being more particularly described as follows:

BEGINNING at a found "X" cut in concrete at the intersection of the said northeast line of South Pearl Expressway, with the said northwest line of said 20-foot alley, at the south corner of Lot 15, of said Block 19/140;

THENCE North 53 degrees 12 minutes 18 seconds East, along the northwest line of said 20-foot alley, a distance of 350.00 feet to a found nail at the intersection of said northwest line of the 20-foot alley, with the said southwest right-of-way line of Cesar Chavez Boulevard, at the east corner of Lot 28, of said Block 19/140, and being the north corner of the herein described tract;

THENCE South 36 degrees 44 minutes 09 seconds East, along the southwest line of said Cesar Chavez Boulevard, a distance of 20.00 feet to an inaccessible point in a brick structure, said point being at the intersection of the said southwest line of Cesar Chavez Boulevard, with the south line of said 20-foot alley, for the north corner of Lot 1, of said Block 19/140, and being the east corner of the herein described tract;

THENCE South 53 degrees 12 minutes 18 seconds West, along the southeast line of said 20-foot alley, a distance of 350.00 feet to a found 3/8" iron rod at the intersection of said 20-foot alley, with the said east line of South Pearl Expressway, for the west corner of Lot 14, of said Block 19/140, at the south corner of the herein described tract;

THENCE North 36 degrees 44 minutes 10 seconds West, along said northeast line of South Pearl Expressway, a distance of 20.00 feet to the **POINT-OF-BEGINNING**, containing **7,000 square feet or 0.161 acres of land.**

Bearings for this description cited are based on Grid North State Plane Coordinates of the Texas Coordinate System of 1983, NAD83 (CORS96) Texas North Central Zone (4202), NAVD88.
An exhibit of even date accompanies this description. Date: May 08, 2018

L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

May 8 2018



(FOR SPRG USE ONLY)
REVIEWED BY: A.Rodriguez
DATE: 5/15/18
SPRG NO. 4521

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Exhibit A

Line Table		
Line #	Length	Direction
L1	20.00'	S36°44'09"E
L2	20.00'	N36°44'10"W

70' R.O.W.
JACKSON STREET

35' 35'

RAIL ROAD ADDITION REVISED
VOL. 4, PG. 350, M.R.D.C.T.

PARTY WALL AGREEMENT
VOL. 3535, PG. 463, D.R.D.C.T.

EXHIBIT B - TRACT 10
CITY OF DALLAS ORDINANCE NO. 21092
VOL. 91249, PG. 4100, D.R.D.C.T.

EXHIBIT B - TRACT 3
CITY OF DALLAS
ORDINANCE NO. 21092
VOL. 91249, PG. 4100, D.R.D.C.T.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

BLOCK 19/140

15 16 17 18 19 20 21 22 23 24 25 26 27 28

TRACT 14
LOCO MELETIO DEVELOPMENT LLC
INST. NO. 201800099516
O.P.R.D.C.T.

TRACT 7 AND TRACT 13
LOCO MELETIO DEVELOPMENT LLC
INST. NO. 201800099515 O.P.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

P.O.B.

N53°12'18"E 350.00'

L2 — FND. "X" (C.M.) — 20' ALLEY R.O.W. VOL. 4, PG. 350, M.R.D.C.T. — FND. NAIL (C.M.) — L1

FND. 3/8" I.R.

S53°12'18"W 350.00'

INACCESIBLE POINT INSIDE A BRICK STRUCTURE

20' ALLEY R.O.W. ABANDONMENT
7,000 SQUARE FEET
0.161 ACRES

BLOCK 19/140
TRACT 15
LOCO MELETIO DEVELOPMENT LLC
INST. NO. 201800099516 O.P.R.D.C.T.

MAHARGER DEVELOPMENT COMPANY LLC
VOL. 2000020, PG. 2755, D.R.D.C.T.

14 13 12 11 10 9 8 7 6 5 4 3 2 1

40' 40'

55' 55'

BLOCK 30/128

MADJACKS HOLDINGS, LTD.
VOL. 96247, PG. 1524, D.R.D.C.T.

SOUTH PEARL EXPRESSWAY
FORMERLY KNOWN AS MCKINNEY STREET
80' R.O.W. - VOL. 4, PG. 350, M.R.D.C.T.

110' R.O.W.
CESAR CHAVEZ BOULEVARD

VOL. 4, PG. 350, M.R.D.C.T.

20' ALLEY R.O.W.
VOL. 4, PG. 350, M.R.D.C.T.

BLOCK 9/151

EXHIBIT B - TRACT 4
CITY OF DALLAS
ORDINANCE NO. 21092
VOL. 91249, PG. 4100, D.R.D.C.T.

LEGEND

⊘	FOUND MONUMENT
(C.M.)	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL, PG.	VOLUME, PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
——℄——	STREET CENTERLINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
FND I.R.	FOUND IRON ROD
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 5/15/18
SPRG NO. 4521

GENERAL NOTE:
BEARINGS FOR THIS DESCRIPTION CITED ARE BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM OF 1983, NAD83 (CORS96) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.

GRAPHIC SCALE 1"=60'
0' 60' 120'

May 8, 2018

STATE OF TEXAS
REGISTERED
L. LYNN KADLECK
3952
PROFESSIONAL
LAND SURVEYOR

L. LYNN KADLECK 05/08/18
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3952

KADLECK & ASSOCIATES
a Division of **Westwood**
Westwood Professional Services, Inc. westwoodps.com
2740 Dallas Pkwy., Ste. 280 Plano, TX 75093
Phone (214) 473-4640 Toll Free (888) 937-5150
TBPE Firm Reg. No. 11756 TBPLS Firm Reg. No. 10074301

20' ALLEY RIGHT-OF-WAY ABANDONMENT
BLOCK 19/140, RAILROAD ADDITION REVISED
BETWEEN SOUTH PEARL EXPRESSWAY
AND CESAR CHAVEZ BOULEVARD
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE NUMBER: 2 OF 2
DATE: 05/08/2018

N:\0013517.00\DWG\SURVEY\ABANDONMENT\001 EXHIBIT A ABANDONMENT.DWG

MAHARGER ALLEY ABANDONMENT

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

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

Agenda Information Sheet

File #: 19-195 **Item #:** 19.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 1, 2, 7

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a resolution clarifying and affirming the City Council's direction and expectations for development of the Interstate 30 corridor - Financing: No cost consideration to the City

BACKGROUND

In April 2018, the Texas Department of Transportation (TxDOT) provided City staff with preliminary conceptual design plans for the reconstruction of Interstate 30 (I-30) starting at the I-35E/I-30 Horseshoe and ending at South Barry Avenue/Munger Boulevard.

Conversations between City and TxDOT staff, along with a review of the preliminary design plans, suggest that TxDOT may be pursuing a traditional freeway-centric approach to the I-30 corridor redesign. Staff believes this approach is contrary to the direction received from the Dallas City Council.

Based on several foundational studies, City staff identified eight common design principles that should inform future development of the I-30 corridor. This development should:

- Accommodate multi-modal connections across, and mass transit options along, the I-30 corridor;
- Incorporate "complete streets' and other urban design elements to frontage roads;
- Not be any higher or wider than the current I-30 and should include "at-grade" crossings to improve neighborhood connectivity;
- Include better multi-modal connection to the High Speed Rail station area;
- Maintain the street grid where appropriate;
- Maximize development potential of abandoned right-of-way through ramp reconfiguration;
- Provide for strategic placement of deck parks; and
- Allow for alternative scenarios for I-345 redesign and include design and plans for construction of I-345 concurrent with the I-30 project.

Approval of this resolution clarifies and affirms the City Council's direction and expectations for development of the I-30 corridor.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Mobility Solutions, Infrastructure, and Sustainability Committee was briefed regarding this item on January 28, 2019.

The Mobility Solutions, Infrastructure, and Sustainability Committee was briefed by memorandum regarding this matter on February 11, 2019.

FISCAL INFORMATION

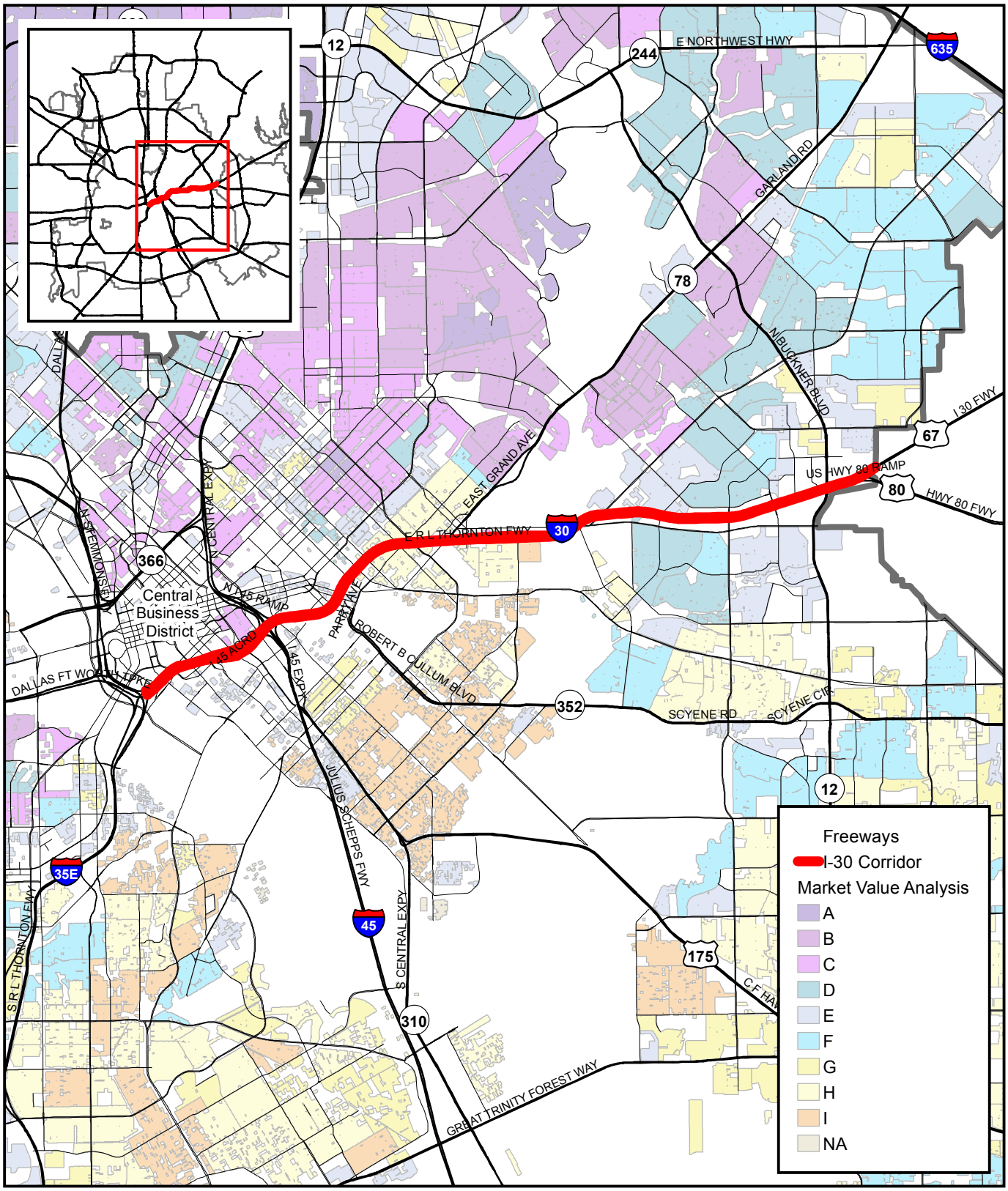
No cost consideration to the City.

MAP

Attached

powered by Legistar™

I-30 Concept Plans



Council District 1, 2, 7

Map by Transportation GIS, January 2019

February 27, 2019

WHEREAS, in 2014, the Texas Department of Transportation (TxDOT) began a multi-year process, called the City Center Master Assessment Process (CityMAP), to receive feedback and input from stakeholders regarding the reinvention of major City Center highways in Dallas including reconstruction of Interstate 30 (I-30) from the Downtown "canyon" to Dolphin Road; and

WHEREAS, the CityMAP included feedback from more than 200 stakeholders representing residents, elected officials, government staff, advocacy groups, developers, business owners, and institutions in the study area; and

WHEREAS, the CityMAP made specific recommendations regarding the I-30 reconstruction including recommendations for improved multi-modal overpasses, reconfigured on and off ramps, additional overpasses, decking along the I-30 corridor; redesigned and rationalized street grid process; and lowered cross sections in East Dallas; and

WHEREAS, in June 2015, City Staff in conjunction with Downtown Dallas Inc. began a comprehensive long-term planning process to update the Downtown Dallas 360 strategic plan with The 360 Plan to further advance the original vision and guide the future of the City Center, including areas adjacent to the I-30 reconstruction project; and

WHEREAS, the 360 Plan planning process included feedback from more than 250 stakeholders during 150 stakeholder meetings with representatives from neighborhood groups, residents, business owners, and other community partners in the study area; and

WHEREAS, the 360 Plan made specific recommendations regarding I-30 including recommendations for: on and off ramps; overpasses; deck parks; bridges; frontage roads; width and depth of I-30; and recommendations for accommodating development along the edges of I-30; and

WHEREAS, on January 27, 2016, City Council adopted the City of Dallas Complete Streets Design Manual, a policy guide and reference for street design standards by Resolution No. 16-0173; and

WHEREAS, the City of Dallas Complete Streets Design Manual includes many of the same recommendations found in CityMAP, The 360 Plan, and the High Speed Rail Station Zone Assessment, and

WHEREAS, on June 13, 2016, the Transportation and Trinity River Project Committee was briefed by TxDOT staff on the recommendations from the CityMAP; and

WHEREAS, on November 6, 2017, the Mobility Solutions, Infrastructure and Sustainability Committee was briefed on the High Speed Rail Station Zone Assessment; and

WHEREAS, Texas Central Rail Partners identified an area abutting I-30 where High Speed Rail between Dallas and Houston will terminate; and

WHEREAS, Texas Central Rail, in conjunction with the City of Dallas, sponsored a study to make recommendations for the area surrounding the station, called the High Speed Rail Station Zone Assessment; and

WHEREAS, the High Speed Rail Station Zone Assessment plan made specific recommendations regarding I-30 including recommendations for reconstruction of Griffin Street, construction of a deck park, and improved multimodal overpasses; and

WHEREAS, on December 13, 2017, City Council adopted The 360 Plan by Resolution No. 17-1940; and

WHEREAS, in April 2018, TxDOT provided City staff with preliminary conceptual design plans for the reconstruction of I-30 starting at the I-35E/I-30 Horseshoe interchange in Dallas and ending at South Barry Avenue/Munger Boulevard; and

WHEREAS, the preliminary conceptual design plans for the reconstruction of I-30 that TxDOT provided to City staff do not yet include some of the items identified as important in the studies and manuals identified above; and

WHEREAS, on January 28, 2019, the Mobility Solutions, Infrastructure, and Sustainability Committee was briefed on guiding principles related to the construction of the I-30 corridor that are informed by CityMAP, The 360 Plan, the High Speed Rail Station Zone Assessment, and the City of Dallas Complete Streets Design Manual; and supported a resolution that identified the following eight guiding principles for reconstruction of I-30 through Dallas. The redesign should: (1) accommodate multi-modal connections across, and mass transit options along, the I-30 corridor; (2) incorporate “Complete Streets’ and other urban design elements to frontage roads; (3) not be any higher or wider than the current I-30 and should include “at-grade” crossings to improve neighborhood connectivity; (4) include better multi-modal connection to the High Speed Rail station area; (5) maintain the street grid where appropriate; (6) maximize development potential of abandoned right-of-way through ramp reconfiguration; (7) provide for strategic placement of deck parks; and (8) allow for alternative scenarios for I-345 redesign and include design and plans for construction of I-345 concurrent with the I-30 reconstruction project; and

WHEREAS, TxDOT welcomes input and feedback from the City and impacted stakeholders on the future of the I-30 corridor.

Now Therefore,

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

SECTION 1. That City staff shall communicate to Texas Department of Transportation the City's expectation that the I-30 redesign incorporate the guiding principles identified within CityMAP, The 360 Plan, the High Speed Rail Station Zone Assessment, and the City of Dallas Complete Streets Design Manual.

These guiding principles include that the I-30 corridor redesign should: (1) accommodate multi-modal connections across, and mass transit options along, the I-30 corridor; (2) incorporate "Complete Streets' and other urban design elements to frontage roads; (3) not be any higher or wider than the current I-30 and should include "at-grade" crossings to improve neighborhood connectivity; (4) include better multi-modal connection to the High Speed Rail station area; (5) maintain the street grid where appropriate; (6) maximize development potential of abandoned right-of-way through ramp reconfiguration; (7) provide for strategic placement of deck parks; and (8) allow for alternative scenarios for I-345 redesign and include design and plans for construction of I-345 concurrent with the I-30 reconstruction project.

SECTION 2. That City staff shall continue to work with stakeholders to identify specific design recommendations for the I-30 reconstruction.

SECTION 3. That City staff shall continue to provide feedback and recommendations to TxDOT on the I-30 reconstruction project based on the feedback and recommendations received from stakeholders and through staff's own research.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-254 **Item #:** 20.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize application of a candidate project to the North Central Texas Council of Governments through the Transportation Alternatives Set-Aside Program for cost reimbursement in the Active Transportation Project category for the Community Drive Complete Street Project - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

BACKGROUND

The Transportation Alternatives Set-Aside (TA Set-Aside) Program was authorized under Section 1109 of Fixing America's Surface Transportation Act (FAST Act) (the current transportation funding and authorization bill) and provides funding for programs and projects defined as transportation alternatives. The program is similar to the former Transportation Alternatives Program (TAP), and Transportation Enhancement (TE), and Safe Routes to School (SRTS) Programs. The Regional Transportation Council (RTC) has deemed eligible projects to be those which include active transportation projects that make non-motorized transport safe, convenient, and appealing. Such types of eligible projects include: on-and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation, enhanced mobility, and pedestrian and bicycle infrastructure.

The program in North Central Texas is being administered by the RTC and the North Central Texas Council of Governments (NCTCOG). Of the total approximate $8,000,000.00 available, approximately $5,243,040.00 in funds are being made available in the Eastern Sub-region of NCTCOG. There is no limit to how many projects may be submitted by a municipality. Successful projects are eligible for a federal funding award of between $150,000.00 and $5,000,000.00 per project. The minimum local match requirement is 20 percent with projects eligible for reimbursement of up to 80 percent of allowable costs.

The program is not a grant and funds are provided on a cost reimbursement basis. Applications are due March 1, 2019 and require a resolution of a local cash match commitment of funds. For each successful project submission, the municipality will need to consummate a project agreement with

the Texas Department of Transportation (TxDOT) within one year after selection. Subsequently, a construction contract must be consummated within three years of the date of selection.

The Community Drive Complete Street Project will reconstruct an existing two-lane asphalt unimproved roadway as a three-lane concrete roadway (two travel lanes and one continuous center turn lane) with two dedicated bike lanes, and sidewalks. The project also includes drainage, water main, and wastewater improvements. The project limits are Community Drive from Denton Drive to Northwest Highway and the estimated cost is $3,185,000.00. This application requests $2,385,000.00 of Active Transportation Project funding. The 2003 Bond Program has funding available for this project in the amount of $800,000.00 which exceeds the local match requirement. Construction documents were previously prepared for this project, but there was not sufficient funding for construction.

ESTIMATED SCHEDULE OF PROJECT

Submit projects to NCTCOG	March 2019
Selection of project by RTC (estimate)	July 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

This action has no cost consideration to the City. If application is accepted, the City's share of the 20 percent local match includes:

2003 Bond Funds - $800,000.00 (Community Drive Complete Street Project)

Project Summary

Community Drive Complete Street Project (Council District 6)

Requested TA Set-Aside Funding	$2,385,000.00
Local Match	$ 800,000.00
Estimated Total Project Cost:	$3,185,000.00

MAP

Attached

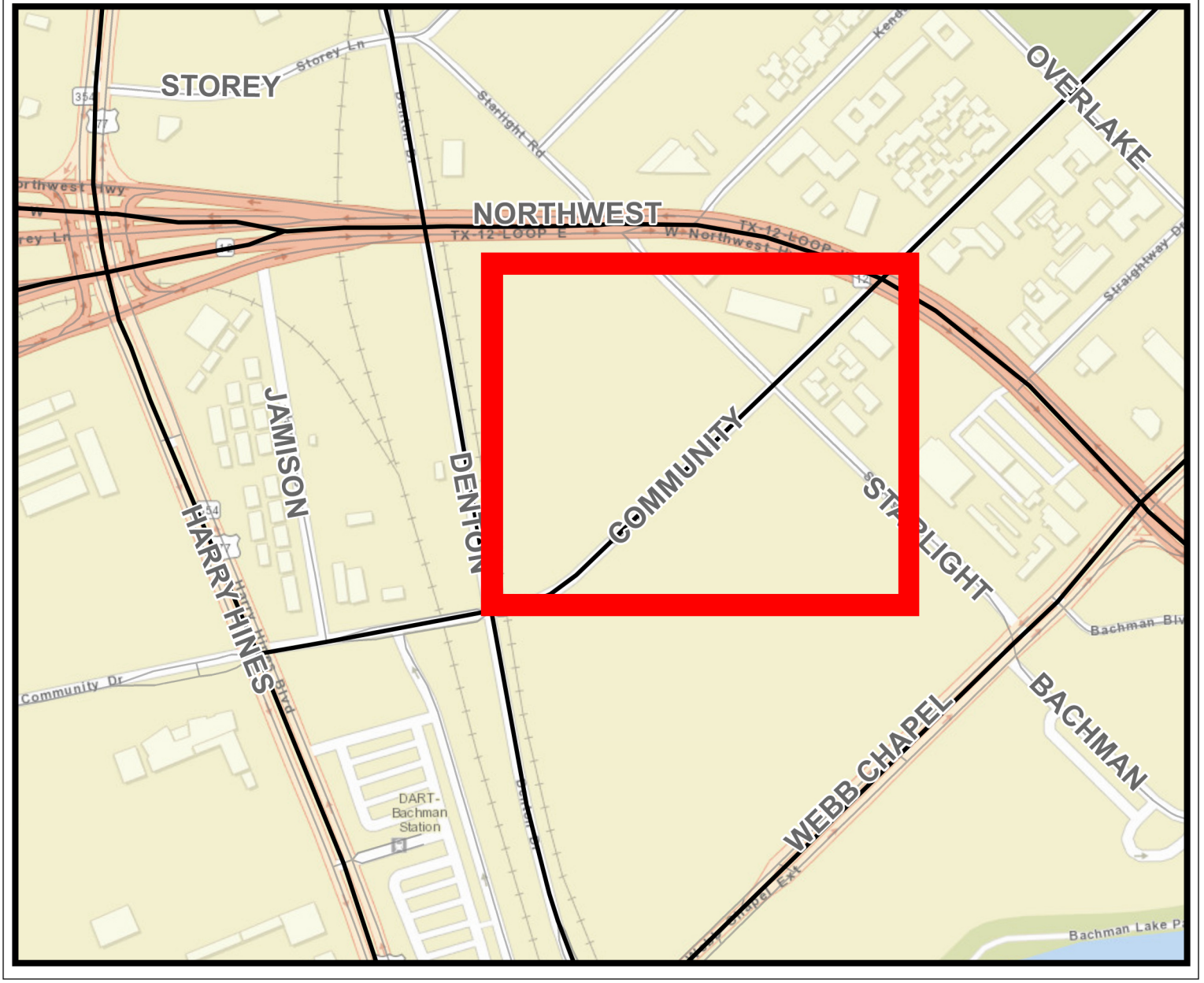
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Community Drive

Denton Drive to Northwest Highway

Council District: 6
MAPSCO: 23X, 33B





February 27, 2019

WHEREAS, the Regional Transportation Council, comprised primarily of local elected officials, is the regional transportation policy board associated with the North Central Texas Council of Governments and the regional forum for cooperative decisions on transportation; and

WHEREAS, the Regional Transportation Council will award funding on June 13, 2019 for active transportation projects through the Transportation Alternatives Set-Aside Program Call for Projects; and

WHEREAS, the City of Dallas intends to submit a transportation alternatives project application for the Community Drive Complete Street Project to the North Central Texas Council of Governments prior to the March 1, 2019 deadline; and

WHEREAS, the Regional Transportation Council requires the submittal of a resolution as part of the Transportation Alternatives Set-Aside Program Call for Projects application submission.

Now, Therefore,

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

SECTION 1. That the City of Dallas supports the Community Drive Complete Street Project as applied for in the 2019 Transportation Alternatives Set-Aside Program Call for Projects application.

SECTION 2. That the City of Dallas will serve as the public sponsor and lead project contact on this project. The City of Dallas agrees to designate a single point of contact for the project.

SECTION 3. That the City of Dallas commits to fund or pass through funds from other sources for a minimum local cash match of 20 percent of the total project cost from the 2003 Bond Program.

SECTION 4. That the City of Dallas confirms that City of Dallas, not the Regional Transportation Council, will be responsible for any cost overruns.

SECTION 5. That the City of Dallas understands and acknowledges that all awarded funding is provided on a reimbursement basis.

SECTION 6. That the City Manager is hereby authorized to apply for reimbursable grant funds in the amount of $800,000.00 from the North Central Texas Council of Governments and to execute any and all documents required by the grant, approved as to form by the City Attorney.

SECTION 7. That the City of Dallas confirms the project timeline is realistic and commits that if the project is selected for funding, an agreement will be executed within one year of selection and the project will advance to construction within three years from the date of selection.

SECTION 8. That that this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-273 **Item #:** 21.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Budget

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize **(1)** an extension through September 30, 2019 for Community Development Block Grant (CDBG) funded projects which have not met the City's twelve-month obligation or twenty-four-month expenditure requirement; **(2)** preliminary adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan to: **(a)** use unspent prior year CDBG funds in the total amount of $2,883,673.00, for the Housing and Neighborhood Revitalization, 2018 Notice of Funding Availability (2018 NOFA); and **(b)** reclassify $7,751,611.00 allocated for the 2018 NOFA from the reconstruction and rehabilitation category to the land acquisition category to allow for acquisition of land for residential purposes; and **(3)** a public hearing to be held on April 10, 2019 to receive comments on the proposed use of funds for Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

BACKGROUND

On August 18, 1993, Resolution No. 93-3001 established specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) funds. Funds are to be obligated within 12 months and expended within 24 months of budget adoption. On March 28, 2007, Resolution No. 07-0992, enhanced the City's existing expenditure policy with additional benchmarks. Additional time to obligate and expend funds may be granted by City Council.

Timely expenditure of CDBG funds by entitlement cities continues to be a primary concern of the U.S. Department of Housing and Urban Development (HUD). HUD requires that cities expend CDBG funds so that at least 60 days prior to the start of a new program year, the unexpended balance of CDBG funds should be less than 1.5 times the cities' CDBG allocation amount for the current year.

When the 60-day test was conducted on August 2, 2018, the City had a balance of $20,014,279.00 in its line of credit, which is equivalent to 1.497 times its FY 2017 entitlement grant, and just under the 1.5 threshold. However, because the City had $886,774.00 in program income in HUD's Integrated Disbursement and Information System on August 2, 2018, it failed the second test.

Adjusted to include program income, the City's line of credit balance was $20,946,320.00 on August 2, 2018, which represents 1.57 equivalent grant years.

Because the City was above HUD's required limit for the second test, the City was required to develop a workout plan for the FY 2018-19 program year. The workout plan was submitted to HUD on December 12, 2018, and included anticipated expenditures resulting from the 2018 NOFA to return the program to full compliance with the timeliness standard.

For FY 2018-19, a review of the projects based on the timely expenditure policy (including the benchmarks), identified unspent funds remaining in 15 projects recommended for extension for a total of $2,234,773.00 and unspent funds remaining in 19 projects recommended for reprogramming for a total of $2,097,568.00.

The Community Development Commission (CDC) Financial Monitoring/Performance Standards Committee met on December 19, 2018 and on January 3, 2019, to review and make recommendations to the City Manager's proposed extensions and reprogramming of CDBG funds and made one amendment. This amendment removed one project from the extension list to the reprogramming list in the amount of $786,105.54.

On January 3, 2019, the CDC reviewed and approved the CDC Financial Monitoring/Performance Standards Committee's recommendation. Unspent funds remaining in 14 projects recommended for extension for a total of $1,448,667.00 and unspent funds remaining in 20 projects recommended for reprogramming for a total of $2,883,673.00.

On February 4, 2019, the City Council's Economic Development and Housing (EDH) Committee was briefed on the FY 2018-19 CDBG Extensions and Reprogramming recommendations. The EDH Committee approved the CDBG Extensions and Reprogramming as recommended by the CDC to be used for the 2018 NOFA.

The briefing to the EDH Committee also included a recommendation for $7,751,611.00 in CDBG funds allocated to the 2018 NOFA, to be reclassified from the reconstruction and rehabilitation category to the land acquisition category to allow for acquisition of land for residential purposes for projects that have been awarded through the 2018 NOFA process.

Funding for the 2018 NOFA included CDBG funds that were budgeted to the Housing and Neighborhood Revitalization Department in previous years and limited to reconstruction and rehabilitation. The City's new Housing Policy adopted in May 2018 directed the allocation of funds for housing purposes to be conducted for the deployment of Notices of Funding Availability or Requests for Applications.

Now that successful projects have been identified through the 2018 NOFA process, program descriptions must be expanded to include other eligible housing activities and funds must be reclassified to meet HUD requirements.

Source of Funds:

Reprogramming Budget No. 1 (Substantial Amendment No. 1) $10,635,284.00

- Unspent Prior Year CDBG Funds - $2,883,673.00

- 2017 and 2018 Reconstruction/Rehabilitation Funds - $7,751,611.00

Use of Funds:
2018 NOFA (FY 2018-19 Residential Housing Development) $10,635,284.00

This item includes authorization to adopt the preliminary FY 2018-19 Action Plan Reprogramming Budget No. 1 (Substantial Amendment No. 1) and calls for a public hearing to be held on April 10, 2019. This budget will be available for public review and comment from February 28, 2019 through April 10, 2019. Notice will also be published in the newspaper of general circulation during the comment period. Final adoption by the City Council is scheduled for April 10, 2019.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 18, 1993, City Council authorized to establish specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) Funds by Resolution No. 93-3001.

On March 28, 2007, City Council authorized to enhance the City's existing expenditure policy with additional benchmarks by Resolution No. 07-0992.

On January 3, 2019, the Community Development Commission was briefed and recommended extending and reprogramming of the CDBG project funds.

On February 4, 2019, the Economic Development & Housing Committee was briefed on the need to maintain ongoing compliance with HUD's timely expenditure policy and proposed Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan to use unspent prior year CDBG funds in the amount of $2,883,673.00 along with funds previously budgeted in the reconstruction/rehabilitation category in the amount of $7,751,611.00 (total amount of $10,635,284.00) for the 2018 NOFA.

FISCAL INFORMATION

This action has no cost consideration to the City.

Future cost consideration - CDBG Funds - $10,635,284.00

February 27, 2019

WHEREAS, on August 18, 1993, Resolution No. 93-3001 established specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) funds; and

WHEREAS, on March 28, 2007, Resolution No. 07-0992 enhanced the City's existing expenditure policy with additional benchmarks; and

WHEREAS, at the discretion of the City Council, the timeframes may be extended for obligating and expending CDBG funded activities; and

WHEREAS, the Community Development Commission (CDC) Financial Monitoring/Performance Standards Committee met on December 19, 2018 and on January 3, 2019, to review and make recommendations to the City Manager's proposed extensions and reprogramming of CDBG funds and made one amendment that removed one project from the extension list to the reprogramming list in the amount of $786,105.54; and

WHEREAS, on January 3, 2019, the CDC reviewed and approved the CDC Financial Monitoring/Performance Standards Committee's recommendation. Unspent funds remaining in 14 projects recommended for extension for a total of $1,448,667.00 and unspent funds remaining in 20 projects recommended for reprogramming for a total of $2,883,673.00; and

WHEREAS, on February 4, 2019, the Economic Development & Housing Committee CDC was briefed on the need to maintain ongoing compliance with HUD's timely expenditure policy and proposed Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan to use unspent prior year CDBG funds in the amount of $2,883,673.00 along with funds previously budgeted in the reconstruction/rehabilitation category in the amount of $7,751,611.00 (total amount of $10,635,284.00) for the Housing and Neighborhood Revitalization, 2018 Notice of Funding Availability (2018 NOFA).

Now, Therefore,

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

SECTION 1. That the Dallas City Council authorizes an extension to the timeframes for the obligation and expenditure of prior CDBG funds to September 30, 2019, per Attachment A.

SECTION 2. That the Dallas City Council authorizes the release of funds from their originally budgeted purposes for Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan to use unspent prior year CDBG funds in the amount of $2,883,673.00 for the 2018 NOFA per Attachment B.

SECTION 3. That the Dallas City Council authorizes funds previously budgeted in the reconstruction/rehabilitation category in the amount of $7,751,611.00 for the 2018 NOFA be reclassified from the reconstruction and rehabilitation category to the land acquisition category to allow for acquisition of land for residential purposes for projects that have been awarded through the 2018 NOFA process.

SECTION 4. That the preliminary FY 2018-19 Action Plan Reprogramming Budget No. 1 (Substantial Amendment No. 1) be approved as follow:

Source of Funds:

Reprogramming Budget No. 1 (Substantial Amendment No. 1) $10,635,284.00

- Unspent Prior Year CDBG Funds - $2,883,673.00
- 2017 and 2018 Reconstruction/Rehabilitation Funds - $7,751,611.00

Use of Funds:

2018 NOFA (FY 2018-19 Residential Housing Development) $10,635,284.00

SECTION 5. That a public hearing be held on April 10, 2019, before the Dallas City Council to receive comments on the FY 2018-19 Action Plan Reprogramming Budget No. 1 (Substantial Amendment No. 1).

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.

ATTACHMENT A

CDBG Extension of Expenditures/Commitment Policy
Recommended by Community Development Commission (CDC) 01/03/2019
Briefed to Economic Development & Housing Committee and the Government Performance & Financial Management Committee on 02/04/2019

	FY	Fund	Unit	Project Name	Amount
1	10-11	10RP	804D	NIP-Spring Avenue Infrastructure	$14,358
2	10-11	CD10	493C	Community Based Development Org - EDCO	$5,408
3	11-12	CD11	763D	Community Based Development Org - EDCO	$74,041
4	11-12	CD11	805D	NIP-Spring Avenue Infrastructure	$88,060
5	13-14	CD13	295F	NIP-South Dallas/Fair Park Public Improvements	$148,040
6	13-14	CD13	313F	NIP-SDFP/Mingo/Beall Streets Public Improvement	$310,350
7	15-16	CD15	16R2	Major Systems Repair Program	$2,083
8	15-16	CD15	628H	Reconstruction Program	$36,513
9	16-17	CD16	524A	Major Systems Repair Program	$591,492
10	16-17	CD16	528A	People Helping People - Home Repair Program	$8,352
11	17-18	CD17	204B	Citizen Participation/CDC Support/HUD Oversight	$55,286
12	17-18	CD17	214B	OCC-Child Care Services Program	$67,928
13	16-17	CD16	502A	Fair Housing Enforcement	$40,057
14	17-18	CD17	202B	Fair Housing Enforcement	$6,700
				Grand Total	**$1,448,667**

ATTACHMENT B

CDBG Reprogramming of Expenditures/Commitment Policy
Recommended by Community Development Commission (CDC) 01/03/2019
Briefed to Economic Development & Housing Committee and the Government Performance & Financial Management Committee on 02/04/2019

	FY	Fund	Unit	Project Name	Amount
1	17-18	CD17	211B	South Dallas/Fair Park Community Court	$69,604
2	17-18	CD17	212B	South Oak Cliff Community Court	$2,897
3	17-18	CD17	213B	West Dallas Community Court	$36,298
4	15-16	15RP	16R1	Major Systems Repair Program	$1,845
5	15-16	15RP	529A	Major Systems Repair Program	$7,687
6	11-12	CD11	763D	Community Based Development Org - EDCO	$4,017
7	12-13	CD12	951E	NIP-South Dallas Ideal/Rochester Park Public Improv	$4,728
8	15-16	CD15	16R2	Major Systems Repair Program	$200
9	15-16	CD15	625H	Major Systems Repair Program	$75
10	15-16	CD15	628H	Reconstruction Program	$6,149
11	15-16	CD15	680H	Housing Services Program - CWCDC	$2,866
12	15-16	CD15	692H	NIP-South Dallas Ideal/Rochester Park Public Improv	$786,106
13	16-17	CD16	521A	Housing Assistance Support	$1,059
14	17-18	CD17	201B	Housing Management Support	$58,410
15	17-18	CD17	223B	Support for Healthy Home Repair Program	$628,246
16	17-18	CD17	215B	OCC-Senior Services Porgram	$11,129
17	17-18	CD17	202B	Fair Housing Enforcement	$22,344
18	14-15	CD14	496G	NIP-South Dallas Ideal/Rochester Park Public Improv	$128,596
19	14-15	CD14	498G	NIP-South Dallas/Fair Park Public Improvements	$816,738
20	Various			Reprogrammed Funds	$294,681
				Grand Total	**$2,883,673**

1500 Marilla Street
Dallas, Texas 75201

City of Dallas

Agenda Information Sheet

File #: 19-255 **Item #:** 22.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Budget

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a public hearing to be held on March 27, 2019 to receive comments on the FY 2019-20 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

BACKGROUND

Each year the City of Dallas holds public hearings to provide the residents of Dallas the opportunity to speak on the upcoming year's budget. This public hearing is one of three to be held. Two will be at Dallas City Hall, on March 27, 2019 and August 28, 2019, and one will be at the Kleberg-Rylie Recreation Center on May 8, 2019. Resident input is an important part of the budget development process.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

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February 27, 2019

WHEREAS, the City Council is committed to providing the residents of Dallas with the opportunity to speak on the City's FY 2019-20 budget.

Now, Therefore,

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

SECTION 1. That a public hearing on the City's FY 2019-20 Operating, Capital, and Grant & Trust Budgets will be held on March 27, 2019 in the City Council Chambers.

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

Agenda Information Sheet

File #: 19-167 **Item #:** 23.

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 27, 2019
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Economic Development
EXECUTIVE:	T.C. Broadnax

SUBJECT

Authorize reappointment of Gilbert Gerst, Brentt Shropshire, Zenetta Drew and Edward Okpa to the Dallas Development Fund Board - Financing: No cost consideration to the City

BACKGROUND

On February 11, 2009, City Council authorized the creation of the Dallas Development Fund (DDF), a non-profit Community Development Entity (CDE), to apply for a New Markets Tax Credit (NMTC) allocation from the U.S. Department of Treasury's Community Development Financial Institutions Fund in its 2009 funding cycle by Resolution No. 09-0461. DDF was awarded a $55 million allocation under the 2009 cycle, a $30 million allocation under the 2012 cycle, a $45 million allocation in 2014, and a $55 million allocation in 2017, for a total of $185 million in NMTC allocation.

The NMTC Program permits taxpayers (the tax credit investor) to receive a credit against federal income taxes for making qualified equity investments in designated CDEs. These investments must be used by the CDE for projects and investments in low-income communities, as defined by the NMTC Program. The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a seven-year credit allowance period. To date, DDF and the City Council have authorized $157 million in NMTC allocation to sixteen projects throughout the City.

Per the current bylaws, approved by City Council in February 2013, the City Manager must appoint or reappoint all Class I members and those members are then confirmed by Council. DDF has four Class I members that will be presented to Council for reappointment, two for a term that expires February 25, 2020, and two for a term that expires February 25, 2021.

DDF Board Members must be 18 years old and reside in the City of Dallas. Additionally, per the bylaws, at least four members of the DDF board must be a "Low-Income Representative" by meeting the standards of Low-Income Community (LIC) accountability as established by the CDFI fund. Three of the four Class I members are LIC accountable. A fourth LIC accountable board member is already serving on the DDF Board.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 11, 2009, City Council authorized the creation of the Dallas Development Fund (DDF), a non-profit Community Development Entity (CDE) by Resolution No. 09-0461.

On January 13, 2010, City Council authorized the acceptance of the $55 million NMTC allocation by Resolution No. 10-0210.

On January 19, 2010, the Economic Development Committee was briefed on the DDF and the NMTC Program.

On January 27, 2010, City Council authorized the bylaws and certificate of formation changes to the DDF by Resolution No. 10-0371.

On February 4, 2013, City Council received a memo related to the proposed bylaws and certificate of formation changes to the DDF.

On February 13, 2013, City Council authorized the bylaws and certificate of formation changes to the DDF by Resolution No. 13-0300.

Information regarding this item was provided to the Economic Development and Housing Committee on February 4, 2019.

FISCAL INFORMATION

No cost consideration to the City.

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WHEREAS, the City is committed to supporting enhanced economic development opportunities for low-income communities within the City and to low-income persons residing within those communities; and

WHEREAS, the United States Department of Treasury has established the New Markets Tax Credit (NMTC) program to stimulate investments in predominately low-income communities; and

WHEREAS, the goals and purposes of the NMTC program are consistent with and complementary to the economic development programs previously established by the City to support expanded economic development opportunities for low-income communities within the City and to low-income persons residing within those communities; and

WHEREAS, under the NMTC program, tax credits are competitively awarded annually by the Treasury Department through its Community Development Financial Institutions (CDFI) Fund to qualified Community Development Entities (CDEs) after review and evaluation of applications submitted by CDEs, which are then made available to investors; and

WHEREAS, the City of Dallas created the Dallas Development Fund (DDF) as a non-profit Texas corporation in order to apply for an award under the NMTC Program; and

WHEREAS, on February 11, 2009, City Council authorized the creation of the Dallas Development Fund and approved its initial Board of Directors by Resolution No. 09-0461; and

WHEREAS, the DDF has been awarded a $185 million in NMTC allocation under the 2009, 2012, 2014 and 2017, NMTC programs; and

WHEREAS, the bylaws of the Dallas Development Fund indicate the City Council must reappoint all Class I appointees to the Board of Directors of the Dallas Development fund.

Now, Therefore,

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

SECTION 1. That Gilbert Gerst of 2707 South Boulevard, Dallas, Texas 75215; Brentt Shropshire of 729 Rockwood Street, Dallas, Texas 75203; Zenetta Drew of 3852 Treeline Drive, Dallas, Texas 75224; and Edward Okpa of 14403 Overview Drive, Dallas, Texas 75254 are reappointed to the Board of Directors of the Dallas Development Fund in accordance with the bylaws of the Dallas Development Fund.

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

Agenda Information Sheet

File #: 19-99 **Item #:** 24.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service contract, with two one-year renewal options, for licenses, training, maintenance, and support for a citywide data back-up, recovery, and archival system for the Department of Communications and Information Services - SHI Government Solutions, Inc., most advantageous proposer of seven - Not to exceed $469,405.20 - Financing: Data Services Fund (subject to annual appropriations)

BACKGROUND

This contract will provide licenses, training, maintenance, and support for a citywide data back-up, recovery, and archival system for the Department of Communications and Information Services.

This system provides back-up of all production servers for recoverability following unforeseen incidents involving natural and man-made disasters, human error events, and file corruption due to technical failures. The system also reduced overall storage costs by redirecting unused and old data into archival storage locations. Additionally, the system will recover data from the following critical systems and applications: Advantage Financial Management System, Citizen Request Management System, Computer-Aided Dispatch-9-1-1, Record Management System, and other Tier 0 systems.

Some key benefits to the system include:

- Provides an enterprise data back-up and retention system for physical, on-premise, and cloud virtual systems
- Provides archiving capabilities to move data that has not been accessed beyond a customized time period yet still within the data retention requirements
- Provides system migration capabilities, from a physical server to a virtual server, to improve system performance and longevity
- Provides a migration platform from the on-premise virtual center to the government cloud environment
- Provides for operational recovery of data due to inadvertent deletion or corruption

- Provides full server/application restoration for disaster recovery and business continuity
- Eliminates the need for tape backups, reducing the cost for tape, equipment rentals, and maintenance while increasing data integrity and security
- Provides annual training for two internal City server administrators

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

- Park and Recreation Department (1)
- Department of Communication and Information Services (2)
- Department of Aviation (1)
- City Attorney's Office (1)
- Office of Business Diversity (1)*
- Office of Procurement Services (1)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

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

- Cost 35 points
- Capabilities and expertise 20 points
- Technical match 15 points
- Functional match 15 points
- Business Inclusion and Development Plan 15 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 2,508 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, by Resolution No. 15-2141, the City Council authorized a living wage policy that requires contractors to pay their employees a "living wage" rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County. The current calculated living wage during the solicitation process of this contract is $11.15; the selected vendor(s) meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum regarding this matter on February 15, 2019.

FISCAL INFORMATION

Data Services Fund - $469,405.20 (subject to annual appropriations)

FY 2018-19 $158,885.20
FY 2019-20 $155,260.00 (subject to annual appropriations)
FY 2020-21 $155,260.00 (subject to annual appropriations)

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$469,405.20	Other Services	23.80%	0.00%	$0.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	• Utilized for high technology procurements, insurance procurements, and other goods and services • Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications • Always involves a team evaluation • Allows for negotiation on contract terms, including price

The Office of Procurement Services received the following proposals from solicitation number BUZ1808. We opened them on June 14, 2018. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*SHI Government Solutions, Inc.	1301 S. MoPac Expy. Suite 375 Austin, TX 78746	83.05	$ 469,405.20
Clear Technologies, Inc.	16650 Westgrove Dr. Addison, TX 75001	75.37	$ 524,578.40

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Petrosys Solutions, Inc. dba Psitechnology	5909 W. Loop South Suite 390 Bellaire, TX 77401	74.87	$ 599,134.24
Viscosity North America	4100 Midway Rd. Suite 1120 Carrolton, TX 75007	67.41	$ 969,443.20
NWN Corporation	4802 N. Sam Houston Pkwy W. Suite 500 Houston, TX 77089	65.36	$ 817,374.36
Tactura Network Solutions LLC	5057 Keller Springs Rd. Suite 300 Addison, TX 75001	57.34	$1,088,790.40
CDW Government LLC	230 N. Milwaukee Ave. Vernon Hills, IL 60061	53.74	$1,676,428.00

OWNER

SHI Government Solutions, Inc.

Thai Lee, President
Al Fitzgerald, Vice President of Enterprise Sales

February 27, 2019

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

SECTION 1. That the City Manager is hereby authorized to execute a service contract with SHI Government Solutions, Inc. (502145), approved as to form by the City Attorney, for licenses, training, maintenance, and support for a citywide data back-up, recovery, and archival system for the Department of Communications and Information Services for a term of three years, with two one-year renewal options, in an amount not to exceed $469,405.20. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to SHI Government Solutions, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by SHI Government Solutions, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $469,405.20 (subject to annual appropriations) to SHI Government Solutions, Inc. from Master Agreement Service Contract No. MASC-DSV-2018-00008180.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-232 **Item #:** 25.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a five-year service price agreement for janitorial services for the Water Utilities Department and the Women, Infant, and Children Program facilities - Oriental Building Services, Inc. in an estimated amount of $1,978,885.40 and Global Building Maintenance, Inc. in an estimated amount of $991,163.50, lowest responsible bidders of nine - Total estimated amount of $2,970,048.90 - Financing: Dallas Water Utilities Fund ($2,332,947.40), Department of State Health Services Grant Funds ($546,988.50), and Stormwater Drainage Management Fund ($90,113.00)

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This service price agreement will provide janitorial services for the Water Utilities Department and the Women, Infant, and Children (WIC) program facilities. Janitorial service is an essential, basic element of building/facility operations. City buildings are occupied by staff and are open to the general public and therefore require daily janitorial services to maintain facility aesthetics and sanitary conditions.

This service price agreement will provide janitorial services at specific locations for the Water Utilities Department. The buildings were divided into four groups by location and each group was awarded to the lowest responsive and responsible bidder. The vendors will provide janitorial services in the following locations:

- 22 pumping stations
- 3 water treatment plants
- 2 wastewater treatment plants

- 8 material services
- 2 meter shops
- 7 storm drainage pump stations

This service price agreement will provide essential janitorial services for 14 WIC clinics and one warehouse to ensure appropriate sanitary standards are met. Hours per clinic vary; however, most clinics are available to clients weekdays and at least one Saturday per month. Over 72,000 clients receive WIC benefits monthly.

The use of environmentally friendly Green Seal certified cleaning products and supplies was a requirement in the specifications. Further, when additional products become certified, the vendor is required to use those products.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 11,869 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015 the City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is $11.15; the selected vendors meet this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum regarding this matter on February 15, 2019.

FISCAL INFORMATION

Dallas Water Utilities Fund - $2,332,947.40 (Estimated Amount)
Department of State Health Services Grant Funds - $546,988.50 (Estimated Amount)
Stormwater Drainage Management Fund - $90,113.00 (Estimated Amount)

Fund	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total
Dallas Water Utilities Fund	$466,589.48	$466,589.48	$466,589.48	$466,589.48	$466,589.48	$2,332,947.40
Department of State Health Services Grant Funds	$109,397.70	$109,397.70	$109,397.70	$109,397.70	$109,397.70	$546,988.50
Stormwater Drainage Management Fund	$18,022.60	$18,022.60	$18,022.60	$18,022.60	$18,022.60	$90,113.00
Total	$594,009.78	$594,009.78	$594,009.78	$594,009.78	$594,009.78	$2,970,048.90

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M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$2,970,048.90	Other Services	23.80%	100.00%	$2,970,048.90
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BQ1803. We opened them October 26, 2018. We recommend the City Council award this service price agreement to the lowest responsive and responsible bidders by group. Information related to this solicitation is available upon request.

*Denotes successful bidders

Bidders	Address	Amount
*Oriental Building Services, Inc.	2526 Manana Dr. #208 Dallas, TX 75220	Multiple Groups
*Global Building Maintenance, Inc.	2001 W. Northwest Hwy #130 Dallas, TX 75220	Multiple Groups
D&A Building Services, Inc.	13637 North Central Expwy. Unit D020 Dallas, TX 75243	Multiple Groups
American Facility Services, Inc.	1328 Union Hill Industrial Ct. Alpharetta, GA 30004	Multiple Groups
Rising Star Diversified Resources, Inc.	4308 Bryan St. Dallas, TX 75204	Multiple Groups

Callahan's Cleaning Service	9557 Castlefield Dr. Dallas, TX 75227	Multiple Groups
Andrew's Building Service	11503 Reeder Rd. Dallas, TX 75229	Multiple Groups
Magic Building Service, Inc.	11363 Denton Dr. #100 Dallas, TX 75229	Multiple Groups
UBM Enterprise, Inc.	11102 Ables Ln. Dallas, TX 75229	Non-responsive**

**UBM Enterprise, Inc. was deemed non-responsive due to not meeting specifications.

OWNERS

Oriental Building Services, Inc.

Steve Gye, President
Nixon Shum, Vice President
Moon Kim, Secretary
Sang J Gye, Treasurer

Global Building Maintenance, Inc.

Ky Kim, President

February 27, 2019

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

SECTION 1. That the City Manager is hereby authorized to execute a service price agreement with Oriental Building Services, Inc. (VS0000031225) in an estimated amount of $1,978,885.40 and Global Building Maintenance, Inc. (VS0000071382) in an estimated amount of $991,163.50, approved as to form by the City Attorney, for janitorial services for the Water Utilities Department and the Women, Infant, and Children Program facilities, for a term of five years in the estimated total amount of $2,970,048.90. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Oriental Building Services, Inc. and Global Building Maintenance, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Oriental Building Services, Inc. and Global Building Maintenance, Inc. under the contract. The amount payable pursuant to this service price agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this service price agreement during its term.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least $2,970,048.90, but not more than the amount of budgetary appropriations for this service price agreement during its term to Oriental Building Services, Inc. and Global Building Maintenance, Inc. from Service Price Agreement No. POM-2019-00009142.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-237 **Item #:** 26.

STRATEGIC PRIORITY: Public Safety

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a one-year master agreement for the purchase of **(1)** 21 pieces of fleet vehicles and equipment for the Fire-Rescue Department - Siddons Martin Emergency Group, LLC in the amount of $9,949,206.18 through the Houston-Galveston Area Council of Governments cooperative agreement; and **(2)** 100 squad cars for the Police Department - Freedom Dodge in the amount of $4,363,900.00 through the Texas Association of School Boards cooperative agreement - Total not to exceed $14,313,106.18 - Financing: General Fund ($3,359,439.00), Master Lease-Equipment Fund ($10,784,821.18), and Communication Service Fund ($168,846.00)

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.

The City conducts an evaluation on vehicles and equipment using established criteria before replacement occurs. This evaluation includes life-to-date maintenance cost, recommended replacement mileage, and recommended replacement life. This purchase includes the replacement of 120 vehicles and equipment and 1 new unit.

This master agreement will allow for the purchase of a total of 121 fleet vehicles and equipment for Police and Fire-Rescue departments. Below is a list of the units:

- Police squad cars with partition - 40 (DPD)
- Police squad cars without partition - 60 (DPD)
- Aerial ladder trucks - 3 (DFD)
- Pumper trucks - 3 (DFD)
- Air truck - 1 (DFD)
- Rescues (ambulances) - 12 (DFD)
- Lake fire boat - 1 (DFD)
- Swift water rescue vehicle - 1 (DFD)

The Houston-Galveston Area Council of Governments and the Texas Association of School Boards cooperative agreements are authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 22, 2014, City Council authorized the purchase of 137 squad cars for Police with Dallas Dodge Chrysler Jeep by Resolution No. 14-1781.

On June 17, 2015, City Council authorized the purchase of 105 squad cars for Police with Chaperral Dodge, Inc. dba Dallas Dodge Chrysler Jeep by Resolution No. 15-1231.

On December 9, 2015, City Council authorized a one-year master agreement for the purchase of one hundred fleet vehicles and equipment with Chastang Ford, Southwest International Trucks, Inc., Austin Truck & Equipment, LTD dba Freightliner of Austin, Holt Texas, Ltd. dba Holt Cat, RDO Equipment Company, BTE Body Company, Inc., Clark Equipment Company dba Bobcat Company, Kirby-Smith Machinery, Inc., Landmark Equipment, Inc. and Darr Equipment; one hundred eighty-one fleet vehicles with Sam Pack's Five Star Ford, Ltd.; eighty-three Police fleet and equipment with Freedom Dodge, Kinloch Equipment and Supply, Inc. and Blueline Rental, LLC; and twenty-one fleet vehicles with Freedom Chevrolet by Resolution No. 15-2199.

On May 11, 2016, City Council authorized the purchase of eleven pieces of fleet vehicles and equipment with Briggs Equipment, Darr Equipment, Southwest International Trucks, Inc., Kirby-Smith Machinery, RDO Equipment, Austin Truck and Equipment, LTD dba Freightliner of Austin, Central Texas Heavy Equipment Co., Inc.; four pieces of fleet vehicles with Sam Pack's Five Star Ford; two pieces of fleet equipment with Rush Truck Centers of Texas, LP; and two fleet vehicles with Freedom Dodge dba Duncanville Automotive by Resolution No. 16-0717.

On June 22, 2016, City Council authorized the purchase of twenty-three pieces of fleet vehicles and equipment with Hudson Bus Sales, LLC and Metro Fire Apparatus Specialists, Inc.; one pumper truck with Brasada Ford, Ltd.; and one excavator with mower attachment with Landmark Equipment, Inc. by Resolution No. 16-1053.

On September 28, 2016, City Council authorized the purchase of four fleet vehicles for Fire-Rescue with Sam Pack's Five Star Ford by Resolution No. 16-1551.

On January 25, 2017, City Council authorized a one-year master agreement for the purchase of 85 pieces of fleet equipment with Chastang Ford, Holt Texas, Ltd., BTE Body Co., Inc., Austin Truck and Equipment dba Freightliner of Austin, Southwest International Trucks, Inc., RDO Equipment Co., Sam Pack's Five Star Ford, and Landmark Equipment; 157 fleet vehicles and equipment with Sam Pack's Five Star Ford; 107 fleet vehicles with Freedom Chevrolet; and 2 pieces of fleet equipment with Wausau Equipment Company, Inc. by Resolution No. 17-0181.

On May 24, 2017, City Council authorized the purchase of 28 pieces of fleet vehicles and equipment with Metro Fire Apparatus Specialists, Daco Fire Equipment, Hudson Bus Sales, LLC, Rush Truck Centers of Texas, LP, Silsbee Ford, Inc., Cues, Inc., Johnston North America, Inc., and Houston

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Freightliner, Inc.; 8 pieces of fleet and equipment with Bond Equipment, Austin Truck & Equipment, Ltd. dba Freightliner of Austin, RDO Equipment, Chastang Ford, and Briggs Equipment; and 20 pieces of fleet and equipment with Sam Pack's Five Star Ford by Resolution No. 17-0827.

On February 28, 2018, City Council authorized a one-year master agreement for the purchase of 549 pieces of fleet vehicles and equipment with Austin Truck & Equipment, LTD dba Freightliner of Austin, Sam Pack's Five Star Ford, Freedom Dodge dba Duncanville Automotive, Holt Texas, LTD, Chastang Ford, BTE Body Co., Inc., Freedom Chevrolet dba Duncanville Automotive, Grande Truck Center, Bond Equipment, Rush Truck Centers of Texas, LP dba Rush Truck Center Dallas Light and Medium Duty, and Landmark Equipment; 56 pieces of fleet vehicles and equipment with Siddons Emergency Group, LLC, Hudson Bus Sales, LLC dba Hudson Emergency Vehicle Sales, Sam Pack's Five Star Ford, and Houston Freightliner, Inc.; 89 pieces of fleet vehicles with Sam Pack's Five Star Ford; 9 pieces of fleet vehicles with Southwest International Trucks, Inc.; and 1 piece of equipment with East Texas Mack Sales, LLC by Resolution No. 18-0374.

On August 22, 2018, City Council authorized a one-year master agreement for the purchase of two pieces of fleet vehicles with Siddons Martin Emergency Group, LLC, and Houston Freightliner, Inc.; six pieces of equipment with Dickson Equipment Co., Inc.; five pieces of equipment with Rush Truck Centers of Texas, LP, Kirby-Smith Machinery, Four Brothers Outdoor Power and RDO Equipment Co.; four pieces of equipment with Scully's Aluminum Boats, Inc.; and four pieces of fleet vehicles with Sam Pack's Five Star Ford by Resolution No. 18-1145.

City Council will be briefed by memorandum regarding this matter on February 15, 2019.

Information about this item will be provided to the Public Safety & Criminal Justice Committee on February 25, 2019.

FISCAL INFORMATION

General Fund - $3,359,439.00
Master Lease-Equipment Fund - $10,784,821.18
Communication Service Fund - $168,846.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$14,313,106.18	CO-OP	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Cooperative Purchasing Agreements (CO-OPs).				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Cooperative Purchasing	• Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices • Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement

OWNERS

Siddons Martin Emergency Group, LLC

Patrick Siddons, Principal
Kirk Givler, Vice President Sales

Freedom Dodge

Carmine Colella, President
Ronnie Huffman, Vice President
David Drucker, Secretary
Craig Davis, Treasurer

WHEREAS, on October 22, 2014, City Council authorized the purchase of 137 squad cars for Police with Dallas Dodge Chrysler Jeep by Resolution No. 14-1781; and

WHEREAS, on June 17, 2015, City Council authorized the purchase of 105 squad cars for Police with Chaperral Dodge, Inc. dba Dallas Dodge Chrysler Jeep by Resolution No. 15-1231; and

WHEREAS, on December 9, 2015, City Council authorized a one-year master agreement for the purchase of one hundred fleet vehicles and equipment with Chastang Ford in the amount of $3,629,204.00, Southwest International Trucks, Inc. in the amount of $2,809,369.00, Austin Truck & Equipment, LTD dba Freightliner of Austin in the amount of $2,224,153.00, Holt Texas, Ltd. dba Holt Cat in the amount of $1,302,446.00, RDO Equipment Company in the amount of $1,710,940.00, BTE Body Company, Inc. in the amount of $925,174.00, Clark Equipment Company dba Bobcat Company in the amount of $465,363.00, Kirby-Smith Machinery, Inc. in the amount of $78,178.00, Landmark Equipment, Inc. in the amount of $73,751.00, and Darr Equipment in the amount of $27,395.00; one hundred eighty-one fleet vehicles with Sam Pack's Five Star Ford, Ltd. in the amount of $4,331,599.00; eighty-three Police fleet and equipment with Freedom Dodge in the amount of $1,764,139.00, Kinloch Equipment and Supply, Inc. in the amount of $736,747.00, and Blueline Rental, LLC in the amount of $358,365.00; and twenty-one fleet vehicles with Freedom Chevrolet in the amount of $826,491.00, by Resolution No. 15-2199; and

WHEREAS, on May 11, 2016, City Council authorized the purchase of eleven pieces of fleet vehicles and equipment with Briggs Equipment in the amount of $157,610.00, Darr Equipment in the amount of $92,726.00, Southwest International Trucks, Inc. in the amount of $156,547.00, Kirby-Smith Machinery in the amount of $649,693.00, RDO Equipment in the amount of $88,875.00, Austin Truck and Equipment, LTD dba Freightliner of Austin in the amount of $347,425.00, Central Texas Heavy Equipment Co., Inc. in the amount of $167,000.00; four pieces of fleet vehicles with Sam Pack's Five Star Ford in the amount of $76,080.00; two pieces of fleet equipment with Rush Truck Centers of Texas, LP in the amount of $384,030.00; and two fleet vehicles with Freedom Dodge dba Duncanville Automotive in the amount of $52,200.00, by Resolution No. 16-0717; and

WHEREAS, on June 22, 2016, City Council authorized the purchase of twenty-three pieces of fleet vehicles and equipment with Hudson Bus Sales, LLC in the amount of $2,665,662.00 and Metro Fire Apparatus Specialists, Inc. in the amount of $7,053,525.00; one pumper truck with Brasada Ford, Ltd. in the amount of $151,750.00; and one excavator with mower attachment with Landmark Equipment, Inc. in the amount of $107,399.00, by Resolution No. 16-1053; and

WHEREAS, on September 28, 2016, City Council authorized the purchase of four fleet vehicles for Fire-Rescue with Sam Pack's Five Star Ford in the amount of $121,381.00, by Resolution No. 16-1551; and

WHEREAS, on January 25, 2017, City Council authorized a one-year master agreement for the purchase of 85 pieces of fleet equipment with Chastang Ford in the amount of $5,747,210.00, Holt Texas, Ltd. in the amount of $3,004,194.00, BTE Body Co., Inc. in the amount of $1,623,647.00, Austin Truck and Equipment dba Freightliner of Austin in the amount of $1,173,754.00, Southwest International Trucks, Inc. in the amount of $705,197.00, RDO Equipment Co. in the amount of $385,605.00, Sam Pack's Five Star Ford in the amount of $99,064.00, and Landmark Equipment in the amount of $17,436.00; 157 fleet vehicles and equipment with Sam Pack's Five Star Ford in the amount of $4,868,401.00; 107 fleet vehicles with Freedom Chevrolet in the amount of $3,289,989.00; and 2 pieces of fleet equipment with Wausau Equipment Company, Inc. in the amount of $371,411.00, by Resolution No. 17-0181; and

WHEREAS, on May 24, 2017, City Council authorized the purchase of 28 pieces of fleet vehicles and equipment with Metro Fire Apparatus Specialists in the amount of $5,779,817.00, Daco Fire Equipment in the amount of $1,663,124.00, Hudson Bus Sales, LLC in the amount of $1,534,608.00, Rush Truck Centers of Texas, LP in the amount of $319,062.00, Silsbee Ford, Inc. in the amount of $316,938.00, Cues, Inc. in the amount of $169,500.00, Johnston North America, Inc. in the amount of $140,600.00, and Houston Freightliner, Inc. in the amount of $51,717.00; 8 pieces of fleet and equipment with Bond Equipment in the amount of $1,000,560.00, Austin Truck & Equipment, Ltd. dba Freightliner of Austin in the amount of $148,532.00, RDO Equipment in the amount of $111,750.00, Chastang Ford in the amount of $83,879.00, and Briggs Equipment in the amount of $59,874.00; and 32 pieces of fleet and equipment with Sam Pack's Five Star Ford in the amount of $1,280,05.00, by Resolution No. 17-0827; and

WHEREAS, on February 28, 2018, City Council authorized a one-year master agreement for the purchase of 549 pieces of fleet vehicles and equipment with Austin Truck & Equipment, LTD dba Freightliner of Austin in the amount of $7,739,741.00, Sam Pack's Five Star Ford in the amount of $7,336,461.00, Freedom Dodge dba Duncanville Automotive in the amount of $3,915,044.00, Holt Texas, LTD in the amount of $3,836,090.00, Chastang Ford in the amount of $3,503,450.00, BTE Body Co., Inc. in the amount of $1,121,466.00, Freedom Chevrolet dba Duncanville Automotive in the amount of $534,680.00, Grande Truck Center in the amount of $380,778.00, Bond Equipment in the amount of $273,429.00, Rush Truck Centers of Texas, LP dba Rush Truck Center Dallas Light and Medium Duty in the amount of $259,328.00, and Landmark Equipment in the amount of $154,388.00; 56 pieces of fleet vehicles and equipment with Siddons Emergency Group, LLC in the amount of $7,548,946.00, Hudson Bus Sales, LLC dba Hudson Emergency Vehicle Sales in the amount of $4,196,597.00, Sam Pack's Five Star Ford in the amount of $599,212.00, and Houston Freightliner, Inc. in the amount of $344,746.00; 89 pieces of fleet vehicles with Sam Pack's Five Star Ford in the amount of $2,914,138.00; 9 pieces of fleet vehicles with Southwest International Trucks, Inc. in the amount of $1,766,519.00; and 1 piece of equipment with East Texas Mack Sales, LLC in the amount of $264,125.00, by Resolution No. 18-0374; and

WHEREAS, on August 22, 2018, City Council authorized a one-year master agreement for the purchase of two pieces of fleet vehicles with Siddons Martin Emergency Group, LLC, and Houston Freightliner, Inc.; six pieces of equipment with Dickson Equipment Co., Inc.; five pieces of equipment with Rush Truck Centers of Texas, LP, Kirby-Smith Machinery, Four Brothers Outdoor Power and RDO Equipment Co.; four pieces of equipment with Scully's Aluminum Boats, Inc.; and four pieces of fleet vehicles with Sam Pack’s Five Star Ford by Resolution No. 18-1145; and

WHEREAS, on December 12, 2018, City Council authorized the purchase of one-hundred nine pieces of fleet vehicles and equipment with Chastang Ford, Holt Texas, Ltd., Austin Truck and Equipment, Ltd. dba Freightliner of Austin, Sam Pack’s Five Star Ford, Southwest International Trucks, Inc., Kirby-Smith Machinery, Kinloch Equipment & Supply, Inc., Freedom Chevrolet, Rush Truck Centers Of Texas, LP; seventy-three pieces of fleet vehicles with Sam Pack’s Five Star Ford; four pieces of fleet equipment with Dickson Equipment Co., Inc., Holt Texas, Ltd.; nine pieces of fleet vehicles with Longhorn Harley-Davidson by Resolution No. 18-1807.

Now, Therefore,

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

SECTION 1. That a master agreement for the purchase of **(1)** 21 pieces of fleet vehicles and equipment for the Fire-Rescue Department is authorized with Siddons Martin Emergency Group, LLC (VS90252) in the amount of $9,949,206.18 through the Houston-Galveston Area Council of Governments cooperative agreement; and **(2)** 100 squad cars for the Police Department is authorized with Freedom Dodge (VS0000077189) in the amount of $4,363,900.00 through the Texas Association of School Boards cooperative agreement, approved as to form by the City Attorney, for a term of one year, in a total amount not to exceed $14,313,106.18.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for 121 fleet vehicles and equipment. If a written contract is required or requested for any or all purchases for 121 fleet vehicles and equipment under the master agreement instead of individual purchase orders, the City Manager is hereby authorized to execute a contract, approved as to form by the City Attorney.

SECTION 3. That in order to reimburse and finance the lease/purchase acquisition of the equipment described herein over a period not to exceed the estimated useful life (10 years) thereof, any Authorized Officer of the City designated in the Master Equipment Lease/Purchase Agreement (the "Master Lease") between Banc of America Public Capital Corp and the City is hereby authorized and directed to execute, acknowledge and deliver a Schedule A (as defined in the Master Lease) pertaining to such equipment including all attachments, financing statements and schedules thereto, in substantially the form attached to the Master Lease, with such changes as the signing officer shall determine to be advisable. Each Authorized Officer of the City is also authorized to execute, acknowledge and deliver 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 Schedule A. The financing terms for such equipment, to be determined pursuant to the provisions of the Master Lease and reflected in such Schedule A, and the granting of a security interest in the financed equipment pursuant to the Master Lease, are hereby approved.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $14,313,106.18 to Siddons Martin Emergency Group, LLC and Freedom Dodge from Master Agreement Contract No. POM-2019-00008845.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-196 **Item #:** 27.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year master agreement for the purchase of sodium hexametaphosphate for the Water Utilities Department - Carus Corporation, lowest responsible bidder of three - Estimated amount of $183,300 - Financing: Dallas Water Utilities Fund

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods or services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This master agreement will provide for the purchase of sodium hexametaphosphate for the Water Utilities Department. Sodium hexametaphosphate is used by the Eastside Water Treatment Plant to prevent scale formation in chemical feed lines and allows continuous feed of ammonia for the disinfection process. Ammonia by its nature forms scale and eventually restricts the flow in pipes delivering the chemical. Without the phosphate feed system, ammonia lines would become restricted, scaled, and the plant would be unable to meet disinfection requirements, resulting in regulatory violations. Ammonia is used in the water treatment process to combine with chlorine to provide a residual disinfectant in the plant process and distribution system.

The Water Utilities Department provides service to an estimated 2 million people in Dallas and surrounding communities. On average, the City pumps over 400 million gallons of water per day.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 407 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more

bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 14, 2015, City Council authorized a three-year master agreement for sodium hexametaphosphate to be used by Water Utilities with Shannon Chemical Corporation by Resolution No. 15-0107.

City Council will be briefed by memorandum regarding this matter on February 15, 2019.

FISCAL INFORMATION

Dallas Water Utilities Fund - $183,300.00 (Estimated amount)

FY 2018-19 $61,100.00
FY 2019-20 $61,100.00
FY 2020-21 $61,100.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$183,300.00	Goods	N/A	N/A	N/A
• M/WBE goal waived due to no M/WBE availability				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BG1806. We opened them on January 11, 2019. We recommend the City Council award this master agreement in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

Bidders	**Address**	**Amount**
*Carus Corporation	315 Fifth St. Peru, IL 61354	$183,300.00
Tri-Chem Specialty Chemicals, dba Tri-Chem Industries Performance Moving minds play with a purpose	2600 N Cresson Hwy. Cresson, TX 76035	$190,320.00
Shannon Chemical Corp.	2707 Weir St. Dallas, TX 75212	$246,987.00

OWNER

Carus Corporation

David J. Kuzy, President
Gerald B. Curran, Vice President

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WHEREAS, on January 14, 2015, City Council authorized a three-year master agreement for sodium hexametaphosphate to be used by Water Utilities with Shannon Chemical Corporation, in an amount not to exceed $390,800.00, by Resolution No. 15-0107.

Now, Therefore,

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

SECTION 1. That a master agreement for the purchase of sodium hexametaphosphate for the Water Utilities Department is authorized with Carus Corporation (VS0000052233), approved as to form by the City Attorney, for a term of three years in the estimated amount of $183,300.00. The amount payable pursuant to this master agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this master agreement during its term.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for sodium hexametaphosphate for the Water Utilities Department. If a written contract is required or requested for any or all purchases of sodium hexametaphosphate for the Water Utilities Department under the master agreement instead of individual purchase orders, the City Manager is hereby authorized to execute a contract, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least $183,300.00, but not more than the amount of budgetary appropriations for this master agreement during its term to Carus Corporation from Master Agreement Contract No. DWU-2019-00009327.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-190 **Item #:** 28.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize Supplemental Agreement No. 2 to increase the service contract with Communicon, LTD dba Communication Concepts in the amount of $796,726.09, from $3,186,904.36 to $3,983,630.45 and International Systems of America, LLC dba ISA Fire & Security in the amount of $61,366.00, from $245,464.00 to $306,830.00, for citywide installation, monitoring, and maintenance of alarm systems and annual fire alarm inspections and to extend the term from March 23, 2019 to March 22, 2020 - Total not to exceed $858,092.09, from $3,432,368.36 to $4,290,460.45 - Financing: General Fund ($502,369.07), Equipment and Fleet Management Fund ($38,600.00), Capital Construction Fund ($8,600.00), Aviation Fund ($94,000.00), and Dallas Water Utilities Fund ($214,523.02)

BACKGROUND

This Supplemental Agreement No. 2 increase will allow for continued alarm monitoring at approximately 287 City facilities for fire and/or intrusion while the City reviews and revises the specifications. This increase will also provide for the maintenance of alarm equipment, programming alarm panels, annual fire alarm inspections, design, and installation of new alarm systems.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2012, City Council authorized a three-year service contract for installation, monitoring and maintenance of alarm systems and annual fire alarm inspections with Communicon, LTD dba Communication Concepts and Alarm Security Group, LLC dba ASG Security by Resolution No. 12-1606.

On December 10, 2014, City Council authorized supplemental agreement no. 1 to increase the service contract with Communication Concepts and Alarm Security Group, LLC for installation, monitoring and maintenance of alarm systems and annual fire alarm inspections by Resolution No. 14-2093.

On March 23, 2016, City Council authorized a three-year service contract for installation, monitoring

and maintenance of alarm systems and annual fire alarm inspections with Communicon, LTD dba Communication Concepts and International Systems of America, LLC dba ISA Fire & Security by Resolution No. 16-0416.

City Council will be briefed by memorandum regarding this matter on February 15, 2019.

FISCAL INFORMATION

General Fund - $502,369.07
Equipment and Fleet Management - $38,600.00
Capital Construction Fund - $8,600.00
Aviation Fund - $94,000.00
Dallas Water Utilities Fund - $214,523.02

Fund	FY 2018-19	FY 2019-20
General Fund	$413,455.69	$88,913.38
Equipment and Fleet Management Fund	$38,600.00	$0
Capital Construction Fund	$8,600.00	$0
Dallas Water Utilities Fund	$160,000.00	$54,523.02
Aviation Fund	$94,000.00	$0
Total	$714,655.69	$143,436.40

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$858,092.09	Other Services	23.80%	22.10%	$189,620.80
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Supplemental Agreement No. 2 - 22.10% Overall M/WBE participation				

OWNERS

Communicion, LTD dba Communication Concepts

Jeff Mauldin, President

International Systems of America, LLC

Roy O. Messersmith, Executive Vice President, Field Operations

WHEREAS, on June 27, 2012, City Council authorized a three-year service contract for installation, monitoring and maintenance of alarm systems and annual fire alarm inspections with Communicon, LTD dba Communication Concepts in the amount of $1,344,791.79 and Alarm Security Group, LLC dba ASG Security in the amount of $311,049.00, by Resolution No. 12-1606; and

WHEREAS, on December 10, 2014, City Council authorized supplemental agreement no. 1 to increase the service contract with Communication Concepts $336,197.00, from $1,344,791.79 to $1,680,988.79 and Alarm Security Group, LLC Alarm Security Group, LLC (335531) in the amount of $77,762.00, from $311,049.00 to 388,811.00 for installation, monitoring and maintenance of alarm systems and annual fire alarm inspections by Resolution No. 14-2093; and

WHEREAS, on July 6, 2015, Administrative Action Nos. 15-6268 and 15-6269 authorized supplemental agreement no. 2 to the service contract to extend the contract term from June 30, 2015 to December 30, 2015; and

WHEREAS, on December 2, 2015, Administrative Action Nos. 15-7276 and 15-7277 authorized supplemental agreement no. 3 to the service contract to extend the contract term from December 30, 2015 to March 31, 2016; and

WHEREAS, on March 23, 2016, City Council authorized a three-year service contract for installation, monitoring and maintenance of alarm systems and annual fire alarm inspections with Communicon, LTD dba Communication Concepts in the amount of $3,186,904.36 and International Systems of America, LLC dba ISA Fire & Security in the amount of $245,464.00, by Resolution No. 16-0416.

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 Supplemental Agreement No. 1 to increase the service contract, approved as to form by the City Attorney, for installation, monitoring, and maintenance of alarm systems and annual fire alarm inspections with Communicon, LTD dba Communication Concepts (VS0000019084) in an amount not to exceed $796,726.09, from $3,186,904.36 to $3,983,630.45 and International Systems of America, LLC dba ISA Fire & Security (VS87469) in an amount not to exceed $61,366.00, from $245,464.00 to $306,830.00, in a total amount not to exceed $858,092.09, increasing the service contract from $3,432,368.36 to $4,290,460.45 and to extend the term from March 23, 2019 to March 22, 2020.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $858,092.09 to Communicon, LTD dba Communication Concepts and International Systems of America, LLC dba ISA Fire & Security from Service Contract No. POM-2019-00008417.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly, so resolved.

Agenda Information Sheet

File #: 19-184 **Item #:** 29.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize Supplemental Agreement No. 3 to increase the service contract for the maintenance and repair of fuel pumps, dispensing equipment, lines, and tanks with D&H United Fueling Solutions, Inc. formerly known as United Safeguard Pump Services, Ltd. dba United Pump Supply and to extend the contract term through September 9, 2019 - Not to exceed $446,141.17, from $1,784,564.75 to $2,230,705.92 - Financing: Equipment and Fleet Management Fund

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. We anticipate the following City departments will use the agreement:

- Equipment and Fleet Management Department
- Fire-Rescue Department
- Department of Aviation
- Police Department
- Water Utilities Department
- Park & Recreation Department
- Department of Sanitation Services

This Supplemental Agreement No. 3 will allow for the maintenance and repair of the City's fuel pumps, dispensing equipment, lines, and tanks associated with above-ground and underground fuel storage tanks. The City's fueling sites include 58 fire stations, 8 service centers, the police heliport, auto pound, and numerous additional sites throughout the City.

This fuel dispensing equipment must be maintained in good working condition to ensure compliance with Texas Commission on Environmental Quality regulations and is subject to fines if it fails to pass annual inspections.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 17, 2015, City Council authorized a three-year service contract for the maintenance and repair of fuel pumps, dispensing equipment, lines and tanks by with United Safeguard Pump Services, Ltd. dba United Pump Supply by Resolution No. 15-1129.

City Council will be briefed by memorandum regarding this matter on February 15, 2019.

FISCAL INFORMATION

Equipment and Fleet Management Fund - $446,141.17

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$446,141.17	Other Services	23.80%	0.00%	0.00%
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Supplemental Agreement No. 3 - 0.00% Overall M/WBE Participation				

OWNER

D&H United Fueling Solutions Inc. formerly United Safeguard Pump, Ltd. dba United Pump Supply

John Farrell, President
Gerry Telle, Vice President

powered by Legistar™

February 27, 2019

WHEREAS, on June 17, 2015, City Council authorized a three-year service contract for the maintenance and repair of fuel pumps, dispensing equipment, lines and tanks with United Safeguard Pump Services, Ltd. dba United Pump Supply, in an amount not to exceed $1,784,564.75, by Resolution No. 15-1129; and

WHEREAS, on November 3, 2015, Administrative Action No. 16-5177 authorized approval of vendor reassignment from United Safeguard Pump Services Ltd. dba United Pump Supply to D&H United Fueling Solutions, Inc. for the maintenance and repair of fuel pumps dispensing equipment, lines and tanks; and

WHEREAS, on August 22, 2018, Administrative Action No. 18-6415 authorized Supplemental Agreement No. 2 to extend the term of the service contract with D&H United Fueling Solutions, Inc. formerly known as United Safeguard Pump Services Ltd. dba United Pump Supply for the maintenance and repair of fuel pumps dispensing equipment, lines and tanks through March 9, 2019.

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 Supplemental Agreement No. 3 to increase the service contract with D&H United Fueling Solutions, Inc. formerly known as United Safeguard Pump Services Ltd. dba United Pump Supply (VS89310), approved as to form by the City Attorney, for the maintenance and repair of fuel pumps, dispensing equipment, lines, and tanks, in an amount not to exceed $446,141.17, increasing the service contract from $1,784,564.75 to $2,230,705.92 and extend the contract term through September 9, 2019.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $446,141.17 to D&H United Fueling Solutions, Inc. formerly known as United Safeguard Pump Services Ltd. dba United Pump Supply from Service Contract No. BK1511.

SECTION 3. That this contract is designated as Contract No. POM-2018-00006312.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-238 **Item #:** 30.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize Supplemental Agreement No. 3 to increase the master agreement for aftermarket automotive and heavy equipment parts to maintain City vehicles and equipment with Midway Auto Supply, Inc. in the amount of $478,526.25, from $1,914,105.00 to $2,392,631.25, Freedom Dodge in the amount of $422,450.00, from $1,689,800.00 to $2,112,250.00, Installer Sales & Service in the amount of $384,348.00, from $1,537,392.00 to $1,921,740.00, IEH Auto Parts LLC in the amount of $240,457.50, from $961,830.00 to $1,202,287.50, and Alterstart Systems, Inc. in the amount of $500.00, from $2,000.00 to $2,500.00 and to extend the term from February 24, 2019 to February 24, 2020 - Total not to exceed $1,526,281.75, from $6,105,127.00 to $7,631,408.75 - Financing: Equipment and Fleet Management Fund

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.

The increase to the master agreement will allow Equipment and Fleet Management Department time to complete an evaluation of City needs and market availability. This master agreement provides aftermarket automotive and heavy equipment parts such as gaskets, engine mounts, oil pumps, steering components, suspension, radiators, water pumps, and hydraulic hose for approximately 5,205 vehicles. Aftermarket parts are used instead of original equipment manufacturer parts because they are of comparable quality and provide cost savings for the City.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 26, 2014, City Council authorized a three-year master agreement for aftermarket automotive and heavy equipment parts with Midway Auto Supply, Inc., Freedom Dodge, Installer Sales and Service, Uni-Select USA, and Alterstart Systems, Inc. by Resolution No. 14-0368.

City Council will be briefed by memorandum regarding this matter on February 15, 2019.

FISCAL INFORMATION

Equipment and Fleet Management Fund - $1,526,281.75

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$1,526,281.75	Goods	18.00%	0.00%	$0.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Supplemental Agreement No. 3 - 0.00% Overall M/WBE participation				

OWNERS

Midway Auto Supply, Inc.

Martin Levine, President

Freedom Dodge

Matt Stinson, President

Installer Sales and Service

Wilson McMillion, President

IEH Auto Parts LLC

Wade Sharp, President
James Healy, Vice President
Matt Flannery, Secretary
James Healy, Treasurer

Alterstart Systems, Inc.

Patrick Nolan, President

WHEREAS, on February 26, 2014, City Council authorized a three-year master agreement for aftermarket automotive and heavy equipment parts with Midway Auto Supply, Inc. in the amount of $1,914,105.00, Freedom Dodge in the amount of $1,689,800.00, Installer Sales and Service in the amount of $1,537,392.00, Uni-Select USA in the amount of $961,830.00, and Alterstart Systems, Inc. in the amount of $2,000.00, by Resolution No. 14-0368; and

WHEREAS, on March 9, 2017, Administrative Action No. 17-5722 authorized Supplemental Agreement No. 1 to the master agreement with Midway Auto Supply, Freedom Dodge, Installer Sales & Service, IEH Auto Parts, LLC, and Alterstart Systems, Inc. to extend the contract term from February 26, 2017 to February 25, 2018; and

WHEREAS, on March 1, 2018, Administrative Action No. 18-5388 authorized Supplemental Agreement No. 2 to the master agreement with Midway Auto Supply, Freedom Dodge, Installer Sales & Service, IEH Auto Parts, LLC, and Alterstart Systems, Inc. to extend the contract term from February 25, 2018 to February 24, 2019.

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 Supplemental Agreement No. 3 to increase the master agreement, approved as to form by the City Attorney, for the purchase of aftermarket automotive and heavy equipment parts to maintain City vehicles and equipment with Midway Auto Supply, Inc. (006372) in the amount of $478,526.25, from $1,914,105.00 to $2,392,631.25, Freedom Dodge (VS0000077189) in the amount of $422,450.00, from $1,689,800.00 to $2,112,250.00, Installer Sales & Service (508181) in the amount of $384,348.00, from $1,537,392.00 to $1,921,740.00, IEH Auto Parts LLC (VS91623) in the amount of $240,457.50, from $961,830.00 to $1,202,287.50, and Alterstart Systems, Inc. (VS0000018618) in the amount of $500.00, from $2,000.00 to $2,500.00, in a total amount not to exceed $1,526,281.75, increasing the master agreement from $6,105,127.00 to $7,631,408.75 and to extend the term from February 24, 2019 to February 24, 2020.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,526,281.75 to Midway Auto Supply, Inc., Freedom Dodge, Installer Sales & Service, IEH Auto Parts LLC, and Alterstart Systems, Inc. from Master Agreement Contract No. BJ1404.

SECTION 3. That this contract is designated as Contract No. POM-2017-00001660.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-260 **Item #:** 31.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Strategic Partnerships & Government Affairs

EXECUTIVE: Kimberly Bizor Tolbert

SUBJECT

A resolution adopting the City's Federal Legislative Program for the 116th Session of the United States Congress - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas adopts a federal legislative program every two years at the beginning of the Congressional session. The agenda includes general statements regarding the City's legislative focus and a comprehensive list of legislative initiatives on which the City of Dallas will be focused during the session.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Legislative Ad Hoc Committee was briefed on February 9, 2015.

On February 25, 2015, City Council authorized adoption of the Federal Legislative Program for the 114th Session of Congress by Resolution No. 15-0375.

On March 22, 2017, City Council authorized adoption of the Federal Legislative Program for the 115th Session of Congress by Resolution No. 17-0517.

The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on February 4, 2019.

FISCAL INFORMATION

No cost consideration to the City.

February 27, 2019

WHEREAS, the 116th Session of the United States Congress convened on January 3, 2019; and

WHEREAS, the 116th Congress will consider many issues that affect local governments; and

WHEREAS, the City of Dallas wishes to express its desires and concerns regarding federal issues by adopting a legislative program; and

WHEREAS, the City of Dallas has developed recommendations for the federal legislative agenda.

Now, Therefore,

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

SECTION 1. That the City of Dallas' Federal Legislative Program for the 116th Session of the United States Congress is hereby adopted.

SECTION 2. That the City Manager is directed to communicate the items included in the federal legislative program and the impact on Dallas residents to members of the United States Congress.

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.



PROPOSED CITY OF DALLAS LEGISLATIVE PROGRAM FOR THE 116TH CONGRESS

City of Dallas

DRAFT

Table of Contents

City of Dallas Mayor & City Council ---------- IV

City Council District Map ---------- V

Dallas City Council Resolution Adopting Federal Legislative Program ---------- VI

General Statements of City's Legislative Focus ---------- 1

Specific Legislative Policies

- Infrastructure ---------- 2
  - Surface Transportation
  - DART Core Capacity
  - High-Speed & Intercity Passenger Rail
  - Water & Wastewater
  - Trinity River Corridor & Flood Control
  - National Flood Insurance Program
  - Aviation
- Municipal Bonds ---------- 5
- Telecommunications ---------- 6
  - Franchising, Rights-of-Way & Zoning
  - Internet Tax Freedom Act
- Public Safety & Criminal Justice ---------- 7
  - Core Grant Programs
  - D Block
  - Prisoner Re-Entry
  - Urban Areas Service Initiative Grants
- Economic Development ---------- 8
  - Brownfields
  - New Markets Tax Credit/Community Development Financial Institutions
  - Grow South
  - EB-5 Program
- Social Security ---------- 10
- Housing, Community Development, and Healthcare ---------- 11
  - CDBG, HOME, HOPWA & Homeless Assistance
  - Affordable Housing

Social Services Block Grant
Community Services Block Grant
Health Care

Clean Air & Health Environment ----------13

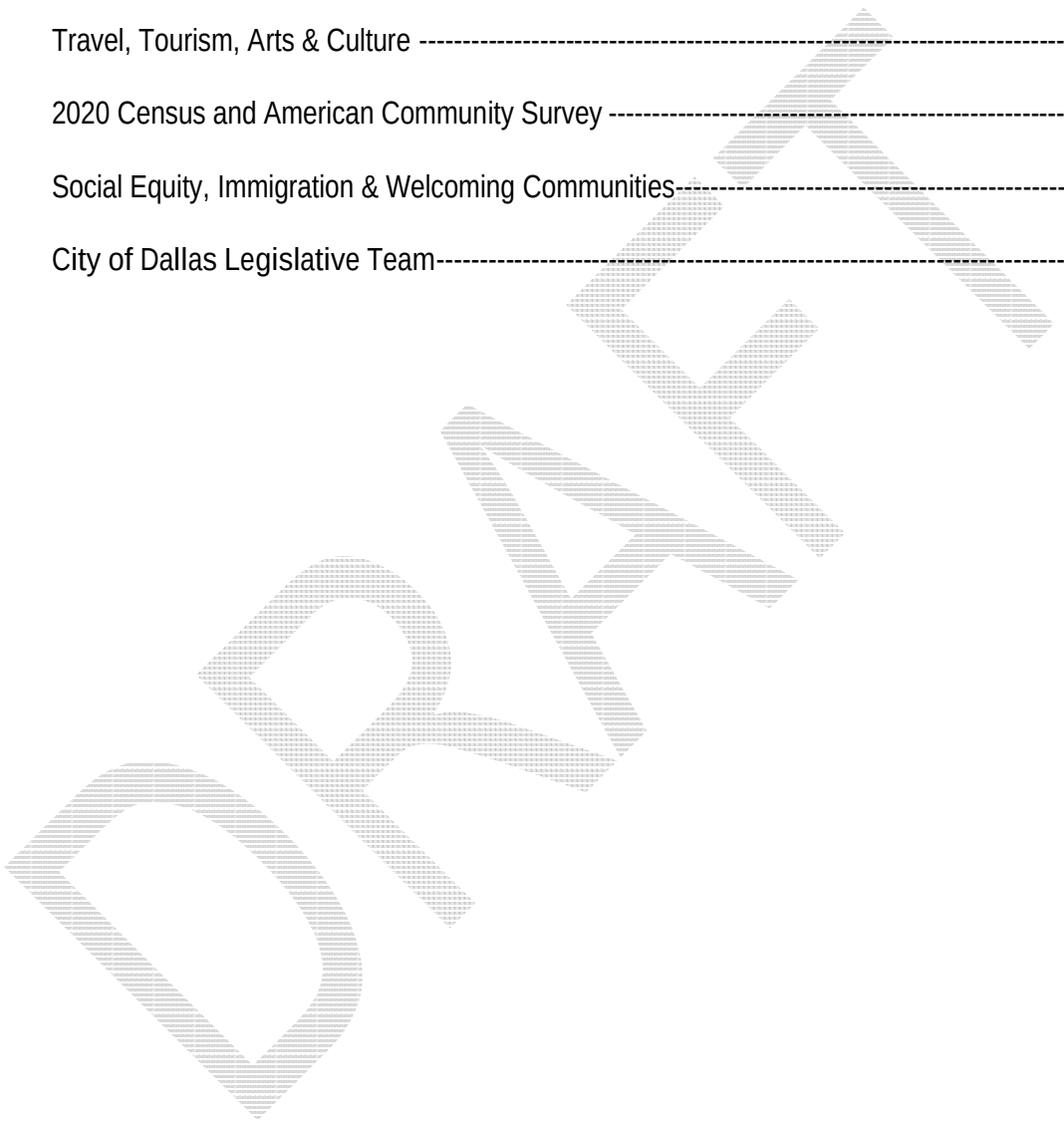
Education, After School Care & Child Nutrition ----------14

Travel, Tourism, Arts & Culture ----------15

2020 Census and American Community Survey ----------16

Social Equity, Immigration & Welcoming Communities---------- 17

City of Dallas Legislative Team----------18



City of Dallas

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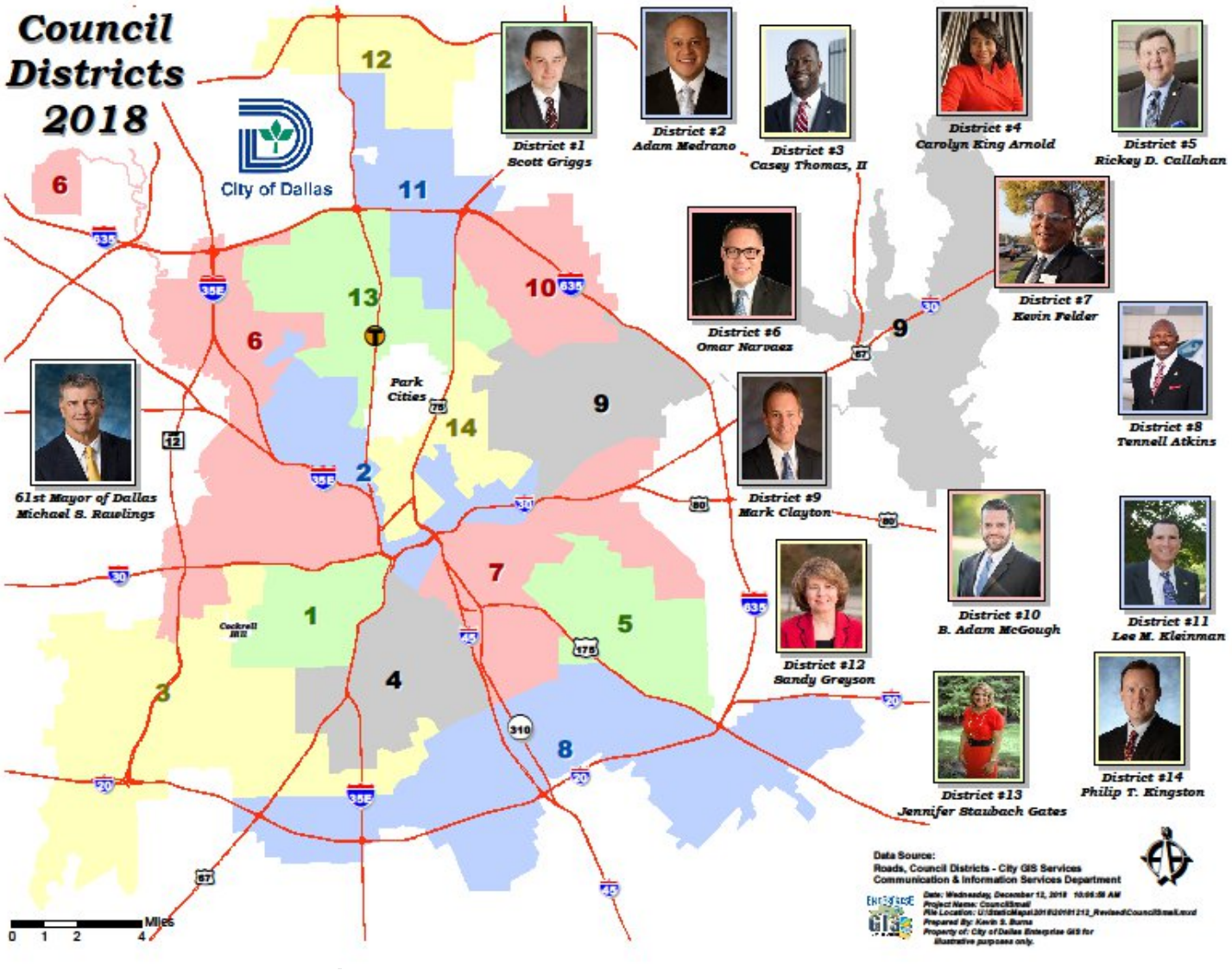
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Mayor and City Council 2017-2019



[Insert City Council Resolution]



GENERAL STATEMENTS OF CITY'S LEGISLATIVE FOCUS

The City of Dallas' legislative efforts focus on legislation that the City can influence and that will directly and positively impact the City of Dallas. The City appreciates its long-standing relationship with the congressional delegation to advance its federal priorities.



The City of Dallas supports legislation that:

- Creates more opportunities for individuals and businesses to thrive and prosper;
- Provides an equitable distribution of federal funds; and
- Addresses the concerns and issues confronting large metropolitan center cities, which range from the enhancement of urban transportation to reduction in crime to the availability of affordable housing and the development of neighborhoods that support quality family life.

The City of Dallas opposes any federal legislative action that would erode the home rule authority of municipalities or establish unfunded mandates that effectively constrain the ability of cities to allocate scarce resources to locally determined priorities.

Federal Mandates

The City of Dallas recognizes two basic types of federal mandates: those that impose costs directly on the City and those that, while not directly imposing costs on the City, intrude on the autonomy of the City by interfering with local decision-making authority and impacting the allocation of scarce local resources.

The City of Dallas opposes the imposition of either type of federal mandate.

The federal government calls on municipal governments, including the City of Dallas, to administer many federal government programs, requiring municipal governments to absorb all or most of the cost. In the interest of fairness and equity to its municipal government partners, the federal government should provide adequate funding for the local conduct of each of its programs.

Deficit Reduction

The City of Dallas supports a balanced approach to reducing the federal deficit. Elimination of the federal deficit solely through non-defense discretionary spending cuts is impossible and ill-advised.

The reduction of the federal deficit should not disproportionately harm national defense and our troops, safety net programs or our nation's cities. In particular, the City opposes deficit reduction efforts that disproportionately focus on core local government programs or reduce or delay much-needed investments in our nation's infrastructure.

INFRASTRUCTURE

Surface Transportation

The City of Dallas supports legislation to reauthorize federal surface transportation programs that:

- Provide for an equitable distribution of highway and transit funds;
- Maintain a guaranteed funding mechanism that ensures that all Highway Trust Fund revenues are spent on surface transportation programs;
- Maintain a strong metropolitan planning process that maximizes the decision-making power of local elected officials and communities;
- Continue and build on the federal investment of the past decade in transit and enables complete local flexibility regarding mode choices;
- Directly provide funds to cities for mode neutral, innovative urban transportation solutions;
- Directly address urban congestion and mobility, including incentives for metropolitan areas and cities that raise revenue and implement innovative financing mechanisms;
- Increase sub-allocation to metropolitan areas;
- Expand mode neutral choices and funding for cities and metropolitan areas;
- Expand sub-allocation via creation of a new program focused on cities and metropolitan areas or through increased sub-allocation of existing programs;
- Robustly fund the Transportation Alternatives Program;
- Fully fund the CMAQ program in order to help metropolitan areas meet federal clean air mandates, and
- Do not increase the required local share of funding for federally-assisted highway or transit projects.

Dallas Area Rapid Transit (DART) Core Capacity

The City of Dallas fully supports DART's Capital Investment Grant projects:

- Platform Extensions along the Red and Blue Lines (Core Capacity),
- Phase 1 of the Downtown Dallas 2nd light rail alignment (Core Capacity) and
- The Central Dallas Streetcar Link (Small Starts).

High-Speed & Intercity Passenger Rail

The City of Dallas supports the development of high-speed rail between Houston and the North Texas Region. The City's long-term plans envision development of a new intermodal hub near the high-speed rail station providing travelers with a seamless connection between intercity passenger rail (including high-speed rail), commuter rail, light rail and local surface transit (streetcar and bus). A strong federal-state-regional-local partnership will be needed to make this vision a reality. The City of Dallas also supports the development of a robust national passenger rail system and strongly supports full funding of passenger rail corridor improvement programs.

Water, Wastewater & Flood Control

The City of Dallas supports legislation that provides grants and financing assistance for high priority projects such as combined and separate sanitary sewer overflows and other wet weather projects, security-related projects, repair and replacement of aging infrastructure and water supply acquisition. Increased funding to local water and wastewater utilities for the improvement and maintenance of water and wastewater infrastructure and additional water supplies is of paramount importance. The City of Dallas also supports legislation which sustains and increases funding for, and increases the flexibility of, the Clean Water State Revolving Fund (CWSRF) the Drinking Water State Revolving Fund (DWSRF) and the Water Infrastructure Finance and Innovation Authority (WIFIA) programs, as well as federal funding for dam safety and reservoir modifications that will reduce the potential for structural failure.

The City of Dallas greatly appreciates the Dallas delegation's support of the critical Trinity River flood control projects and the strong federal partnership that the City has developed with the Army Corps of Engineers. The City appreciates the funding the congressional delegation work to obtain critical federal funding for the Dallas Floodway, the Dallas Floodway Extension, and the Lewisville Dam. Looking ahead, the City desires to continue this strong intergovernmental relationship, including preserving this critical federal funding for these flood control projects.

The City understands the level of effort expended towards clarifying authority and supports efforts to address changing environmental conditions, specifically through Executive Order 13690's revisions to the Federal Flood Risk Management Standards (FFRMS) set by the Federal Emergency Management Agency (FEMA). However, the City does not support a one-size-fits all approach. All watersheds behave differently, reflecting different climates, base geology, cover and topography.

The City of Dallas supports legislation that results in clear, consistent, predictable and economic Federal regulation and permitting. Federal statutory requirements; agency regulations and guidance; and permitting practices involving water supply and uses; water quality; and flood control should be clear and consistent. All requirements, regulations and permit practices should be practical, predictable, science-based, economic and should balance the financial impact of specific requirements with benefits to the public and environment. Additionally, public participation in the development of regulations helps to inform decision makers about critical tradeoffs, and produces increased levels of regulatory and project-related certainty.

National Flood Insurance Program

In general, the City of Dallas supports a long-term and fiscally responsible reauthorization of the NFIP that:

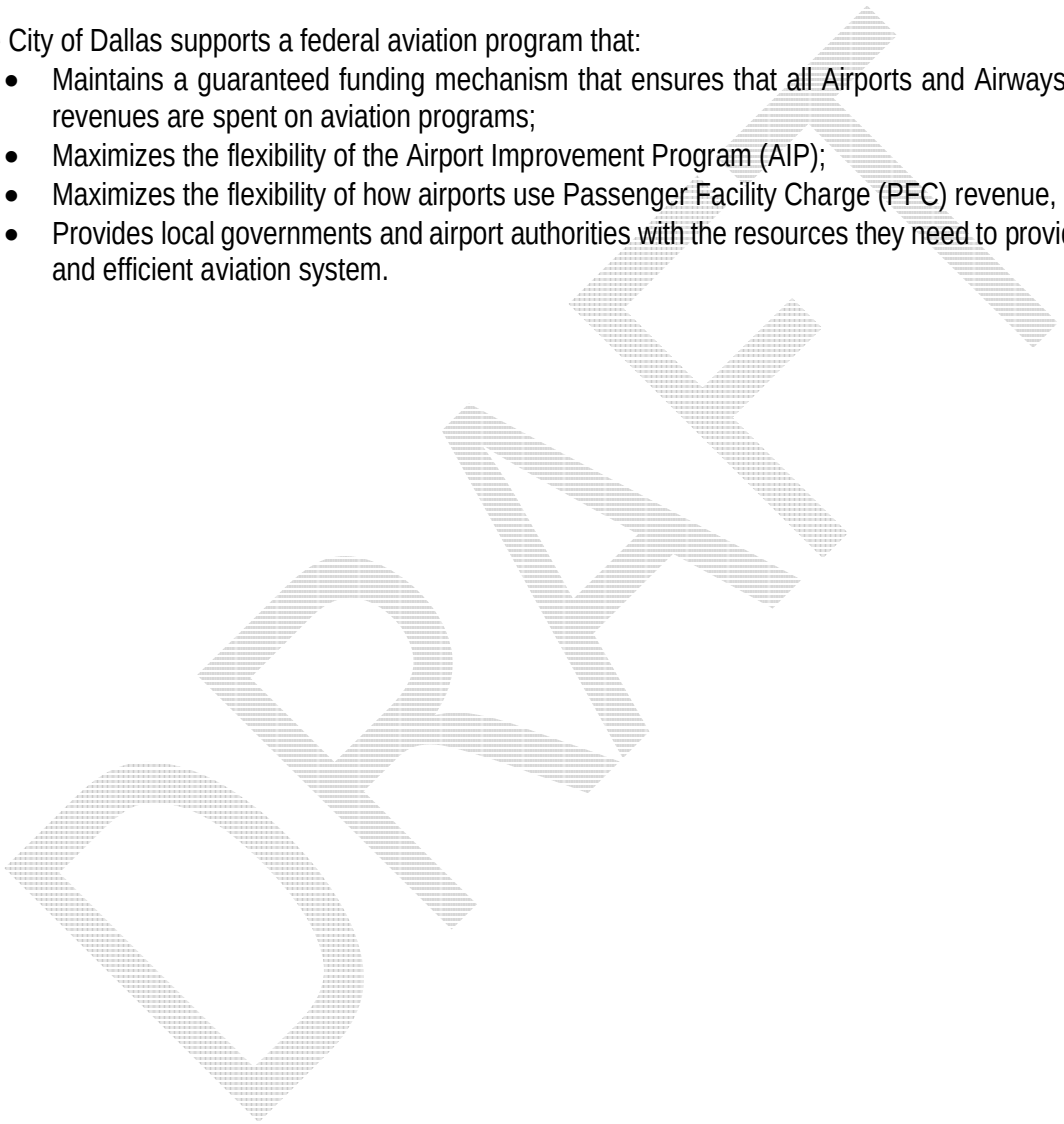
- Provides long-term financial solvency for the program;
- Ensures that flood insurance rate increases do not impose undue hardship on Dallas property owners or stymie central Dallas economic development plans;
- Includes a rate and premium structure that differentiates between flood plains that are protected by certified levees and those that are not;
- Provides remapped areas, newly designated as flood hazard areas, with a grace period before the purchase of flood insurance is mandatory, provided that local officials educate affected property owners about flood risk and flood insurance availability, and develop an evacuation plan for neighborhoods affected by flood hazard remapping; and

- Provides an exemption to the mandatory purchase of flood insurance in areas deemed flood hazard areas due to recently decertified levees, provided that local officials are implementing an approved plan to repair newly decertified levees, educating affected property owners about flood risk and flood insurance availability, and developing an evacuation plan for neighborhoods affected by flood hazard remapping.

Aviation

The City of Dallas supports a federal aviation program that:

- Maintains a guaranteed funding mechanism that ensures that all Airports and Airways Trust Fund revenues are spent on aviation programs;
- Maximizes the flexibility of the Airport Improvement Program (AIP);
- Maximizes the flexibility of how airports use Passenger Facility Charge (PFC) revenue, and
- Provides local governments and airport authorities with the resources they need to provide for a safe and efficient aviation system.



MUNICIPAL BONDS

The City of Dallas strongly opposes any efforts to cap or eliminate the tax exemption for municipal bonds, including "private activity" bonds. The elimination or capping of tax-exempt municipal bonds would increase City borrowing costs, resulting in delayed infrastructure investment or higher local taxes and utility rates, which would disproportionately impact low- and moderate-income households.

The City urges Congress to reinstate the advanced refunding of tax-exempt municipal bonds. The ill-advised repeal of advanced refunding by the Tax Cut & Jobs Act of 2017 means that the City cannot take advantage of lower interest rates to reduce borrowing costs and maximize infrastructure investment. The City also urges Congress to protect Build America Bonds from annual Budget Act sequestration. The reduction of Build America Bond payments is a breach of contract between the federal government, the City, and bondholders.

State and local governments are responsible for building and maintaining 75 percent of the nation's infrastructure, which is mostly financed through tax-exempt bonds. The tax exemption for municipal bonds represents an ideal federal-state-local partnership, allowing the federal government to assist infrastructure investment in a manner that maximizes local decision making.

In Dallas, municipal bonds finance core infrastructure that is the basis of civilized society and the foundation of our economy: water and wastewater, storm drainage, streets and sidewalks, hospitals, schools and other capital projects. In an era of diminishing grants and expanding mandates on local governments, eliminating or capping the tax exemption for municipal bonds would effectively signal a federal abandonment of infrastructure investment.

Per Texas law, all City of Dallas general obligation bonds are subject to voter referendum. The City's process is an example of open government and broad citizen participation, ensuring that bond dollars are targeted to broadly supported infrastructure priorities.

TELECOMMUNICATIONS

Franchising, Rights-of-Way & Zoning

The City of Dallas opposes any legislation or regulatory effort that would erode City authority to manage public rights-of-way and collect reasonable compensation for their use. The City also opposes any federal preemption of City zoning authority.

The City is especially concerned about recent Federal Communications Commission (FCC) actions (the' Small Cell', the 'Moratoria Order', and the 'Cable Franchise Proposed Order') that can only be described as a broad and unprecedented federal government assault on local government authority and local government budgets. The 'Small Cell Order' is especially egregious in that it seeks to preempt the City's authority to manage City property and to collect fair market value for its use. If allowed to stand, the 'Small Cell Order' would establish a troubling precedent of allowing the federal government to dictate the terms of access to non-federal property.

Franchising is the backbone of local government telecommunications policy. It creates a framework for local management of public rights-of-way, collection of compensation for the use and management of public rights-of-way and resolution of consumer complaints. Federal law specifically preserves the authority of state and local governments to manage public rights-of-way and to collect compensation for their use by telecommunications providers.

A major goal of the telecommunications industry remains federal preemption of local control over public rights-of-way and the preemption of local fees collected from the industry for the use and management of public rights-of-way. In addition, industry has also sought legislation and regulation that would preempt local zoning authority over the location of telecommunications antennae and towers.

The City of Dallas would have to reduce services or raise taxes by more than $100 million a year if revenue from rent charged to private corporations for the use of public rights-of-way was eliminated. In addition, City control of public rights-of-way and zoning for the placement of telecommunications facilities provides important public safety benefits, preserves City infrastructure investments and ensures that property values will not be impacted by incompatible uses.

Core Grant Programs

The City of Dallas calls on Congress to fully fund public safety assistance programs that directly benefit local governments, including the Justice Assistance Grant (JAG), Community Oriented Policing Services (COPS), the Assistance to Firefighters Grant Program and others. In 2016, public safety assistance programs have provided more than $1 million to the City.

The City strongly opposes proposals that would consolidate state and local Homeland Security grant programs into a single block grant to the State, or otherwise shift funds away from high-risk, major metropolitan areas. In addition, formulas for the distribution of funding for public safety should emphasize crime data, and homeland security funds should be more targeted based on risk and threat.

Public Safety Broadband Network (FirstNet)

The City of Dallas supports the development of national public safety communication networks and encourages FirstNet to include local input in the structure and framework development process. Large metropolitan cities have already made extensive investments in towers, fiber optic lines and other infrastructure that will be valuable to the deployment of the PSBN.

Prisoner Re-Entry

The City of Dallas supports full funding of Second Chance Act programs and legislation that would provide additional resources for education, training, and work experience during incarceration and after they are released. Programs authorized by the Second Chance Act provide valuable assistance to state and local governments for a wide array of programs to help ex-offenders reintegrate.

Urban Areas Security Initiative Grants

Dallas and its regional partners also benefit from the Urban Area Security Initiative (UASI). UASI provides targeted assistance to major metropolitan areas and has helped ensure that the Metroplex is prepared to respond to a terrorist attack or other catastrophic incident. These programs have promoted regional cooperation and greatly improved readiness.

ECONOMIC DEVELOPMENT

Brownfields

The City of Dallas supports full funding of federal brownfields grant programs and continuation of the Brownfields Tax Incentive.

The Brownfields Program and the Brownfields Tax Incentive put property in the City of Dallas on a more level playing field with raw undeveloped properties, encouraging economic development and neighborhood revitalization. The City of Dallas enjoys a strong national reputation for its innovative projects that have redeveloped several formerly abandoned sites. Dallas has used these programs to redevelop several sites and has been designated by the EPA as one of its Brownfield Showcase Communities in recognition of the City's success in redeveloping Brownfields.

The City urges Congress to fully fund and otherwise require the Department of Navy to address the contamination of Hensley Field caused the by Navy's lease of the property for use as the former Naval Air Station Dallas. The Navy agreed to clean up Hensley Field to unrestricted, residential standards by 2017 in a 2002 Settlement Agreement with the City, but has delayed complying with the settlement agreement. The City further urges the Navy and other federal departments to identify appropriate funding to facilitate rapid redevelopment of the 740-acre Hensley Field consistent with its designation as a federal "opportunity zone" for reinvestment. Through the Navy prioritizing the cleanup and facilitating the redevelopment process, the Navy can remove itself as the primary barrier to redevelopment or other productive reuse of Hensley Field.

New Markets Tax Credit/Community Development Financial Institutions

The City of Dallas supports a permanent renewal of the NMTC program that expires on December 31, 2019 and full funding of other CDFI programs.

The New Markets Tax Credit (NMTC) and other programs administered by the Community Development Financial Institutions (CDFI) Fund at the Department of Treasury provide important incentives for private investment in historically disadvantaged and economically impacted localities. Since its 2009 award, the Dallas Development Fund (DDF) has provided a total of $157 million in tax credit allocation to 16 projects aimed at improving low income communities. Total project cost of these 16 projects is greater than $255 million. Projects include the Hatcher Station Parkland Clinic, Pioneer Foods manufacturing facility, Buckner Family Hope Center and the Girl Scouts STEM Center of Excellence. These projects have added high paying jobs or neighborhood services to their communities and have aided in the revitalization of their neighborhoods.

GrowSouth

GrowSouth is a comprehensive strategy to build a foundation for sustainable growth and outlines five key projects to jumpstart growth in key areas over the next three years. GrowSouth aims to strengthen and engage neighborhoods, develop a "culture of clean", debunk the myths and rebrand South Dallas, and create a financial and investment fund to promote opportunities in South Dallas. The City of Dallas supports

legislation that allows the City, stakeholders, and investors to take full advantage of the opportunities through GrowSouth.

Community Reinvestment Act

The City recognizes that Community Reinvestment Act (CRA) regulations may be overdue for an update. The banking industry has experienced major changes, notably with the advancement of technology, since federal banking regulators updated them.

However, the City urges that any updates to CRA regulations are undertaken with the primary goal of meeting CRA's underlying statutory goals of strengthening investment in historically underserved neighborhoods rather than simply making it easier for banks to receive a positive CRA rating under the guise of reducing the burden of CRA compliance for banks. While the goal of reducing CRA's regulatory burden on banks may have some merit, it does not override the importance of CRA's core goal of ensuring that banks meet the financial services needs of all communities.

The City filed comments on the Office of the Comptroller of the Currency (OCC) Advanced Notice of Proposed Rulemaking regarding an update of CRA regulations and will continue to track this issue closely.

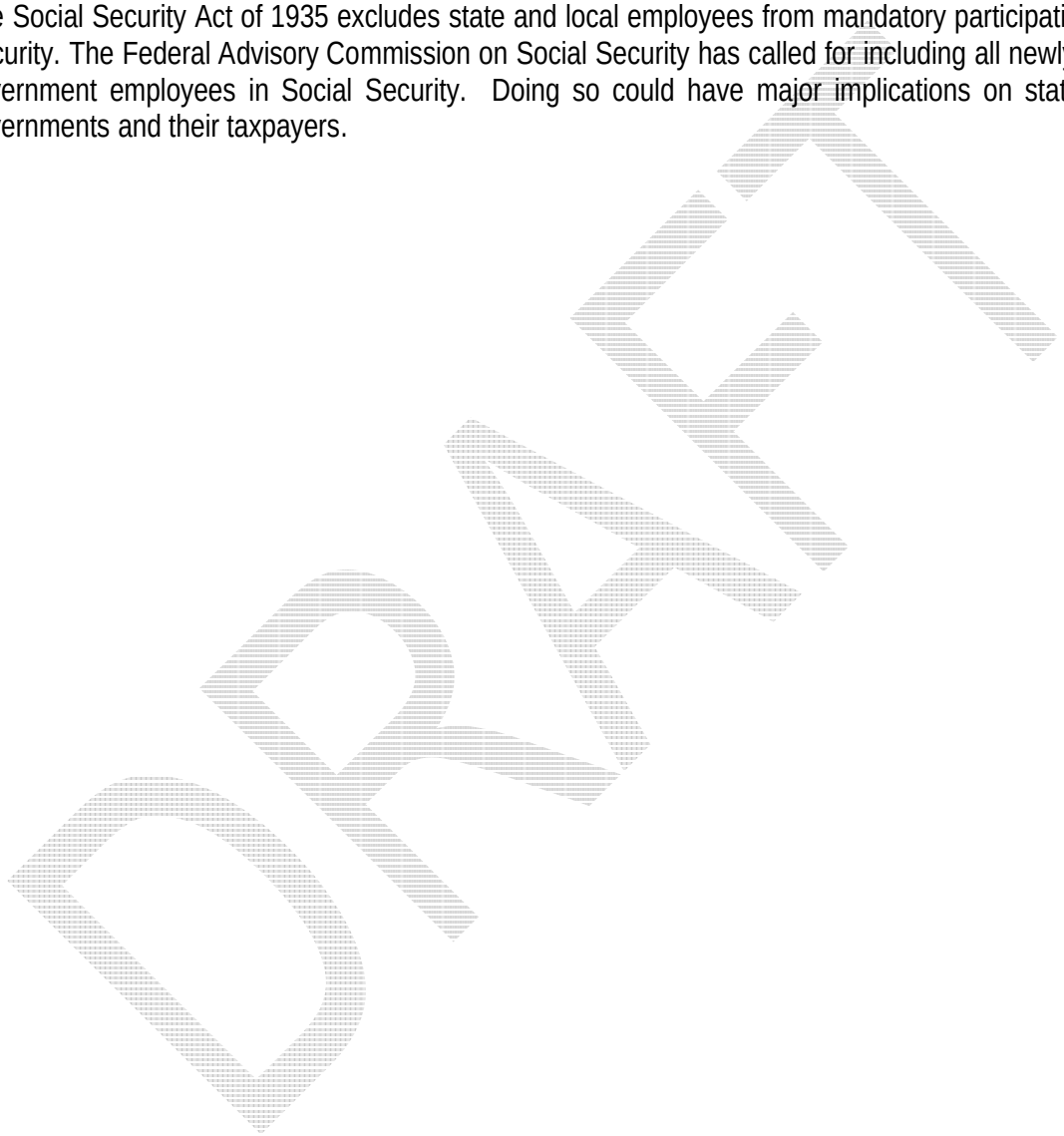
EB-5 Program

The Employment Based Immigrant Investor Visa and Regional Center Programs (EB-5) are the nation's fastest growing federal programs to attract foreign investment into local development projects. Through the program, the City of Dallas Regional Center (CDRC) is able to identify investment opportunities, spur local economic development and attract investors for targeted development projects. The City of Dallas urges Congress and the Administration to reauthorize EB-5 on a long-term basis and establish rules for Targeted Employment Areas that drive EB-5 capital to areas that truly have high-unemployment.

SOCIAL SECURITY

The City of Dallas requests that the federal government work closely with local jurisdictions on the fiscal impacts of mandatory inclusion of local government employees in Social Security, especially as it relates to the potential impacts on local pension systems and budgets.

The Social Security Act of 1935 excludes state and local employees from mandatory participation in Social Security. The Federal Advisory Commission on Social Security has called for including all newly hired local government employees in Social Security. Doing so could have major implications on state and local governments and their taxpayers.



CDBG, HOME, HOPWA & Homeless Assistance

The City of Dallas calls on Congress and the Administration to fully fund CDBG, HOME, HOPWA and Homeless Assistance Grants. The City opposes any effort to limit the City's flexibility in using these funds. The City also strongly opposes any effort to shift control of these programs away from the local level or decrease the cap on administrative and planning costs.

In FY 2018, the City of Dallas received $14.8 million from CDBG, $5.8 million from HOME, $6.6 million from HOPWA and $1.2 million in Emergency Solutions Grants. Despite immense positive impact that these flexible, locally controlled programs have had on the nation's cities, they have been inadequately funded for many years. CDBG and HOME have an especially long and successful track record of providing quick, flexible and effective assistance to cities and states. In Dallas, they bolster City efforts to stabilize and sustain neighborhoods, preserve and expand the supply of affordable housing, expand economic opportunities, meet critical social needs and fund other critical needs in low- and moderate-income neighborhoods. The City of Dallas would be hard-pressed to meet these needs without direct and flexible federal assistance.

Affordable Housing

The City of Dallas supports the preservation and expansion of federal programs and tax incentives that support City efforts to expand and preserve affordable housing. The City specifically supports full funding of the Affordable Housing Trust Fund and preservation of the Low-Income Housing Tax Credit.

Affordable housing remains a critical issue for the nation's cities. The City of Dallas has developed a robust plan to address the City's housing needs. The focus of the plan is to maximize City resources by alleviating poverty, empowering neighborhoods, addressing concentrations of blight, and enhancing rental options. The City is also aiming to attract and retain the middle class by pursing initiatives that will expand homeownership. A key component of the City's plan is to increase the supply of affordable and workforce housing and revitalize neighborhoods in a manner that creates truly mixed-income neighborhoods and avoids the displacement of longtime neighborhood residents.

Social Services Block Grant & Community Services Block Grant

The Social Services Block Grant (SSBG) is a flexible source of funds that states use to support a wide variety of social services activities. SSBG is an important main source of federal funds for protective services, which benefit elderly and disabled adults, and child protective services.

The Community Services Block Grant (CSBG) funds the delivery of services to low income Texas residents in all 254 counties. These funds support a variety of direct services to residents whom are among the most vulnerable in the community.

While the City of Dallas does not directly oversee the SSBG and CSBG, the funds they provide are important to the community and work to protect the City's most vulnerable populations. Any decrease in SSBG and CSBG funds will only place additional stress onto the City's taxpayers, and defenseless residents.

Healthcare

The City of Dallas urges Congress to take into consideration the effect that national health care legislation has on the nation's cities; to build upon, not tear down, the progress that has been made in recent years to the healthcare system; and to ensure that none of the 20 million newly covered individuals are left without health care coverage. In addition, the City encourages the new Administration and Congress to include mental health in any comprehensive health care reform measures.

Municipalities share a responsibility for the health and well-being of communities, which includes ensuring access to comprehensive and affordable health care. The City of Dallas has one of the highest rates of uninsured residents in the nation and seeks solutions that will provide its residents with easy access to health insurance. The City opposes health care programs that deny desperately needed access to care to individuals and families; place an undue burden on local hospitals; and do not provide safeguards for patients currently suffering from chronic and terminal illnesses.

CLEAN AIR & HEALTHY ENVIRONMENT

The City of Dallas looks forward to working with our partners in the Dallas-Fort Worth Metropolitan Area to meet air quality goals outlined by the Clean Air Act and water quality goals outlined by the Clean Water Act. Our nation faces the challenges of ensuring protection of public health, air, and water supply while continuing to encourage economic growth and energy independence. Although the challenges created by pollution and energy security are international and national in scope, local governments are well placed to implement policies and pursue innovations to meet those challenges, especially if they are given the resources and authority to do so.

The City of Dallas, and the Dallas-Fort Worth Metropolitan Area, have invested hundreds of millions of dollars into the regional transit system, converted municipal fleets to alternative fuels, and made public buildings more energy efficient. In addition, the City of Dallas supports the development of high-speed rail between Houston and the North Texas Region and other large transit-related infrastructure projects that provide a positive impact on our quality and might mitigate the impact of mobile source emissions on public health. The City of Dallas has been a national leader in this area, implementing a number of nationally-recognized and replicated sustainability programs that have decreased the City's operating and energy costs along with its environmental impact.

Direct Federal assistance is crucial to local governments that are well suited to meeting the challenge of protecting the environment. Local governments benefit from direct federal assistance that can be used to promote energy efficiency and conservation, alternative fuel, public education initiatives, emissions reductions, and other programs to reduce ozone and other air pollutants.

The City urges Congress and the Administration to empower the U.S. Environmental Protection Agency, Department of Transportation, and the Department of Energy, as well as the Texas Commission on Environmental Quality, so they may protect air quality at a broader, regional level. The City also urges EPA to explore national, carbon-free energy solutions that would result in economic growth and enhanced protection of public health and the environment.

The City of Dallas encourages Congress and the Administration to pursue imaginative solutions using reliable, peer-reviewed sources of scientific information in the effort to address clean air, climate change, and energy security. In particular, the City urges Congress act swiftly and meaningfully on climate change in a manner that does not economically burden the City or Dallas residents. Such action could include, but not be limited to, a carbon fee and dividend that benefits working families, significantly reduces emissions, and employs a carbon-content based border adjustment to protect the competitiveness of American businesses. The City further urges Congress to fully fund any mandates it imposes on local governments to meet these challenges.

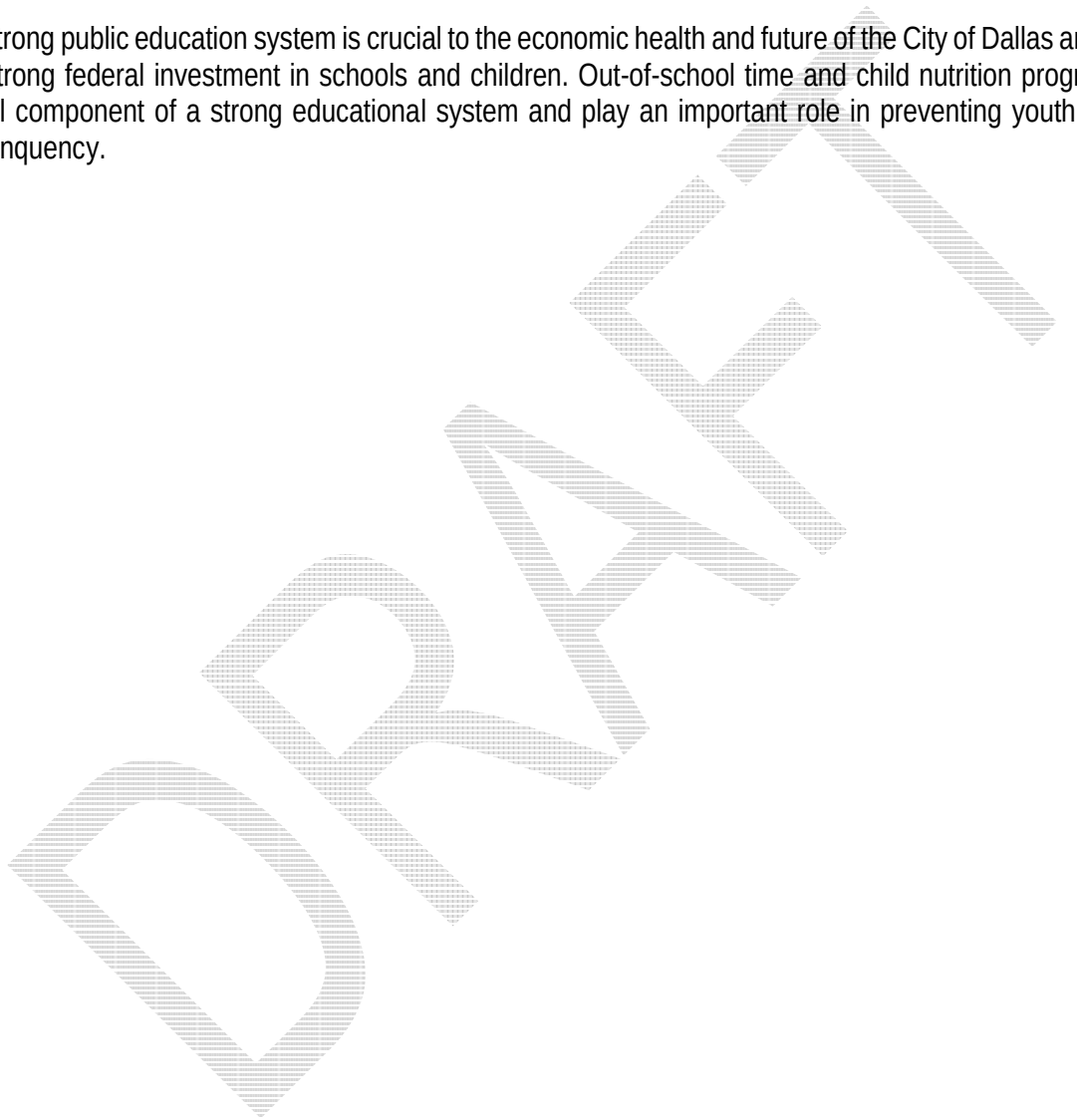
The City also reiterates its disappointment that the Energy Efficiency and Conservation Block Grant (EECBG) was only funded once and calls on Congress to fully fund this innovative and forward looking federal-local partnership. Additionally, the City requests that Congress robustly fund the Transportation Alternatives Program, and fully fund the CMAQ program in order to help metropolitan areas meet federal clean air mandates.

Finally, the City of Dallas is taking actions necessary to join and participate in the C40 Cities group, which is an international effort to address climate change and deliver the most ambitious goals of the Paris Agreement at the local level, in addition to cleaning the air that we breathe. The City is committed to becoming an international leader in addressing environmental and climate issues.

EDUCATION, AFTER SCHOOL CARE, CHILD NUTRITION & EARLY CHILDHOOD EDUCATION

The City of Dallas urges Congress and the Administration to provide schools with the resources (including technology) they need and to reauthorize, expand and fully fund early childhood, extended learning time, child nutrition programs and to maximize resources and flexibility for out-of-school time and other education programs.

A strong public education system is crucial to the economic health and future of the City of Dallas and requires a strong federal investment in schools and children. Out-of-school time and child nutrition programs are a vital component of a strong educational system and play an important role in preventing youth crime and delinquency.



TRAVEL, TOURISM, ARTS & CULTURE

The City of Dallas is a major global city that attracts millions of visitors each year. Dallas Fort Worth International Airport warmly welcomes over 69 million passengers a year, elevating DFW to a status as one of the most frequently visited super hub airports in the world. Customers can choose from among 182 domestic and 62 international nonstop destinations. In 2019, DFW Airport was selected by Air Transport World as the Global Airport of the Year. The Dallas-Fort Worth Metropolitan Area is home to 22 Fortune 500 companies, hosts hundreds of major conventions each year and draws tourists from around the world for its world-class cultural offerings.

As the business and cultural hub of the nation's top exporting state and with plans for a major intermodal transportation hub to handle international freight traffic, the Dallas economy relies more than ever on international business and vacation visitors.

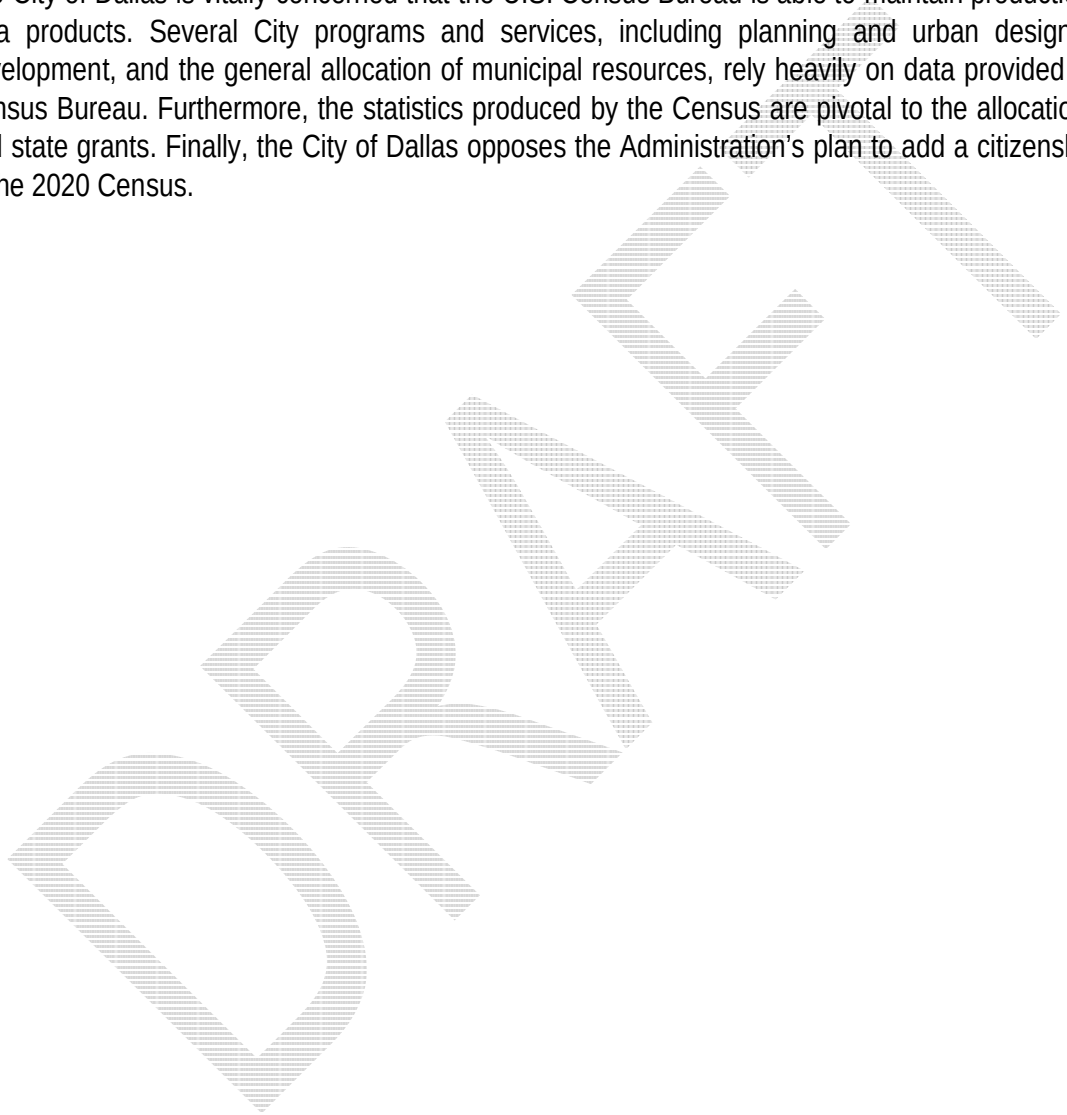
In addition, the arts have played a central role in the renaissance of downtown Dallas and are a cornerstone of the downtown Dallas economy. The federal government plays a small but important role in fostering and promoting the arts. The City supports the missions and the adequate funding of the National Endowment for the Arts, the National Endowment for the Humanities and the Institute of Museum and Library Services.

The City of Dallas further encourages federal policies, including tax policies, which foster the arts and recognize the important role they play in tourism and central city economies. The City also calls for federal policy that recognizes the role that art education plays in fostering artists and audiences.

2020 CENSUS AND AMERICAN COMMUNITY SURVEY

The City of Dallas supports funding for, and continuance of, the decennial Census, particularly the upcoming 2020 Census, the American Community Survey, Economic Census, Census of Governments, Annual Population Estimates, and other relevant surveys and statistics that would benefit municipalities.

The City of Dallas is vitally concerned that the U.S. Census Bureau is able to maintain production of quality data products. Several City programs and services, including planning and urban design, economic development, and the general allocation of municipal resources, rely heavily on data provided by the U.S. Census Bureau. Furthermore, the statistics produced by the Census are pivotal to the allocation of federal and state grants. Finally, the City of Dallas opposes the Administration's plan to add a citizenship question to the 2020 Census.



SOCIAL EQUITY, IMMIGRATION & WELCOMING COMMUNITIES

The City complies with all federal and state immigration laws.

The City of Dallas urges common sense, comprehensive immigration reform, including a legalization component, smart solutions to homeland security and pathway to citizenship for DREAMers & TPS holders.

The City of Dallas implements strategies to advance equity and increase economic mobility for vulnerable and marginalized residents. Dallas is a participating city in the Rockefeller Foundations' 100 Resilient Cities program, which is dedicated to helping citizens become resilient to the economic, social, and environmental challenge that are a part of the 21st century.

The City of Dallas strives to be a welcoming city for all. In 2017, the City established the Office of Welcoming Communities and Immigrant Affairs to bridge the space between newcomers and existing Dallas residents., to find common ground, foster informed understanding and promote shared leadership.

The city's population continues to grow with almost 25 percent of residents being foreign born. Immigrants make up almost 32 percent of the employed labor force of the Dallas-metro area and they play a critical role in several key industries including accounting for almost 70 percent of construction workers.

Their work contributes directly to the economic strength of the city, earning $7.9 billion and contributing $591.1 million to state and local taxes in 2016.

The City of Dallas is proud of its diversity and is committed to ensuring that residents are protected regardless of race, religion, gender, or sexual orientation. The City is recognized by the Human Rights Campaign for its leadership in non-discrimination protections in employment, housing, and public accommodations.

The City of Dallas supports federal legislative initiatives that promote diversity, and ensure equity and human rights for all people in this country.

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Agenda Information Sheet

File #: 19-241 **Item #:** 32.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 14

DEPARTMENT: Park & Recreation Department

EXECUTIVE: Willis C. Winters

SUBJECT

Authorize a ten-year agreement with the Dallas Parks Foundation for the maintenance of Harry Hines Triangle, a park that is approximately 0.08 acres in size, located at 2402 Harry Hines Boulevard - Financing: This action has no cost consideration to the City (see Fiscal Information)

BACKGROUND

The Dallas Parks Foundation is an independent, private, nonprofit 501(c)(3) corporation that secures funds to promote the use of parks and support the development of new and exciting recreational amenities within the City of Dallas. Donations received by the Dallas Parks Foundation support the Dallas Parks and Recreation system.

The Dallas Parks Foundation agrees to provide all grounds maintenance to public property at Harry Hines Triangle, subject to the approval of the Park and Recreation Department Director.

Dallas Parks Foundation responsibilities:

- Weekly mowing and edging during the growing season (April -October)
- Daily litter removal
- Periodic forestry work
- Irrigation
- Horticulture
- Fertilization
- Pesticide application
- Security lighting
- Repair and maintenance of park amenities
- All utility costs associated with the site
- Any pesticides (insecticides, herbicides, fungicides) applied to the site shall be within Environmental Protection Agency and Texas Department of Agriculture requirements

City responsibility:

- Allow Dallas Parks Foundation to occupy and maintain the Premises subject to terms and conditions of this agreement at no expense to the City.

Termination:

- The parties reserve the right to terminate this agreement for convenience upon thirty days advance written notice by either party. Notwithstanding the foregoing, City may terminate this agreement without any notice if City finds, in its sole discretion, that termination is necessary or convenient to the public interest, safety, health or comfort.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 10, 2019, the Park and Recreation Board authorized a ten-year agreement with the Dallas Parks Foundation for the maintenance of Harry Hines Triangle.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 25, 2019.

FISCAL INFORMATION

This action has no cost consideration to the City. Dallas Parks Foundation will pay for all costs associated with the maintenance of Harry Hines Triangle.

MAP

Attached

powered by Legistar™



0 15 30 60 90 Feet

Harry Hines Triangle
2402 Harry Hines Blvd

Mapsco 45 F

CD 14

February 27, 2019

WHEREAS, the City Charter provides for the Park and Recreation Board to grant contracts and agreements within park facilities with such terms and conditions as it shall deem proper; and

WHEREAS, the City of Dallas Park and Recreation Department (City) and the Dallas Parks Foundation desire to enter into a ten-year agreement for the maintenance of Harry Hines Triangle, a park that is approximately 0.08 acres in size, located at 2402 Harry Hines Boulevard.

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a ten-year agreement with the Dallas Parks Foundation, approved as to form by the City Attorney, for the maintenance of Harry Hines Triangle, a park that is approximately 0.08 acres in size, located at 2402 Harry Hines Boulevard.

SECTION 2. That Dallas Parks Foundation shall be responsible for all costs associated with the maintenance of Harry Hines Triangle.

SECTION 3. That the term of the agreement shall be for ten years and subject to termination for convenience upon thirty days advance written notice by either party.

SECTION 4. That this contract is designated as Contract No. PKR-2019-00008776.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-250 **Item #:** 33.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 3, 4, 12, 13

DEPARTMENT: Park & Recreation Department

EXECUTIVE: Willis C. Winters

SUBJECT

Authorize application of four candidate projects to the North Central Texas Council of Governments through the Transportation Alternatives Set-Aside Program for cost reimbursement in the Active Transportation Project category for the proposed: Five Mile Creek Trail Project, the Trinity Skyline Trail Link Project, the Cotton Belt Trail Project, Segments CB18 and CB20, and the proposed SoPac Trail Access and Safety Enhancement Project - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

BACKGROUND

The Transportation Alternatives Set-Aside (TA Set-Aside) Program was authorized under Section 1109 of Fixing America's Surface Transportation Act (the current transportation funding and authorization bill) and provides funding for programs and projects defined as transportation alternatives. The program is similar to the former Transportation Alternatives Program, Transportation Enhancement, and Safe Routes to School Programs. The Regional Transportation Council (RTC) has deemed eligible projects to be those which include active transportation projects that make non-motorized transport safe, convenient, and appealing. Such types of eligible projects include: on-road and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation, enhanced mobility, and pedestrian and bicycle infrastructure.

The program in North Central Texas is being administered by the RTC and the North Central Texas Council of Governments (NCTCOG). Of the total approximate $8,000,000.00 funds available, approximately $5,243,040.00 is being made available in the Eastern Subregion of NCTCOG. There is no limit to the number of projects that may be submitted by a municipality. Successful projects are eligible for a federal funding award of between $150,000.00 and $5,000,000.00 per project. The minimum local match requirement is 20 percent with projects eligible for reimbursement of up to 80 percent of allowable costs.

The program is not a grant and funds are provided on a cost reimbursement basis. Applications are due March 1, 2019, and there is a requirement of a resolution of a local cash match commitment of funds. For each successful project submission, the municipality will need to consummate a project agreement with the Texas Department of Transportation within one year after selection. Subsequently, a construction contract must be consummated within three years of the date of selection.

The **Five Mile Creek Trail** will connect the existing trail on the east side at Hampton Road for 6,500 linear feet to the west side of Westmoreland Road. The project is on the City's 2008 Dallas Trail Network Master Plan. The project is estimated to cost $2,500,000.00. This application requests $2,000,000.00 of Active Transportation Project funding for this project. The 2006 Bond Program has funding available for this project in the amount of $500,000.00 which meets the local match requirement. Construction documents were previously prepared for this project, but there was not sufficient funding for construction.

The **Trinity Skyline Trail Link** will connect the Santa Fe Trestle Trail to the Trinity Skyline Trail and is part of the Circuit Trail Loop. This 0.5-mile trail is on the City's 2008 Dallas Trail Network Master Plan. The project is estimated to cost $2,000,000.00. This application requests $1,600,000.00 of Active Transportation Project funding for this project. The Circuit Trail Conservancy, as part of their private match funding for the Circuit Trail Loop has committed $400,000.00, which meets the local match requirement.

The **Cotton Belt Trail** is a part of the Regional Veloweb Trail that connects the Dallas/Fort Worth International Airport through Dallas and into Plano. All sections except Segments CB18 and CB20 are already funded. The **Cotton Belt Trail, Segment CB18**, will connect the trail from Campbell Road eastward to Davenport Road at approximately 1,717 linear feet. This trail is on the City's 2008 Dallas Trail Network Master Plan. The CB18 portion of the project is estimated to cost $666,500.00. This application requests $533,200.00 of Active Transportation Project funding for this segment. The 2006 Bond Program has funding available for this project in the amount of $133,300.00 which meets the local match requirement. The **Cotton Belt Trail, Segment CB20** is from Waterview Parkway west to the Preston Ridge Trail, just east of Meandering Way at approximately 7,231 linear feet. This trail is on the City's 2008 Dallas Trail Network Master Plan. The CB20 portion of the project is estimated to cost $1,530,000.00. This application requests $1,224,000.00 of Active Transportation Project funding for this segment. Transportation Development Credits are available for this project in the amount of $306,000.00 which meets the local match requirement.

The **SoPac Trail Access and Safety Enhancement Project** will expand trail access and safety enhancements at the Fair Oaks Park entry and at the Eastridge Drive and Park Lane intersection, and 160 lighting fixtures. This trail is on the City's 2008 Dallas Trail Network Master Plan. The total project is estimated to cost $1,297,148.00. This application requests $972,861.00 of Active Transportation Project funding for this project. The Vickery Meadow Public Improvement District has funding available for this project in the amount of $324,287.00 which meets the local match requirement.

*Please note that this action does not encumber funds.

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ESTIMATED SCHEDULE OF PROJECT

Submit project to NCTCOG	March 2019
Selection of projects by RTC	July 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 14, 2019, the Park and Recreation Board authorized four candidate Transportation Alternatives Set-Aside Program projects.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 25, 2019.

FISCAL INFORMATION

This action has no cost consideration to the City. If application is accepted, the City's share of the 20 percent local match includes:

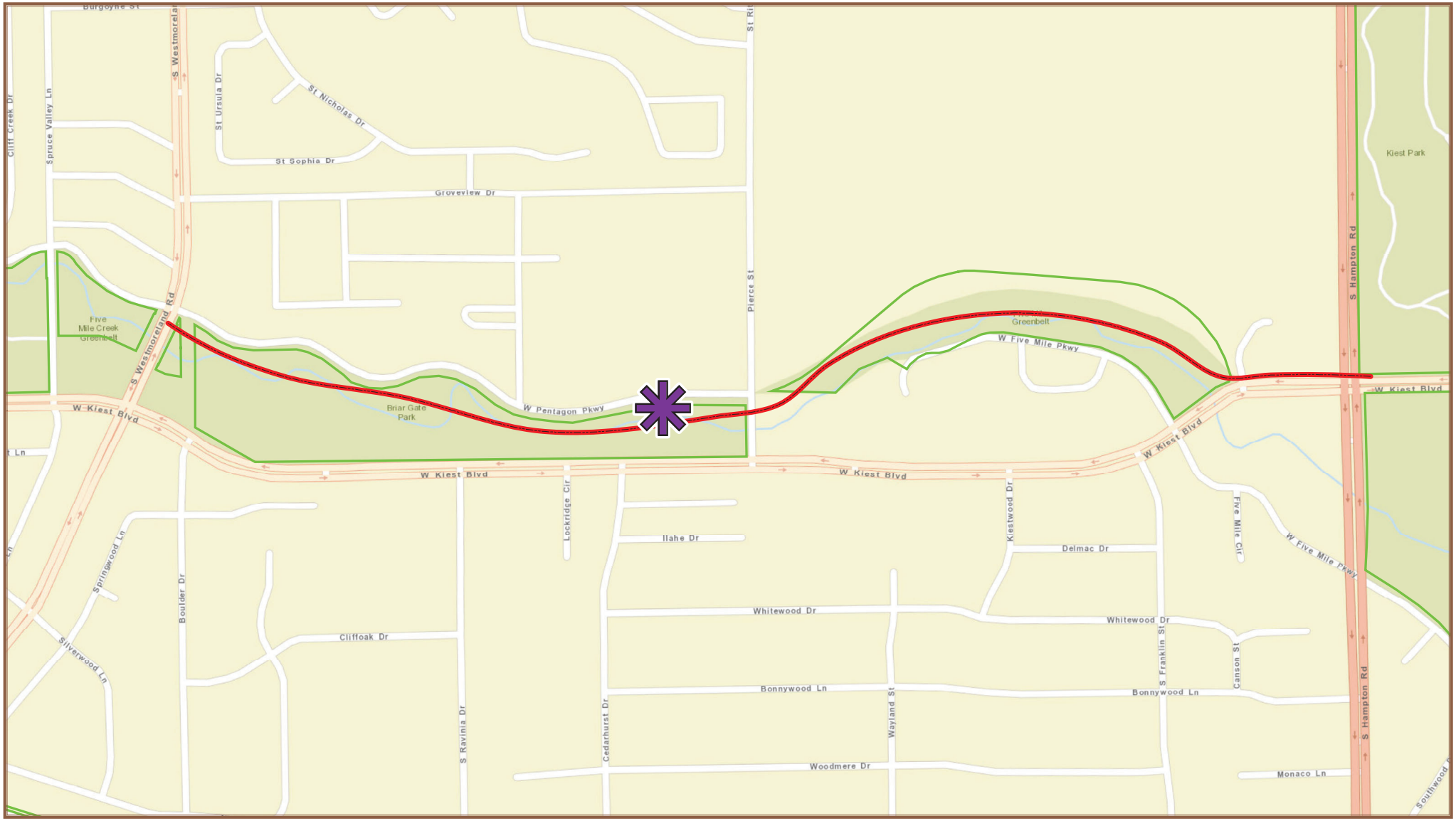
2006 Bond Funds - $500,000.00 (Five Mile Creek Trail Project)
2006 Bond Funds - $133,300.00 (Cotton Belt Trail Segment CB18 Project)

Council District	Amount
3	$ 496,154.00
4	$ 403,846.00
12	$ 439,300.00
13	$ 324,287.00
Total Amount	$1,663,587.00

MAPS

Attached

powered by Legistar™



0 200 400 800 1,200 Feet

1 in = 400 ft

N W E S

Dallas Park & Recreation

Five Mile Creek Trail
(S Hampton Rd to S Westmoreland Rd)

District
(3, 4)



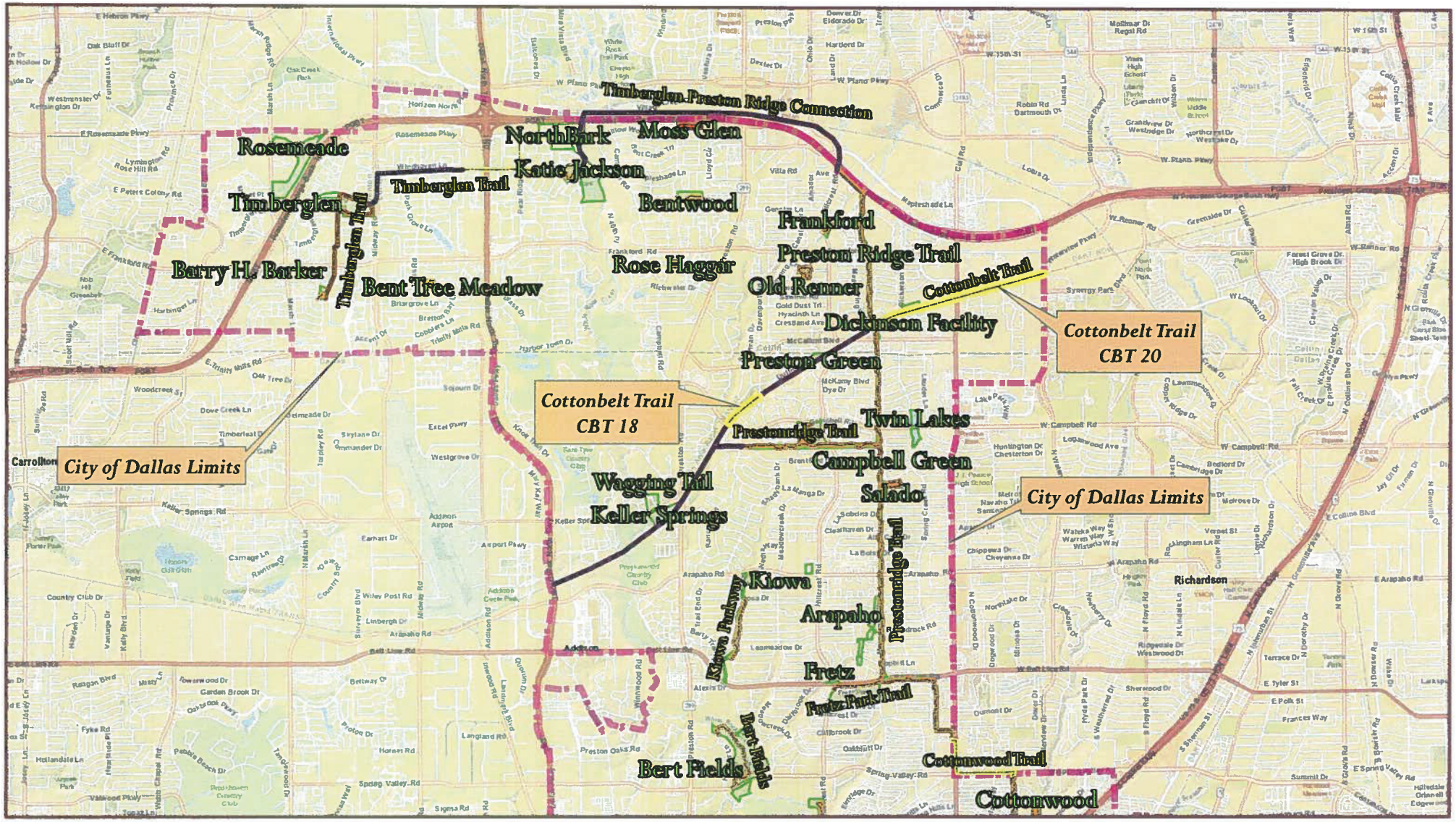
0 100 200 400 600 Feet

1 in = 200 ft

Dallas Park & Recreation

Trinity Skyline Trail
(Trinity Forest Trail to Santa Fe Trestle Trail)

District (4)



0 1,750 3,500 7,000 10,500 Feet

1 in = 3,500 ft

January 17, 2019

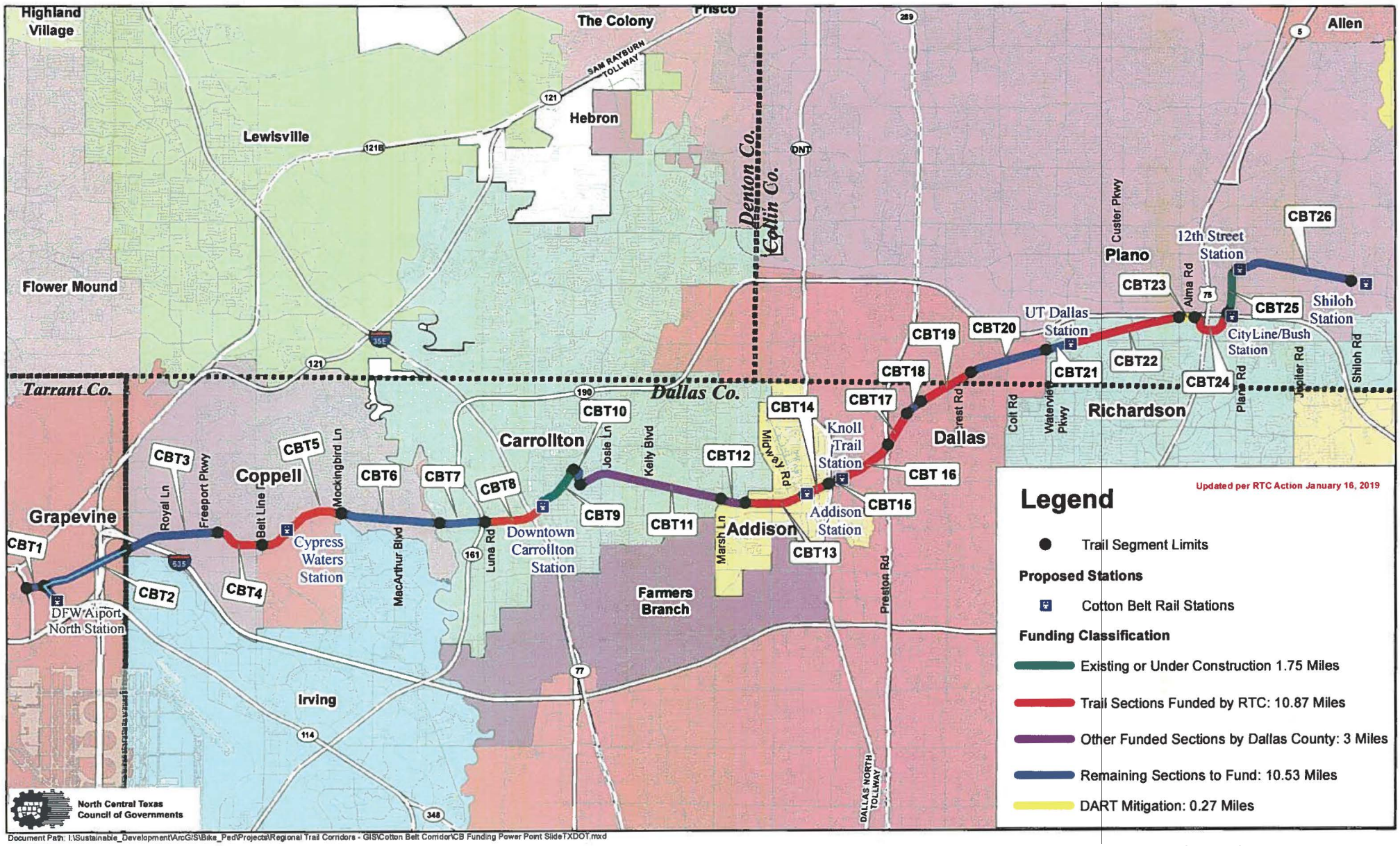
Cotton Belt Trail

CBT 18 and CBT 20

District 12

Dallas Park & Recreation

Cotton Belt Regional Veloweb Trail: DFW Airport to Plano
Trail Funding Status



Document Path: I:\Sustainable_Development\ArcGIS\Bike_Ped\Projects\Regional Trail Corridors - GIS\Cotton Belt Corridor\CB Funding Power Point SlideTXDOT.mxd

District 12



0 250 500 1,000 1,500 Feet

1 in = 500 ft

January 17, 2019

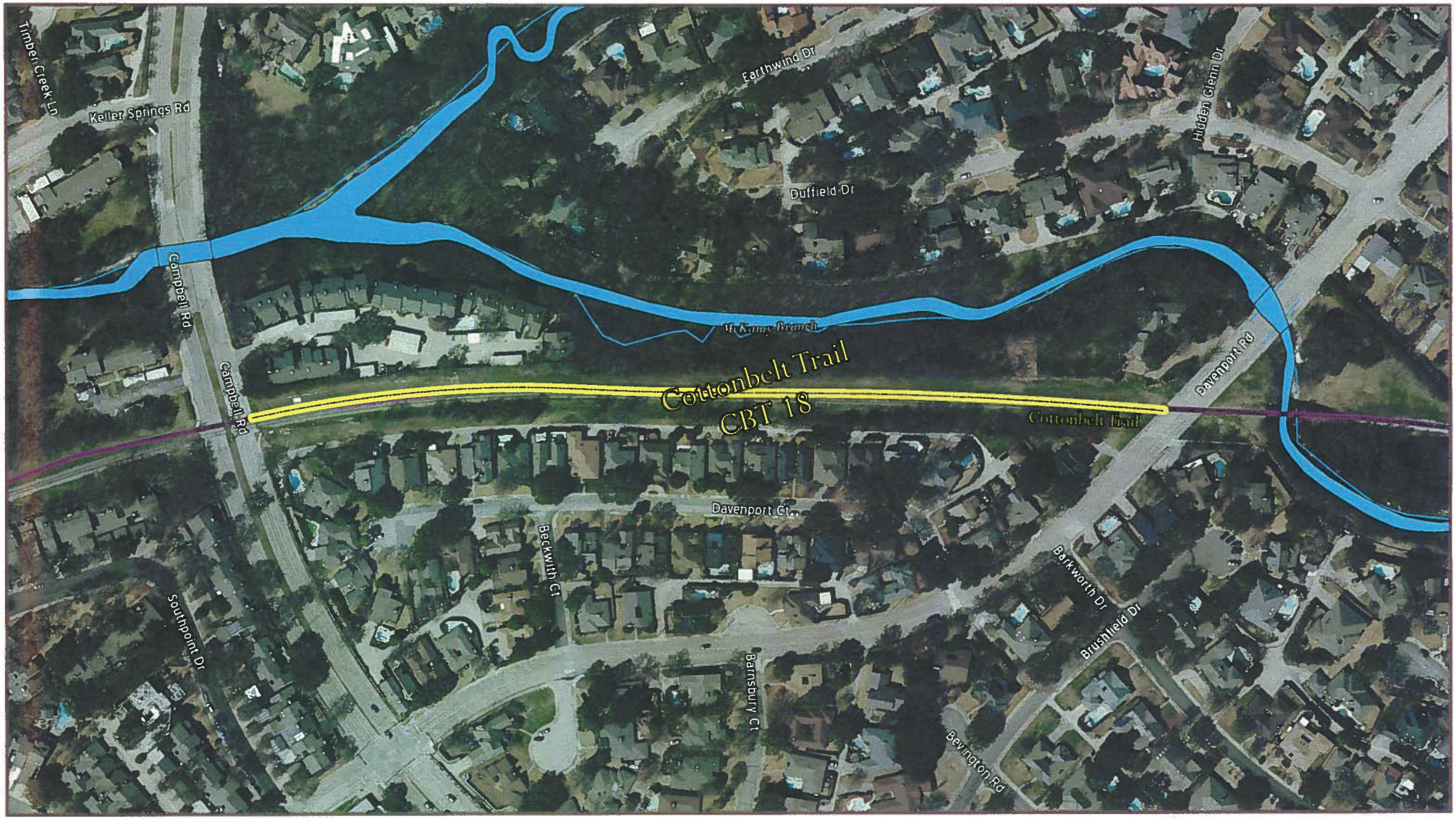
Cotton Belt Trail—CBT 20

Preston Ridge Trail to Waterview Pkwy

~7,231 LF

District 12

Dallas Park & Recreation



0 75 150 300 450 Feet

1 in = 150 ft

January 17, 2019

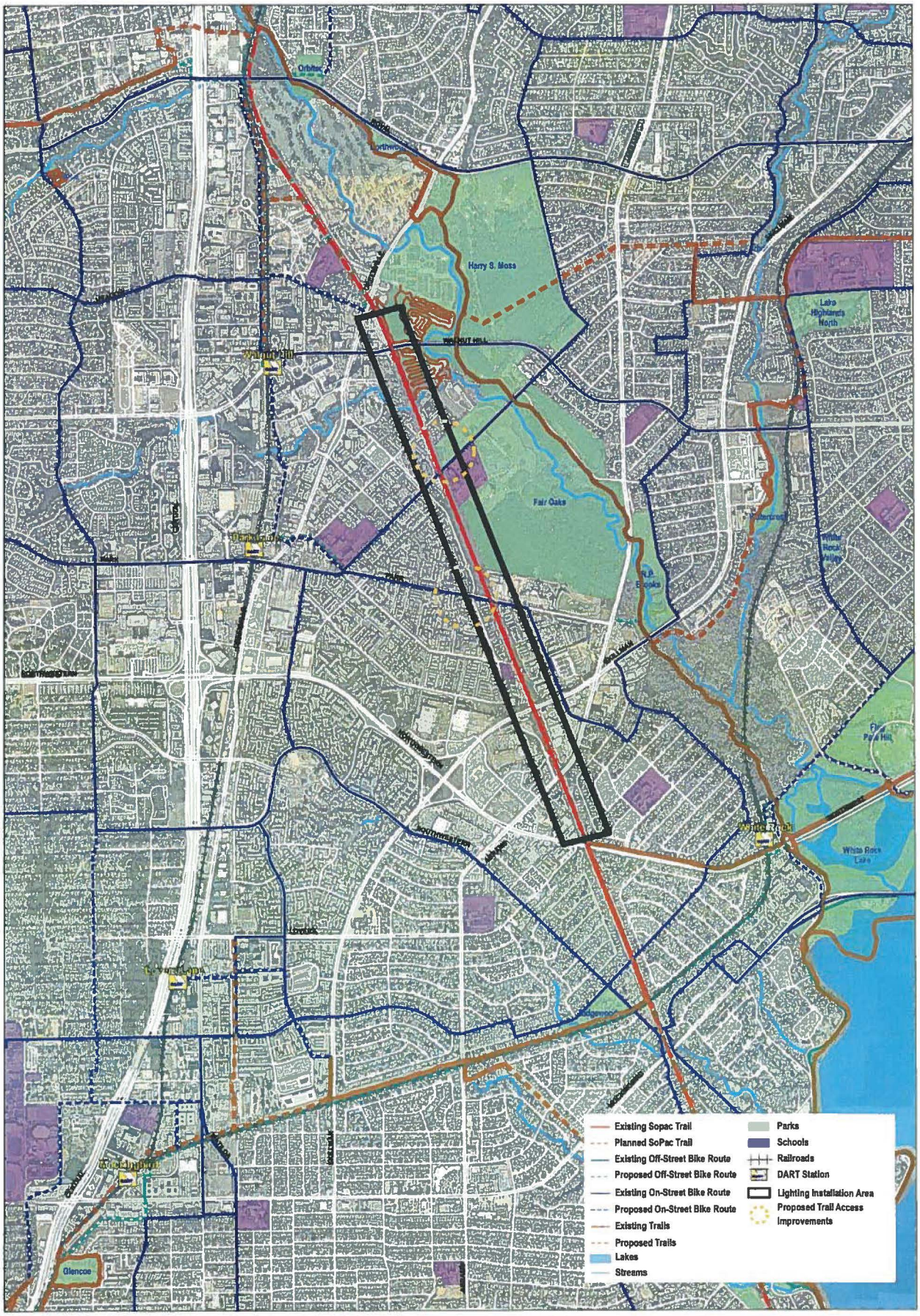
Cotton Belt Trail—CBT 18

Campbell Rd to Davenport Rd

~1,717 LF

District 12

Dallas Park & Recreation



SoPac Trail Access, Lighting & Safety Enhancements

0 800 1,600 3,200
1 inch = 800 feet

N

District 13



HALFF
DALLAS, TEXAS | MAY 2018

SOPAC TRAIL CONNECTIVITY ENHANCEMENTS DRAFT



HALFF
DALLAS, TEXAS | MAY 2018

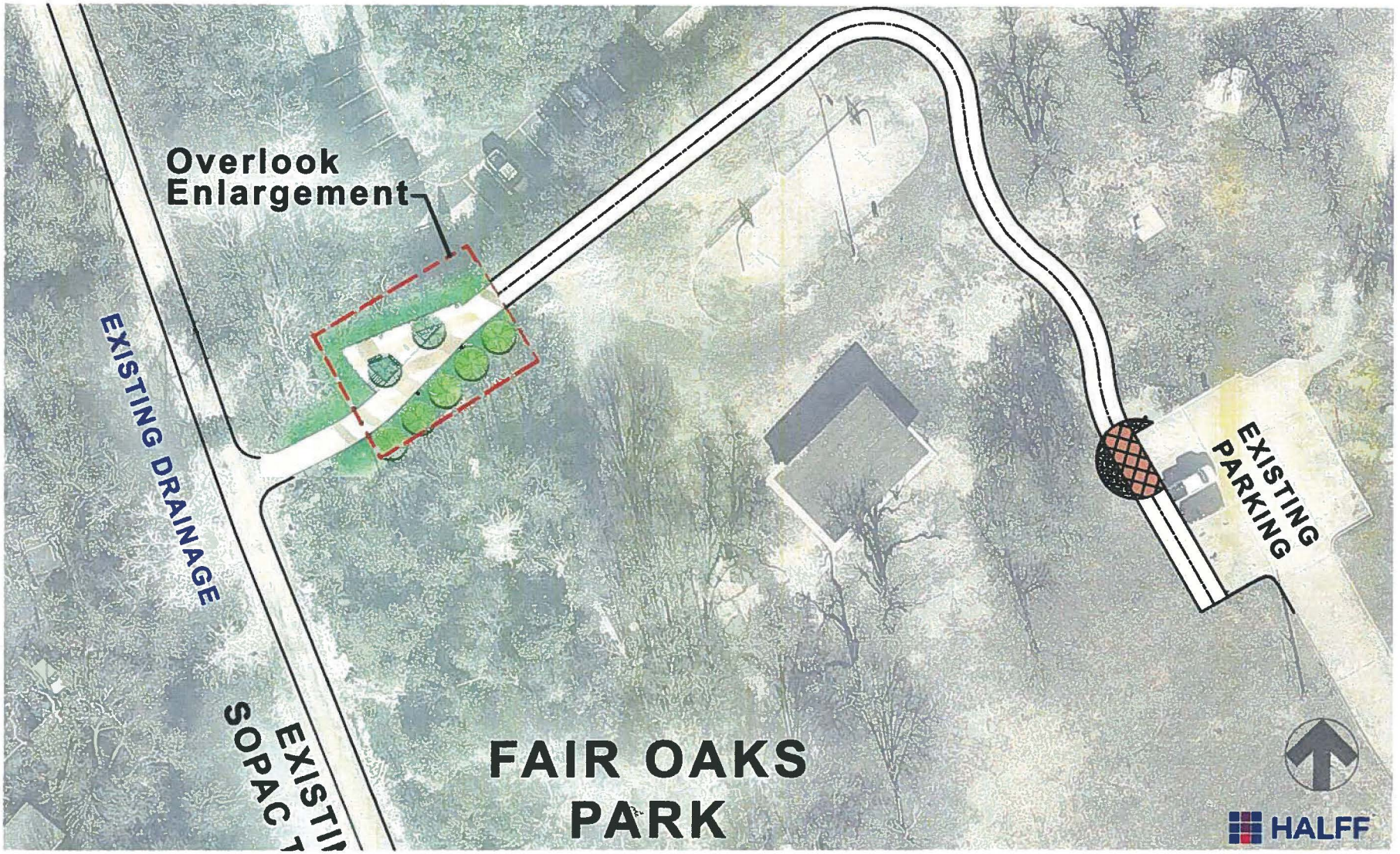
SOPAC TRAIL CONNECTIVITY ELEMENTS DRAFT

District 13

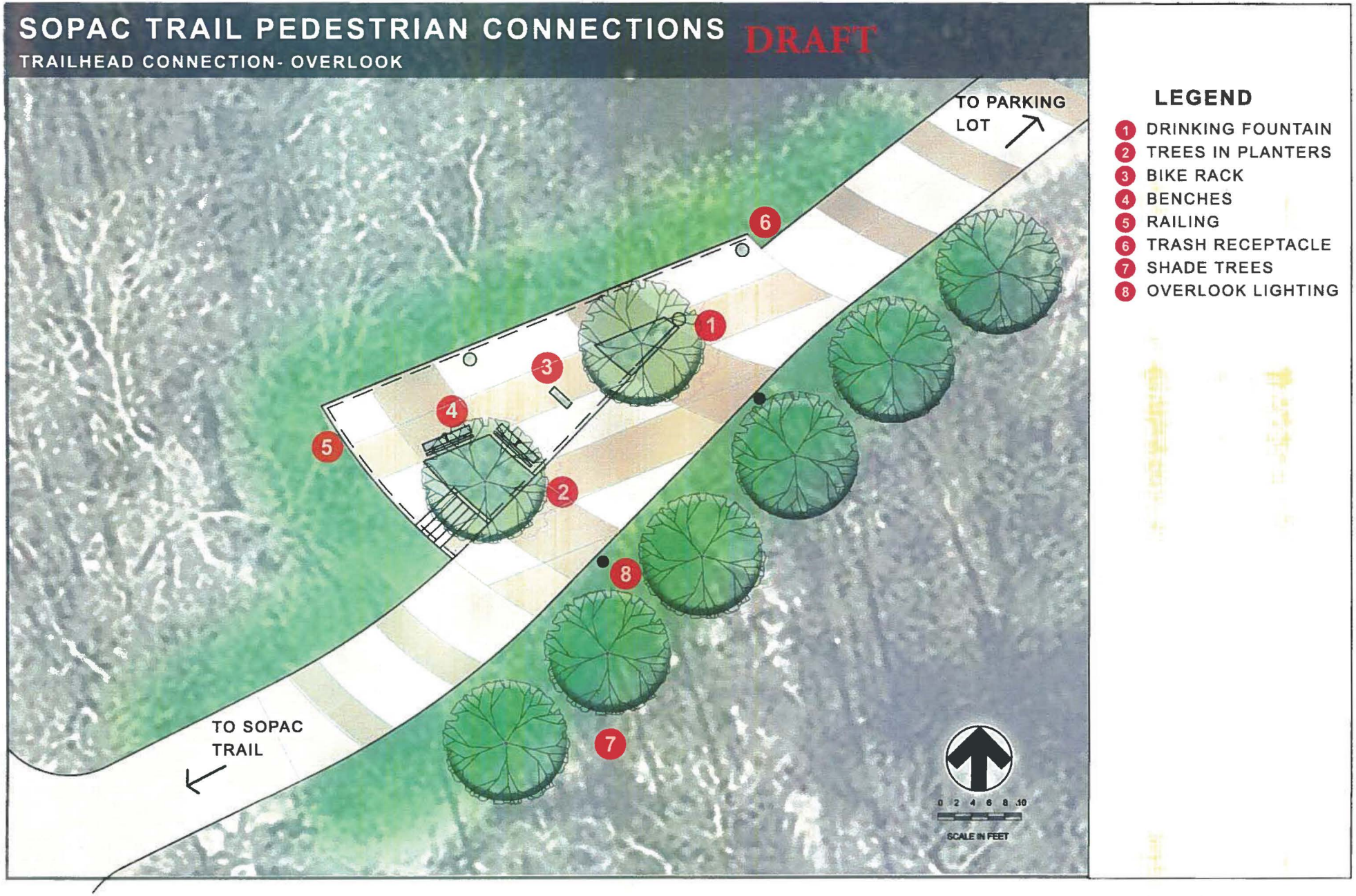
SOPAC TRAIL PEDESTRIAN CONNECTIONS

TRAILHEAD CONNECTION- OVERLOOK

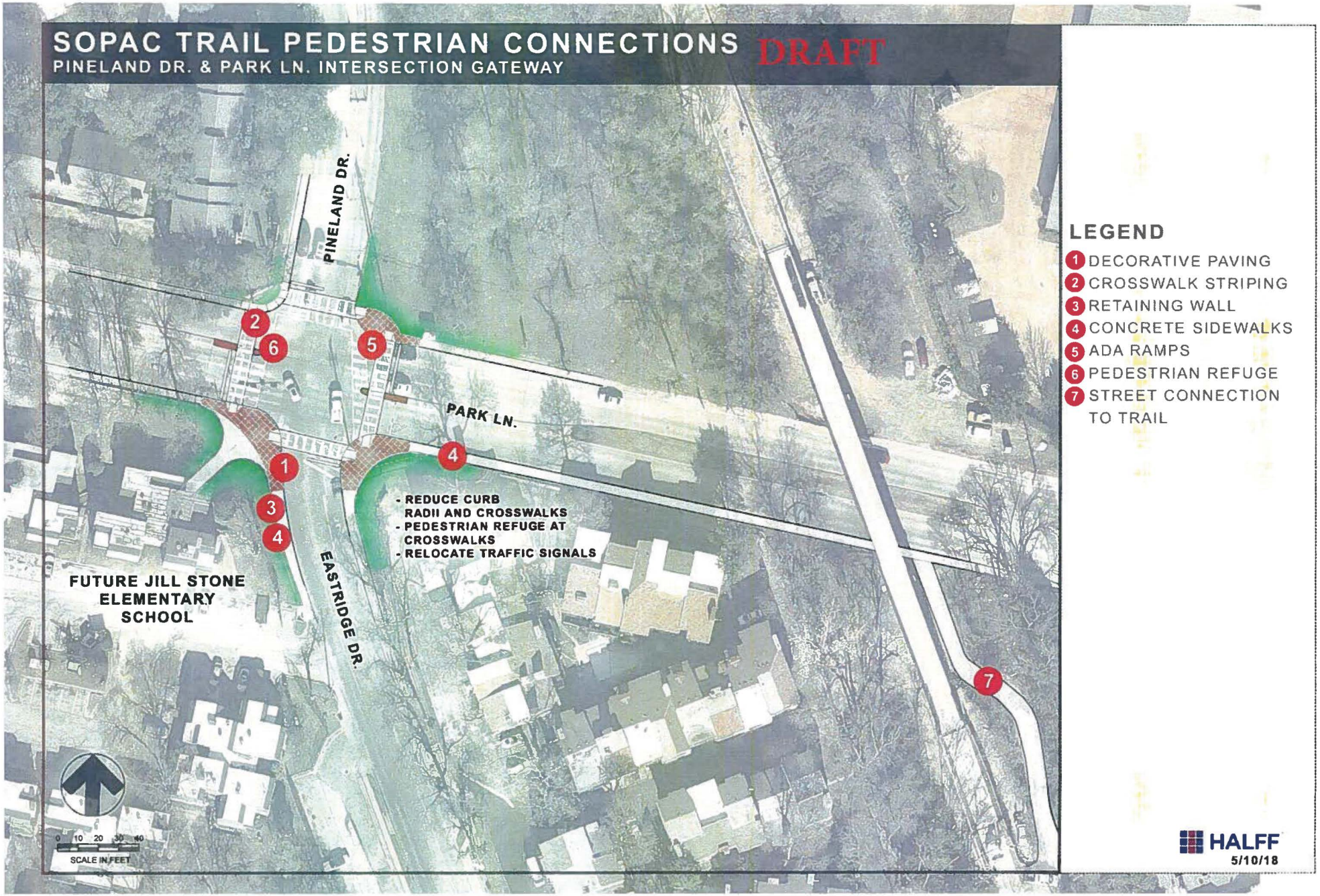
DRAFT



District 13


SOPAC TRAIL PEDESTRIAN CONNECTIONS
DRAFT
TRAILHEAD CONNECTION- OVERLOOK
TO PARKING LOT
TO SOPAC TRAIL
LEGEND
1 DRINKING FOUNTAIN
2 TREES IN PLANTERS
3 BIKE RACK
4 BENCHES
5 RAILING
6 TRASH RECEPTACLE
7 SHADE TREES
8 OVERLOOK LIGHTING
0 2 4 6 8 10
SCALE IN FEET

District 13


SOPAC TRAIL PEDESTRIAN CONNECTIONS
DRAFT
PINELAND DR. & PARK LN. INTERSECTION GATEWAY
PINELAND DR.
PARK LN.
EASTRIDGE DR.
FUTURE JILL STONE ELEMENTARY SCHOOL
- REDUCE CURB RADII AND CROSSWALKS
- PEDESTRIAN REFUGE AT CROSSWALKS
- RELOCATE TRAFFIC SIGNALS
SCALE IN FEET
LEGEND
1 DECORATIVE PAVING
2 CROSSWALK STRIPING
3 RETAINING WALL
4 CONCRETE SIDEWALKS
5 ADA RAMPS
6 PEDESTRIAN REFUGE
7 STREET CONNECTION TO TRAIL
HALFF
5/10/18

District 13

February 27, 2019

WHEREAS, the Regional Transportation Council (RTC), comprised primarily of local elected officials, is the regional transportation policy board associated with the North Central Texas Council of Governments (NCTCOG) and the regional forum for cooperative decisions on transportation; and

WHEREAS, the RTC will award funding on June 13, 2019 for active transportation projects through the Transportation Alternatives Set-Aside (TA Set-Aside) Program Call for Projects; and

WHEREAS, the City of Dallas intends to submit applications to the TA Set-Aside Program for cost reimbursement in the Active Transportation Project category for four projects: Five Mile Creek Trail Project, Trinity Skyline Trail Link Project, Cotton Belt Trail Project, Segments CB18 and CB20, and SoPac Trail Access and Safety Enhancements Project to NCTCOG prior to the March 1, 2019 deadline; and

WHEREAS, the RTC requires the submittal of a resolution as part of the TA Set-Aside Program Call for Projects application submission.

Now, Therefore,

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

SECTION 1. That the City of Dallas supports the Five Mile Creek Trail Project, the Trinity Skyline Trail Link Project, the Cotton Belt Trail Project, Segments CB18 and CB20, and the SoPac Trail Access and Safety Enhancements Project as applied for in the 2019 Transportation Alternatives Set-Aside Program Call for Projects application.

SECTION 2. That the City of Dallas will serve as the public sponsor and lead project contact on these projects. The City of Dallas agrees to designate a single point of contact for the projects.

SECTION 3. That the City of Dallas commits to fund or pass through funds from other sources for a minimum local cash match of 20 percent of the total project cost.

SECTION 4. That the City of Dallas hereby certifies that the matching share for this application is currently through $633,300.00 from the 2006 Bond Program.

SECTION 5. That the City of Dallas confirms that City of Dallas, not the Regional Transportation Council, will be responsible for any cost overruns.

SECTION 6. That the City of Dallas understands and acknowledges that all awarded funding is provided on a reimbursement basis.

SECTION 7. That the City of Dallas confirms the project timeline is realistic and commits that if the project is selected for funding, an agreement will be executed within one year of selection and the project will advance to construction within three years from the date of selection.

SECTION 8. That it is the intent of the City Council of the City of Dallas, Texas that all operating funds required for Five Mile Creek Trail, Trinity Skyline Trail Link, Cotton Belt Trail Segments CB18 and CB20, and SoPac Trail Access and Safety Enhancements projects be appropriated and funded as needed for operating costs.

SECTION 9. That the City of Dallas will execute a donation agreement with partner groups which require non-City funding prior to execution of a funding agreement with the Texas Department of Transportation for all projects selected.

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.

Agenda Information Sheet

File #: 19-79 **Item #:** 34.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize professional services contracts with four consulting firms to provide construction materials testing services during the installation of capital improvement projects at water and wastewater treatment facilities - TEAM Consultants, Inc. in the amount of $200,000.00, Professional Service Industries, Inc. in the amount of $150,000.00, Alliance Geotechnical Group, Inc. in the amount of $200,000.00, and Terracon Consultants, Inc. in the amount of $200,000.00 - Total not to exceed $750,000.00 - Financing: Water Utilities Capital Construction Funds ($200,000.00) and Water Utilities Capital Improvement Funds ($550,000.00)

BACKGROUND

This action consists of construction materials testing services for the installation of capital improvement projects at City of Dallas water and wastewater treatment facilities. Construction materials testing is required to ensure the installation meets project requirements and specifications. Testing services include soil and base material testing, in-place density and compaction testing, aggregate testing, concrete testing, asphaltic concrete testing, coring services, non-destructive testing, and other quality assurance related services as needed.

A total of four firms were selected to perform on-call construction materials testing services based on submitted qualifications and past performance. The contracts will cover a period of two years and provide necessary testing services for water and wastewater capital improvement projects valued at over $160,000,000.00 and $80,000,000.00, respectively.

ESTIMATED SCHEDULE OF PROJECT

Begin Testing Services	March 2019
Complete Testing Services	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - $200,000.00
Water Utilities Capital Improvement Funds - $550,000.00

TEAM Consultants, Inc.
Contract No. 19-098E - $200,000.00

Professional Service Industries, Inc.
Contract No. 19-145E - $150,000.00

Alliance Geotechnical Group, Inc.
Contract No. 19-147E - $200,000.00

Terracon Consultants, Inc.
Contract No. 19-149E - $200,000.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$750,000.00	Architectural & Engineering	25.66%	45.57%	$341,810.00
• This contract exceeds the M/WBE goal.				

OWNER

TEAM Consultants, Inc.

Andrew P. Pietrzak, P.E., President

Professional Service Industries, Inc.

Doug Dayton, P.E., President and Chief Operating Officer

Alliance Geotechnical Group, Inc.

Robert P. Nance, President

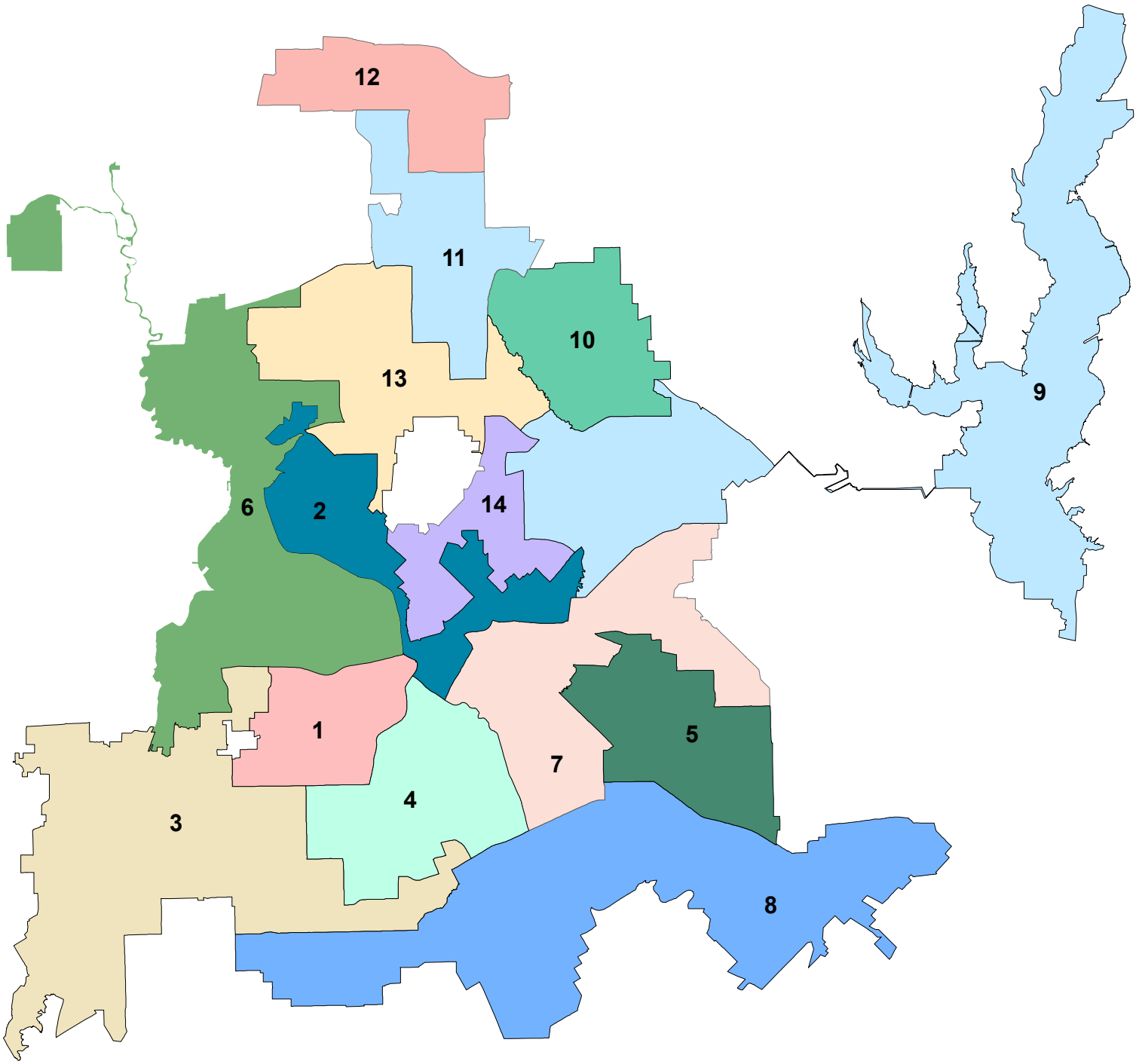
Terracon Consultants, Inc.

M. Gayle Packer, President and Chief Executive Officer

MAP

Attached

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Dallas Water Utilities
Construction Materials Testing Services

February 27, 2019

WHEREAS, construction materials testing services are required during the installation of capital improvement projects at City of Dallas water and wastewater treatment facilities; and

WHEREAS, construction materials testing services are required to ensure the installation meets project requirements and specifications; and

WHEREAS, four engineering firms have submitted acceptable proposals to provide these engineering services.

Now, Therefore,

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

SECTION 1. That the proposals submitted by four consultants in the amount of $750,000.00 be approved and the consultants be authorized to perform the required engineering services.

SECTION 2. That the City Manager is hereby authorized to sign the contracts after they have 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 $750,000.00 as follows:

a. TEAM Consultants, Inc., 4087 Shilling Way, Dallas, Texas 75237 for construction materials testing services during the installation of capital improvement projects at water and wastewater treatment facilities:

Wastewater Construction Fund
Fund 0103, Department DWU, Unit CS31
Object 4114, Program 719098, Vendor 255849
Encumbrance/Contract No. CX-DWU-2019-00008432 $200,000.00

b. Professional Service Industries, Inc., 310 Regal Row, Suite 500, Dallas, Texas 75080 for construction materials testing services during the installation of capital improvement projects at water and wastewater treatment facilities:

Water Capital Improvement Fund
Fund 3115, Department DWU, Unit PW40
Object 4113, Program 719145, Vendor VS0000017524
Encumbrance/Contract No. CX-DWU-2019-00008766 $150,000.00

SECTION 3. (continued)

c. Alliance Geotechnical Group, Inc., 3228 Halifax Street, Dallas, Texas 75247 for construction materials testing services during the installation of capital improvement projects at water and wastewater treatment facilities:

Water Capital Improvement Fund	
Fund 3115, Department DWU, Unit PW31	
Object 4113, Program 719147, Vendor 338366	
Encumbrance/Contract No. CX-DWU-2019-00008782	$200,000.00

d. Terracon Consultants, Inc., 8907 John W. Carpenter Freeway, Suite 100, Dallas, Texas 75247 for construction materials testing services during the installation of capital improvement projects at water and wastewater treatment facilities:

Water Capital Improvement Fund	
Fund 3115, Department DWU, Unit PW31	
Object 4113, Program 719149, Vendor 341409	
Encumbrance/Contract No. CX-DWU-2019-00008783	$200,000.00
Total amount not to exceed	$750,000.00

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 Information Sheet

File #: 19-91 **Item #:** 35.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 2, 7

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for the installation of water and wastewater mains at 29 locations (list attached to the Agenda Information Sheet) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed $14,130,995.00 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of the replacement and rehabilitation of approximately 39,835 feet of water and wastewater mains. This includes the installation of approximately 2,420 feet of 6-inch, 18,370 feet of 8-inch, 1,560 feet of 12-inch, 2,665 feet of 16-inch and 1,125 feet of 20-inch water mains, and approximately 12,375 feet of 8-inch, 640 feet of 12-inch, 250 feet of 16-inch, and 430 feet of 18-inch wastewater mains.

The existing water and wastewater mains were built between 1916 and 1982. These mains are contributing to an increase in maintenance costs as well as service interruptions. The installation of the proposed segments will improve the capacity of the water and wastewater systems and reduce maintenance costs.

The following chart illustrates Ark Contracting Services, LLC's contractual activities with the City of Dallas for the past three years:

	PBW	DWU	PKR
Projects Completed	3	1	1
Change Orders	2	0	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2015
Completed Design	February 2018
Begin Construction	March 2019
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2014, City Council authorized an engineering services contract with Stream Water Group, Inc. to provide engineering design services for the replacement and rehabilitation of water and wastewater mains by Resolution No. 14-2127.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - $14,130,995.00

Design	$ 964,592.35
Construction (this action)	$14,130,995.00
Total Project Cost	$15,095,587.35

Council District	Amount
2	$ 7,811,536.89
7	$ 6,319,458.11
Total	$14,130,995.00

PROCUREMENT INFORMATION

The following five bids with quotes were opened on July 27, 2018:

*Denotes successful bidder

Bidders	Bid Amount
*Ark Contracting Services, LLC 420 South Dick Price Road Kennedale, Texas 76060	$14,130,995.00
John Burns Construction Company of Texas, Inc.	$14,667,538.00
Camino Construction, L.P.	$15,278,009.00
SYB Construction Company, Inc.	$16,587,346.50
RKM Utility Services, Inc.	Non-Responsible**

** RKM Utility Services, Inc. was deemed non-responsible based on a review of available performance history information and other records.

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M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$14,130,995.00	Construction	25.00%	26.93%	$3,805,000.00
• This contract exceeds the M/WBE goal.				

OWNER

Ark Contracting Services, LLC

Steven C. Bowman, President

MAPS

Attached

powered by Legistar™

Segment List

Installation of Water and Wastewater Mains

District 2

1st Avenue from Hickory Street southeast
*1st Avenue from Parry Avenue west
Alley between Alton Avenue and Santa Fe Avenue from Beacon Street to Fulton Street
Alley between Samuell Boulevard and R. L. Thornton Freeway from Winslow Avenue east
*Barry Avenue from Crosstown Expressway northwest
Browder Street from Griffin Street to Belleview Street
Caldwell Avenue from alley north of Lindsley Avenue southeast
*Caldwell Avenue from Ware Street southeast
*Easement between 1st Avenue and Exposition Avenue from Parry Avenue west
Easement between Canton Street and Commerce Street from Cesar Chavez Boulevard east
Easement between W. Griffin Street and E. Griffin Street from Browder Street north
Easement west of Exposition Ramp from 1st Avenue to Exposition Avenue
Fulton Street from Alton Avenue to Santa Fe Avenue
Garland Avenue from Haskell Avenue to Peak Street
Graham Avenue from Lindsley Avenue to Ash Lane
Griffin Street from Browder Street to R. L. Thornton Service Road
Hickory Street from Bluebell Street to Interstate Highway 45
Lamar Street from Horton Street northwest
Marilla Street from Young Street to Akard Street

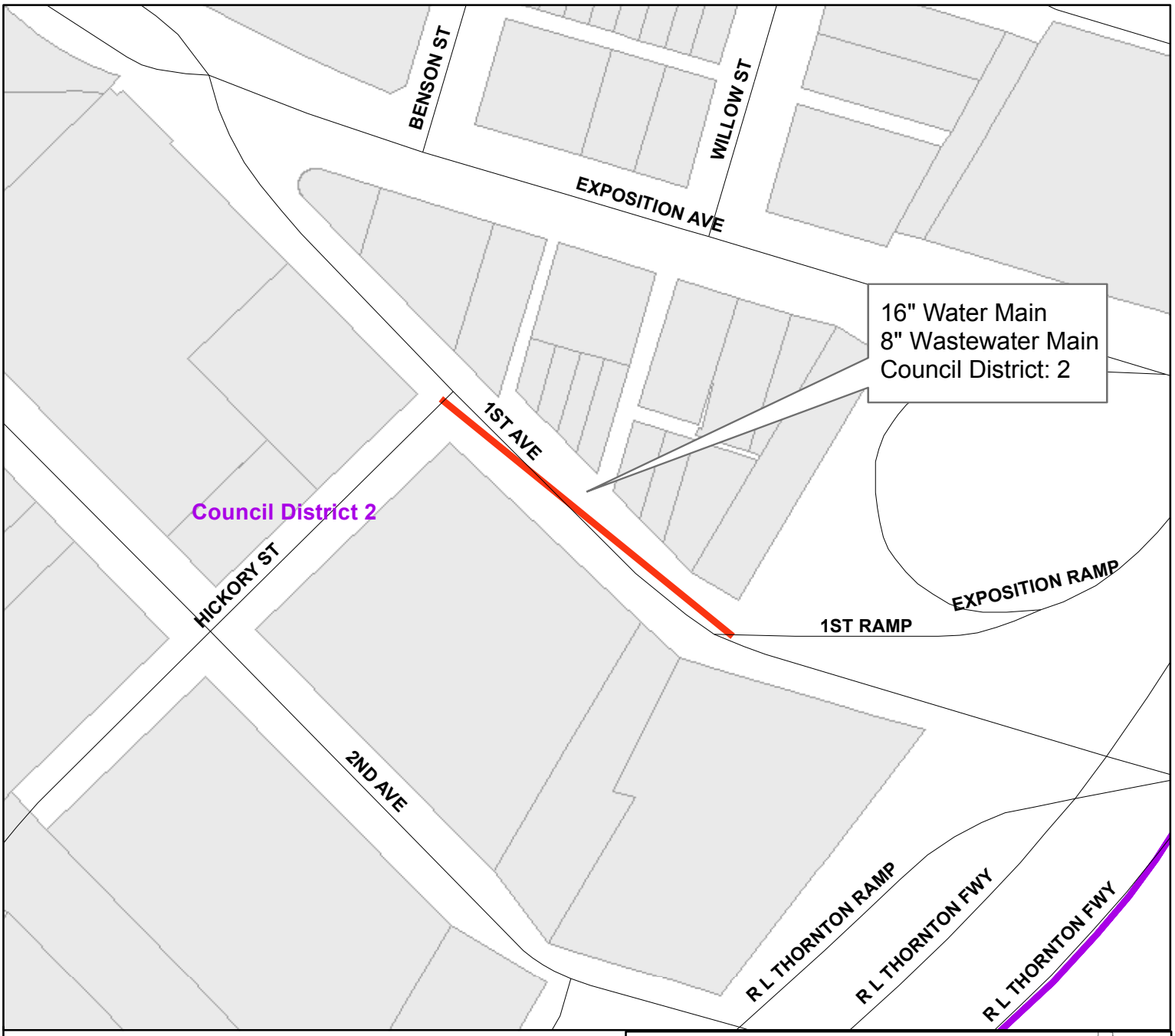
District 7

*(1st Avenue from Parry Avenue west)
(See District 2)
Adjacent to Fair Park Aquarium from 1st Avenue to back of the Aquarium building
Alley between Eugene Street and Poplar Street from Central Expressway to Waldron Avenue
Ash Lane from Exposition Avenue to 1st Avenue
*(Barry Avenue from Crosstown Expressway northwest)
(See District 2)
*(Caldwell Avenue from Ware Street southeast)
(See District 2)
Durrett Street from Caldwell Avenue to Harris Court
*(Easement between 1st Avenue and Exposition Avenue from Parry Avenue west)
(See District 2)
Eugene Street from Colonial Avenue to Central Expressway
Jeffries Street from Hickory Street to Santa Fe Avenue
Jeffries Street from Interstate Highway 30 (R. L. Thornton Freeway) to Hickory Street
Marburg Street from Malcolm X Boulevard to Meadow Street

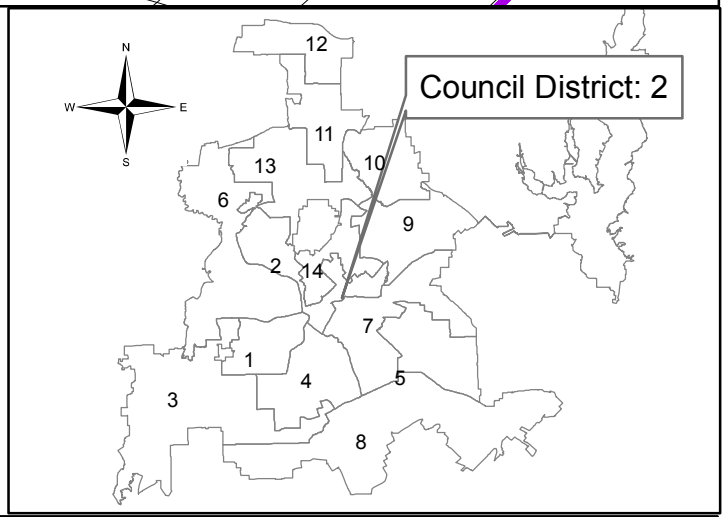
District 7 (Continued)

Santa Fe Avenue from Jeffries Street to Merlin Street
Schull Street from Caldwell Avenue to Fleetwood Street

*Project limits in more than one Council District



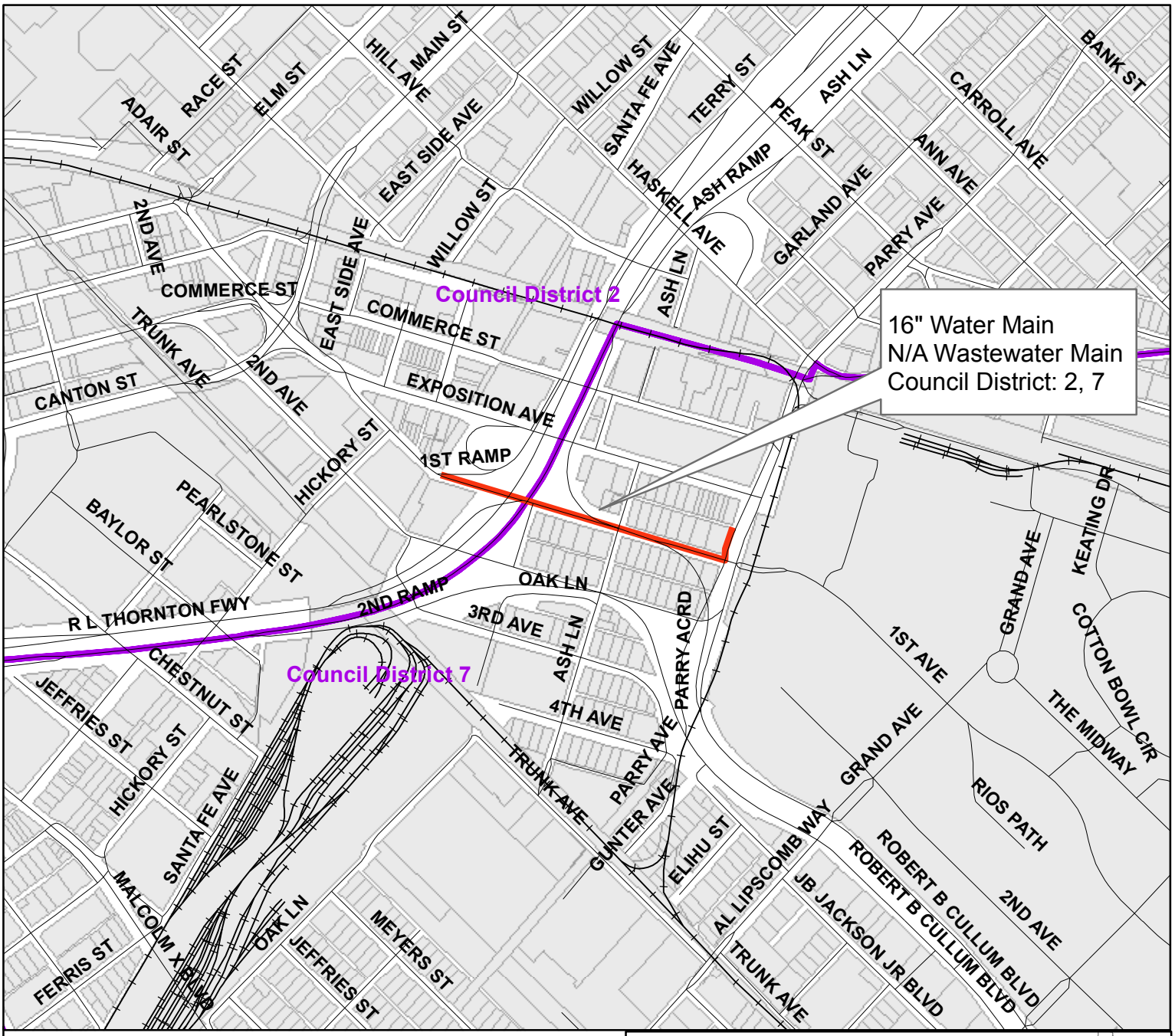
1st Avenue
from Hickory Street southeast



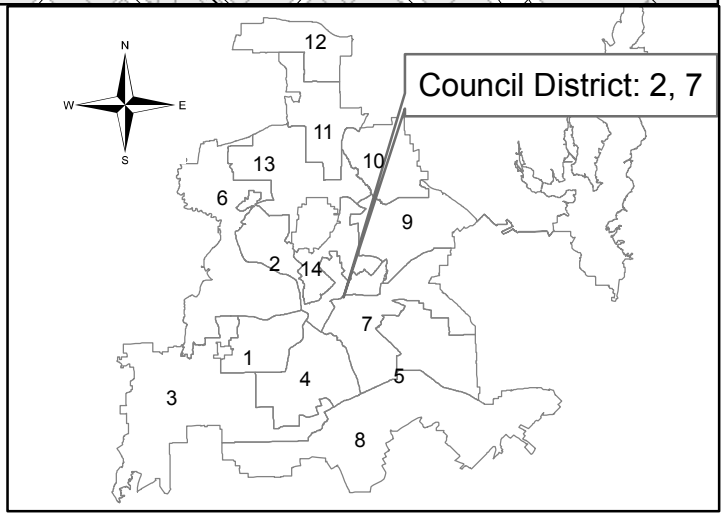
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 4295

Segment 1 of 29



1st Avenue
from Parry Avenue west



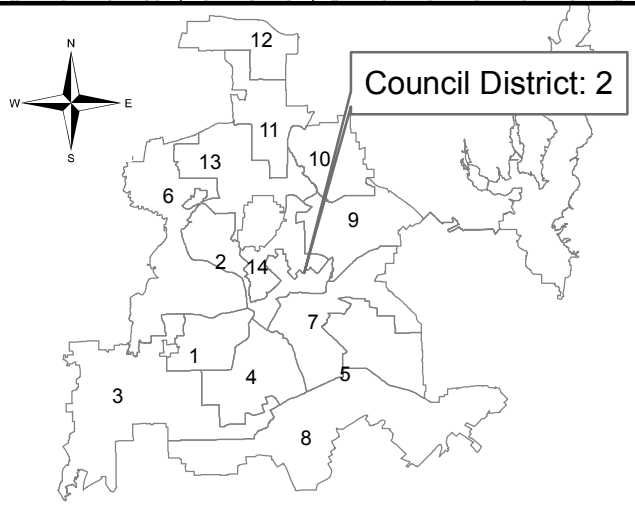
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5156

Segment 2 of 29



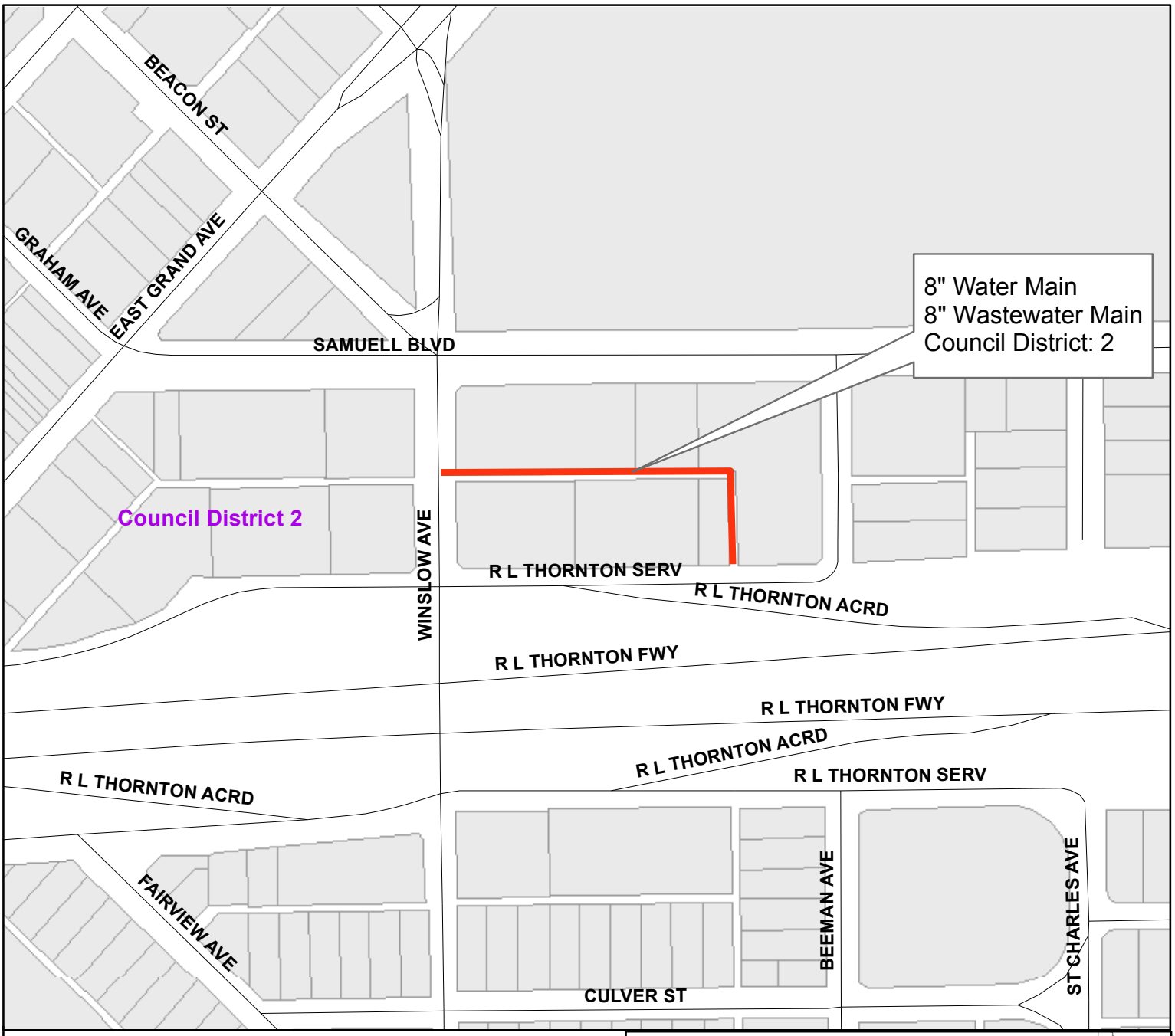
Alley between Alton Avenue and Santa Fe Avenue from Beacon Street to Fulton Street



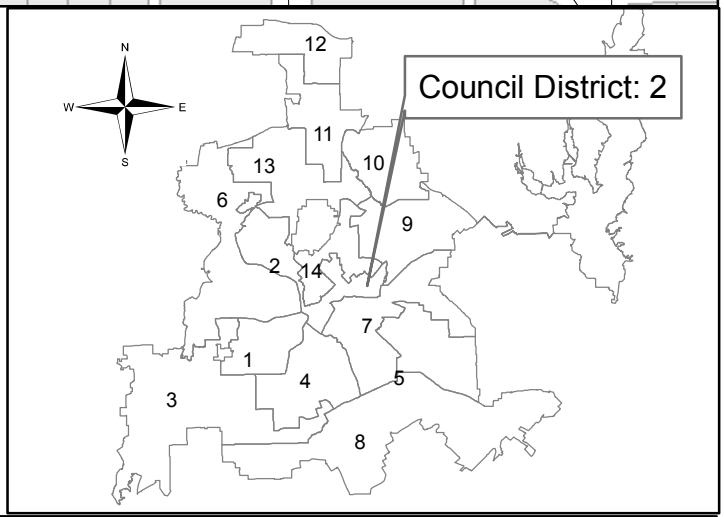
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations at 29 Locations

PID: 5735

Segment 3 of 29



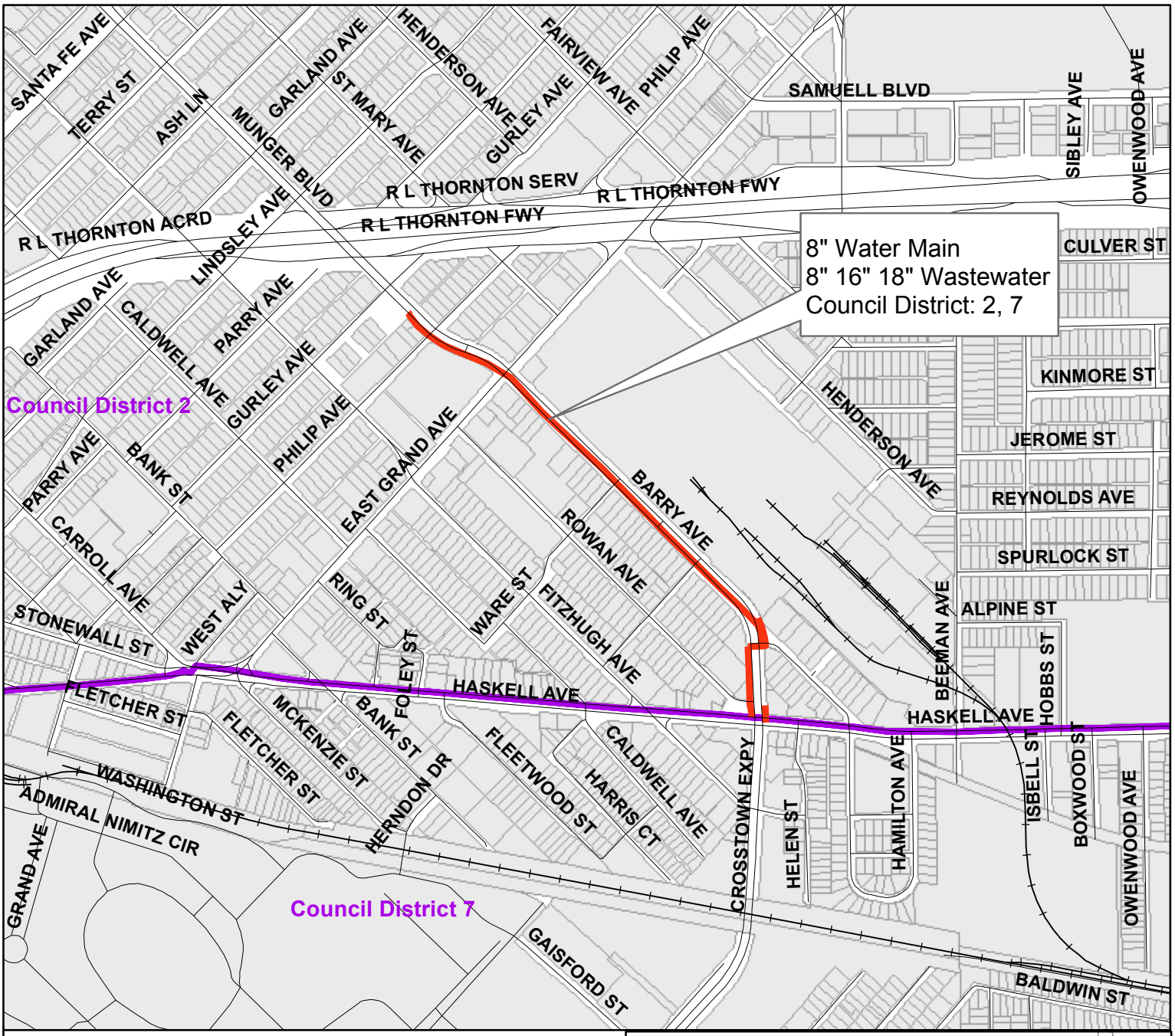
Alley between Samuell Boulevard and
R.L. Thornton Freeway
from Winslow Avenue east



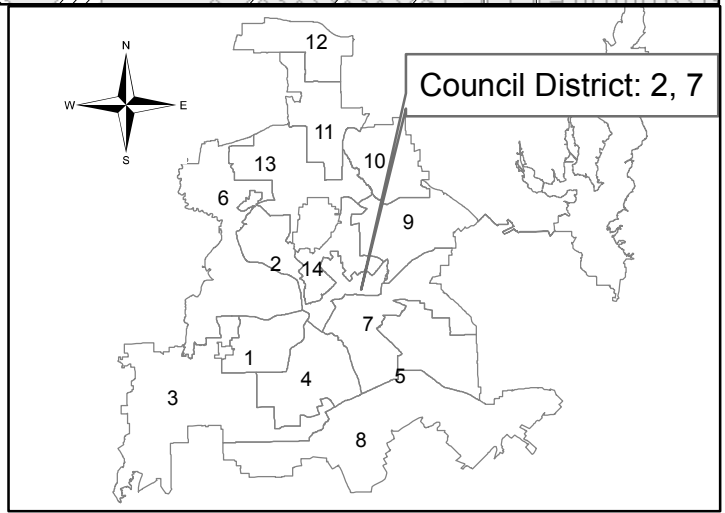
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 4269

Segment 4 of 29



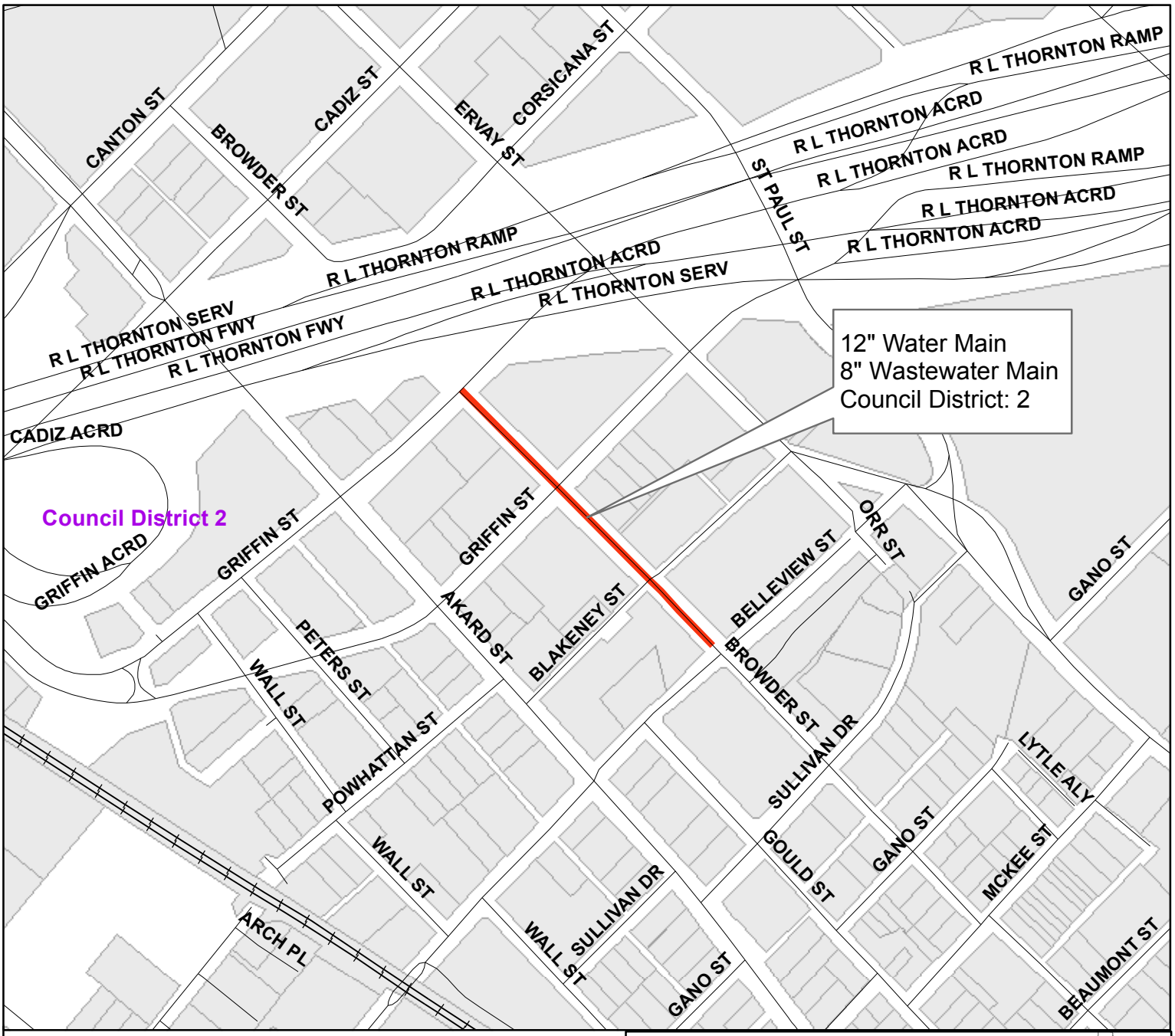
Barry Avenue
from Crosstown Expressway northwest



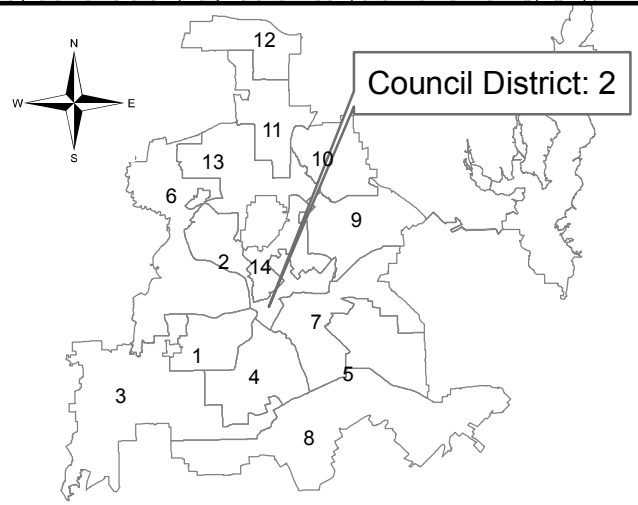
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3114

Segment 5 of 29



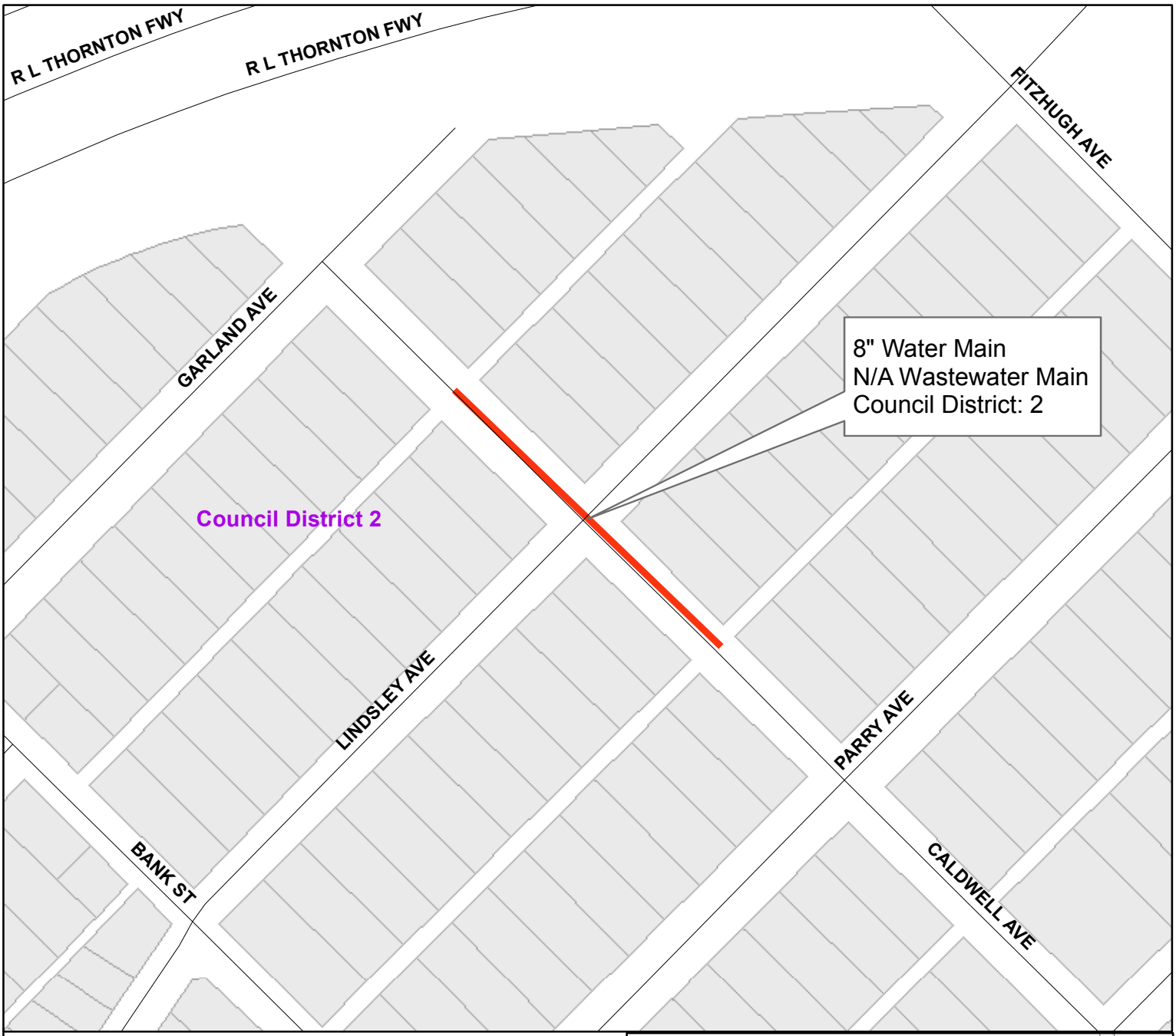
Browder Street
from Griffin Street to Belleview Street



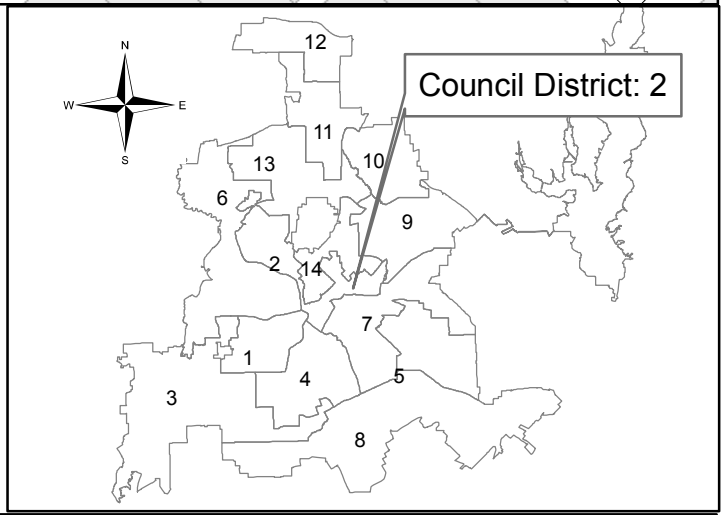
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 2697

Segment 6 of 29



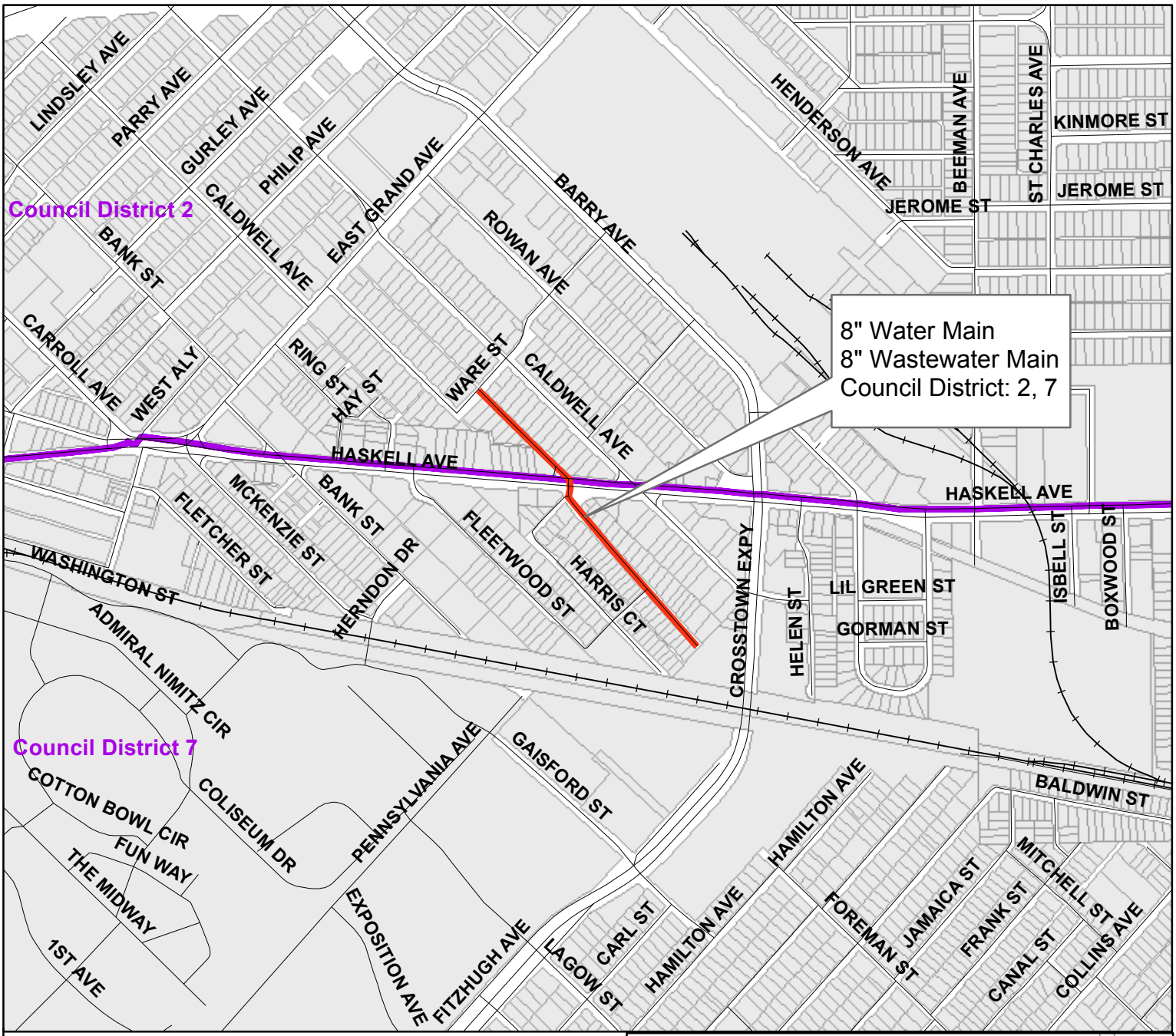
Caldwell Avenue
from alley north of Lindsley Avenue southeast



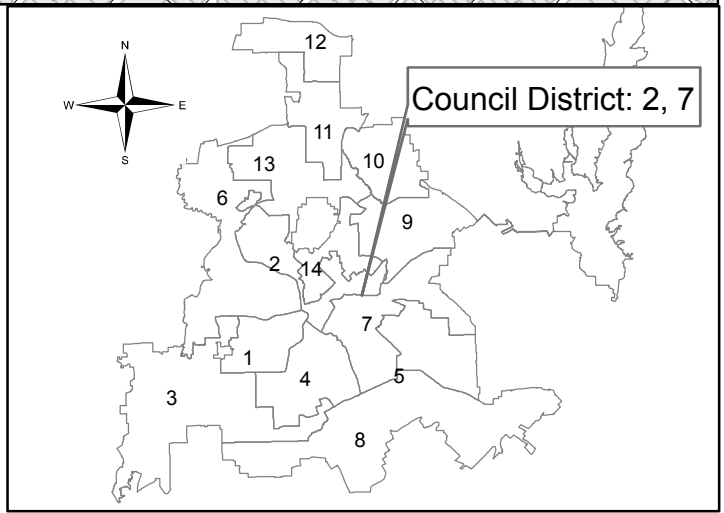
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5754

Segment 7 of 29



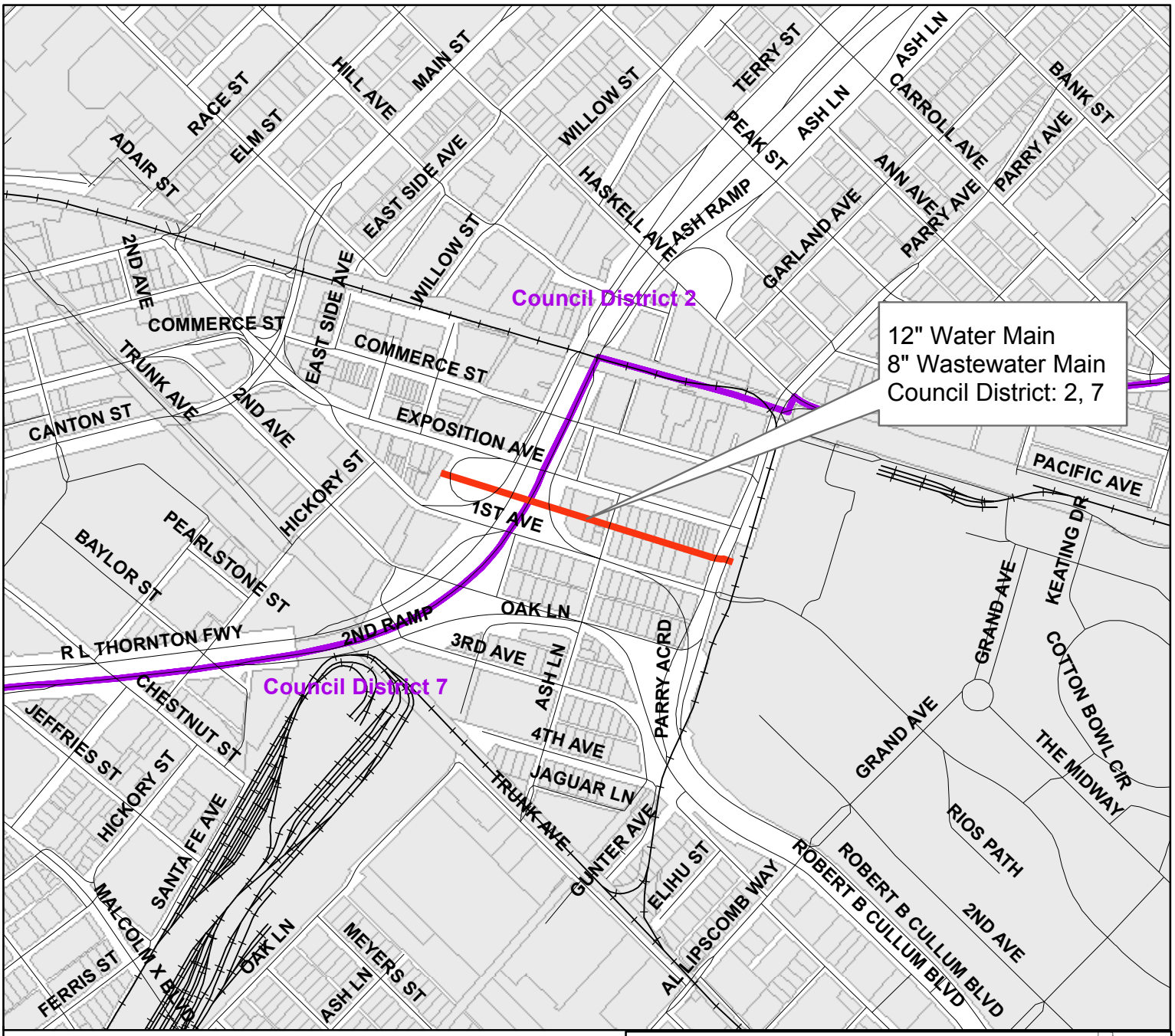
Caldwell Avenue
from Ware Street southeast



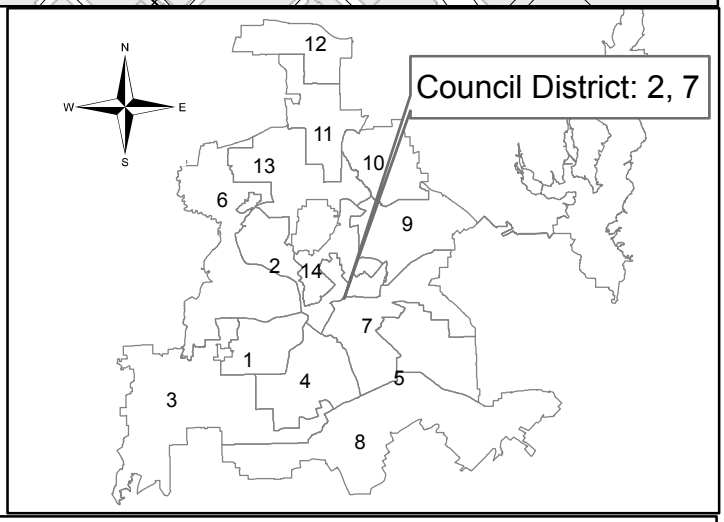
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 781

Segment 8 of 29



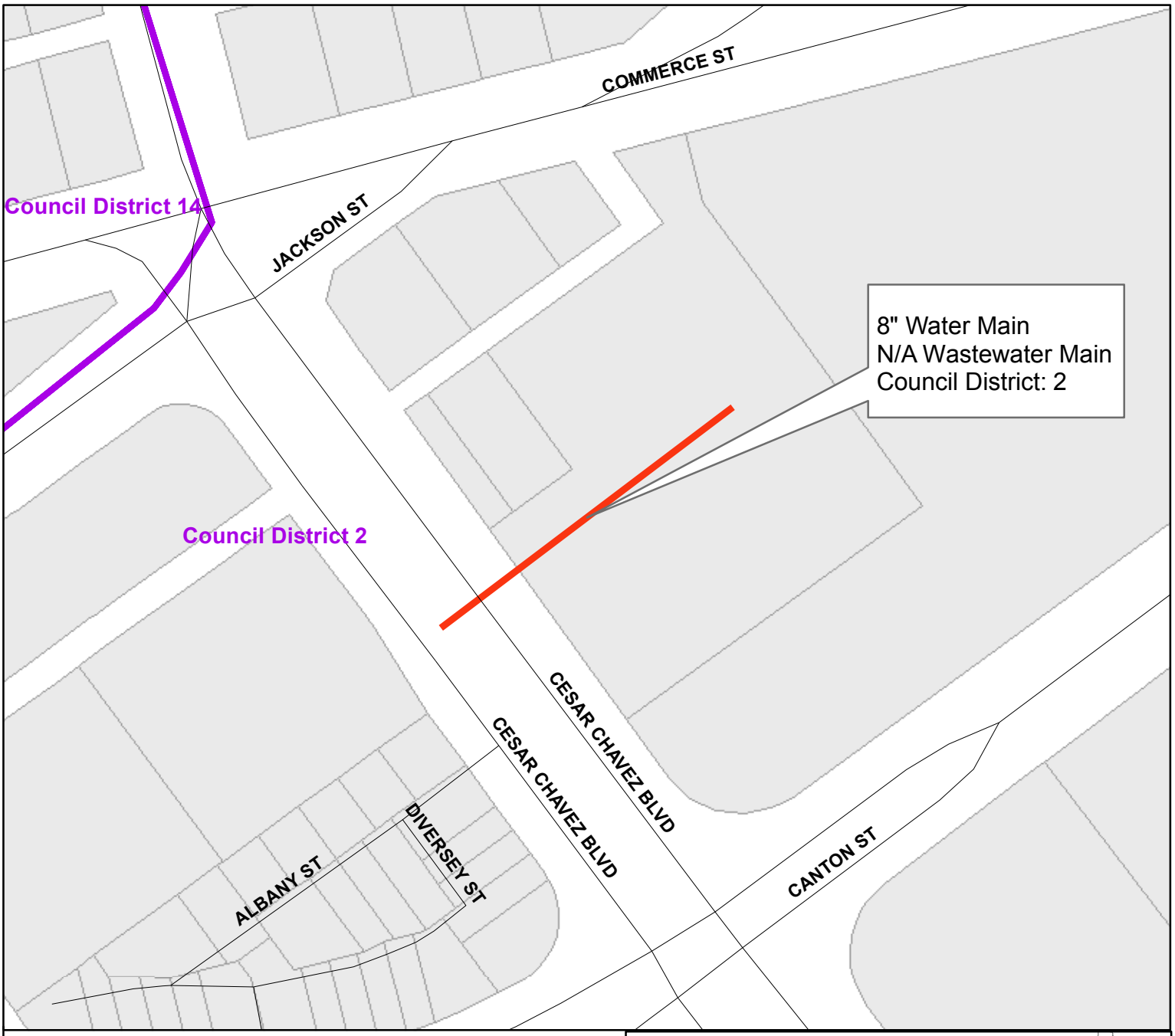
Easement between 1st Avenue and Exposition Avenue from Parry Avenue west



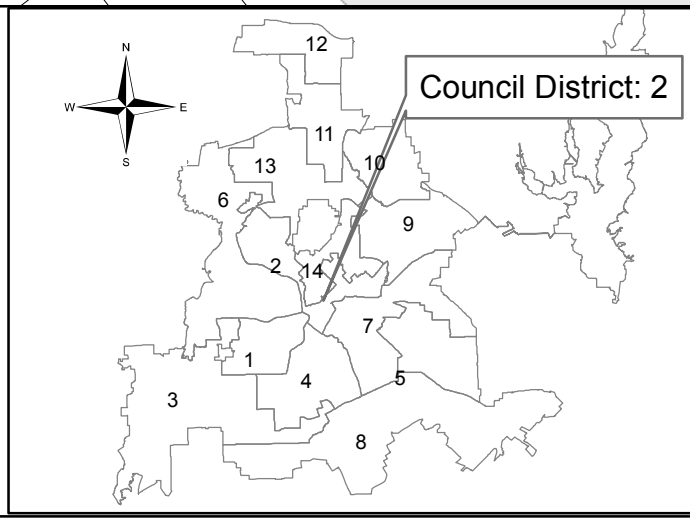
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 4294

Segment 9 of 29



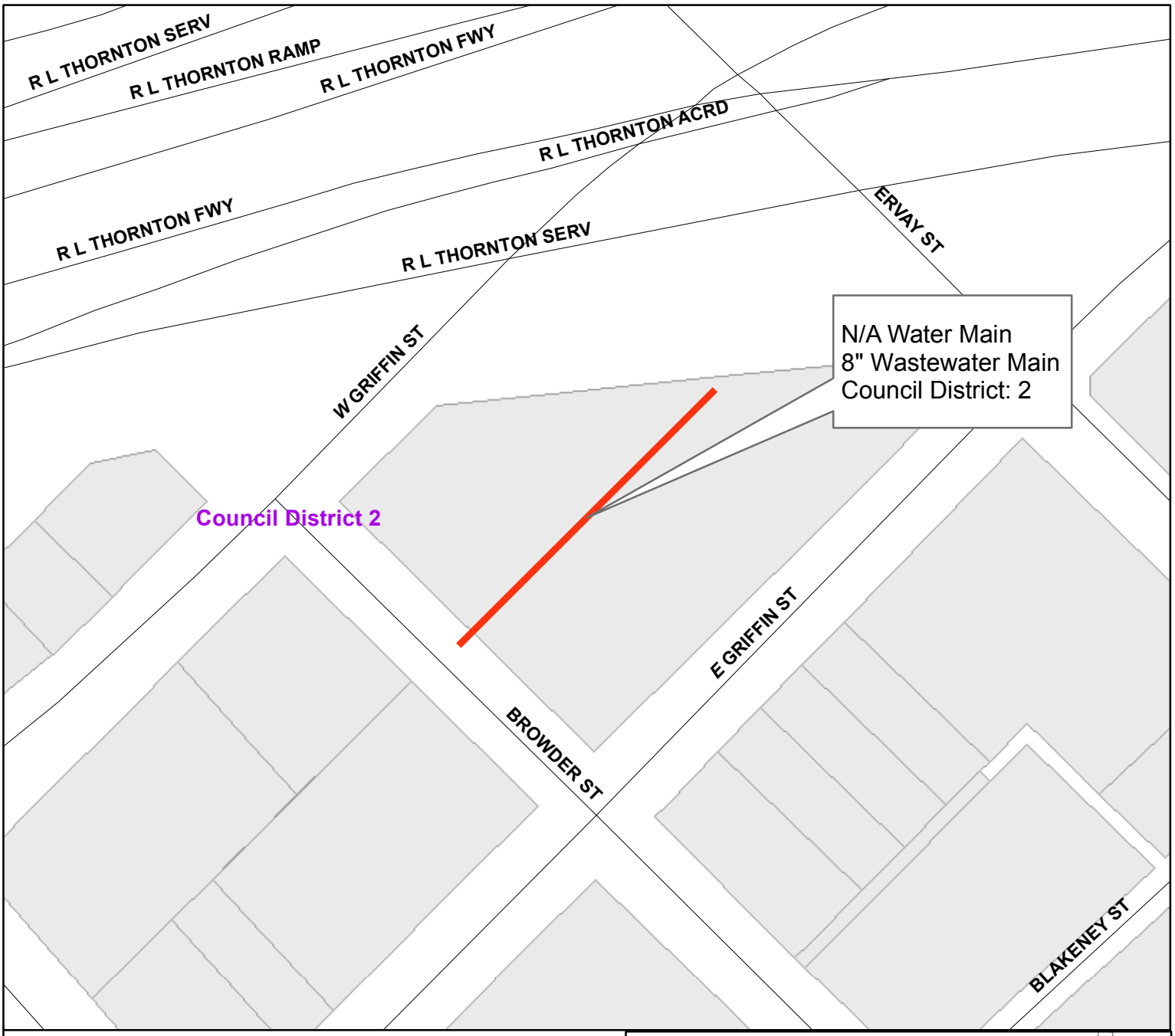
Easement between Canton Street and
Commerce Street
from Cesar Chavez Boulevard east



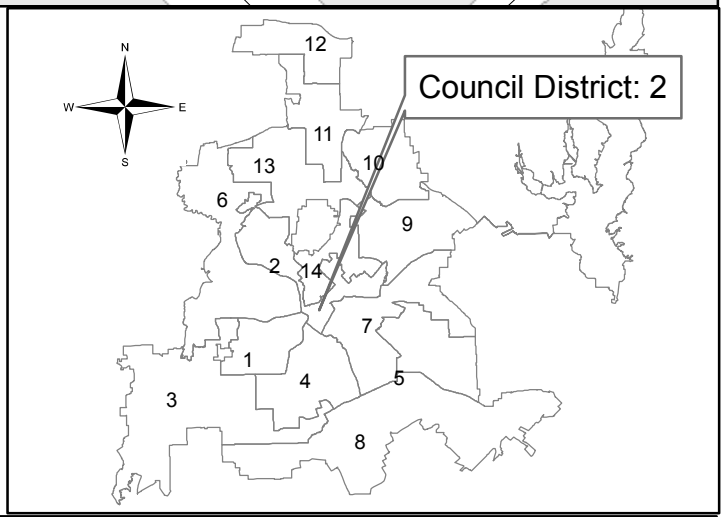
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 1671

Segment 10 of 29



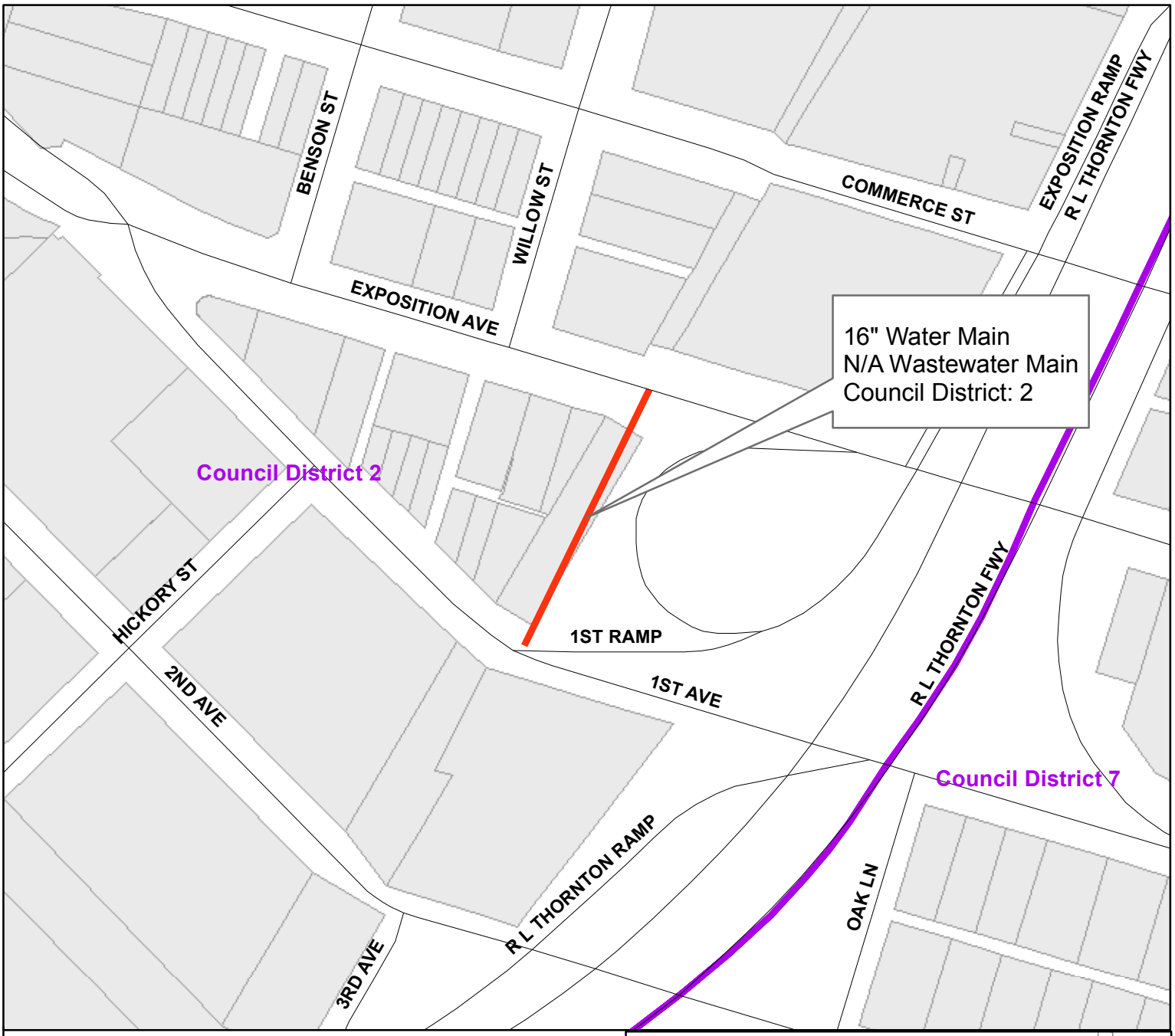
Easement between W. Griffin Street
and E. Griffin Street
from Browder Street north



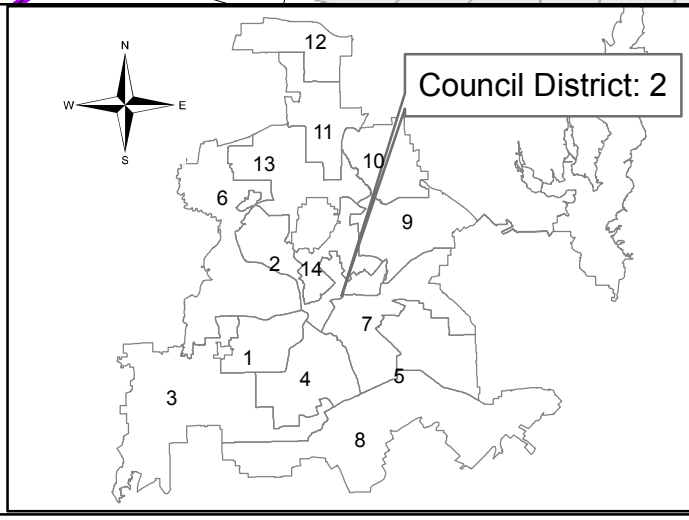
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 6129

Segment 11 of 29



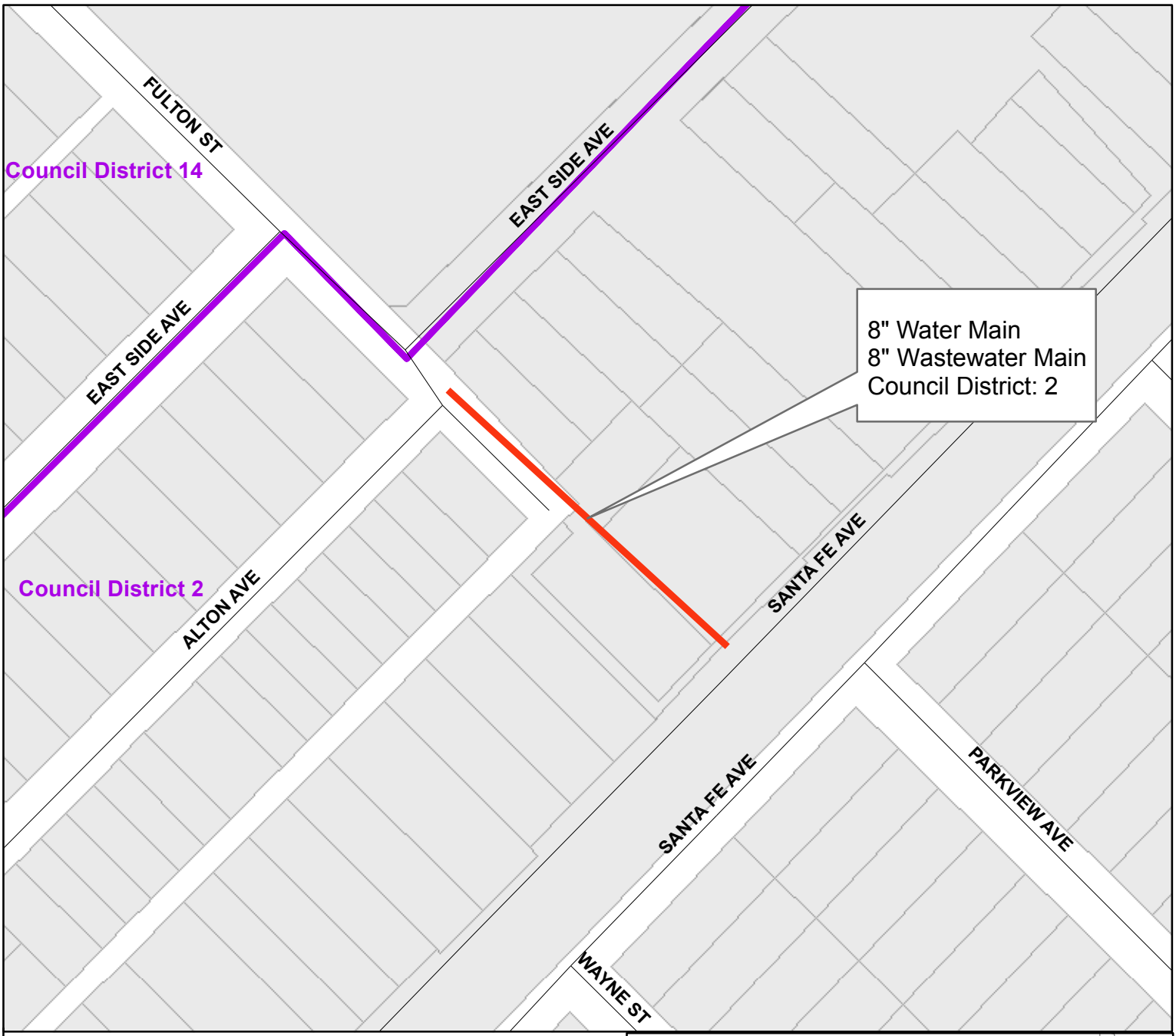
Easement west of Exposition Ramp
from 1st Avenue to Exposition Avenue



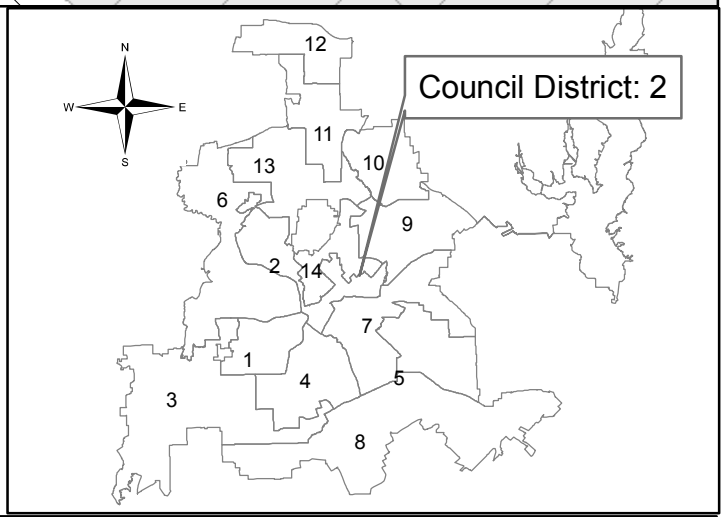
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 4293

Segment 12 of 29



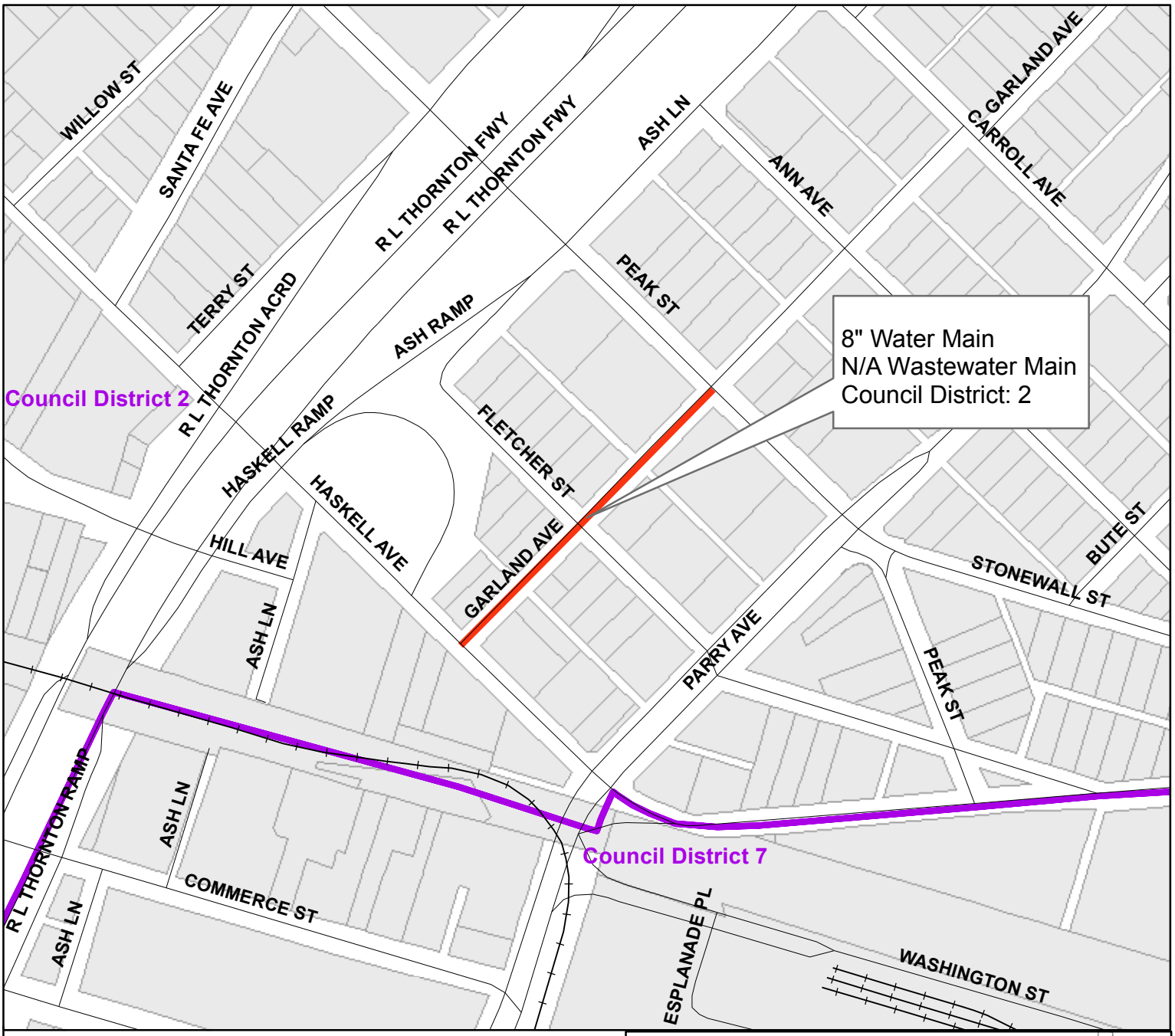
Fulton Street
from Alton Avenue to Santa Fe Avenue



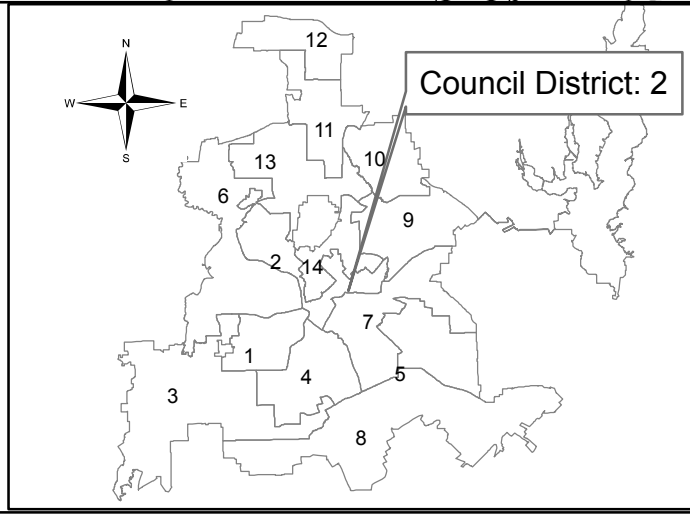
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5736

Segment 13 of 29



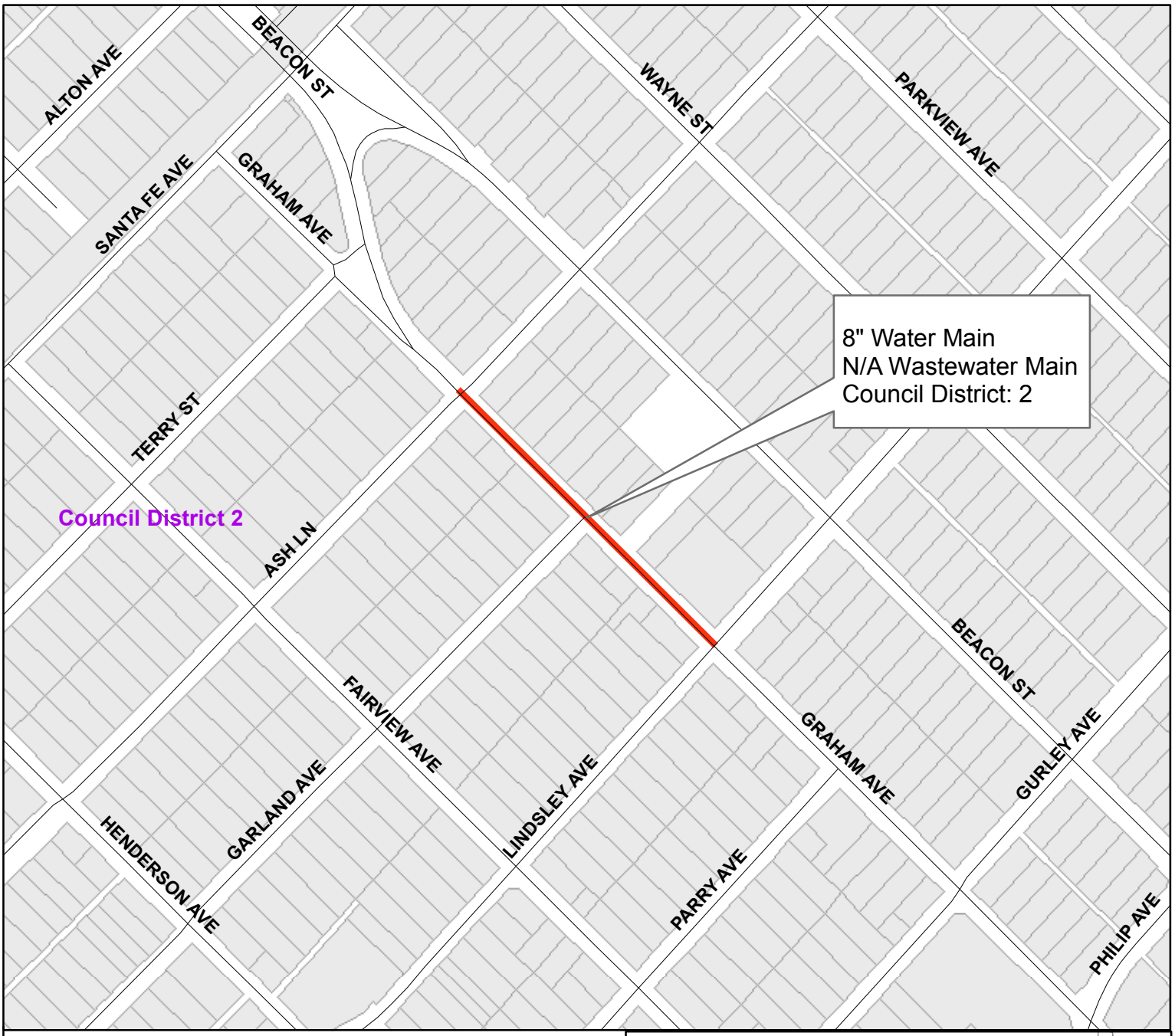
Garland Avenue
from Haskell Avenue to Peak Street



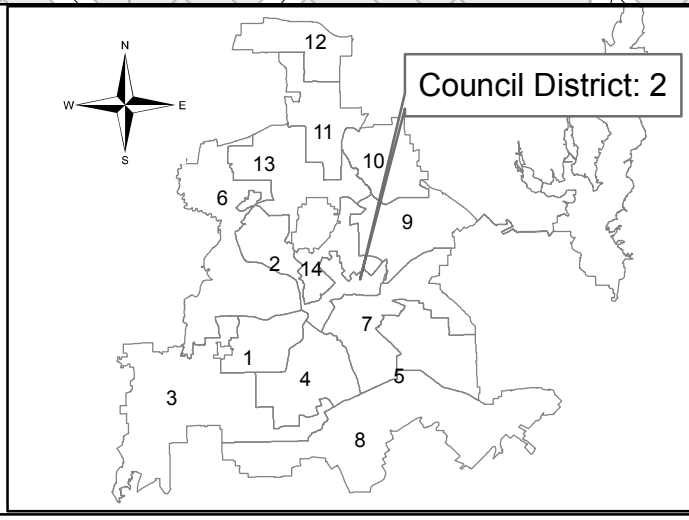
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 1009

Segment 14 of 29



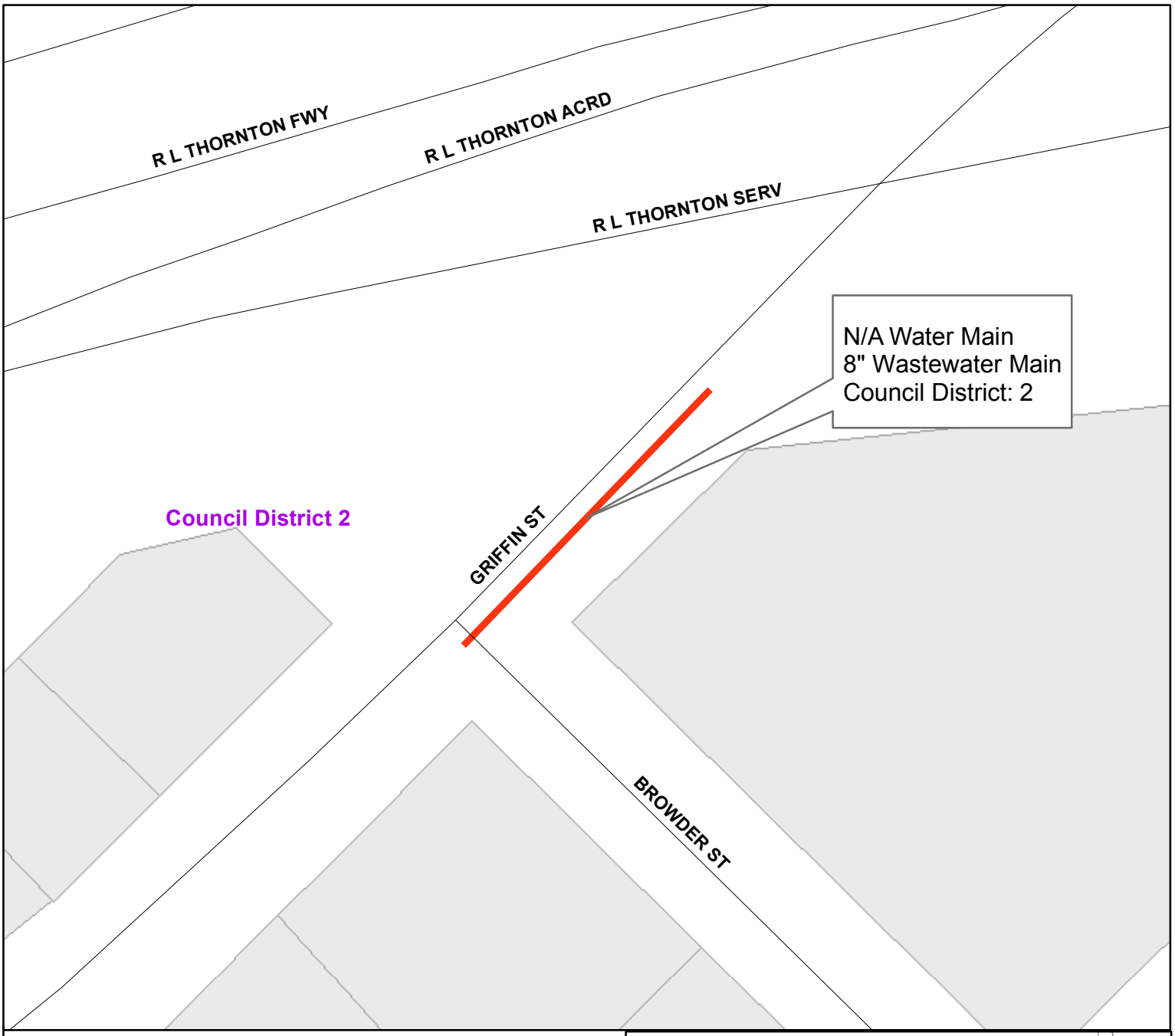
Graham Avenue
from Lindsley Avenue to Ash Lane



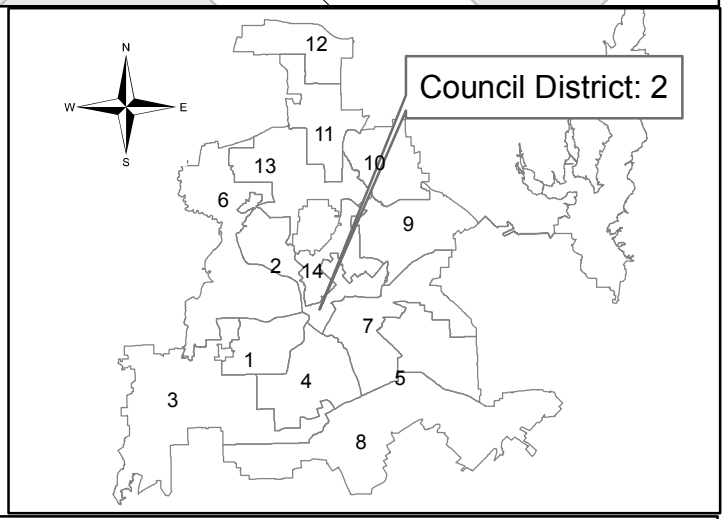
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5169

Segment 15 of 29



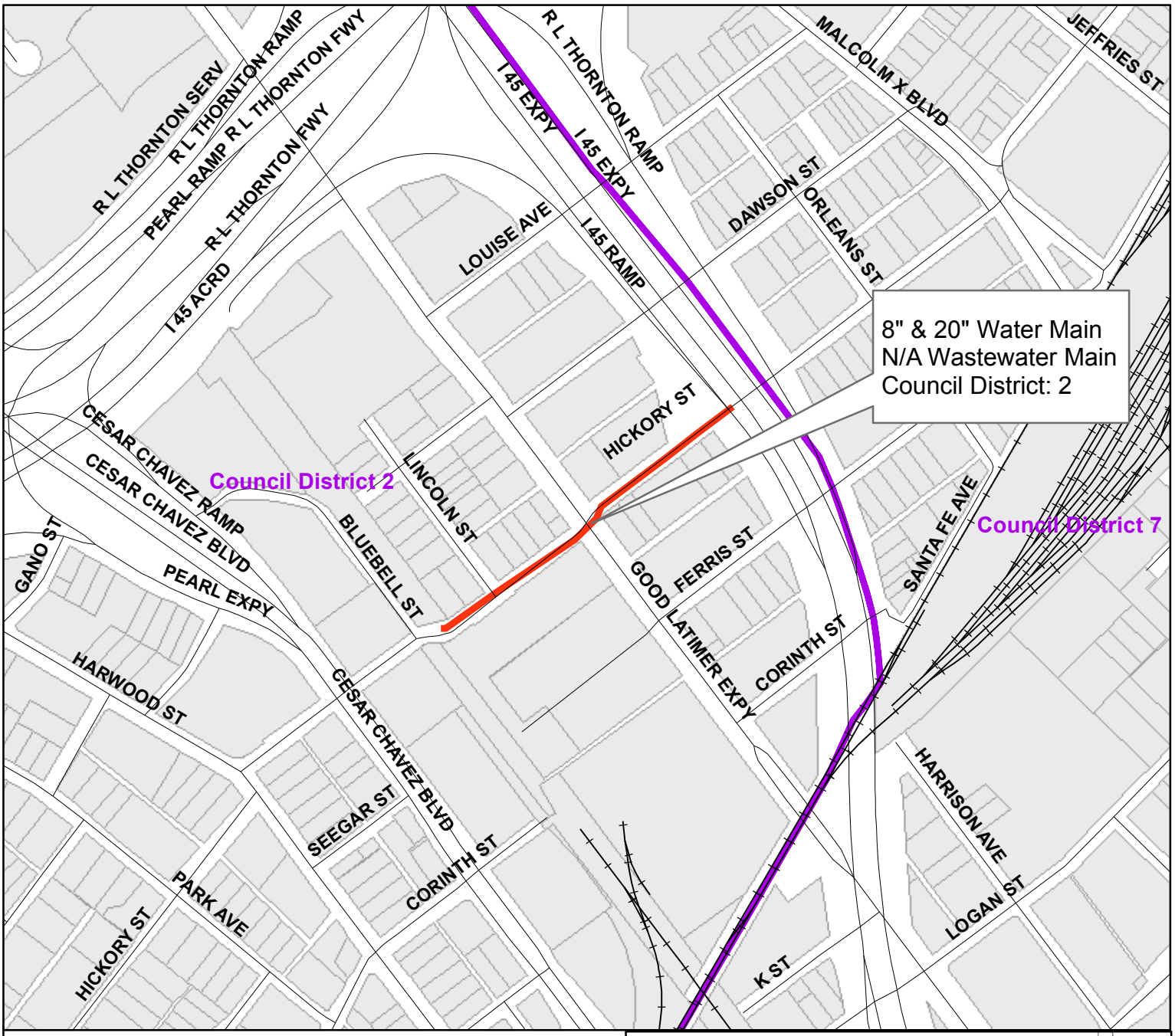
Griffin Street
from Browder Street to R. L. Thornton Service Road



Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

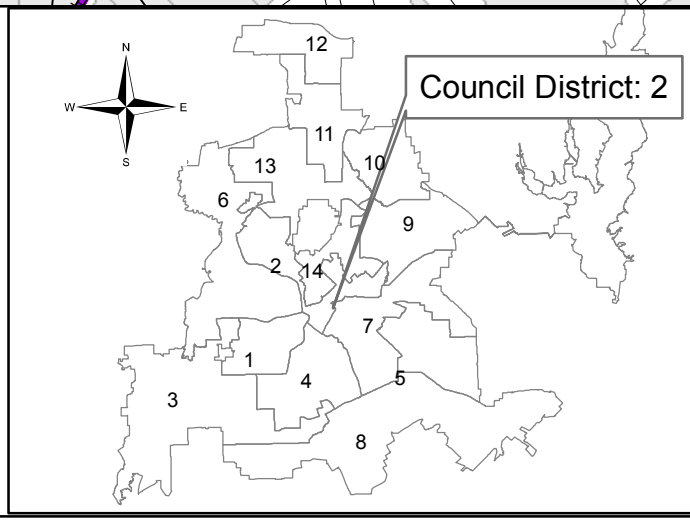
PID: 6128

Segment 16 of 29



Hickory Street

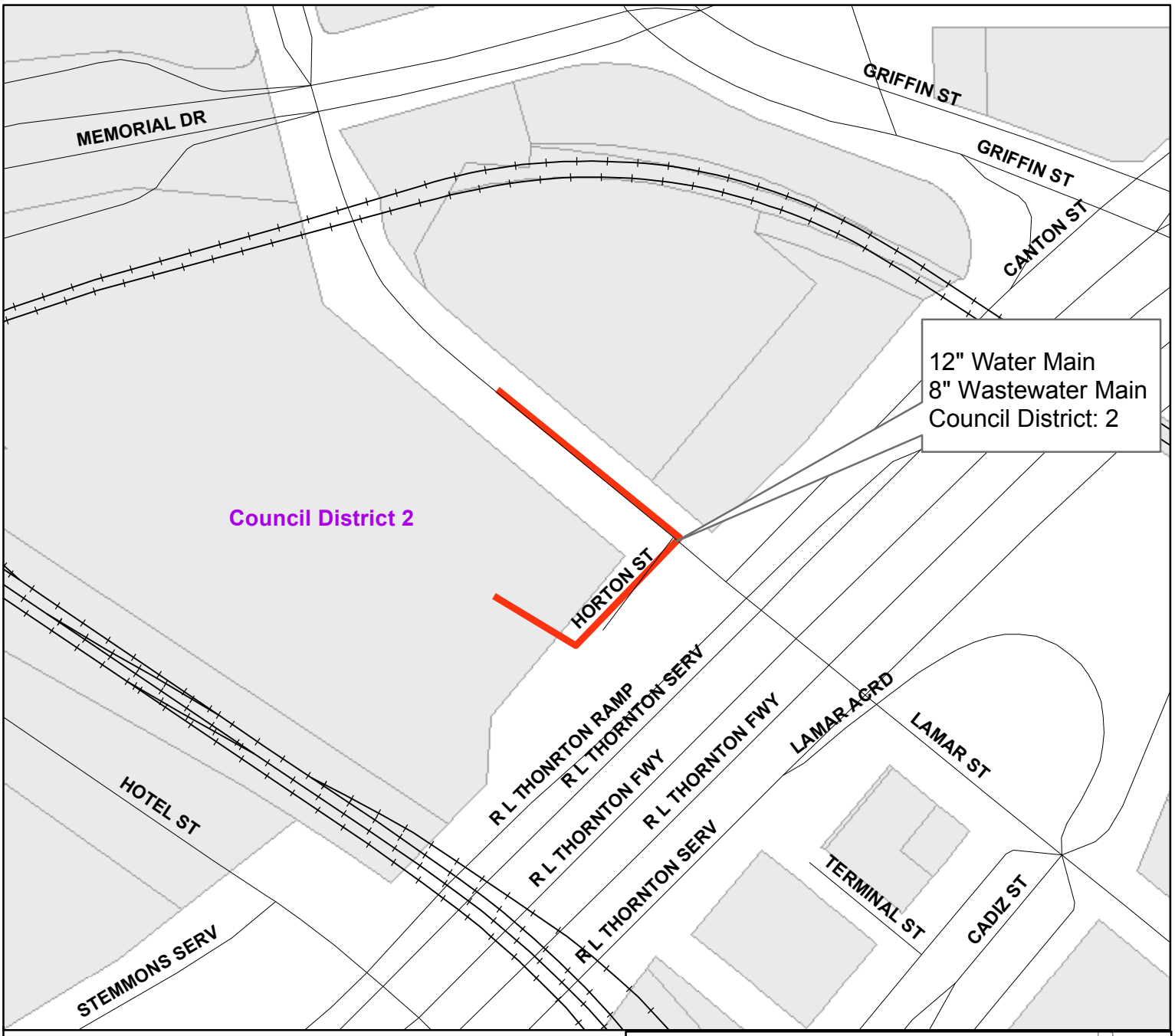
from Bluebell Street to Interstate Highway 45



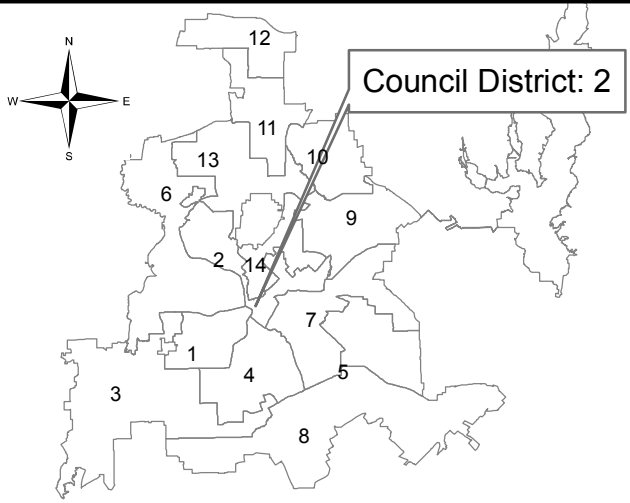
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3159

Segment 17 of 29



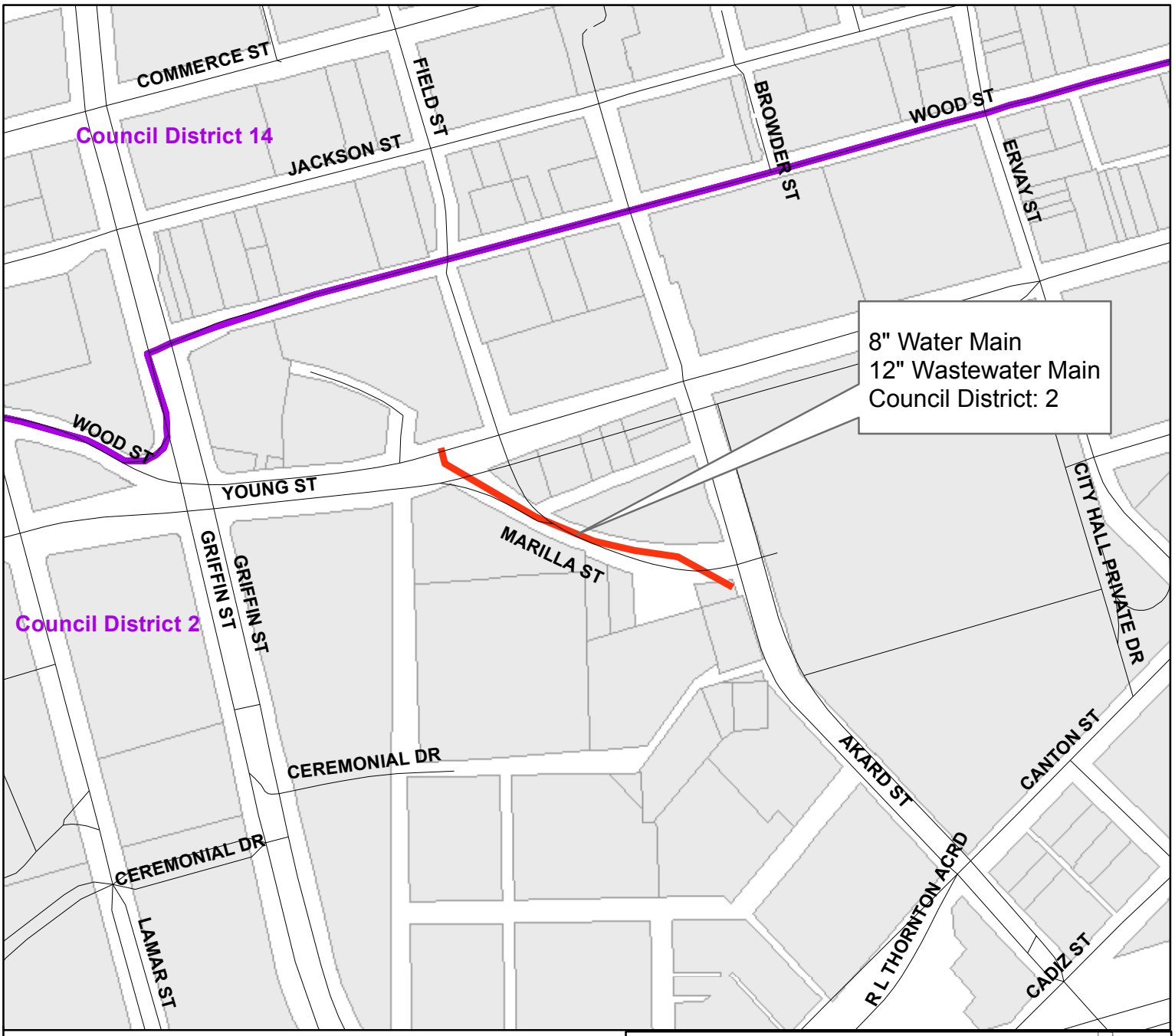
Lamar Street
from Horton Street northwest



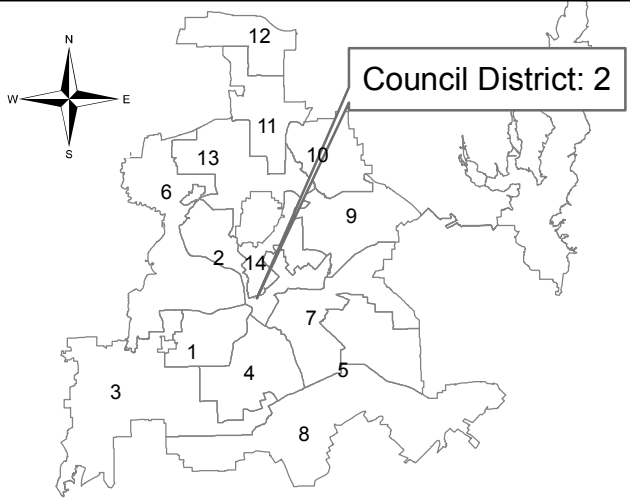
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5339

Segment 18 of 29



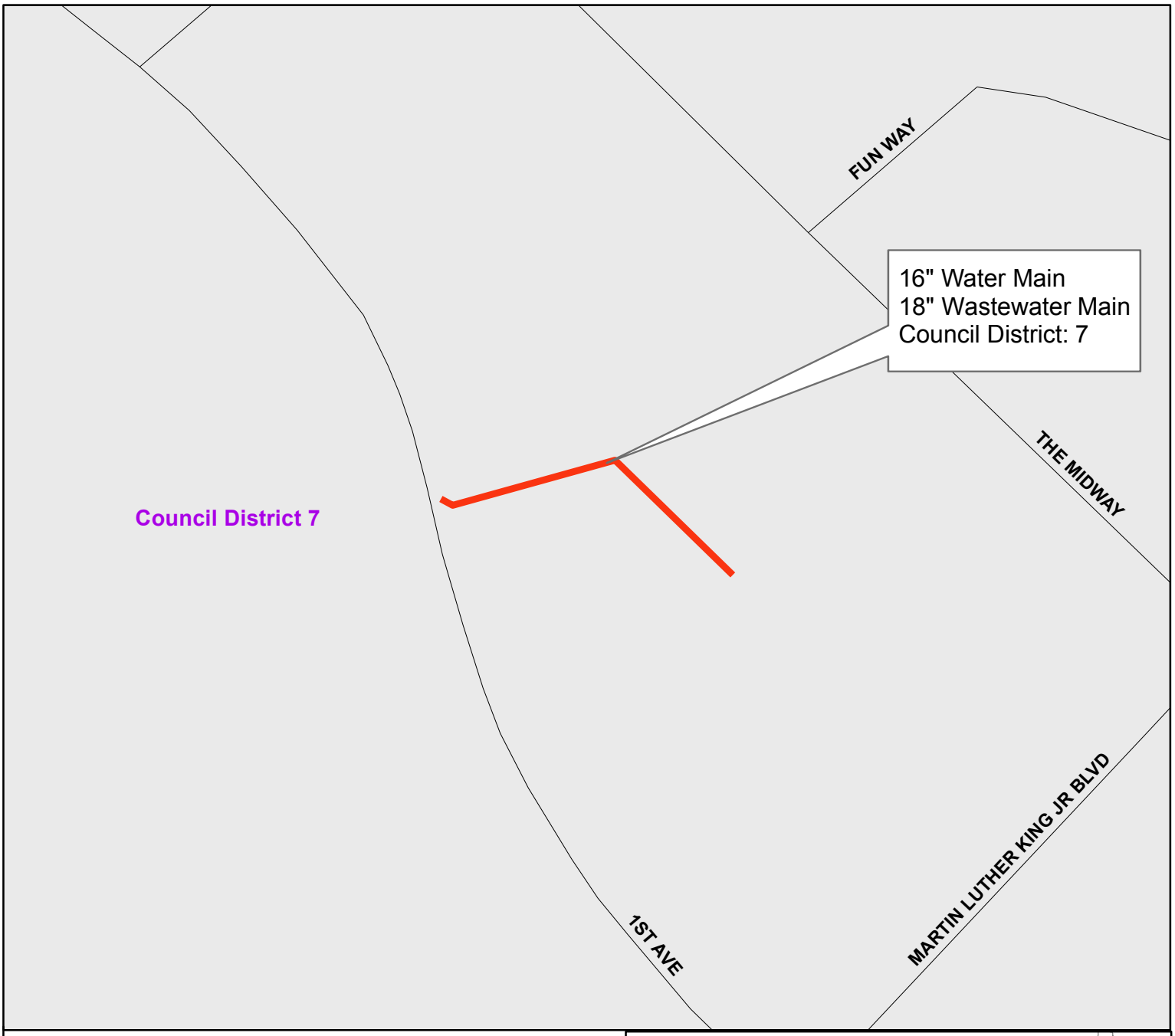
Marilla Street
from Young Street to Akard Street



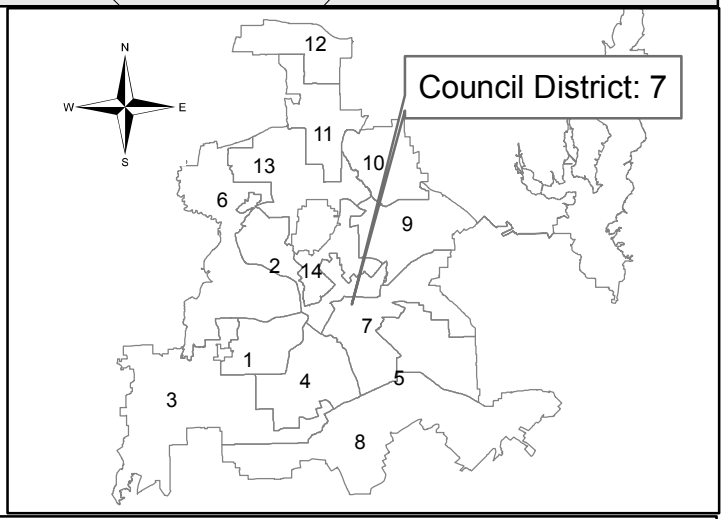
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5321

Segment 19 of 29



Adjacent to Fair Park Aquarium
from 1st Avenue to back of the Aquarium building



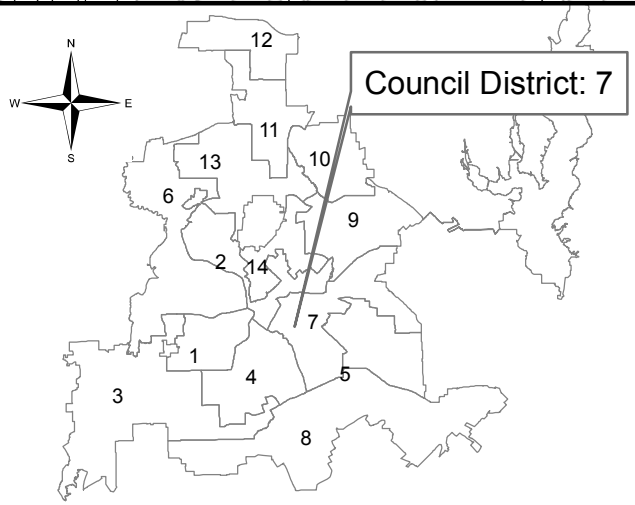
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5738

Segment 20 of 29



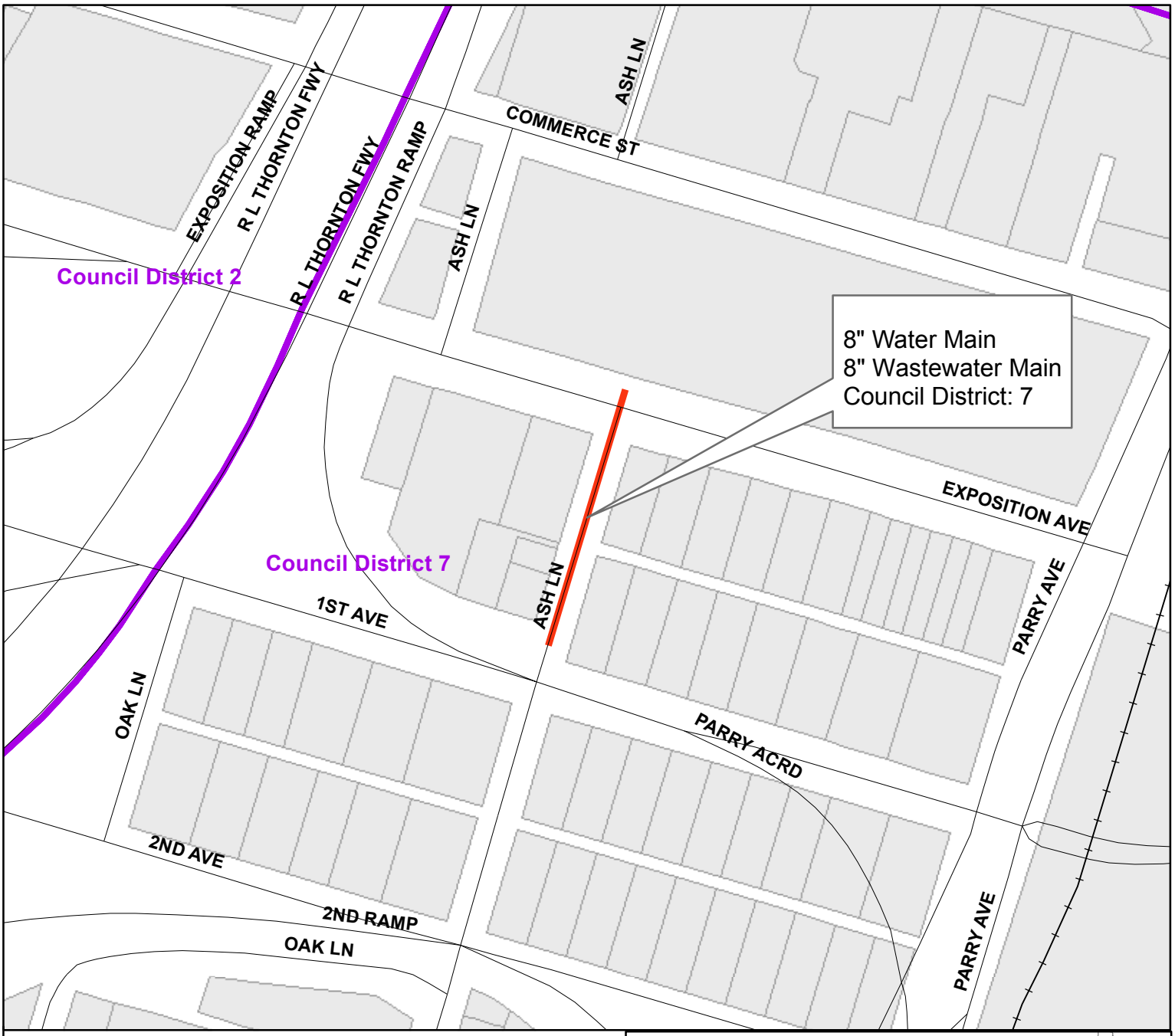
Alley between Eugene Street and Poplar Street
from Central Expressway to Waldron Avenue



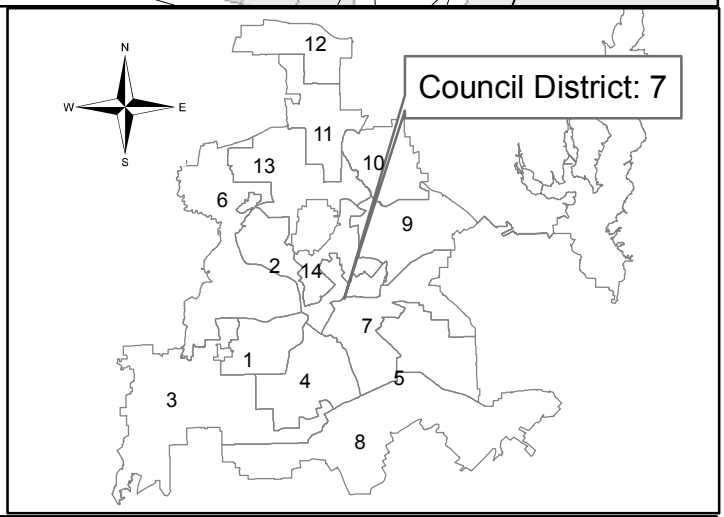
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3180

Segment 21 of 29



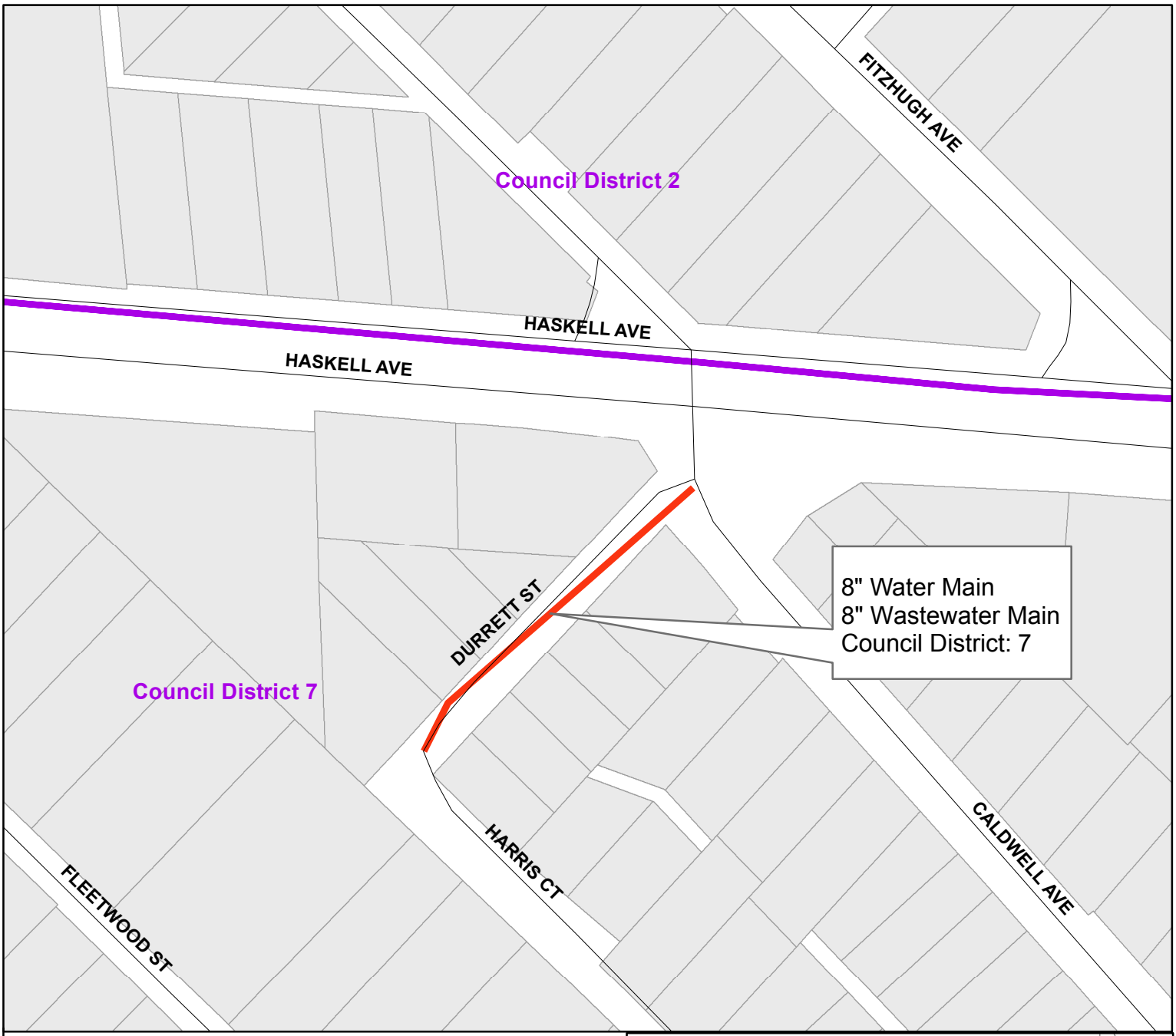
Ash Lane
from Exposition Avenue to 1st Avenue



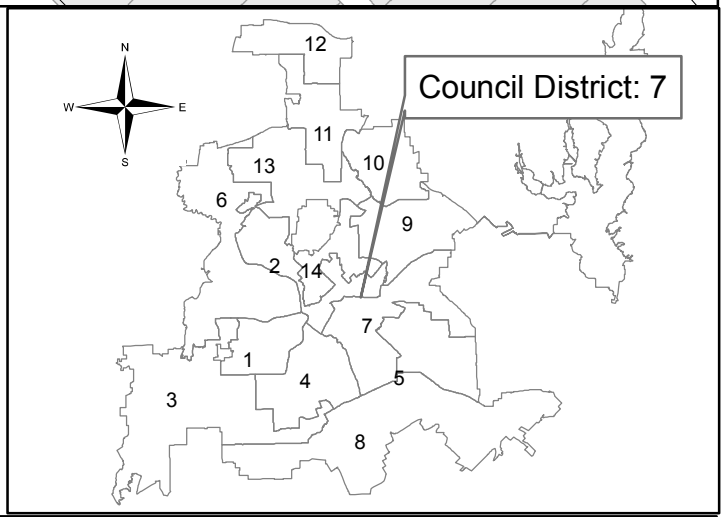
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 6127

Segment 22 of 29



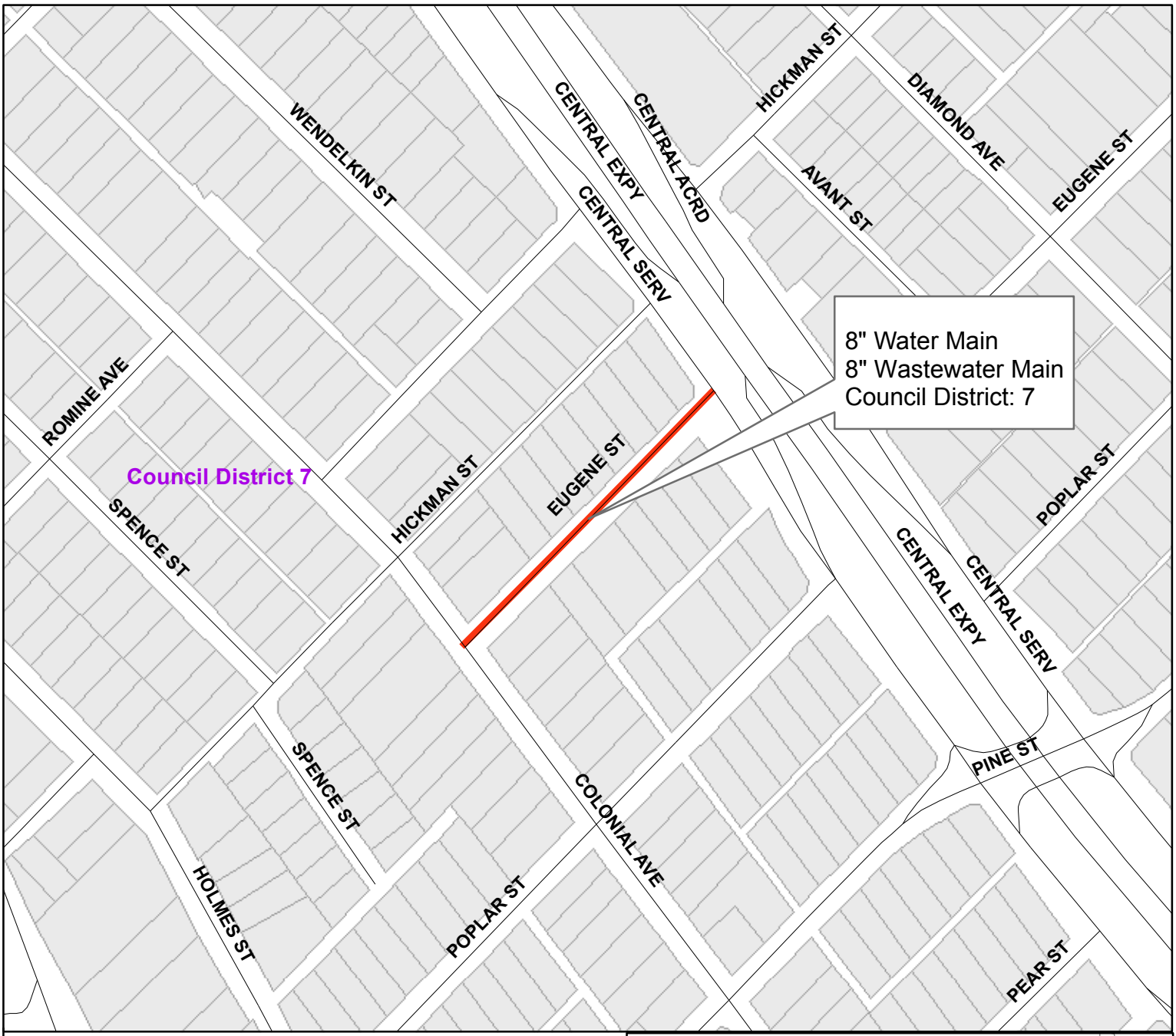
Durrett Street
from Caldwell Avenue to Harris Court



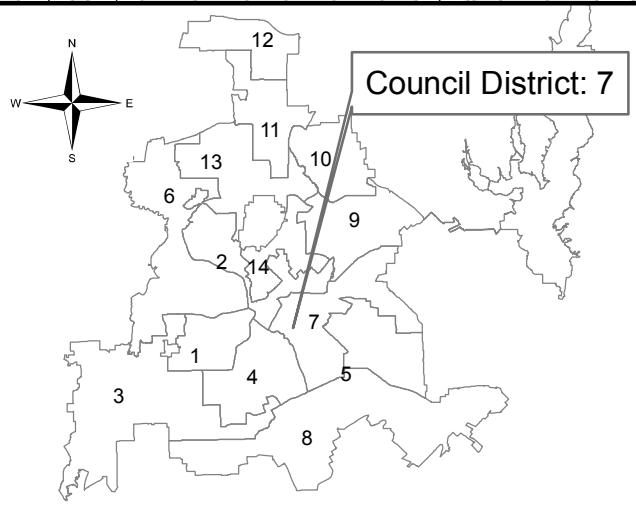
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3860

Segment 23 of 29



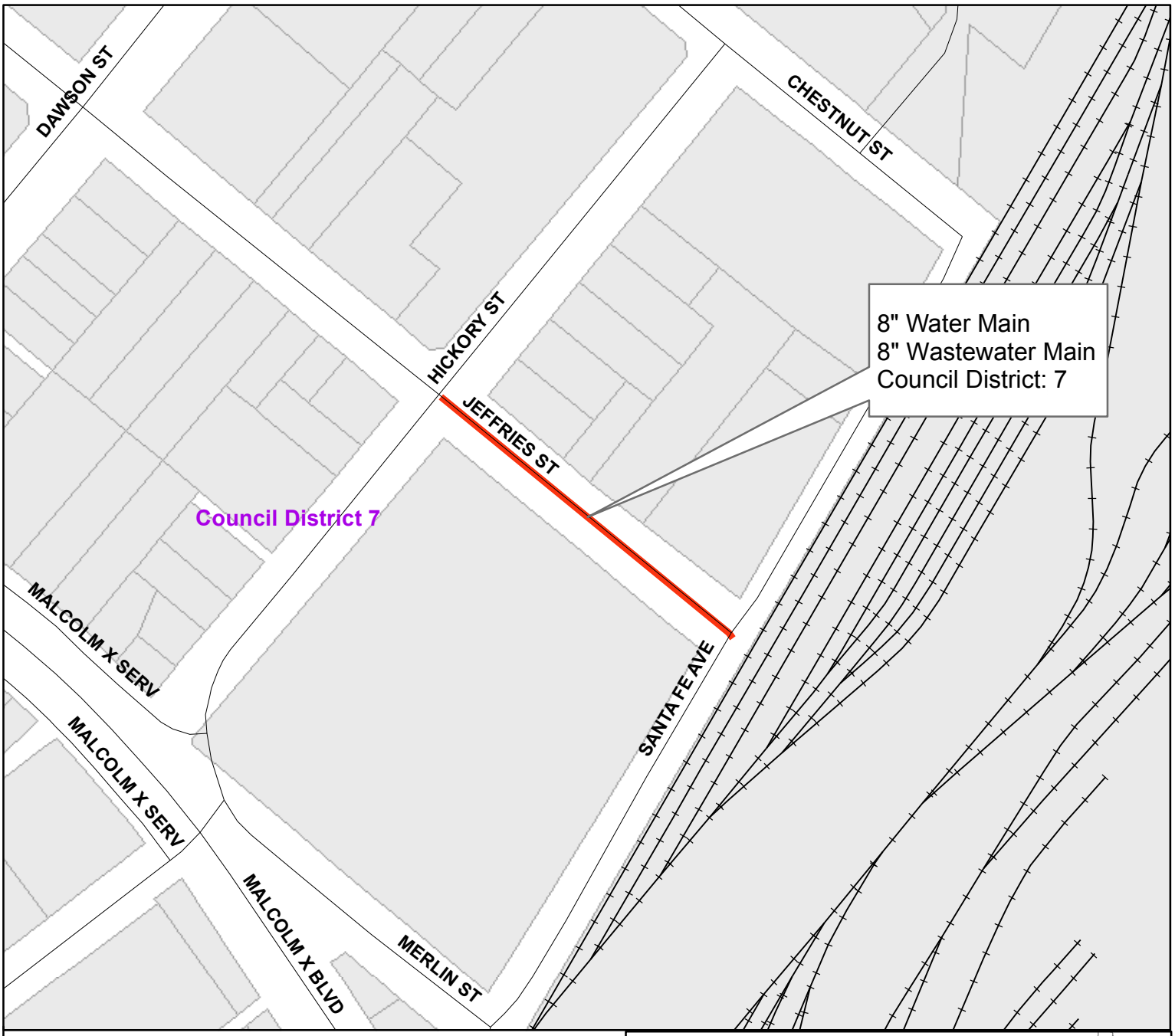
Eugene Street
from Colonial Avenue to Central Expressway



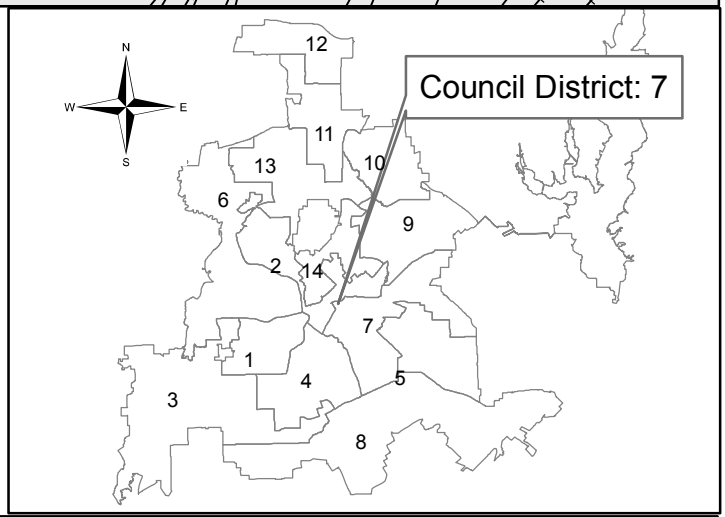
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3195

Segment 24 of 29



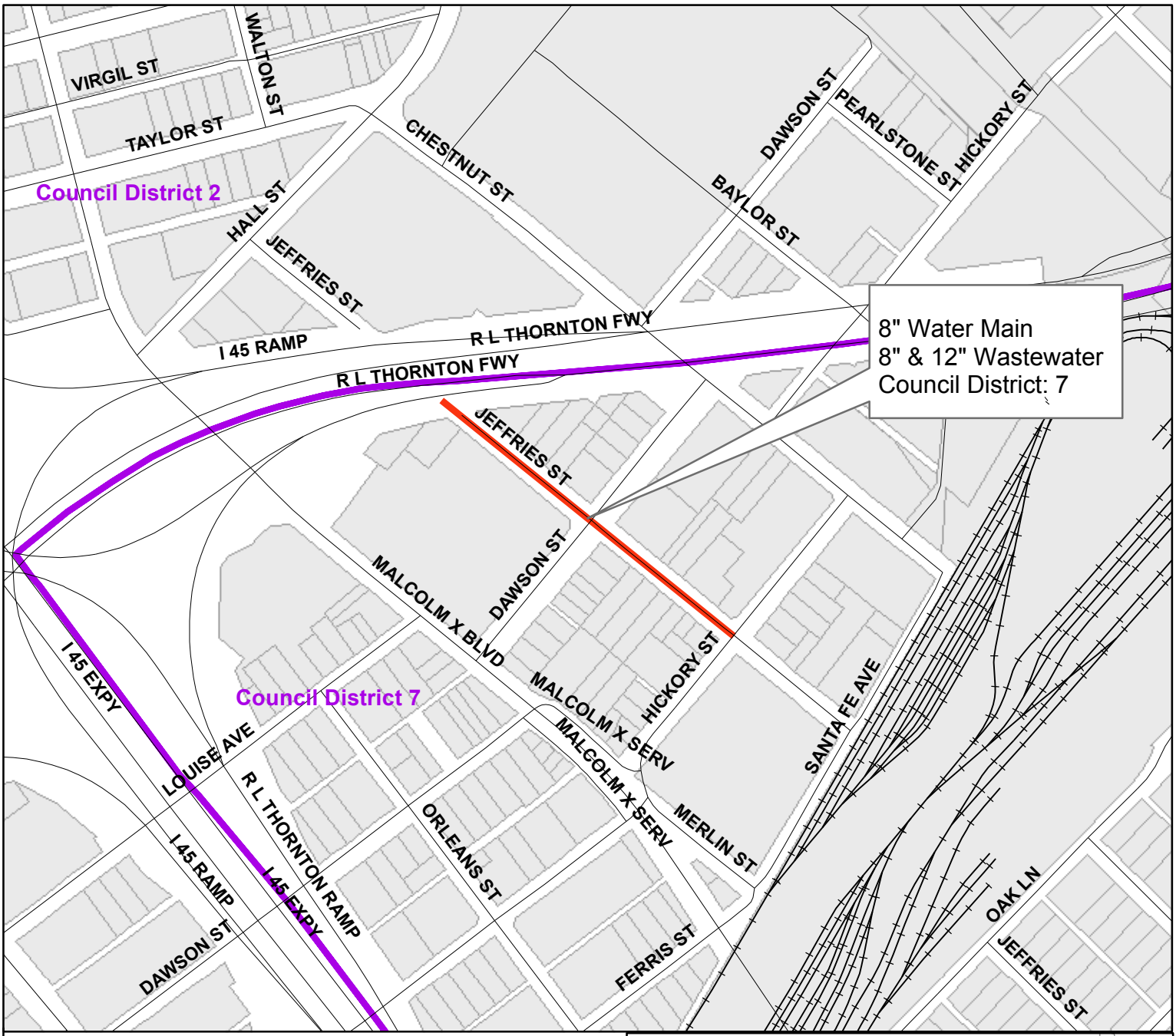
Jeffries Street
from Hickory Street to Santa Fe Avenue



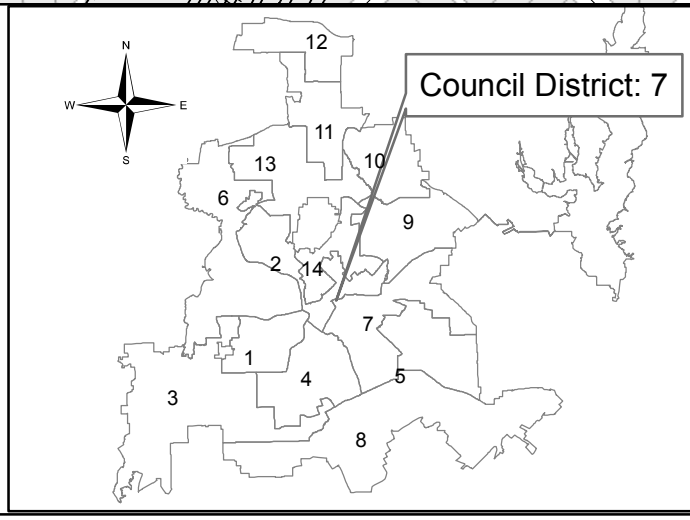
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 1138

Segment 25 of 29



Jeffries Street
from Interstate Highway 30 (R.L. Thornton Freeway) to Hickory Street



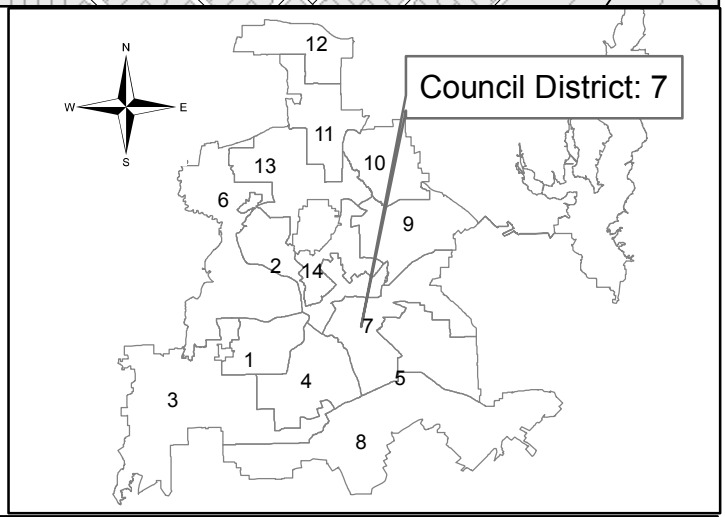
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 4266

Segment 26 of 29



Marburg Street
from Malcolm X Boulevard to Meadow Street



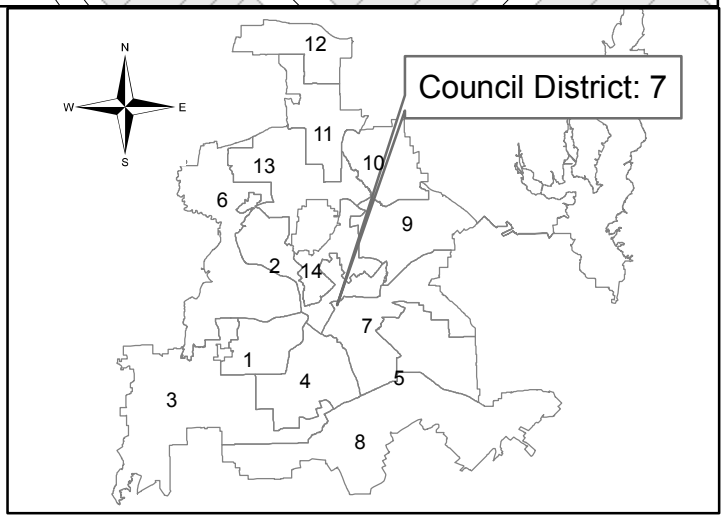
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3199

Segment 27 of 29



Santa Fe Avenue
from Jeffries Street to Merlin Street



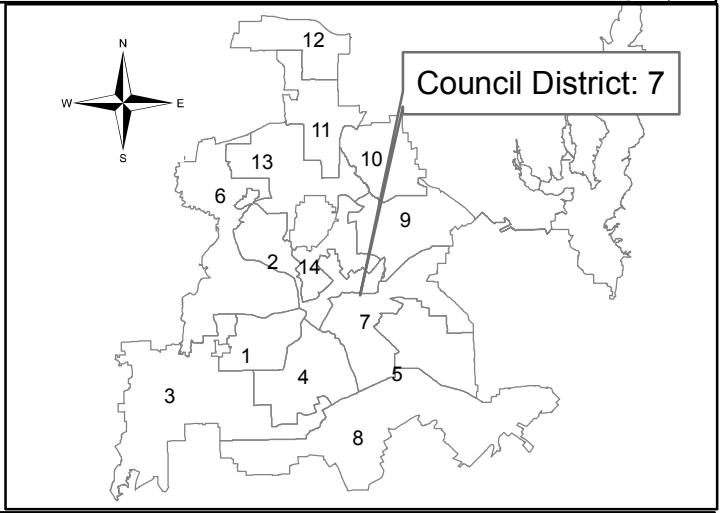
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 6135

Segment 28 of 29



Schull Street
from Caldwell Avenue to Fleetwood Street



Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3862

Segment 29 of 29

February 27, 2019

WHEREAS, on July 27, 2018, five bids were received for the installation of water and wastewater mains at 29 locations, Contract No. 18-443/444, listed as follows:

Bidders	**Bid Amount**
Ark Contracting Services, LLC	$14,130,995.00
John Burns Construction Company of Texas, Inc.	$14,667,538.00
Camino Construction, L.P.	$15,278,009.00
SYB Construction Company, Inc.	$16,587,346.50
RKM Utility Services, Inc.	Non-Responsible**

**RKM Utility Services, Inc. was deemed non-responsible based on a review of available performance history information and other records.

WHEREAS, the bid submitted by Ark Contracting Services, LLC, 420 South Dick Price Road, Kennedale, Texas 76060, in the amount of $14,130,995.00, 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 Ark Contracting Services, LLC, in the amount of $14,130,995.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 18-443/444, be accepted.

SECTION 2. That the City Manager is hereby authorized to execute a construction contract with Ark Contracting Services, LLC, approved as to form by the City Attorney, for the installation of water and wastewater mains at 29 locations, in an amount not to exceed $14,130,995.00.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $14,130,995.00 to Ark Contracting Services, LLC, as follows:

Water Capital Improvement Fund	
Fund 3115, Department DWU, Unit PW40	
Object 4550, Program 718443, Vendor VS0000017816	
Encumbrance/Contract No. CX-DWU-2019-00009168	$ 9,960,248.00
Wastewater Capital Improvement Fund	
Fund 2116, Department DWU, Unit PS40	
Object 4560, Program 718444, Vendor VS0000017816	
Encumbrance/Contract No. CX-DWU-2019-00009168	$ 4,170,747.00
Total amount not to exceed	$14,130,995.00

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 Information Sheet

File #: 19-275 **Item #:** 36.

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary’s Office

SUBJECT

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

Agenda Information Sheet

File #: 19-248 **Item #:** 37.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Cultural Affairs

EXECUTIVE: Joey Zapata

SUBJECT

A resolution authorizing and establishing the Cultural Organizations Program within the Office of Cultural Affairs to support cultural services in the City of Dallas and approving the program guidelines - Financing: This action has no cost consideration (see Fiscal Information)

BACKGROUND

The updated Cultural Policy of the City of Dallas, adopted on November 28, 2018, provides that guidelines for the various Cultural Funding Programs will be submitted for review and approval of the City Council. This serves to affirm the artistic nature of services to be provided through these various cultural programs and to specify the review and selection process for cultural services.

The COP is the support program through which the Office of Cultural Affairs contracts for cultural services with established non-profit organizations for a variety of cultural programs that include concerts, plays, exhibitions, performances, workshops and other cultural programming for the benefit of Dallas residents and visitors. These cultural service contracts are awarded annually using a review panel approach to evaluate applications.

The *Dallas Cultural Plan 2018* and updated Cultural Policy were adopted following a year-long cultural planning effort, which included in-depth regional, national and international research, engagement across every zip code and district in the City, and analysis of City plans and collaboration with Dallas residents, artists, organizations, City staff and leaders. Nearly 9,000 Dallas residents were engaged in this process to develop over one hundred initiatives and strategies under these six priorities: equity, diversity, space, support for artists, sustainable arts ecosystem, and communications.

The FY 2019-20 COP seeks to improve equity through expanded and adapted programmatic offerings in Dallas neighborhoods. Applicants will be partially scored on their proposals to provide cultural services in Dallas communities, outside of the urban core of the city. The COP will begin working with partner-organizations to develop their own internal policies and measurable goals related to equity and diversity.

The COP guidelines will be brought forward for City Council approval from time-to-time as the Office of Cultural Affairs continues to implement to initiatives and strategies identified in the *Dallas Cultural Plan 2018*.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 28, 2018, City Council adopted the Dallas Cultural Plan 2018 and updated Cultural Policy of the City of Dallas; and authorized and established the Cultural Projects Funding Program, Cultural Vitality Program and Community Artist Program to support artist and cultural services in the City of Dallas by Resolution No. 18-1683.

On February 13, 2019, the Allocations Committee of the Arts and Culture Advisory Commission approved a recommendation in support of this item.

The Arts and Culture Advisory Commission will consider a recommendation in support of this item on February 21, 2019.

Information about this item will provided to the Quality of Life, Arts and Culture Committee on February 25, 2019.

FISCAL INFORMATION

No cost consideration to the City.

Appropriations for the Cultural Support Programs are established through the annual General Fund budget development process. Each award to a cultural organization through Cultural Organizations Program will be authorized by resolution of the City Council.

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February 27, 2019

WHEREAS, on November 28, 2018, City Council adopted the *Dallas Cultural Plan 2018* and a revised and restated Cultural Policy of the City of Dallas (Cultural Policy); and authorized and established the Cultural Projects Funding Program, Cultural Vitality Program and Community Artist Program to support artist and cultural services in the City of Dallas by Resolution No. 18-1683, by Resolution No. 18-1683; and

WHEREAS, the Cultural Policy provides for Cultural Support Programs for the support of Dallas-based cultural organizations and individual artists; and

WHEREAS, the Cultural Organizations Program (COP) falls under the Organizational Support category of the Cultural Policy, and provides support to established Dallas-based nonprofit arts and cultural organizations and institutions for general operating expenditures, including artistic and administrative expenses, directly related to a year-long program of events; and

WHEREAS, the Cultural Policy requires that Cultural Support Programs must be authorized by resolution of the City Council, including approval of the various program guidelines.

Now, Therefore,

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

SECTION 1. That the City Council of the City of Dallas hereby authorizes and establishes the Cultural Organizations Program, and approves the program guidelines attached hereto as Exhibit A (FY 2019-20 Cultural Organizations Program (COP) Guidelines), which provide for the program eligibility and review criteria to be used in evaluating applications for cultural support funds.

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.

EXHIBIT A

Office of Cultural Affairs
CITY OF DALLAS

FY 2019-20
Cultural Organizations Program (COP)
Guidelines

City of Dallas

Table of Contents

Introduction 1

FY 2019-20 COP Timeline 1

Contact OCA 2

Cultural Support Programs 2

Vision 2

Mission 2

Statement on Cultural Equity 2

Funding Level Restrictions 3

Source of Cultural Support Funds 4

Eligibility Requirements 4

First-Time Applicants 5

2019-20 COP Application 6

General Application Guidelines 6

Review Panel & Selection Process 7

Tier Structure 7

Panel Presentations 7

Selection 7

Scoring 8

Review Panel Scoring 8

OCA Administrative Scoring for Returning Applicants 8

OCA Administrative Scoring for New Applicants 10

Compliance 13

Arts and Culture Advisory Commission Liaison 15

Probation 15

Revisions 16

Introduction

The Cultural Organizations Program is the support program through which the City of Dallas Office of Cultural Affairs contracts for cultural services with established non-profit organizations for a variety of cultural programs that include concerts, plays, exhibitions, performances, workshops and other cultural programming for the benefit of Dallas residents and visitors. These cultural service contracts are awarded annually using a review panel approach to evaluate applications. Program eligibility and review criteria are published annually. An organization receiving a COP contract cannot receive a Cultural Projects Funding (CPF) contract but is eligible to apply for the Cultural Vitality Program (CVP) with the condition that the project is not a repeated annual project, or part of the scope of services to be provided in the COP contract.

This document contains guidelines, deadlines and application instructions for the Cultural Organizations Program (COP) managed by the Office of Cultural Affairs (OCA) for fiscal year 2019-20. Please refer to the appropriate sections of this guide for more detailed information about the different parts of this program. The FY 2019-20 City of Dallas fiscal year begins October 1, 2019 and ends September 30, 2020.

All applicants are required to read the guidelines and application instructions for details of program eligibility and requirements prior to beginning the application process. Guidelines are updated every funding cycle.

The organization is responsible for the quality, completeness and timely submission of the proposal. Application steps and deadlines are included in this document and online at dallasculture.org. OCA staff are available to answer additional questions. See Contact OCA below.

FY 2019-20 COP Timeline

March 4, 2019	FY 2019-20 COP Online Application Opens
April 19, 2019	FY 2019-20 COP Application Closes at 11:59 PM
May 14-17, 2019	COP Panel Presentations
June-August 2019	COP Application Review/Funding Levels – Allocations Committee
September 2019	COP funding recommendations made by Arts & Culture Advisory Commission and approved by City Council
October 2019	COP contracts executed with funded organizations
January 2020	COP organizations eligible to receive first payment (if compliance and insurance requirements are met)
April 15, 2020	COP organizations eligible to receive second payment (if compliance and insurance requirements are met)
October 15, 2020	COP Final Reports due for FY 2019-20
November 15, 2020	COP Final Monthly Report due for FY 2019-20
COP organizations are eligible to receive final payment after FY 2019-20 Final Report and Final Monthly Report are submitted (if compliance and insurance requirements are met)	

Contact OCA

For general inquiries or assistance, please contact the Office of Cultural Affairs, Cultural Programs Division at 214-670-3687, extension 2. Specific staff telephone numbers and email addresses may be found online at DallasCulture.org/contact.

Cultural Support Programs

The Cultural Organizations Program is the OCA's cultural support program that provides Organizational Support as described the Dallas Cultural Policy, approved by City Council on November 28, 2018 [Section 5(D)(i)]. Per the Dallas Cultural Policy:

Vision

The Office of Cultural Affairs aims to create an equitable, diverse and connected community, whose residents and visitors thrive through meaningful arts and cultural experiences in every neighborhood across Dallas.

Mission

The Office of Cultural Affairs works to enhance the vitality of the city and the quality of life for all Dallas residents by creating an equitable environment wherein artists as well as arts and cultural organizations thrive; people of all ages enjoy opportunities for creative expression; and all celebrate our multicultural heritage.

Our mission is to support and grow a sustainable cultural ecosystem that ensures all residents and visitors have opportunities to experience arts and culture throughout the city.

Statement on Cultural Equity

In Dallas, we envision a city of people whose success and well-being are not pre-determined by their race, age, disability, sexual orientation, gender, social status, zip code, or citizenship status. We recognize that artistic and cultural expression are fundamental to the development of our identity, as individuals and as a community at large. We assert the right for all people to have access to arts and cultural experiences throughout Dallas.

We recognize the historic legacies of racism, overt bias and injustice that shape our present reality. In fact, the City of Dallas' arts funding originated to support organizations of the Western European canon, collectively referred to as "The Big Six." Going forward, we will strive to support the broadest range of art forms and creative producers, considering inclusivity, diversity and neighborhood impact to direct resources equitably to artists and organizations. We will work to build a robust arts ecosystem that continually evolves to better reflect the diverse composition of Dallas. Towards this end, we recognize and affirm the potential of new and emerging artists and organizations.

The Office of Cultural Affairs will serve as convener and connector to catalyze equity in the policies and practices of its partners across the Dallas arts ecosystem. Core to this is leading other organizations and private resource providers to advance diversity, equity and inclusion in concrete, measurable ways. Annually, the Office of Cultural Affairs will summarize its own support for artists and arts organizations, highlighting measures of equity and diversity.

As we work together to create a more vibrant Dallas, the Office of Cultural Affairs is committed to nurturing the wide diversity of creative culture and experiences that make up this great city.

COP Diversity Requirements

Organizations funded through the Cultural Organizational Program should aim to meet the following goals, as set forth in the Cultural Policy. Organizations' progress will be monitored by the OCA on an ongoing basis and OCA staff are available to answer any questions or provide guidance on achieving these goals:

(1) Have board-approved safe workplace policies (including, but not limited to, anti-discrimination and anti-harassment policies).
(2) Have a policy and measurable goals related to equity, diversity and inclusion that is board-approved and published on their website.
(3) Board Diversity[1] goals (by organization budget size):
    a. Annual operating budget of $5 million and above: at least 30% board diversity.
    b. Annual operating budget of $1 million - $5 million: at least 20% board diversity.
    c. Annual operating budget of $500,000 to $1 million: at least 10% board diversity.
(4) For organizations with operating budgets over $1 million: offer paid internships with livable wages to increase the diversity of the pipeline for future arts leaders.

Funding Level Restrictions

A. The limit on support through the COP program is scaled to be proportional, based on an organization's most recently completed fiscal year's audited revenue, and in no case shall the amount of funding for an organization through the COP program be greater than:

(i) 25% of most recent year's audited revenue for organizations with revenue less than $1 million;
(ii) 15% of most recent year's audited revenue for organizations with revenue between $1 million and $5 million;
(iii) and 10% of most recent year's audited revenue for organizations with revenue greater than $5 million.

B. Total support by the City in a fiscal year, whether cash or in-kind, regardless of the department from which the funds and support originate, shall not exceed:

[1] Diversity (as relates to board goals) means the percentage of non-majority (based on race/ethnicity) members of a board. For example, if the goal is at least 30% diversity on a board, an organization meeting that goal must have no more than 70% of any one racial/ethnic group on their board.

(i) 50% of an organization's most recent year's audited revenue for organizations with revenue less than $1 million.
(ii) 40% of an organization's most recent year's audited revenue for organizations with revenue of $1 million or more.

C. In- kind support includes, but is not limited to, utility payments made directly by the City, payments made to a third party, including other City departments, in support of the organization, and facility use fee discounts at Cultural Centers.

Source of Cultural Support Funds

The City of Dallas invests in the arts by allocating a portion of the City's general fund (primarily property and sales tax collections) and a portion of Hotel Occupancy Tax (HOT) revenue to eligible applicants who meet the established program criteria and are recommended for funding as a result of an application and review panel process. Per state law, revenue from the municipal Hotel Occupancy Tax collection may be used only to promote tourism and the convention and hotel industry (Texas Tax Code, Chapter 351.101. Use of Tax Revenue)

Eligibility Requirements

Organizations must meet the following criteria to qualify for COP funding:

- Must be a 501(c)(3) tax-exempt entity as provided by the U.S. Internal Revenue Code, as amended, in good standing for at least 3 years.
- Must be an established City of Dallas arts or cultural organization with an operation history of at least 3 years.
- Organizations must have administrative offices permanently located in the City of Dallas. **This does not include P.O. Boxes – organization must have a physical office and Dallas address.**
- Must have an annual operating budget of at least $100,000, based on prior year's actual audited expenses. If not available at the time of application, an audited financial statement must be provided to the City before the organization may enter into a contract for organizational support.
- Obtain and maintain during the contract term all necessary licenses, permits, insurance and other approvals required by law for the provision of services.
- An audit that has been conducted by an outside certified accountant for the most recently completed fiscal year must be submitted by all COP funded organizations every year that they are funded.
- Must have at least one paid part-time Director/Manager staff person hired upon award of City contract and employed throughout the 12-month contract period.
- Must produce a season of programs, exhibitions, and/or performances in the city of Dallas for the public.
- Must work to have a diverse community representation on the Board of Directors.
- Must be in compliance with local, state, and federal laws prohibiting discrimination.
- Must be in good standing IRS regulations related to 501(c)(3) tax-exemption status.
- Must be authorized to transact business in the State of Texas.
- Must demonstrate community outreach programs.
- Must work to demonstrate commitment to cultural equity, diversity, and inclusion in all aspects of

the organization's operations and programming.
- The primary focus of the organization's operation must be to provide services to residents and visitors in the city limits of Dallas and at least 50% of activities must take place within the city limits of Dallas. City funding may only be used for services provided within the city of Dallas.
- Comply with regulations pertaining to federal grant recipients including Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, the Education Amendments of 1972, the Americans with Disabilities Act of 1990, and the Drug Free Workplace Act of 1988.

COP funds allocated cannot be used to pay direct costs for:

- Activities which do not have a cultural or artistic focus or whose primary focus is religious in nature
- Projects planned primarily for fundraising purposes
- Activities restricted to members or which do not benefit the general public
- Tuition expenses
- College/university or school projects that are part of a course or curriculum or which do not benefit the general public
- Fellowships/grants, scholarships, cash prizes or awards
- Activities that include food or alcohol
- Out-of-city travel
- Underwriting of capital expenditures (buildings, land, permanent equipment or artwork)
- Purchase of artwork
- Activities that have occurred prior to the execution of the cultural service contract
- Underwriting of past deficits
- Endowments
- Non-contract related services, lobbying, attorney's fees, fees for penalties, and fees for incorporation or obtaining tax-exempt status
- Activities of Dallas-based organizations that occur outside of the City limits are ineligible.
- Permanent or semi-permanent public art that is located on City property

First-Time Applicants

First time applicants must contact OCA staff before the application deadline. This is to ensure that the applicant is aware of the COP requirements and additional information that is needed.

Note: The term first-time applicant refers to applicants submitting proposals to the program for the first time, as well as to applicants that have applied in the past but are not currently funded through the program.

In addition to the funding requirements, first-time COP applicants should submit one copy of the following:

- Charter and by-laws of the organization.
- Status as a non-profit 501(c)(3) corporation. A copy of the organization's Internal Revenue Service letter of determination must be submitted with the completed proposal form. Failure to submit this IRS letter will result in disqualification of the proposal.

- Prior Year Audited Financials or IRS Form 990's if audit is not completed. An audit will be required if the organization is recommended for funding in the COP program prior to contract execution.
- First time applicants will also be required to show the last three years of audited financial statements. This is a separate form that will be provided to you.

Exception: A new organization after its first three years of existence may apply by the proposal deadline without providing the required IRS letter of determination as long as: (a) the organization provides a completed copy of IRS Form 1023 and attachments as evidence that it has applied to the IRS for its 501(c)(3) status, and (b) if recommended for funding, provides the actual IRS letter of determination before the contract can be executed.

2019-20 COP Application

All organizations, new and previously funded, are required to complete an application and review process to be considered for funding through the FY 2019-20 Cultural Organizations Program (COP)

The FY 2019-20 COP Application can be found on the COP page of the OCA website at: https://dallasculture.org/cultural-programs/cultural-organizations-program/

Applications must be submitted via the online funding system by April 19, 2019 at 11:59 PM. Hard copies of funding applications will not be accepted.

NOTE: An organization that submits a substantially incomplete application at the time of the deadline, as deemed by the Office of Cultural Affairs, will receive notification via e-mail as to the incomplete status of the application from OCA staff. This could result in the application being rejected.

General Application Guidelines

Before you begin your application, carefully read all applicable COP program guidelines. Develop your application so that it addresses applicable program goals and evaluation criteria. Complete every required section and upload any additional required documents.

All supplementary materials submitted should reflect the quality of the organization's artistic product.

Please limit your online supplemental materials to create a concise list that represents the organization.

Contact the Cultural Programs Staff for clarification. The OCA staff can review an application with the organization PRIOR to the submission date. See Contact OCA above for information.

Review Panel & Selection Process

Applications for the Cultural Organization Program are evaluated by a Review Panel. The review panel should, to the greatest extent possible, reflect the diversity of the City of Dallas, without sacrificing expertise, knowledge, or demonstrated interest in arts and culture.

Nominations to Review Panels shall be provided by interested members of the public, the Arts & Culture Advisory Commission, and City staff. In no instance shall a City employee, Arts & Culture Advisory Commissioner, or other City official be a voting member of a review panel.

Review panel members shall be independent, impartial, and responsible only to the people of the city and shall comply with the Code of Ethics in Chapter 12A of the Dallas City Code including, but not limited to, recusal and disclosure provisions. Panelists should strive to avoid the appearance and risk of impropriety.

Tier Structure

All COP funding applicants will be reviewed in tier levels based on their adjusted operating budget from the previous year's official audited records. There will be one review panel for each tier level. The tier levels are as follows:

Tier I – $500,000 and Under
Tier II – $500,001 - $999,999
Tier III – $1,000,000 – $4,999,999
Tier IV – $5,000,000 and Above

Panel Presentations

Every organization that applies for funding is required to make a presentation to the Review Panel. Applicant organizations must be represented at the review panel meeting by principal representatives, e.g. the Executive Director, Artistic Director, Board President and/or a Financial Officer or other staff as determined by the organization.

The presentation times will be allotted in the following manner:

2 minutes – Organization will be introduced to the panel members by a Commission member
5 minutes – Presentation time for the organization to the Panel
10 minutes - Q and A time for panel members with the organization

A notice about audio-visual capabilities and equipment for the presentation will be sent to groups prior to the panel dates. Failure to attend the Review Panel meeting will result in the organization being disqualified.

Selection

Panel and staff scores are forwarded to the Arts & Culture Advisory Commission for review. The Commission recommends a level of funding for each organization taking into consideration the scoring,

prior year funding, funding projections, contract compliance, and fiscal management of applying organizations. **An organization whose normalized panel score is below 70% is only eligible to receive a maximum of 60% of their FY2018-19 COP funding level.** All scores are normalized within their tier. Normalizing a score means each score is divided by the highest score of that tier.

The Commission's recommendation is then forwarded to the City Council through the City Manager's Office. The recommended allocation, and individual contracts will receive approval or modification by the City Council in October of each year.

Variances from these guidelines may be approved by the Director; however, material variances shall require City Council approval.

Scoring

Each applicant will be scored on a 100-point scale. Seventy points will be at the discretion of the review panel. The remaining 30 points will be an administrative and compliance score calculated by OCA staff.

Review Panel Scoring

- **Quality of Services (35 points)** – The organization exhibits a commitment to high quality standards in its artistic and cultural services and programming for Dallas residents and visitors.
- **Impact of Community Programming and Neighborhood Outreach (20 Points)** – The organization has a broad and significant impact on the residents of Dallas by direct neighborhood/community outreach or an intentional inclusion and involvement of underserved populations and/or outlying neighborhoods/communities at a headquarter location.
- **Overall (15 points)** – The overall evaluation of the organization. The organization demonstrates a benefit to the residents and visitors of Dallas through a strong application and panel presentation.

OCA Administrative Scoring for Returning Applicants

Contract Compliance & Financial Viability (8 points) – the organization has shown the capacity to comply with COP monthly reporting and financial audit submission requirements that are required by the COP contract (measured from the prior complete fiscal year). The organization has sound financial viability in fundraising/development and unrestricted net assets (measured from the organization's most recent audit).

2 Points: Monthly Reports (submitted by the 15th of each month)

2 = 75%-100%
1 = 51% - 74%
0 = 50% or below

2 Points: Audit submitted by deadline (6 months after the close of the organization's fiscal year)

2 = Audit submitted on time
0 = Audit submitted after deadline

2 Points: Fundraising Expense Percentage – Percentage of sum of fundraising/development expenses to sum of fundraising/development revenues.

2 = Ratio less than 20%
1 = Ratio between 20% and 40%
0 = Ratio more than 40%

2 Points: Change in unrestricted net assets

2 = Change in unrestricted net assets greater than $0 (surplus)
0 = Change in unrestricted net assets less than $0 (deficit)

Organization Program Management (8 points) – Organization has performed in a reliable manner in the past in terms of contract sustainability. Special consideration will be taken for organizations going dramatically over their proposed number on an individual basis. Calculations based on proposed numbers in the FY 2017-18 COP contract Scope of Services versus actual reported FY 2017-18 numbers by the organization through the monthly reports.

4 Points: Services

4 = Has met or exceeded the proposed service numbers
2 = Has not met the proposed service numbers
0 = Is 50% or lower than the proposed service numbers

4 Points: Attendance

4 = Has met or exceeded the proposed attendance numbers
2 = Has not met the proposed attendance numbers
0 = Is 50% or lower than the proposed attendance numbers

Organization Board Governance (2 points) – Organization has "give or get" policy with board of directors. In the most recently completed fiscal year, what percentage of board members contributed either by personal donation or securing predetermined funding from a third party for the organization.

2 = 90% - 100% board participation in "give or get" policy
1 = 75% - 89% board participation in "give or get" policy
0 = Less than 75% board participation in "give or get" policy

Adherence to Cultural Policy Diversity Criteria (12 points)

Board Diversity (5 points) – Per the City of Dallas Cultural Policy as adopted November 28, 2018, the following goals have been put in place for cultural organizations to demonstrate a commitment to diverse community representation of the organization's board. (Diversity numbers taken from the FY 2019-20 COP Application)

Points	Tier I	Tier II	Tier III	Tier IV
5	10% or more	10% or more	20% or more	30% or more
3	3% - 9%	3% - 9%	6% - 19%	10% - 29%
0	2% or less	2% or less	5% or less	9% or less

Staff Diversity (5 points) – While the Cultural Policy does not set specific goals for staff diversity, the Office of Cultural Affairs will mirror staff diversity goals based on those of board diversity goals and definitions for the purposes of this scoring category. Staff is considered pay-rolled staff, not contracted labor. Because organizations in Tier I generally do not have significant numbers of staff, they are exempt from staff diversity goals.

Points	Tier I	Tier II	Tier III	Tier IV
5		10% or more	20% or more	30% or more
3		3% - 9%	6% - 19%	10% - 29%
0		2% or less	5% or less	9% or less

Equity, Diversity & Inclusion Policy (2 points) - Per the City of Dallas Cultural Policy as adopted November 28, 2018, organizations receiving operational support through COP must have measurable goals related to equity, diversity and inclusion that are board-approved and published on the organization's website.

2 Points = Organization has completed and published their board-approved policy
0 Points = Organization has not completed and published their board-approved policy

OCA Administrative Scoring for New Applicants

Contract Compliance & Financial Viability (8 points) – the organization has shown the capacity to comply with IRS 501(c)(3) Status and financial audit submission requirements that are required by the COP contract (measured from the prior complete fiscal year). The organization has sound financial viability in fundraising/development and unrestricted net assets (measured from the organization's most recent audit).

2 Points: IRS non-profit status letter submitted with application

2 = Letter submitted with application
0 = Letter not submitted with application

2 Points: Financial audit or IRS Form 990 submitted with application (documentation based on most recent fiscal year of organization)[2]

2 = Audit submitted with application
0 = Audit not submitted with application

[2] NOTE: A financial audit will be required if the organization is recommended for funding in the COP program prior to contract execution.

2 Points: Fundraising Expense Percentage – Percentage of sum of fundraising/development expenses to sum of fundraising/development revenues (calculated from financial audit or IRS Form 990)

2 = Expense percentage less than 20%
1 = Expense percentage between 20% and 40%
0 = Expense percentage more than 40%

2 Points: Change in unrestricted net assets (calculated from financial audit or Form 990)

2 = Change in unrestricted net assets greater than $0 (surplus)
0 = Change in unrestricted net assets less than $0 (deficit)

Organization Program Management (8 points) – Organization has performed in a reliable manner in the past in terms of services/public events provided and event attendance. Calculations based on three-year services and attendance reporting in 2019-20 COP Application.

4 Points: Services/Public Events

4 = Shows an increase in both second and third year in services provided
2 = Shows an increase in either second or third year in services provided
0 = Shows decrease or no change in both second and third year in services provided

4 Points: Event Attendance

4 = Shows an increase in both second and third year in event attendance
2 = Shows an increase in either second or third year in event attendance
0 = Shows decrease or no change in both second and third year in event attendance

Organization Board Governance (2 points) – Organization has "give or get" policy with board of directors. In the most recently completed fiscal year, what percentage of board members contributed either by personal donation or securing predetermined funding from a third party for the organization.

2 = 90% - 100% board participation in "give or get" policy
1 = 75% - 89% board participation in "give or get" policy
0 = Less than 75% board participation in "give or get" policy

Adherence to Cultural Policy Diversity Criteria (12 points)

Board Diversity (5 points) – Per the City of Dallas Cultural Policy as adopted November 28, 2018, the following goals have been put in place for cultural organizations to demonstrate a commitment to diverse community representation of the organization's board. (Diversity numbers taken from the FY 2019-20 COP Application)

Points	Tier I	Tier II	Tier III	Tier IV
5	10% or more	10% or more	20% or more	30% or more
3	3% - 9%	3% - 9%	6% - 19%	10% - 29%
0	2% or less	2% or less	5% or less	9% or less

Staff Diversity (5 points) – While the Cultural Policy does not set specific goals for staff diversity, the Office of Cultural Affairs will mirror staff diversity goals based on those of board diversity goals and definitions for the purposes of this scoring category. Staff is considered pay-rolled staff, not contracted labor. Because organizations in Tier I generally do not have significant numbers of staff, they are exempt from staff diversity goals.

Points	Tier I	Tier II	Tier III	Tier IV
5		10% or more	20% or more	30% or more
3		3% - 9%	6% - 19%	10% - 29%
0		2% or less	5% or less	9% or less

Equity, Diversity & Inclusion Policy (2 points) - Per the City of Dallas Cultural Policy as adopted November 28, 2018, organizations receiving operational support through COP must have measurable goals related to equity, diversity and inclusion that are board-approved and published on the organization's website.

2 Points = Organization has completed and published their board-approved policy
0 Points = Organization has not completed and published their board-approved policy

Compliance

COP contracts require compliance for the entirety of the contract period (October 1, 2019 – September 30, 2020). Any major contract compliance issues such as current audits not being received, or other similar items will be presented to the Allocations Committee to recommend a course of action to be taken. This will then be presented to the full Arts and Culture Advisory Commission for recommendation of funding continuation.

To maintain compliance, organizations must provide the following:

Audited Financial Reports

An annual audit that has been conducted by an outside certified accountant for the most recently completed fiscal year must be submitted by all COP funded organizations to the OCA. Audits should be available and sent no later than six months after the completion of the organization's fiscal year. Failure to meet audit deadlines may result in the withholding of contract payments. First time applicants must submit an audit prior to contract execution.

Monthly COP Reports

A monthly report listing Dallas activities and programs presented by the organization, the total attendance at each activity and supporting information must be submitted by the 15th day of each month (reporting the prior month's activities) to OCA.

Final Report

A final evaluation report summarizing activities for the contract period must be submitted to OCA by October 15, 2020. Failure to submit the report in a timely manner or submission of an incomplete report may result in delayed payment or non-payment of the final contract installment as well as payment on future contracts. This online form can be found on the COP page at dallasculture.org.

Business Inclusion and Development: Minority and Women-Owned Business Enterprises

It is the policy of the City of Dallas to use 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, color, religion, national origin, age 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. The purpose of the Business Inclusion and Development Plan is to increase participation of M/WBEs in City procurement and contracting opportunities. And to develop the local business base through the award of contracts and purchases to locally owned businesses. Under the BID Plan, bidders/proposers are required to sign an affidavit agreeing to comply with the City's BID Plan.

The BID Plan shall apply to all City contracts for the procurement of construction, architectural and engineering, goods, other services and professional services, with emphasis on first tier subcontracts on City contracts over $50,000. As a prerequisite for City Council award, the prime contractor must make a

good faith effort to meet established M/WBE subcontracting goals and if goals are not met, must demonstrate and document its good faith effort to meet the established goals.

In addition to the goal-based policy, it is the preference of the City of Dallas for the workforce of contract awardees to be reflective of the diversity of the residents of the City of Dallas.

The City reserves the right to request a company's affirmative action plan or equal opportunity plan from potential contract awardees. In addition, if the potential awardee plans to hire additional staff to complete the contract, the City reserves the right to request a local hiring plan.

Insurance Requirements

Insurance requirements are included in the contract and are determined by the Office of Risk Management. A Certificate of Insurance (COI) must be submitted to the City whenever a policy expires and is renewed. Funds cannot be released without a memorandum of compliance from the Office of Risk Management stating insurance requirements have been met. Proof of insurance must meet the specific terms of the contract. During the contract term, applicants are required to obtain and maintain all necessary licenses, permits, insurance and other approvals required by law for the provision of services.

Failure to meet insurance requirements will be reported to the Arts & Culture Advisory Commission and could result in contract termination. *(For more information on insurance requirements please see 2019-20 COP Appendix)*

Logo and Credit Line

It is imperative that the residents of Dallas know that their local tax dollars make it possible for them to enjoy the caliber of arts produced in this City. All contractors must recognize the City of Dallas in the same way it recognizes other contributors in terms of benefits, type size on publications, and frequency of acknowledgment.

The City of Dallas logo can be downloaded from our website: www.dallasculture.org, click on "Funding Programs" scroll down to the bottom of that page to the City of Dallas logo. You will find several versions there to download.

Arts organizations and artists awarded City of Dallas contracts for cultural services must include the following credit line and logo in publications, programs, press releases, season brochures, lobby displays, advertising and every other mode of public communication:

"(Name of your organization/program) is supported in part by the City of Dallas Office of Cultural Affairs."

Complimentary Tickets

Cultural organizations shall make available up to four complimentary tickets per event, program, production, exhibition or other activity produced by the organization to the Office of Cultural Affairs for the purpose of allowing City staff to assess the management and operation of City-owned facilities within their jurisdiction and to oversee City sponsored events. This requirement applies to organization's regular programming only and not to special fundraising events. Additionally, the organization may provide free

tickets to promotional activities to the Director for distribution to the general public at various OCA facilities.

Receipt of complimentary tickets by City staff is subject to the provisions of the City's Gift Policy For City Employees, provided in Council Resolution 17-0516 adopted on March 22, 2017.

Social Media Recognition

In social media promotions related to any service funded by COP, you can tag City of Dallas Office of Cultural Affairs and utilize preferred hashtags when appropriate. See Dallas Culture handles, preferred hashtags and recommendations for social media engagement below.

Twitter

- Through professional and/or personal accounts follow Dallas OCA Twitter account https://twitter.com/dallasculture
- When making posts about your project tag us in your tweet by using our handle @dallasculture
- Include the hashtags: #dallasculture #liveart #oca

Facebook

- Through professional and/or personal pages, "like" the City of Dallas Office of Cultural Affairs
- Facebook page https://www.facebook.com/dallasculture
- When making posts about your project, tag in them @City of DallasOffice of Cultural Affairs
- Tag @City of DallasOffice of Cultural Affairs in any photos/videos you post related to your project. Be sure to share photos on the Dallas Culture page as well

Utilize the #dallasculture #liveart #oca hashtags on Facebook posts of your projects**Instagram**

- Through professional and/or personal accounts follow Dallas OCA Instagram account https://www.instagram.com/dallas_culture/
- When making posts about your project tag us in your tweet by using our handle @dallas_culture

Include the hashtags: #dallasculture #liveart #oca

Arts and Culture Advisory Commission Liaison

Funded COP organizations will be assigned a liaison from the Arts and Culture Advisory Commission whose duties will be outlined per organization needs. The liaison assignment will depend on the availability of the Commissioners.

Probation

Organizations that fail to provide contractual services or meet program eligibility and reporting requirements may be in default of contract and may be placed on probation. Failure of an organization to satisfactorily address the City's concerns within a period of the probation may result in a recommendation of "no funding" for the next fiscal year.

Revisions

Once the contract has been signed, any changes in the project (either programmatic or financial) must be approved in advance by the Director of the Office of Cultural Affairs and may require a formal amendment. The contractor must submit a written request for approval of any changes.

Agenda Information Sheet

File #: 19-139 **Item #:** 38.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 2, 4, 5, 6, 7, 9

DEPARTMENT: Park & Recreation Department

EXECUTIVE: Willis C. Winters

SUBJECT

Authorize **(1)** a development and funding agreement with the Circuit Trail Conservancy (CTC), a Texas non-profit organization, for the purpose of assisting with the funding, land acquisition, design and construction of hike and bike trails on the remaining undeveloped 10 miles of The Loop, comprised of the Circuit Trail Connection, Trinity Forest Spine Trail, the Trinity Gateway and Trinity Skyline Trail Links (collectively hereinafter referred to as "Project"); **(2)** the receipt and deposit of funds in an amount not to exceed $10,000,000.00 from the CTC in the Circuit Trail Conservancy Fund; **(3)** establishment of appropriations in an amount not to exceed $10,000,000.00 in the Circuit Trail Conservancy Fund; **(4)** a match in the amount of $10,000,000.00 from the Park and Recreation Facilities (B) Fund (2017 Bond Funds); **(5)** execution of the development and funding agreement and all terms, conditions and documents required by the agreement; and **(6)** the disbursement of funds to the U.S. Army Corps of Engineers for work on the Trinity Forest Spine Trail South in an amount not to exceed $3,500,000.00 from the Circuit Trail Conservancy Fund and in an amount not to exceed $3,500,000.00 from the Park and Recreation Facilities (B) Fund (2017 Bond Funds) - Total not to exceed $20,000,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds) ($10,000,000.00) and Circuit Trail Conservancy Fund ($10,000,000.00)

BACKGROUND

The 2017 Bond Program included an allocation of $20,000,000.00 for the Project. The CTC offered to match $10,000,000.00 of the City funds with $10,000,000.00 in private funds. Additionally, Dallas County (County) will fund $5,000,000.00 towards the Trinity Forest Spine Trail portion of the Project, and North Central Texas Council of Governments (NCTCOG) will fund $8,000,000.00 for the Circuit Trail Connection portion of the Project. The total matching funds for the Project from non-City sources are $23,000,000.00, for a total project cost of $43,000,000.00.

Following are the proposed deal points:

General

- The agreement sets forth the terms for the funding, land acquisition, design and construction of the Project, including the trail and improvements that include park furnishings, signage, trailheads and landscaping
- The term of the agreement commences on execution and terminates one year after completion of the Project, subject to approval and acceptance by the City (by and through the Park and Recreation Department Director) of the project
- CTC, in consideration for their private funding contributions, shall have the right to name elements of the Project, subject to the approval of the Park and Recreation Department Director

Funding

- Total estimated cost of the Project is $43,000,000.00
  - City's contribution is $20,000,000.00 from the 2017 Bond Program
    - $10,000,000.00 match to CTC's funding
    - $10,000,000.00 match to other governmental funding
  - City's funds will be utilized for construction, public art, and owner's costs
- CTC's contribution from private funding is $10,000,000.00
  - Required match funding from non-City sources must be in place prior to City bond funds being expended for the Project
    - CTC will match $10,000,000.00 with funds provided to the City or spent directly on eligible project expenses.
    - City funds can match non-City source funds on an incremental basis as non-City funds are utilized and/or provided to the City
  - If CTC raises more than $10,000,000.00 in private funds, after project costs have been met, then CTC may use remaining funds for a future maintenance endowment
- NCTCOG's contribution is $8,000,000.00 for the Circuit Trail Connection
  - Future agreement will be needed
- Dallas County's contribution is $5,000,000.00 for the Trinity Forest Spine Trail
  - Future agreement will be needed

A summary of the funding is as follows:

	NCTCOG	City	County	CTC/Other	Totals
Trinity Forest Spine Trail North	$0	$3.5M	$5M	$2.5M	$11M
Trinity Forest Spine Trail South	$0	$3.5M	$0	$3.5M	$ 7M
Circuit Trail Connection	$8M	$8M	$0	$800K	$16.8M
Trinity Gateway Trail	$0	$5M	$0	$3.2M	$ 8.2M
Totals	$8M	$20M	$5M	$10M	$43M

Funding for the Trinity Skyline Trail Link is to be determined.

Design Phase

City

- Shall have the ability to review each phase of the CTC's design plans and approve prior to proceeding to the next phase

CTC

- CTC shall fund and manage the design process for the trail segments
    - Alternatively, design of the Trinity Forest Spine Trail from the Lawnview DART Station to Elam Road and AT&T Trail may be transferred to the U.S. Army Corps of Engineers (USACE)

Land Acquisition

City

- Shall be responsible for land acquisition needed for the trail corridor, including acquiring any easements from Oncor or other entities

CTC

- Can acquire land on the City's behalf, if it is more advantageous to the Project in terms of time and/or costs
- CTC can elect to donate or sell the property it acquires to the City
    - City may purchase the property from CTC, for a price not to exceed CTC's acquisition price
        - If the City purchases the property from CTC, CTC will receive credit towards their match funding only for the related closing costs associated with the City's purchase
    - If CTC donates the property to the City, CTC will receive credit towards their match funding for the acquisition price and the closing costs associated with the transfer to the City

Construction Phase

City

- Shall be responsible for procuring and overseeing the construction of the trails
    - Alternatively, construction of the Trinity Forest Spine Trail from the Lawnview DART Station to Elam Road and AT&T Trail may be transferred to the USACE
    - City will have the right to inspect construction performed by CTC's contractors

CTC

- CTC has an option to raise additional non-City funding for additional improvement/amenities to the trails
    - CTC may contract directly for the design and construction of the added improvements/amenities with City's review and approval

Operations/Maintenance Phase

City

- Shall provide the standard trail maintenance, subject to appropriations
- Shall be responsible for major maintenance, subject to appropriations

CTC

- May fund a maintenance endowment subject to availability of funds

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 21, 2016, the Park and Recreation Board was briefed regarding this matter.

On November 15, 2016, the City Council was briefed on The Loop Circuit Trail Conservancy.

On January 10, 2019, the Park and Recreation Board authorized a development and funding agreement with the Circuit Trail Conservancy.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 25, 2019.

FISCAL INFORMATION

The total project cost of this funding agreement is $20,000,000.00 with the following components:

Park and Recreation Facilities (B) Fund (2017 Bond Funds) - $10,000,000.00
FY 2018-19: $3,500,000.00 (this action)

Estimated Future Cost:
FY 2018-19: $3,600,000.00 (Land Acquisition and Construction Design)
FY 2019-20: $12,900,000.00 (Construction)

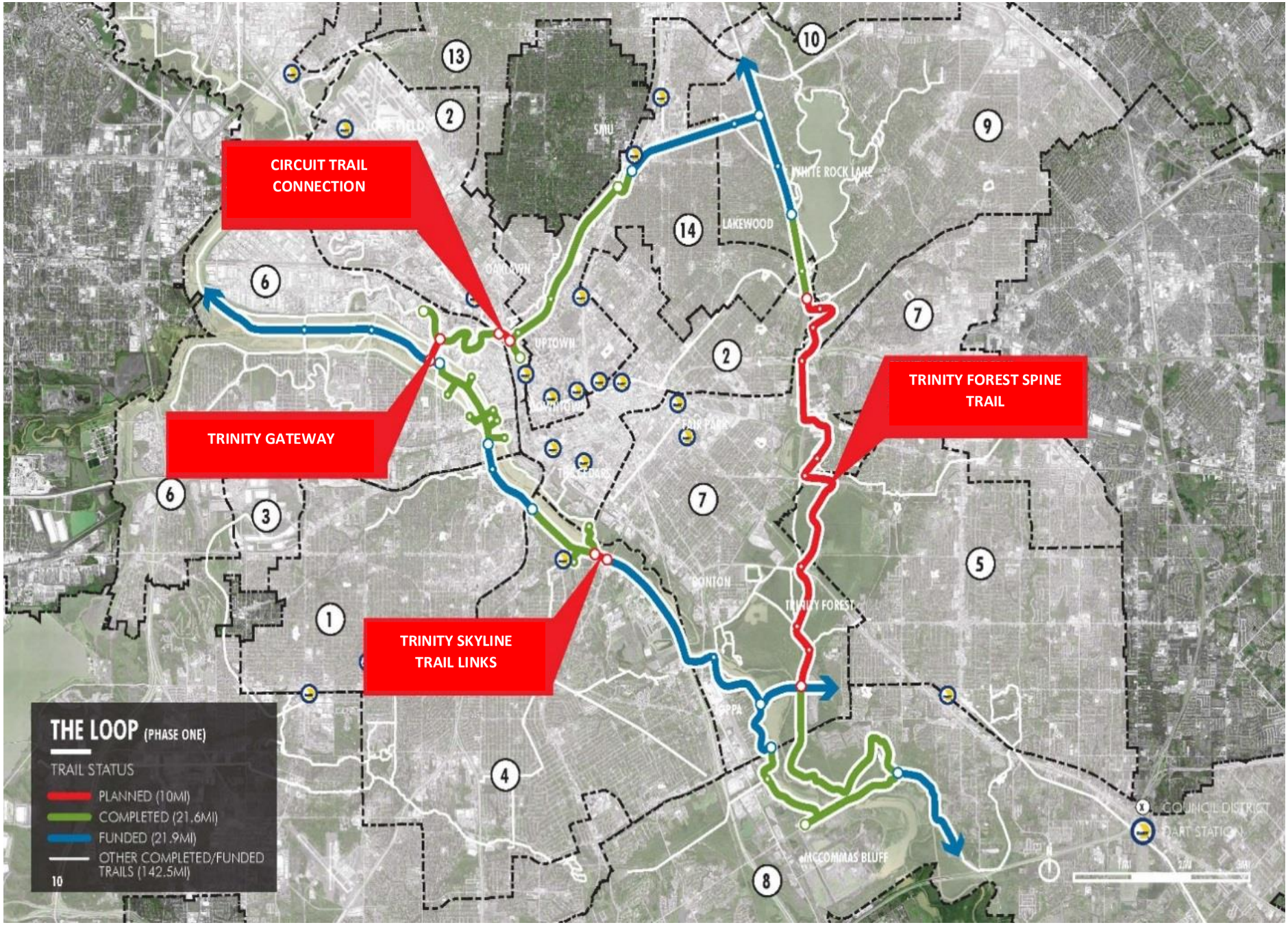
Circuit Trail Conservancy Funds - $10,000,000.00
FY 2018-19: $3,500,000.00 (this action)

Project Summary

Trinity Forest Spine Trail South (this action)	$ 7,000,000.00
Circuit Trail Connection	$16,800,000.00
Trinity Forest Spine Trail North	$11,000,000.00
Trinity Gateway Trail	$ 8,200,000.00
Project Total	$43,000,000.00

MAP

Attached


CIRCUIT TRAIL CONNECTION
TRINITY GATEWAY
TRINITY SKYLINE TRAIL LINKS
TRINITY FOREST SPINE TRAIL
THE LOOP (PHASE ONE)
TRAIL STATUS
PLANNED (10MI)
COMPLETED (21.6MI)
FUNDED (21.9MI)
OTHER COMPLETED/FUNDED TRAILS (142.5MI)
10
SMU
LAKEWOOD
UPTOWN
DOWNTOWN
OAK LAWN
FAIR PARK
BONTON
TRINITY FOREST
OPPA
McCOMMAS BLUFF
WHITE ROCK LAKE
COUNCIL DISTRICT
DART STATION

WHEREAS, the City Charter provides for the Park and Recreation Board to grant contracts and agreements within park facilities with such terms and conditions as it shall deem proper; and

WHEREAS, the City of Dallas Park and Recreation Department (City) and the Circuit Trail Conservancy (CTC), desire to enter into a development and funding agreement for the purpose of assisting with the funding, land acquisition, design and construction of hike and bike trails on the remaining undeveloped 10 miles of The Loop, comprised of the Circuit Trail Connection, Trinity Forest Spine Trail, the Trinity Gateway and Trinity Skyline Trail Links (collectively hereinafter referred to as "Project"); and

WHEREAS, the total estimated cost for this Project is $43,000,000.00 and the City's contribution is estimated at $20,000,000.00; CTC shall match $10,000,000.00 of the City funds with $10,000,000.00 in private funds, Dallas County (County) shall fund $5,000,000.00 towards the Trinity Forest Spine Trail North portion of the Project, and North Central Texas Council of Governments (NCTCOG) shall fund $8,000,000.00 for the Circuit Trail Connection portion of the Project.

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a development and funding agreement with the Circuit Trail Conservancy, approved as to form by the City Attorney, for the purpose of assisting with the funding, land acquisition, design and construction of hike and bike trails on the remaining undeveloped 10 miles of The Loop, comprised of the Circuit Trail Connection, Trinity Forest Spine Trail, the Trinity Gateway and Trinity Skyline Trail Links.

SECTION 2. That the Circuit Trail Conservancy shall match $10,000,000.00 of the City funds with $10,000,000.00 in private funds for the Circuit Trail Connection portion of the Project.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit funds for this project in an amount not to exceed $10,000,000.00 from the Circuit Trail Conservancy Fund, Fund P132, Department PKR, Various Units, Revenue Code 8411.

SECTION 4. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $10,000,000.00 in the Circuit Trail Conservancy Fund, Fund P132, Department PKR, Various Units, Object 4510.

SECTION 5. That the Chief Financial Officer is hereby authorized to disburse match funds in an amount not to exceed $10,000,000.00 from the Park and Recreation Facilities (B) Fund, Fund 1V00, Department PKR, Unit VB05, Object 4599.

SECTION 6. That the Chief Financial Officer is hereby authorized to disburse funds in the amount not to exceed $7,000,000.00 to the U.S. Army Corps of Engineers to begin the Trinity Forest Spine Trail South Project from:

Park and Recreation Facilities (B) Fund	
Fund 1V00, Department PKR, Unit VB05, Activity HIBIT	
Object 4599, Program PK17VB05	
Vendor 352290	$3,500,000.00
Circuit Trail Conservancy Fund	
Fund P132, Department PKR, Unit 3867	
Object 4510, Program CTCP132	
Vendor 352290	$3,500,000.00
Total amount not to exceed	$7,000,000.00

SECTION 7. That the term of the agreement commences on execution and terminates one year after completion of the Project, subject to approval and acceptance by the City through the Park and Recreation Department Director.

SECTION 8. That this contract is designated as Contract No. PKR-2019-00009047.

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.

Agenda Information Sheet

File #: 19-264 **Item #:** 39.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 989, on the southeast corner of North St. Augustine Drive and Grady Lane
Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions
Z178-392(SM)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 27, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-392(SM)	**DATE FILED:**	September 28, 2018
LOCATION:	Southeast corner of North St. Augustine Drive and Grady Lane		
COUNCIL DISTRICT:	5	**MAPSCO:**	59 X
SIZE OF REQUEST:	Approx. 29.446 acres	**CENSUS TRACT:**	117.01

APPLICANT/OWNER: Dallas ISD

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for an amendment to Planned Development District No. 989.

SUMMARY: The applicant [Dallas ISD] proposes to reduce the off-street parking requirements for Grady Spruce High School from nine and one-half spaces per classroom to nine spaces per classroom in order to construct a detention pond in the existing parking lot located on the northwest corner of the site, adjacent to North St. Augustine Drive.

CPC RECOMMENDATION: **Approval**, subject to a revised development plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan and conditions.

BACKGROUND INFORMATION:

- The site was developed with a public school use, H. Grady Spruce High School, in 1972.

- On June 14, 2017, City Council approved Planned Development District No. 989 for R-7.5(A) Single Family District uses and public school other than an open-enrollment charter school uses, on property zoned an R-7.5(A) Single Family District located on the southeast corner of South St. Augustine Drive and Grady Lane and the northeast corner of Crenshaw Drive and Old Seagoville Road. The purpose of the request was to construct an addition to the existing structure including 10 additional classrooms and a total of 865 surface parking spaces.

- On February 26, 2018, the applicant applied for a minor amendment to provide 302 compact car spaces out of the total 865 required spaces (34.9 percent compact) for a total of 878 parking spaces provided in order to accommodate one of two detention areas to address the anticipated drainage for the previously proposed improvements. However, the City Plan Commission denied the minor amendment request on June 7, 2018.

- On August 2, 2018, CPC moved to approve a waiver of the two-year waiting period to submit a rezoning application for the site.

Zoning History: There have been three zoning cases in the area within the last five years.

1. Z123-239: On October 28, 2015, the City Council renewed SUP No. 2065 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on the southwest corner of Seagoville Road and South St. Augustine Drive.

2. Z145-319: On October 22, 2013, the City Council approved SUP No. 2065 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on the southwest corner of Seagoville Road and South St. Augustine Drive.

3. Z145-321: On January 27, 2016, the City Council approved Planned Development District No. 956 and SUP No. 2178 for a private school or open enrollment charter school use on the southwest corner of Old Seagoville Road and South Masters Drive.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Old Seagoville Road	Local	Varies
South St. Augustine Drive	Collector	60 feet
Grady Lane	Local	60 feet

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the parking reduction request and recommends approval.

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 proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools. Encourage the development of these facilities in priority Area Plans.

NEIGHBORHOOD PLUS

Policy 4.2 Support and leverage emerging school quality and school choice programs.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Public School
North	R-7.5(A), and , PD No. 662	Single Family, Public School [Julius Dorsey Elementary School], Undeveloped
East	R-7.5(A)	Undeveloped, Private Recreation Area
South	R-5(A), R-7.5(A), PD No. 956 w/SUP No. 2178, CR-D-1	Single Family, Retail, Undeveloped, and Church with an SUP for an Open-enrollment Charter School
West	R-7.5(A), and MF-2(A)	Multifamily, Fire Station, Single Family, & Undeveloped

Land Use Compatibility: Surrounding land uses consist of a public school [Julius Dorsey Elementary School], single family, and undeveloped land to the north; a private recreation area (tennis courts for the school) and undeveloped land to the east; retail uses, single family, a church with an open-enrollment charter school and undeveloped land to the south; and multifamily, a fire station, single family, and undeveloped land to the west. Land uses further east, across September Lane, include more single family residential.

The school has been serving the community for over 45 years. The use continues to be compatible with surrounding residential, institutional, and retail uses, as well as with the pockets of undeveloped land in the area.

Parking: The Dallas Development Code derives the off-street parking requirement for a school using the following criteria: 1) the number of classrooms and 2) the grade level of the school's students (e.g., elementary, middle or high school). The Dallas Development Code requirement for off-street parking for a high school is nine and one-half spaces for each high school classroom.

The applicant proposes to reduce the minimum parking requirement from nine and one-half spaces per high school classroom to nine spaces per high school classroom. The purpose of this parking reduction request is primarily to accommodate the proposed storm water detention area without providing an expansive compact car parking lot but also to build in a small amount of flexibility should future changes require more parking spaces or in the event that parking spaces are eliminated for some future reason. The previously

approved development plan required and provided 865 parking spaces. The proposed revised development plan would require 819 spaces and provides 840 parking spaces outside of the storm water detention area.

Although the applicant could provide the deficit of 25 parking spaces that are now within the proposed detention area by providing many more compact car stalls, staff supports the requested five percent parking reduction because high school parking reductions have been recently approved that are less than nine spaces per classroom and the site historically demands less than nine spaces per classroom based on field observations; therefore, staff concludes nine spaces per high school classroom will provide an adequate minimum number of parking spaces.

Landscaping: The site will comply with Article X.

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

PRIOR CPC ACTION – January 3, 2019:

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 989, subject to a revised development plan and conditions with an additional condition to landscape the detention pond with shrubs, between the school and St. Augustine Drive, on the southeast corner of North St. Augustine Drive and Grady Lane.

Maker: Shidid
Second: Murphy
Result: Carried: 10 to 0

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter, Jung, Housewright, Schultz, Murphy, Ridley

Against: 0
Absent: 2 - Lewis, Tarpley
Vacancy: 3 - District 3, District 7, District 12

Notices: Area: 500 Mailed: 190
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

List of DISD Trustees

Dallas Independent School District

Board of Trustees

Dan Micciche

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Miguel Solis

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CPC RECOMMENDED AMENDMENTS TO

ARTICLE 989.

PD 989.

SEC. 51P-989.101. LEGISLATIVE HISTORY.

PD 989 was established by Ordinance No. 30514, passed by the Dallas City Council on June 14, 2017. (Ord. 30514)

SEC. 51P-989.102. PROPERTY LOCATION AND SIZE.

PD 989 is established on property located at the southeast corner of Saint Augustine Drive and Grady Lane. The size of PD 989 is approximately 31.543 acres. (Ord. 30514)

SEC. 51P-989.103. 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 residential zoning district. (Ord. 30514)

SEC. 51P-989.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 989A: development plan.

(2) Exhibit 989B: traffic management plan. (Ord. 30514)

SEC. 51P-989.105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 989A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(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. (Ord. 30514)

SEC. 51P-989.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family 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 R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following main use is permitted by right:

-- Public school other than an open-enrollment charter school. (Ord. 30514)

SEC. 51P-989.107. 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. (Ord. 30514)

SEC. 51P-989.108. 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) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Encroachments. Accessory athletic field structures may encroach into the required front yard up to 16 feet, as shown on the development plan.

(c) Height. For a public school other than an open-enrollment charter school, maximum structure height is 38 feet. (Ord. 30514)

SEC. 51P-989.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For a public school other than an open-enrollment charter school, parking may be

located in the required front yard along Saint Augustine Drive and the minimum off-street parking requirement is 9.25 spaces per high school classroom. (Ord. 30514)

SEC. 51P-989.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30514)

SEC. 51P-989.111. LANDSCAPING.

(a) Except as provided in this section, l[L]andscaping must be provided in accordance with Article X.

(b) Saint Augustine Drive detention pond screening. Except when in conflict with drainage requirements, a minimum three-foot tall hedgerow is required between Saint Augustine Drive and the detention pond shown on the development plan. The hedgerow must consist of evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 30514)

SEC. 51P-989.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 989B).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2018. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(c) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 30514)

SEC. 51P-989.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 30514)

SEC. 51P-989.114. ADDITIONAL PROVISIONS.

(a) For a public school other than open-enrollment charter school, at each driveway and sidewalk intersection, sidewalks must be constructed of a material that differs in color from that of vehicular ingress and egress driveways.

(b) The Property must be properly maintained in a state of good repair and neat appearance.

(c) 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.

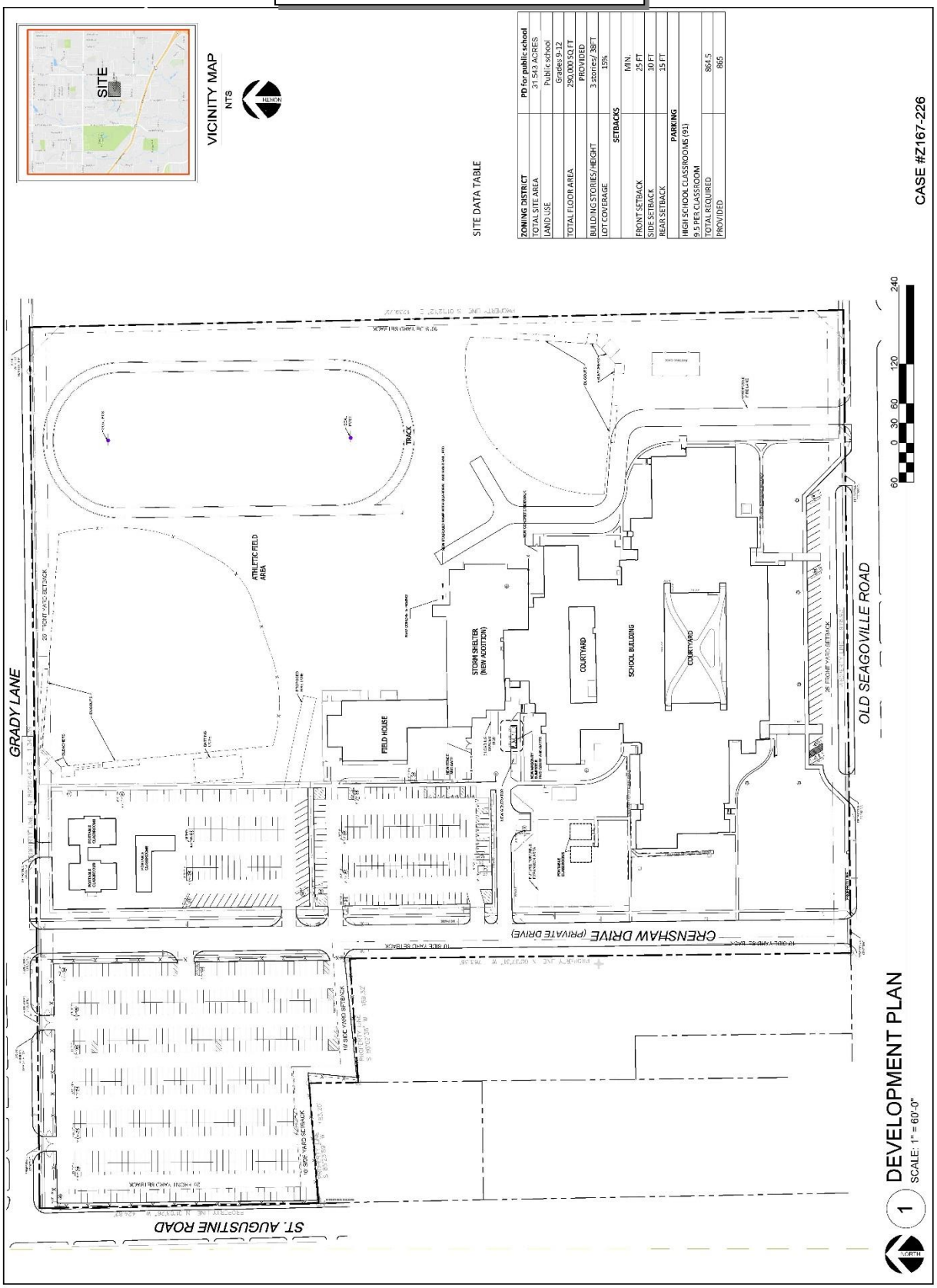
(d) Fencing in a required front yard surrounding a parking lot may not exceed six feet in height. (Ord. 30514)

SEC. 51P-989.115. COMPLIANCE WITH CONDITIONS.

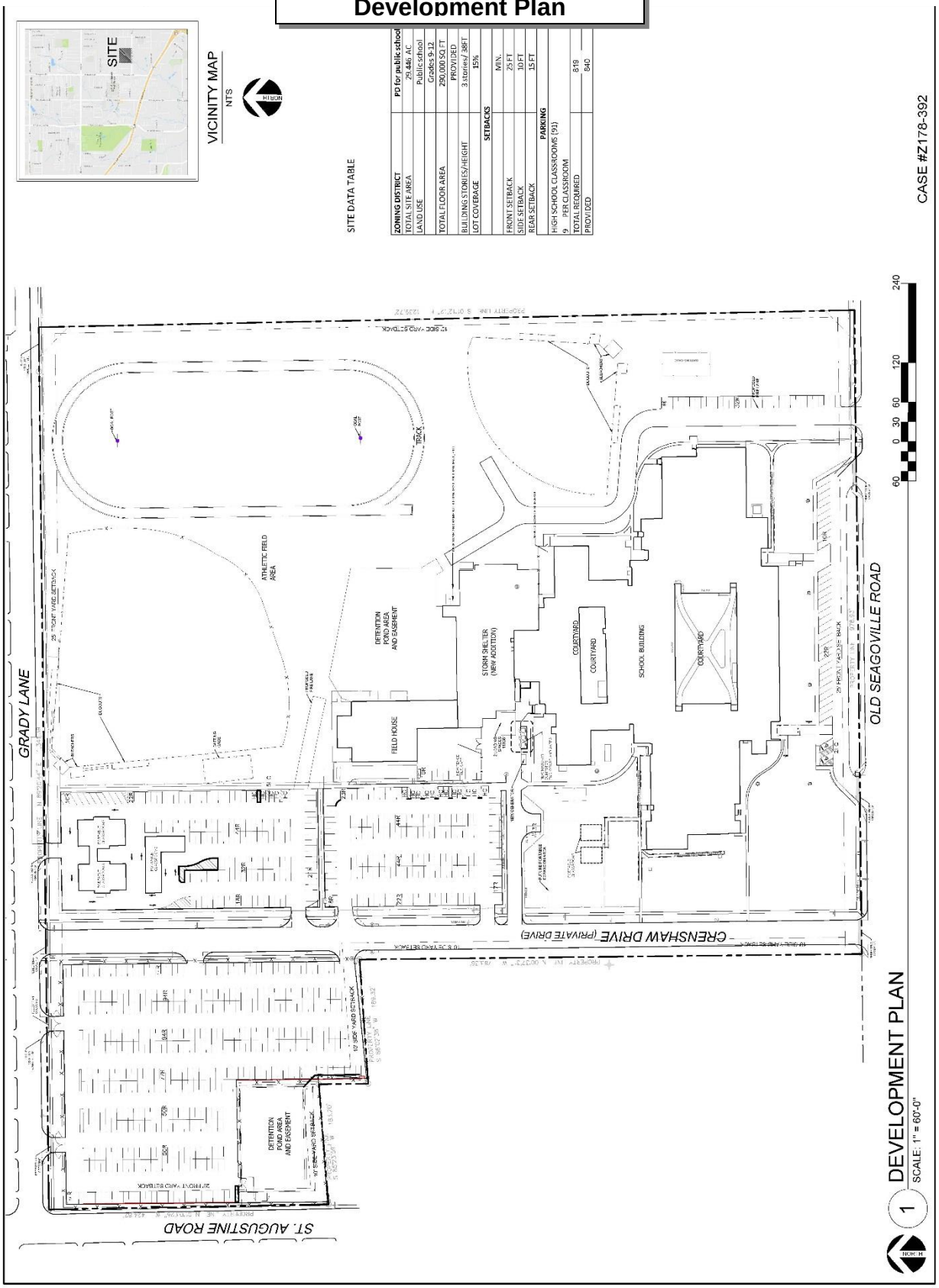
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

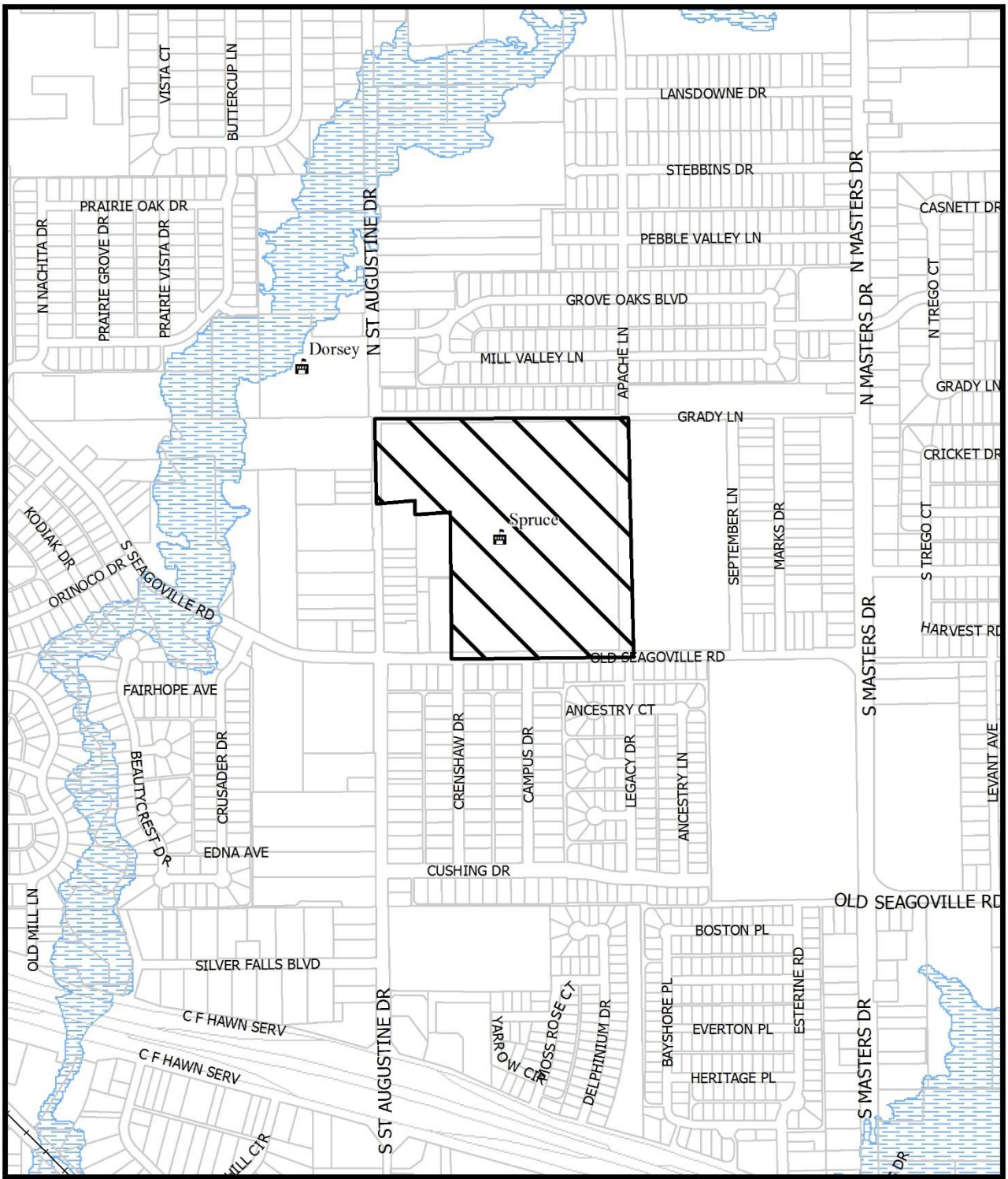
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 30514)

Existing Development Plan



CPC Recommended Revised Development Plan



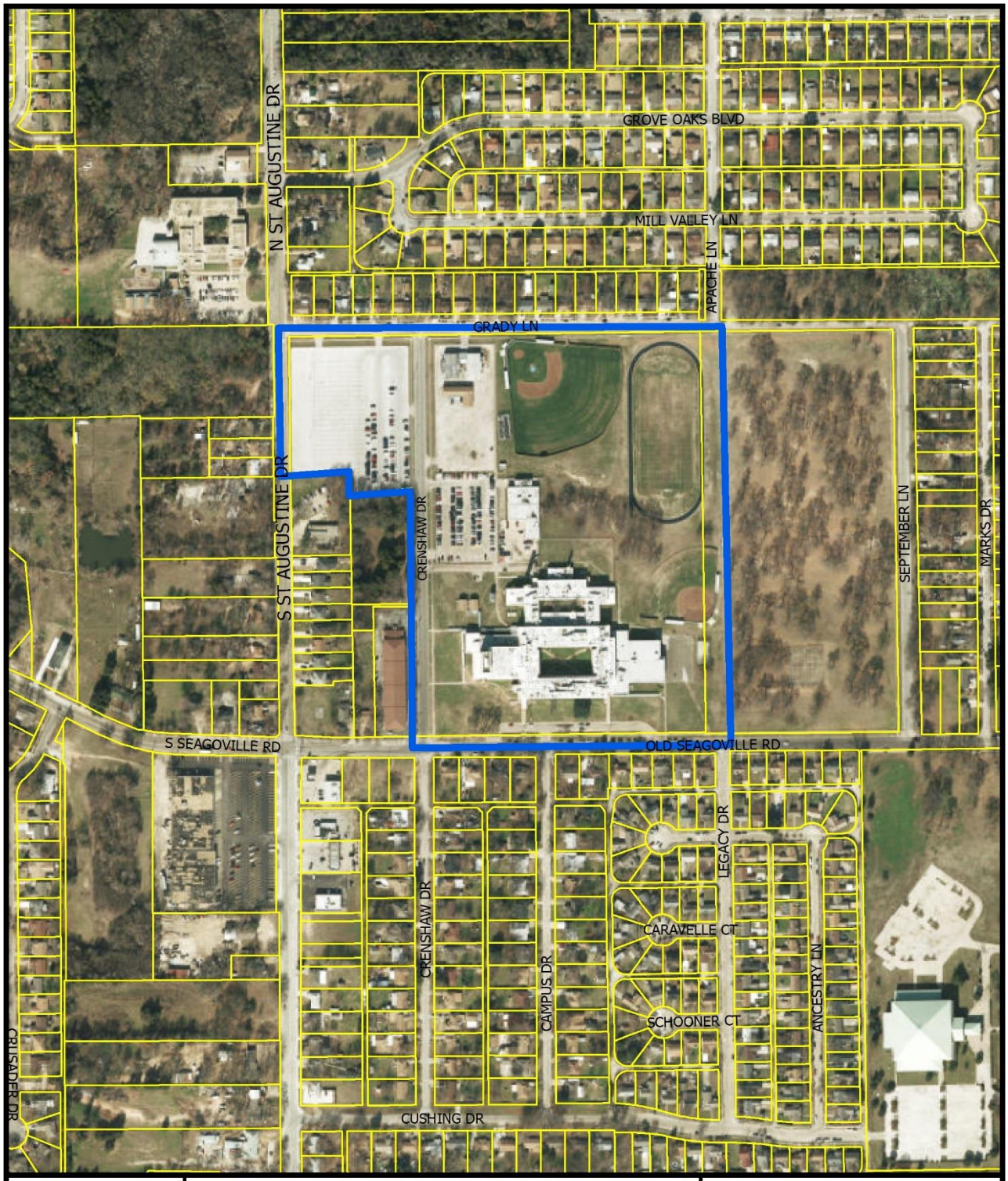


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VICINITY MAP

Case no: Z178-392

Date: 11/9/2018

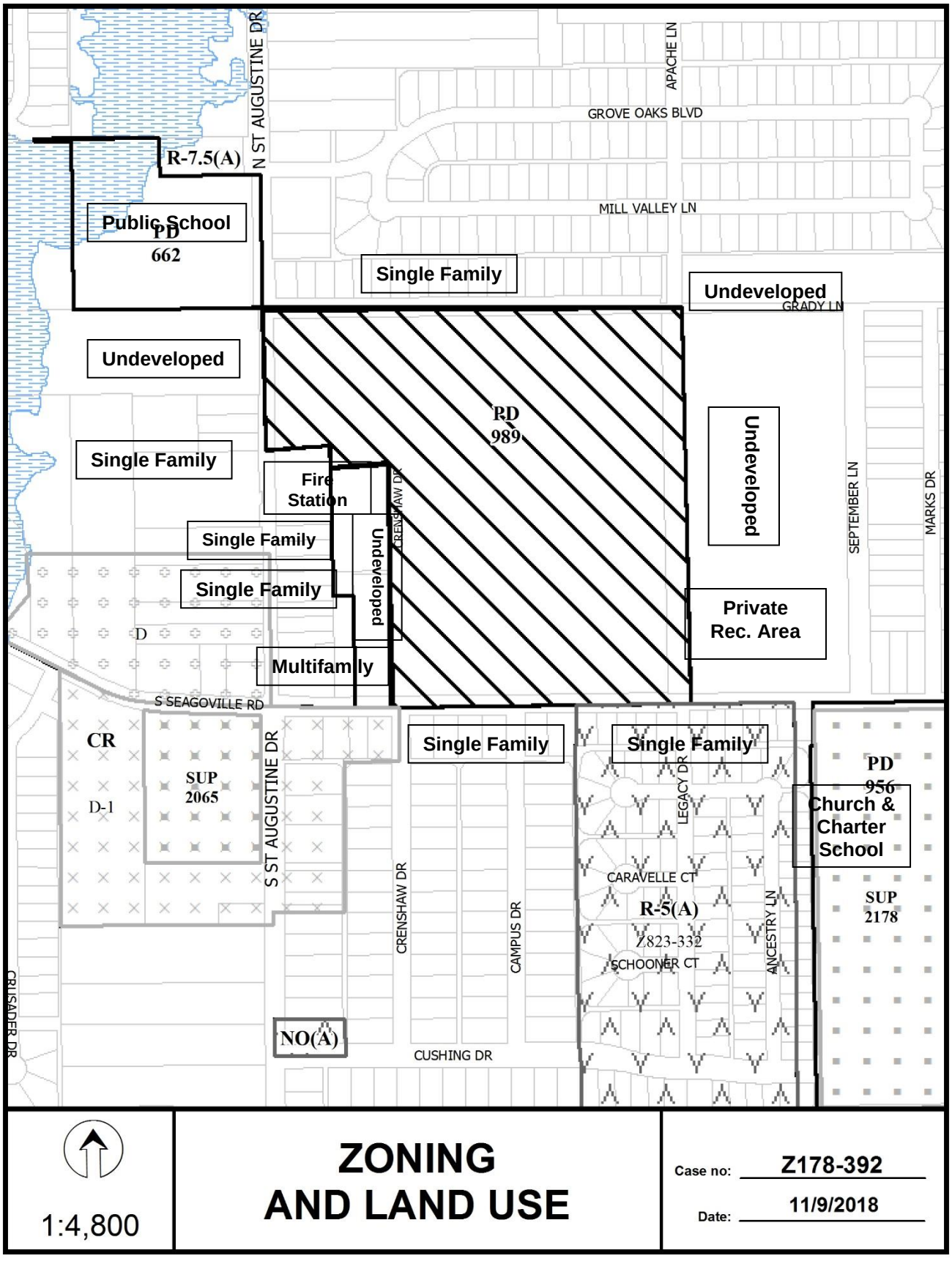


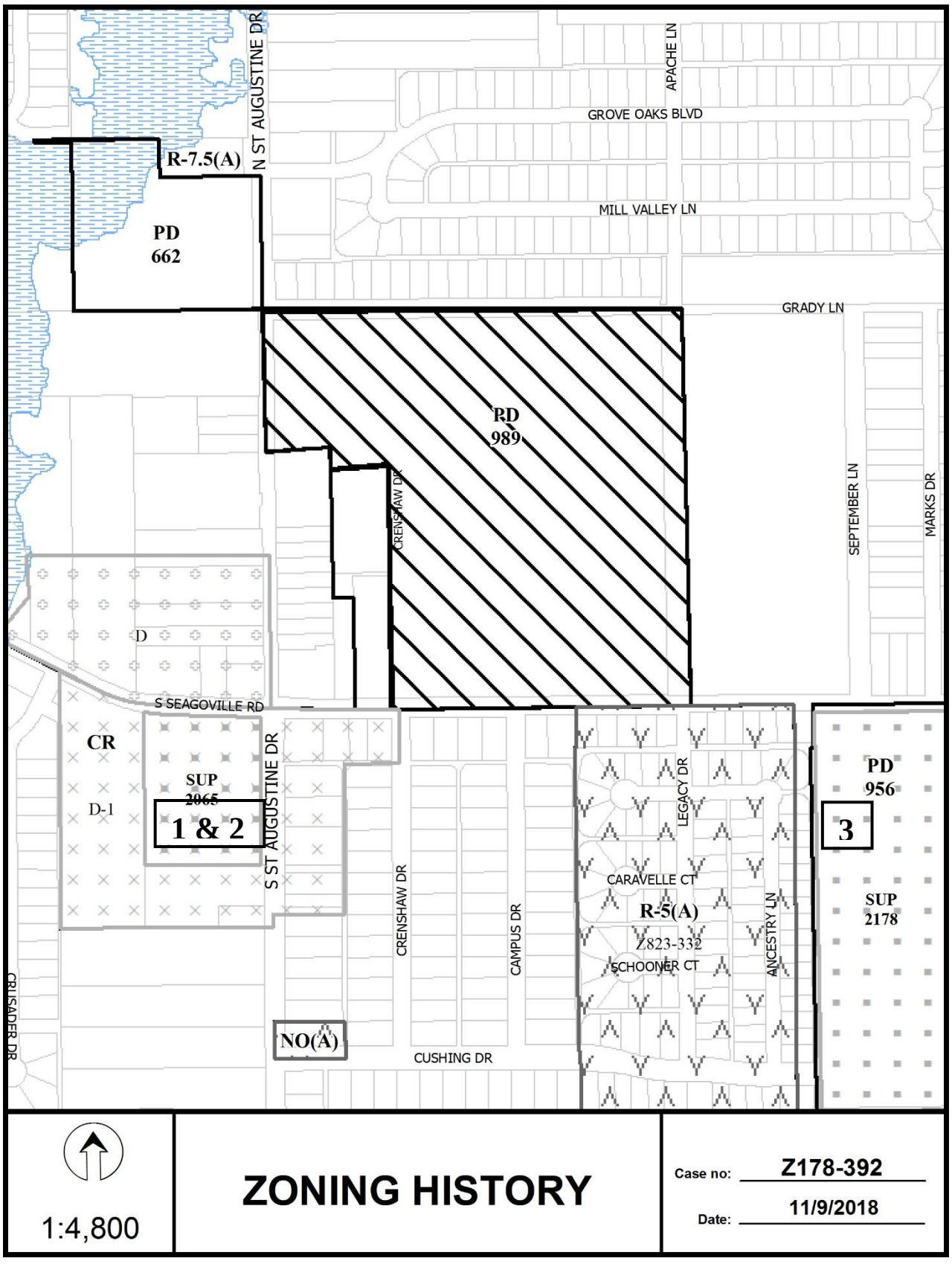
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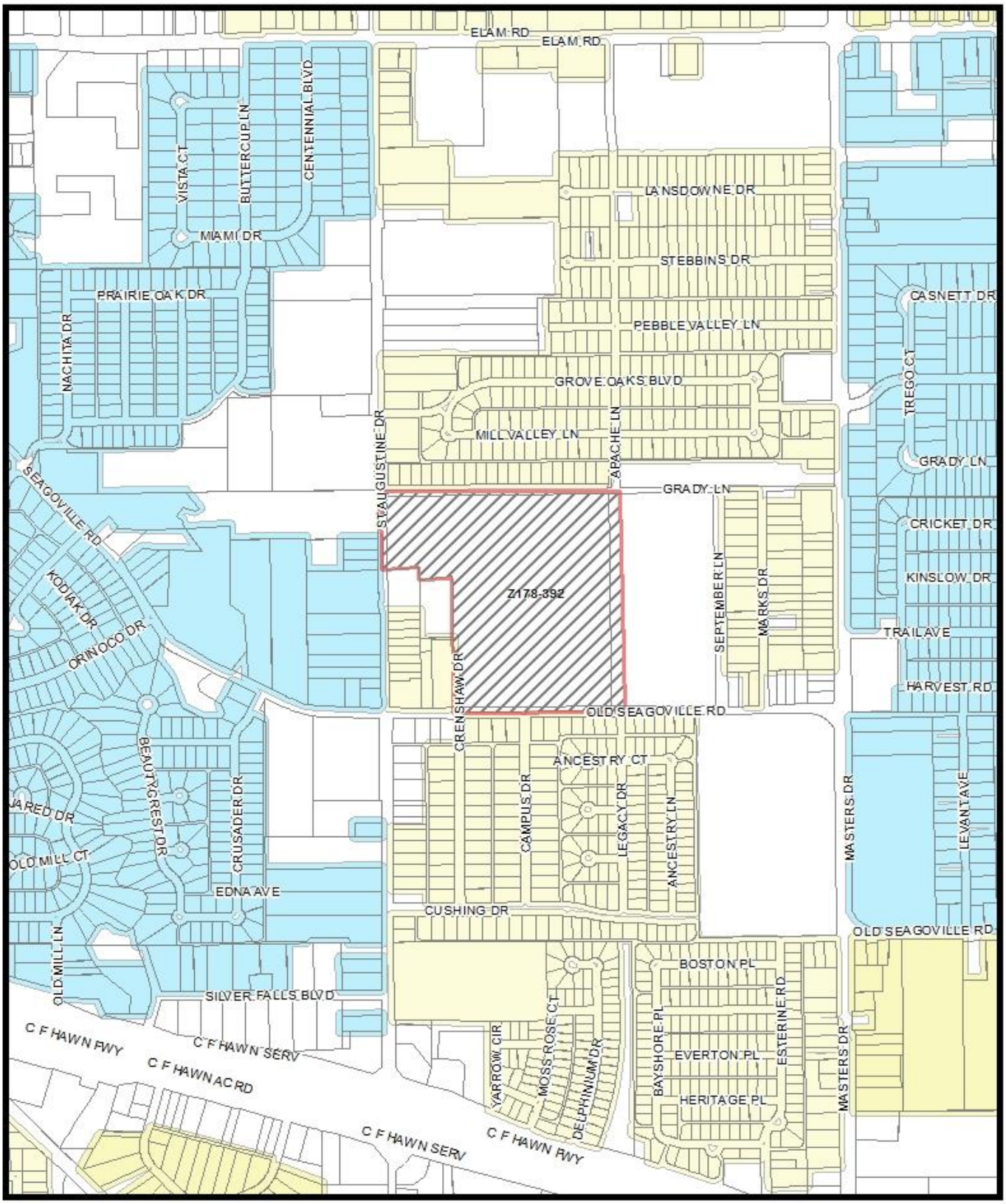
AERIAL MAP

Case no: Z178-392

Date: 11/9/2018


N ST AUGUSTINE DR
APACHE LN
GROVE OAKS BLVD
MILL VALLEY LN
R-7.5(A)
Public School
PD 662
Single Family
Undeveloped
GRADY LN
Undeveloped
PD 989
Undeveloped
SEPTEMBER LN
MARKS DR
Single Family
Fire Station
CRENSHAW DR
Single Family
Undeveloped
Single Family
Private Rec. Area
D
Multifamily
S SEAGOVILLE RD
CR
SUP 2065
D-1
S ST AUGUSTINE DR
Single Family
Single Family
LEGACY DR
PD 956
Church & Charter School
CARAVELLE CT
R-5(A)
Z823-332
SCHOONER CT
ANCESTRY LN
SUP 2178
CRENSHAW DR
CAMPUS DR
CRUSADER DR
NO(A)
CUSHING DR
1:4,800
ZONING AND LAND USE
Case no: Z178-392
Date: 11/9/2018


N ST AUGUSTINE DR
APACHE LN
GROVE OAKS BLVD
MILL VALLEY LN
GRADY LN
R-7.5(A)
PD 662
PD 989
CRENSHAW DR
SEPTEMBER LN
MARKS DR
D
S SEAGOVILLE RD
CR
SUP 2065
D-1
1 & 2
S ST AUGUSTINE DR
CRENSHAW DR
CAMPUS DR
LEGACY DR
CARAVELLE CT
R-5(A)
Z823-332
SCHOONER CT
ANCESTRY LN
PD 956
3
SUP 2178
NO(A)
CUSHING DR
CRUSADER DR
1:4,800
ZONING HISTORY
Case no: Z178-392
Date: 11/9/2018

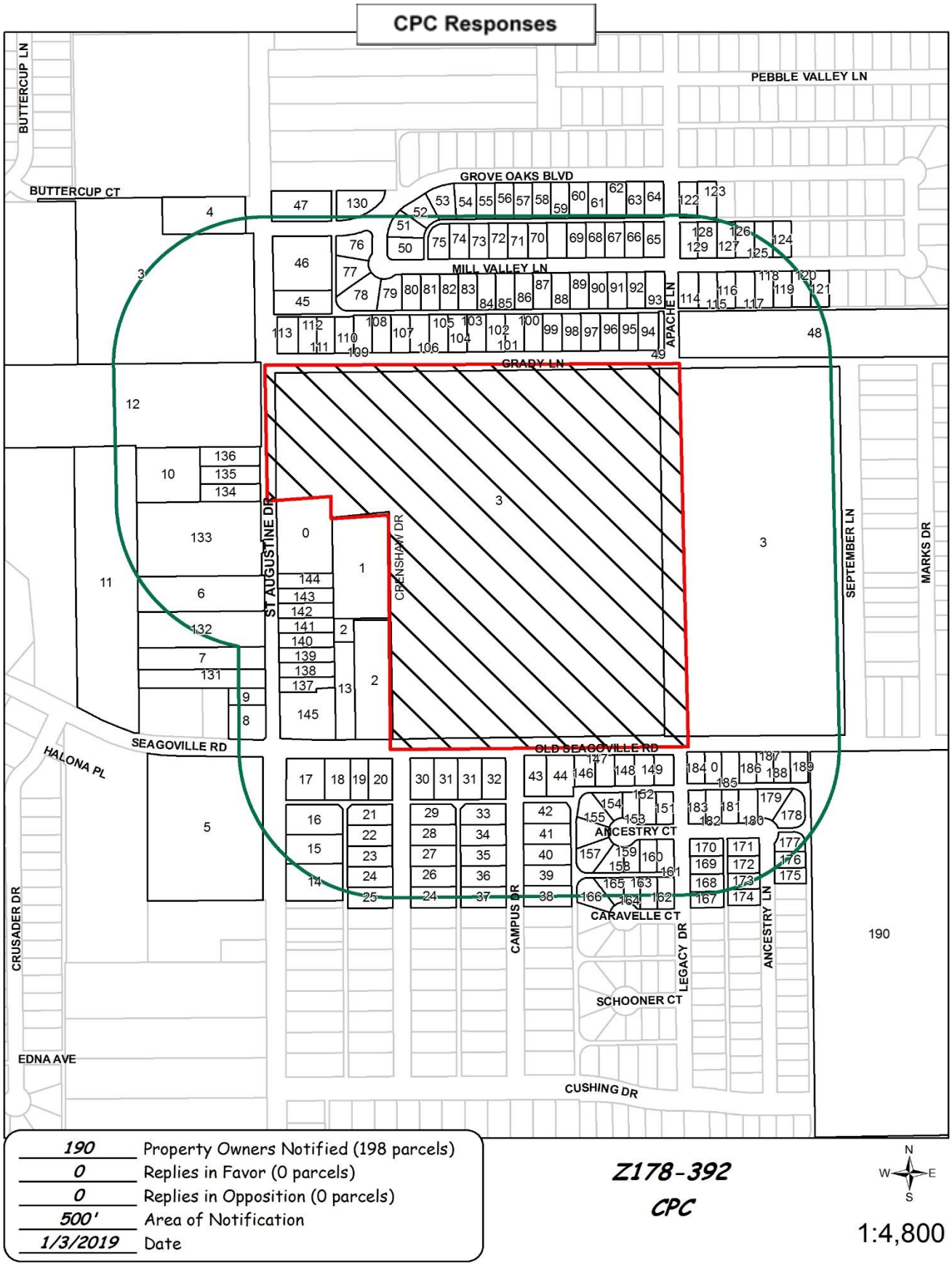


MVACluster A B C D E F G H I NA

1:8,400

Market Value Analysis

Printed Date: 11/9/2018


CPC Responses
BUTTERCUP LN
BUTTERCUP CT
PEBBLE VALLEY LN
GROVE OAKS BLVD
MILL VALLEY LN
APACHE LN
GRADY LN
ST AUGUSTINE DR
CRENSHAW DR
SEPTEMBER LN
MARKS DR
SEAGOVILLE RD
OLD SEAGOVILLE RD
HALONA PL
ANCESTRY CT
CARAVELLE CT
SCHOONER CT
CAMPUS DR
LEGACY DR
ANCESTRY LN
CRUSADER DR
EDNA AVE
CUSHING DR
190 Property Owners Notified (198 parcels)
0 Replies in Favor (0 parcels)
0 Replies in Opposition (0 parcels)
500' Area of Notification
1/3/2019 Date
Z178-392
CPC
N
W
E
S
1:4,800

01/02/2019

Reply List of Property Owners

Z178-392

190 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	200	CRENSHAW DR	WOOD SHAUN D & JENNIFER L
	2	9633	SEAGOVILLE RD	ARA MANAGEMENT LLC
	3	133	N ST AUGUSTINE RD	Dallas ISD
	4	149	N ST AUGUSTINE RD	ELAM CONGREGATION OF
	5	333	S ST AUGUSTINE RD	BALLAS VICTOR E
	6	201	S ST AUGUSTINE RD	REJINO JUAREZ
	7	201	S ST AUGUSTINE RD	SOUTH CENTRAL MTG INC
	8	237	S ST AUGUSTINE RD	PEREZ REFUCIO & MARIA
	9	233	S ST AUGUSTINE RD	POMPA FELIPE & ENELBA
	10	340	S SEAGOVILLE RD	SOUTH CENTRAL MORTGAGE INC
	11	316	S SEAGOVILLE RD	CHANG ROGER A
	12	115	S ST AUGUSTINE RD	ENGLISH MARC S
	13	9625	OLD SEAGOVILLE RD	ARA MANAGEMENT LLC
	14	332	S ST AUGUSTINE RD	MILLER W C TRUSTEE
	15	326	ST AUGUSTINE RD	OPALACH THOMAS
	16	316	S ST AUGUSTINE RD	DANG TUAN N &
	17	300	S ST AUGUSTINE RD	PHAM VU T & THIEM PHAM
	18	9612	SEAGOVILLE RD	SARAVIA LAURA
	19	9618	SEAGOVILLE RD	MITCHELL DANIEL
	20	9622	SEAGOVILLE RD	THE VILLAS ENTERPRISE GROUP LLC
	21	315	CRENSHAW DR	AREVALO NORMA A
	22	319	CRENSHAW DR	LENTO BARBARA S
	23	325	CRENSHAW DR	PORTILLO REINA DE LAPAZ
	24	331	CRENSHAW DR	SERRATO ADELFA
	25	337	CRENSHAW DR	VILLEGAS ISIDRO &
	26	330	CRENSHAW DR	SOSA MARTINA

Reply	*Label #*	*Address*		*Owner*
	27	324	CRENSHAW DR	SOSA JOSE J
	28	318	CRENSHAW DR	DELGADO LUIS & SONIA
	29	314	CRENSHAW DR	CHAVEZ LUCIANO NAVA
	30	9706	SEAGOVILLE RD	COLLINS WILLIAM
	31	9710	SEAGOVILLE RD	PAZ ANTONIO
	32	9720	SEAGOVILLE RD	DELGADO LUIS & SONIA
	33	317	CAMPUS DR	BLYTHE VALERIE
	34	321	CAMPUS DR	MORA ORLANDO
	35	327	CAMPUS DR	SIMMONS BOBBY A & ETTA
	36	333	CAMPUS DR	RODRIGUEZ ROBERTO RODRIGUEZ &
	37	339	CAMPUS DR	NEGRETE AVELINA M
	38	338	CAMPUS DR	COOK LARITA ANN
	39	332	CAMPUS DR	REYESGARCIA JUANA TERESA &
	40	326	CAMPUS DR	SANDOVAL JOSE
	41	320	CAMPUS DR	KASPOHL SANDRA C
	42	316	CAMPUS DR	ESPINOZA MARIA
	43	9804	SEAGOVILLE RD	NEMETH ERICH
	44	9810	SEAGOVILLE RD	MORENO RAMON &
	45	128	N ST AUGUSTINE RD	SIMS JIMMY R & PATRICIA L
	46	134	N ST AUGUSTINE RD	LUNA SONIA IMELDA DE &
	47	150	N ST AUGUSTINE RD	CORNELL MARVIN ALLAN
	48	101	N MASTERS DR	SIBLEY CHILDREN'S TRUST
	49	9700	GRADY LN	SIBLEY CHILDREN'S TRUST
	50	9705	MILL VALLEY LN	OLIVA MARIA T
	51	9706	GROVE OAKS BLVD	BONNER CORNELIUS
	52	9714	GROVE OAKS BLVD	VAQUERA RUBEN
	53	9720	GROVE OAKS BLVD	MARQUEZ JAVIER
	54	9724	GROVE OAKS BLVD	CAMPOS JORGE A
	55	9730	GROVE OAKS BLVD	HURD TARA L
	56	9736	GROVE OAKS BLVD	DIAZ ALEJANDRINO
	57	9740	GROVE OAKS BLVD	MOSLEY JANICE RUTH

Reply	*Label #*	*Address*		*Owner*
	58	9804	GROVE OAKS BLVD	OLIVA DIONICIO
	59	9810	GROVE OAKS BLVD	RODRIGUEZ BENJAMIN
	60	9816	GROVE OAKS BLVD	STEWART GARY D & SONIA R
	61	9820	GROVE OAKS BLVD	RODRIGUEZ FERNANDO &
	62	9824	GROVE OAKS BLVD	JACKSON CONSTANCE ELAINE
	63	9830	GROVE OAKS BLVD	SANTIAGO ROGELIO
	64	9834	GROVE OAKS BLVD	GARCIA JESUS ESPARZA &
	65	9839	MILL VALLEY LN	MORENO DANNY &
	66	9835	MILL VALLEY LN	NUNEZ FIGUEROA EXAR M &
	67	9829	MILL VALLEY LN	TYNDALL JIMMIE
	68	9825	MILL VALLEY LN	C3H LLC
	69	9819	MILL VALLEY LN	HERRERA ANA M
	70	9809	MILL VALLEY LN	HALL IVERY JR
	71	9805	MILL VALLEY LN	GRIFFIN VERNELL
	72	9747	MILL VALLEY LN	SILVA JUAN JOSE
	73	9741	MILL VALLEY LN	HERNANDEZ AGUSTIN EST OF
	74	9737	MILL VALLEY LN	KAUR DALJIT
	75	9729	MILL VALLEY LN	HALL TONJA A
	76	9706	MILL VALLEY LN	GOMEZ WILLIAM
	77	9710	MILL VALLEY LN	RAMIREZ RAUL SERGIO &
	78	9714	MILL VALLEY LN	WIGGINS CAROLYN
	79	9718	MILL VALLEY LN	GIPSON RAYMOND L
	80	9724	MILL VALLEY LN	PAUL ANNIE P
	81	9728	MILL VALLEY LN	CARR TOMMY L
	82	9734	MILL VALLEY LN	WILLEMS DAN
	83	9738	MILL VALLEY LN	MARTINEZ ANDY
	84	9742	MILL VALLEY LN	LOPEZ DIEGO MUNIZ &
	85	9748	MILL VALLEY LN	COLEMAN VERLON R
	86	9806	MILL VALLEY LN	TAYLOR CLOIS JAMES
	87	9810	MILL VALLEY LN	MATTHEWS ALLEN WAYNE
	88	9816	MILL VALLEY LN	BOWENS W B

Reply	*Label #*	*Address*		*Owner*
	89	9820	MILL VALLEY LN	MCDONALD THADDEUS A JR
	90	9826	MILL VALLEY LN	PORTUGAL JUAN & IMELDA
	91	9830	MILL VALLEY LN	RODEN RAYMOND W
	92	9836	MILL VALLEY LN	KELLEY R D
	93	9840	MILL VALLEY LN	ORTIZ VENTURA R &
	94	9841	GRADY LN	ESQUIVEL NOEL
	95	9835	GRADY LN	TOVAR JOSE A &
	96	9829	GRADY LN	LINARES JULIO &
	97	9823	GRADY LN	LINARES JAQUELYNE MITHCEL
	98	9817	GRADY LN	FEGGETT SHAWN & TONYA
	99	9811	GRADY LN	LINARES GLORIA L &
	100	9805	GRADY LN	JOHNSON CECIL EARL &
	101	9741	GRADY LN	GONZALES JOSE RUBEN &
	102	9735	GRADY LN	LEIJA LUCIO & ROSALINDA
	103	9729	GRADY LN	AGUILAR MA DE LOURDES CHAVEZ
	104	9723	GRADY LN	CHITSEY DEBRA K TRUSTEE
	105	9717	GRADY LN	RAOUFPOUR SAADAT K
	106	9711	GRADY LN	MORALES PATRICIA &
	107	9705	GRADY LN	PARKER RANDY & CAROLYN J
	108	9635	GRADY LN	HARRELL EARNEST S
	109	9629	GRADY LN	ASCENT INVESTMENTS LLC
	110	9623	GRADY LN	AZA EMILIO &
	111	9617	GRADY LN	AZA EMILIO & MARIA R
	112	9611	GRADY LN	VALLE JOSE ROGELIO
	113	9605	GRADY LN	VALARTA CARLOS
	114	9906	MILL VALLEY LN	BLANDFORD GLADYS
	115	9912	MILL VALLEY LN	WILLIAMS AMOS L
	116	9918	MILL VALLEY LN	TERRY STEPHANIE AGENT &
	117	9924	MILL VALLEY LN	NICKERSON CELENDA
	118	9930	MILL VALLEY LN	CALDERON JOSE &
	119	9936	MILL VALLEY LN	DAWSON EUGENE

Reply	*Label #*	*Address*		*Owner*
	120	9942	MILL VALLEY LN	PERALES FLORENCIO V
	121	10006	MILL VALLEY LN	DURAN AURELIANO B SR
	122	9906	GROVE OAKS BLVD	MORENO DANNY &
	123	9912	GROVE OAKS BLVD	NINO MARIA JUANA
	124	9935	MILL VALLEY LN	ARNS INVESTMENTS LLC
	125	9929	MILL VALLEY LN	GOMEZ ANTONIO LARRANAGA &
	126	9923	MILL VALLEY LN	HART RUBY
	127	9917	MILL VALLEY LN	SMALL LEE J & BRENDA
	128	9911	MILL VALLEY LN	SANTIBANEZ RENE
	129	9905	MILL VALLEY LN	REZA MARIA &
	130	9619	GROVE OAKS BLVD	HARRIS CLIFFORD & TERESA
	131	229	S ST AUGUSTINE RD	PATINA EVERARDO &
	132	215	S ST AUGUSTINE RD	MARTINEZ GERARDO
	133	137	S ST AUGUSTINE RD	VALENCIA JULIA
	134	133	S ST AUGUSTINE RD	LOPEZ MARTIN & TERESA
	135	129	S ST AUGUSTINE RD	OVALLE MARTIN
	136	125	S ST AUGUSTINE RD	HERNANDEZ PRIMITIVO
	137	278	S ST AUGUSTINE RD	HERNANDEZ JUAN & MARTHA
	138	274	S ST AUGUSTINE RD	JIMENEZ PRISHNA
	139	270	S ST AUGUSTINE RD	RAMIREZ SERGIO
	140	266	S ST AUGUSTINE RD	SUAREZ HERMILO &
	141	262	S ST AUGUSTINE RD	MORENO CHRISTI &
	142	258	S ST AUGUSTINE RD	VELAZQUEZ WENDY
	143	254	S ST AUGUSTINE RD	PEREZ JOSE LUIS
	144	250	S ST AUGUSTINE RD	SANCHEZ JULIO &
	145	9615	SEAGOVILLE RD	INTELL LILY INVESTMENT LP
	146	9816	SEAGOVILLE RD	SESSION SHEILA
	147	9822	SEAGOVILLE RD	HERRERA RAY A
	148	9828	SEAGOVILLE RD	VAZQUEZ RAUL &
	149	9834	SEAGOVILLE RD	HEATH DAVID ET AL
	150	9840	SEAGOVILLE RD	STURNS EARLINE

Reply	*Label #*	*Address*		*Owner*
	151	9823	ANCESTRY CT	HERNANDEZ TRACY D
	152	9819	ANCESTRY CT	FAZ ALEJANDRO & MA IRMA
	153	9815	ANCESTRY CT	HILL MILTON JR
	154	9809	ANCESTRY CT	ROSSUM LENORA & NATHANIEL
	155	9805	ANCESTRY CT	HERNANDEZ RICARDO & PAULA
	156	9806	ANCESTRY CT	GARCIA C JOSE
	157	9810	ANCESTRY CT	BUIRL JESSE
	158	9814	ANCESTRY CT	BARNES BARBARA JEAN
	159	9818	ANCESTRY CT	MAYFIELD YOLAUDA
	160	9822	ANCESTRY CT	TORRES RAMIRO & MINERVA BANUELOS ARRELLANO
	161	9826	ANCESTRY CT	MEJIA FRANCISCO JAVIER &
	162	9823	CARAVELLE CT	WALKER SHEILA J
	163	9819	CARAVELLE CT	WILLIAMS GERALDINE
	164	9815	CARAVELLE CT	CUEVAS ROCIO
	165	9809	CARAVELLE CT	WOODS RAYE EVELYN
	166	9805	CARAVELLE CT	WOOD RICHARD JR LIFE EST
	167	334	LEGACY DR	HERNANDEZ MARTIN
	168	330	LEGACY DR	HURNDON GWENDOLYN C
	169	326	LEGACY DR	OLIVA JULIO & ERICA
	170	322	LEGACY DR	MECCA APRIL INC
	171	331	ANCESTRY LN	HEADWAY LLC
	172	335	ANCESTRY LN	SOSA VICTOR R
	173	339	ANCESTRY LN	RODRIGUEZ ALEJANDRO
	174	343	ANCESTRY LN	MARTINEZ FEDERICO J &
	175	336	ANCESTRY LN	BAZAN FRANCISCO
	176	332	ANCESTRY LN	HERNANDEZ JOSE A &
	177	328	ANCESTRY LN	ROBERTS BARBARA JEAN
	178	324	ANCESTRY LN	HERNANDEZ SANJUANA &
	179	320	ANCESTRY LN	DELGADO LUIS & SONIA
	180	316	ANCESTRY LN	COLEMAN WANDA S &
	181	312	ANCESTRY LN	SANDOVAL FEDERICO &

01/02/2019

Reply	*Label #*	*Address*		*Owner*
	182	308	ANCESTRY LN	BUSTILLO JOSE ALFREDO &
	183	304	ANCESTRY LN	BRUNDAGE BRENDA JOHNSON
	184	9906	SEAGOVILLE RD	CARRANZA SABINO & BERTA
	185	9918	SEAGOVILLE RD	OLVERA MIRNA ELVIA
	186	9924	SEAGOVILLE RD	LOPEZ HUMBERTO VAZQUEZ &
	187	9930	SEAGOVILLE RD	CHACON NELSON
	188	9936	SEAGOVILLE RD	DIAZ ALICIA
	189	9942	SEAGOVILLE RD	MORENO JOSE &
	190	445	S MASTERS DR	A+ CHARTER SCHOOLS

Agenda Information Sheet

File #: 19-265 **Item #:** 40.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1566 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District, with a D-1 Liquor Control Overlay, on the southwest line of C.F. Hawn Freeway, between Beacon Hill Circle
Recommendation of Staff and CPC: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions
Z189-101(CT)

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HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, FEBRUARY 27, 2019

ACM: Majed Al-Ghafry

FILE NUMBER: Z189-101(CT) **DATE FILED:** October 2, 2018

LOCATION: Southwest line of C.F. Hawn Freeway, between Beacon Hill Circle

COUNCIL DISTRICT: 8 **MAPSCO:** 11 N

SIZE OF REQUEST: Approx. 22,000 sq. ft. **CENSUS TRACT:** 117.02

OWNER/APPLICANT: Brandon Birmingham

REPRESENTATIVE: Maira Birmingham

REQUEST: An application for the renewal of Specific Use Permit No. 1566 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the continued operation of the vehicle display, sales, and service use [B & B Motors].

CPC RECOMMENDATION: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions.

BACKGROUND INFORMATION:

- The property is developed with a structure that has been occupied by a vehicle display, sales, and service use since January 2004.

- The Dallas City Council granted SUP No. 1566 for a vehicle display, sales, and service use on October 13, 2004, for a five-year period with an expiration date of October 13, 2009.

- SUP No. 1566 was renewed by the Dallas City Council on January 13, 2010, for a three-year period and granted eligibility for automatic renewals with an expiration date of January 13, 2013.

- SUP No. 1566 was automatically renewed on October 9, 2012, for a three-year period, with an expiration date of January 13, 2016.

- SUP No. 1566 was automatically renewed on November 2, 2015, for a three-year period on December 4, 2015, with an expiration date of January 13, 2019.

- However, the applicant missed the September 15, 2018, deadline to apply for an automatic renewal. Consequently, on October 2, 2018, an application for the renewal of SUP No. 1566 was submitted.

Zoning History: There have been no zoning changes in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
C.F. Hawn Expressway	Freeway	Variable ROW

Traffic:

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

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 request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

> **Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

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

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

In general, the applicant's request is consistent with the goals and policies of the Comprehensive Plan.

Land Use:

	Zoning	Land Use
Site	PD 535, Subdistrict 2	Vehicle display, sales and service
North	MF-2(A)	Undeveloped
East	PD 535, Subdistrict 2	Vehicle display, sales and service
South	R-7.5(A)	Single Family
West	PD 535, Subdistrict 2	Vehicle display, sales and service

Land Use Compatibility:

The applicant is continuing the use of the property with a vehicle display, sales and service use. The property is developed with a structure that has been utilized for this use since January 2004. On October 13, 2004, the Dallas City Council granted SUP No. 1566 for a five-year period. On January 13, 2010, the Dallas City Council approved an amendment to the SUP and granted approval for a three-year period with the eligibility for automatic renewals for additional three-year periods. SUP No. 1566 was automatically renewed for three-year periods on October 9, 2012, and again on November 2, 2015. However, the applicant missed the automatic renewal deadline and subsequently submitted this current application requesting a renewal of the SUP.

The surrounding land uses are vehicle display, sales, and service to the east and west; undeveloped land to the north; and residential uses to the south.

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

The existing establishment will continue to provide a service that is related to the surrounding uses and does not negatively impact adjacent properties. The SUP process allows for continuous review, up-keep, and public input and would allow for the periodic review of the land use to ensure it continues to compliment the surrounding neighborhood over time. Staff recommends approval of the zoning request based on site compliance and compatibility with surrounding uses at this time.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the

weakest markets. The area of request is not within an identifiable MVA Category; however, it is in proximity to a “H” MVA Cluster to the south and “F” MVA Cluster to the north.

Parking:

Required off-street parking and display areas must be provided as shown on the attached site plan.

Landscaping:

The applicant’s request does not trigger any landscape requirements.

CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.

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 **[three years from the passage of this ordinance] but is eligible for automatic renewal for additional three-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.)** [~~January 13, 2019~~].

4. LANDSCAPING: Prior to the issuance of the certificate of occupancy, a minimum of three large trees must be provided along the northern property line in the location shown on the attached site plan.

5. FLOOR AREA: The maximum floor area is 2,149 square feet in the location shown on the attached site plan.

6. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 8:00 a.m. and 9:00 p.m., Monday through Saturday.

7. SOLID SCREENING: Prior to the issuance of a certificated of occupancy, solid screening with a minimum height of six feet must be provided along the southern property line in the location shown on the attached site plan.

8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and will all ordinances, rules, and regulations of the City of Dallas.

JANUARY 17, 2019 - CITY PLAN COMMISSION MINUTES

Z189-101(CT)

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1566 for a vehicle display, sales, and service use for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District, with a D-1 Liquor Control Overlay, on the southwest line of C.F. Hawn Freeway, between Beacon Hill Circle.

Maker: Jung
Second: Lewis
Result: Carried: 10 to 0

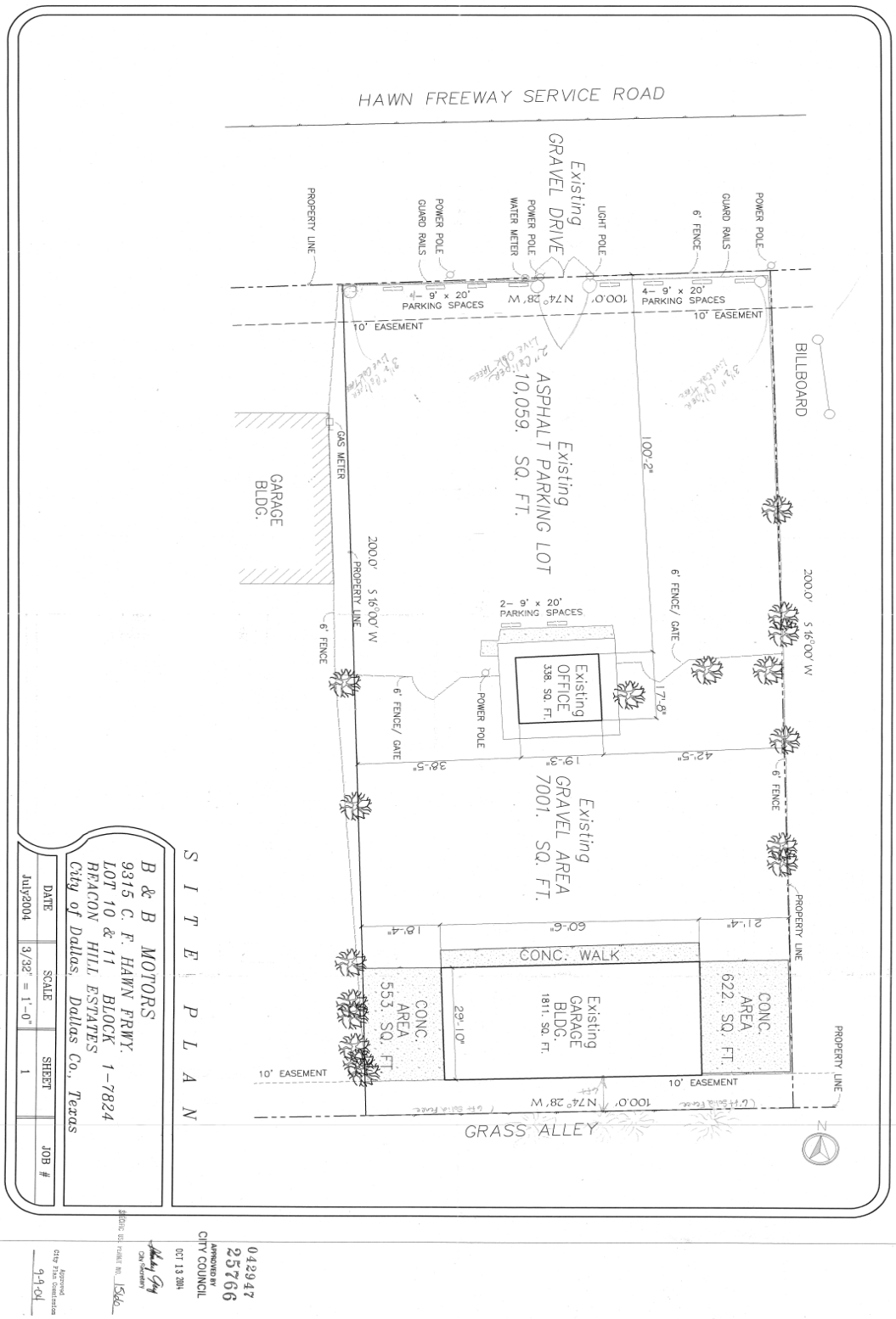
For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Murphy, Tarpley

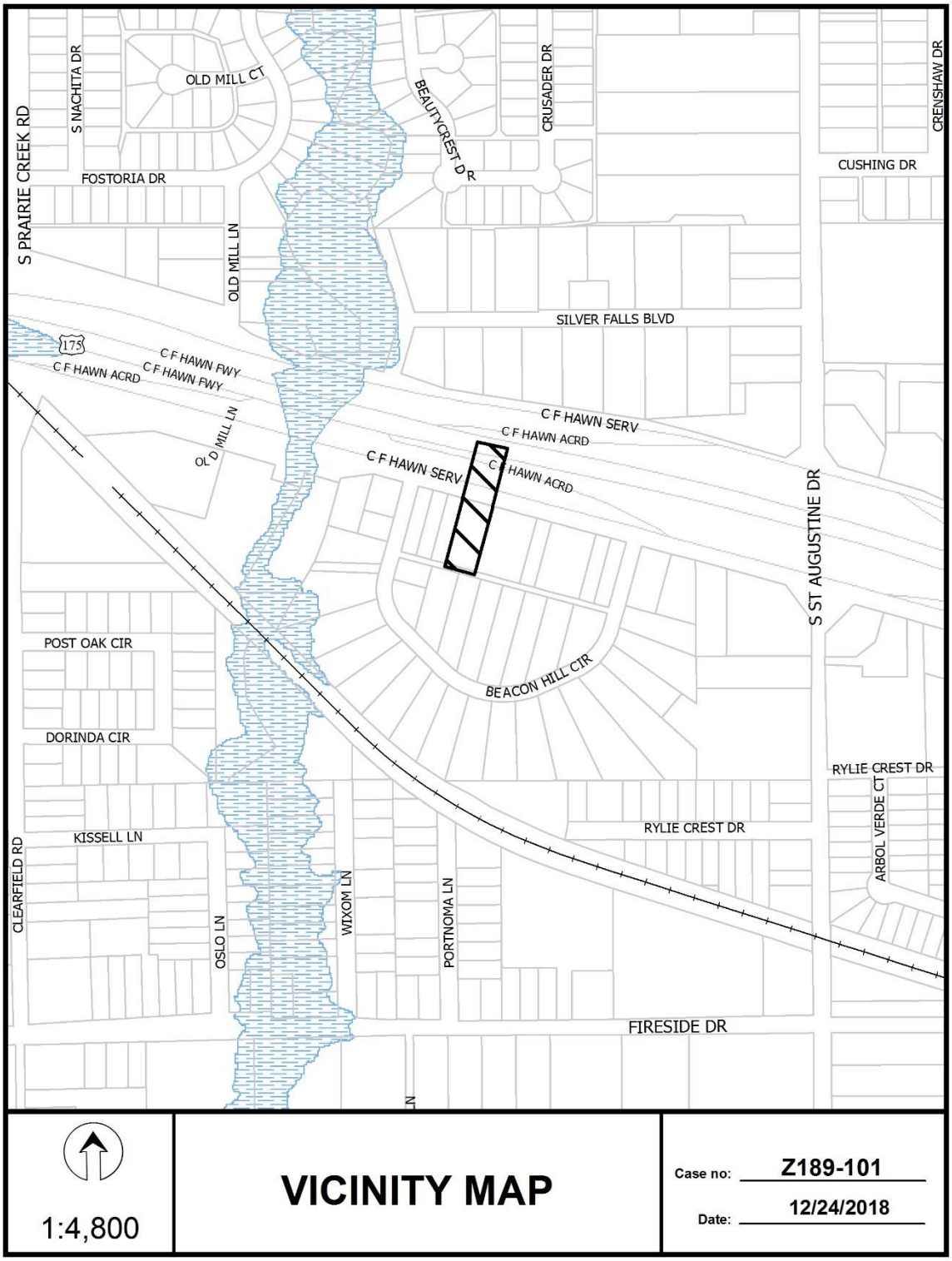
Against: 0
Absent: 1 - Ridley
Vacancy: 4 - District 2, District 3, District 7, District 12

Notices: Area: 200 Mailed: 13
Replies: For: 3 Against: 0

Speakers: None

Existing Site Plan (no changes)




S PRAIRIE CREEK RD
S NACHITA DR
OLD MILL CT
FOSTORIA DR
OLD MILL LN
BEAUTYCREST DR
CRUSADER DR
CRENSHAW DR
CUSHING DR
SILVER FALLS BLVD
175
C F HAWN FWY
C F HAWN ACRD
C F HAWN FWY
C F HAWN SERV
C F HAWN ACRD
C F HAWN SERV
C F HAWN ACRD
OLD MILL LN
S ST AUGUSTINE DR
POST OAK CIR
BEACON HILL CIR
DORINDA CIR
RYLIE CREST DR
RYLIE CREST DR
ARBOL VERDE CT
KISSELL LN
CLEARFIELD RD
OSLO LN
WIXOM LN
PORTNOMA LN
FIRESIDE DR
1:4,800
VICINITY MAP
Case no: Z189-101
Date: 12/24/2018

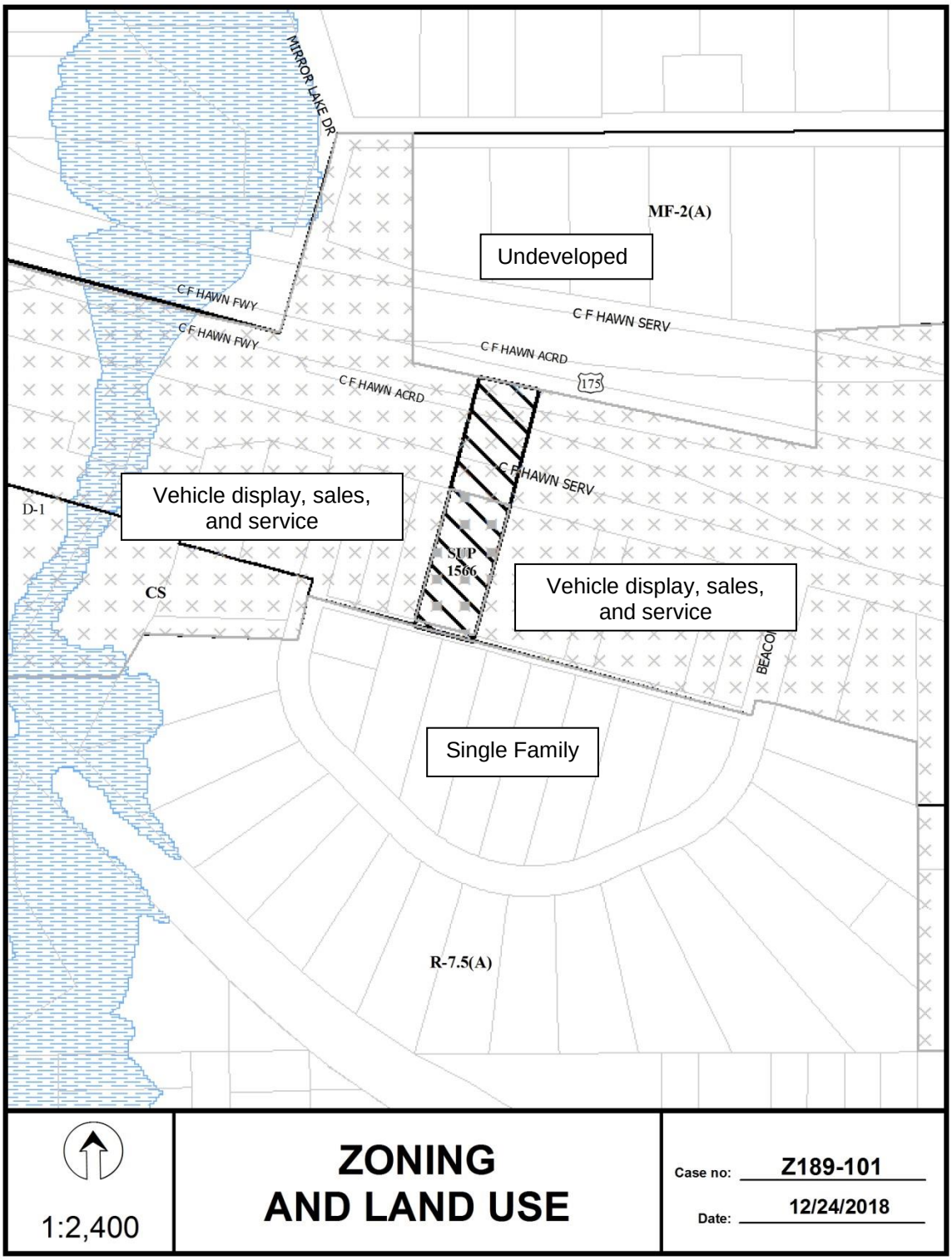


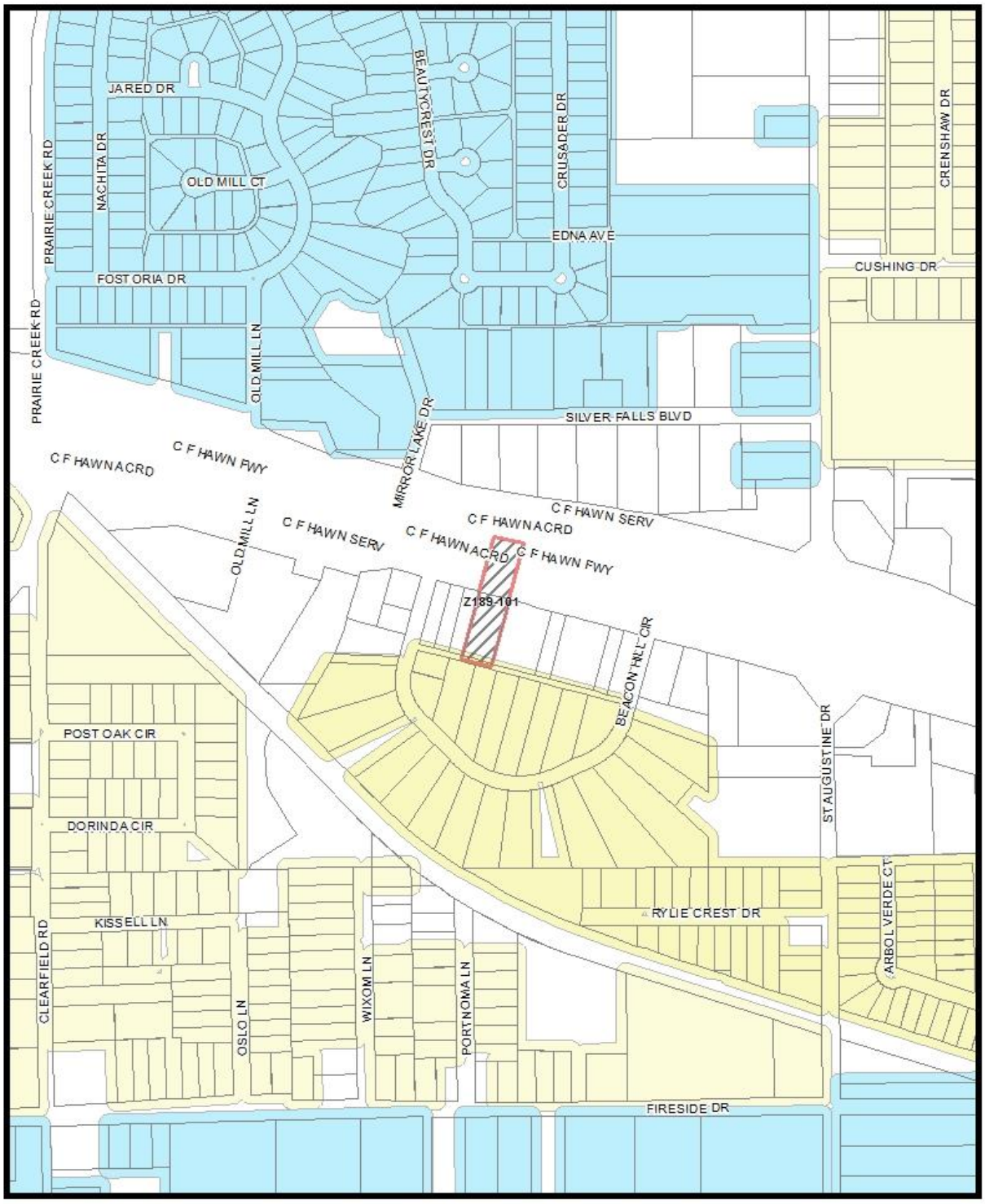
1:2,400

AERIAL MAP

Case no: Z189-101

Date: 12/24/2018


MIRROR LAKE DR
MF-2(A)
Undeveloped
C F HAWN FWY
C F HAWN FWY
C F HAWN SERV
C F HAWN ACRD
C F HAWN ACRD
175
C F HAWN SERV
Vehicle display, sales, and service
D-1
SUP 1566
CS
Vehicle display, sales, and service
BEACO
Single Family
R-7.5(A)
1:2,400
ZONING AND LAND USE
Case no: Z189-101
Date: 12/24/2018


JARED DR
BEAUCREST DR
CRUSADER DR
CRENSHAW DR
PRAIRIE CREEK RD
NACHITA DR
OLD MILL CT
EDNA AVE
CUSHING DR
FOSTORIA DR
OLD MILL LN
SILVER FALLS BLVD
MIRROR LAKE DR
C F HAWN ACRD
C F HAWN FWY
C F HAWN SERV
Z189-101
BEACON HILL CIR
ST AUGUSTINE DR
POST OAK CIR
DORINDA CIR
KISSELL LN
RYLIE CREST DR
ARBOL VERDE CT
CLEARFIELD RD
OSLO LN
WIXOM LN
PORTNOMA LN
FIRESIDE DR
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 12/24/2018


13
12
12
C F HAWN FWY
C F HAWN ACRS
C F HAWN SERV
BEACON HILL CIR
4
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2
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3
2
2
5
6
7
8
9
10
11
13 Property Owners Notified (17 parcels)
3 Replies in Favor (3 parcels)
0 Replies in Opposition (0 parcels)
200' Area of Notification
1/17/2019 Date
Z189-101
CPC
N
W
E
S
1:1,200

01/16/2019

Reply List of Property Owners

Z189-101

13 Property Owners Notified ***3 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	9315	C F HAWN FWY	BIRMINMGHAM BRANDON
	2	9405	C F HAWN FWY	JACOB JOSEPH PROPERTIES LTD
O	3	9325	C F HAWN FWY	BIRMINGHAM BRANDON
	4	9305	C F HAWN FWY	LIRA AMELIA
	5	9308	BEACON HILL CIR	GONZALEZ J JESUS
	6	9320	BEACON HILL CIR	HERNANDEZ JOSE ALFREDO
	7	9324	BEACON HILL CIR	VELISAMAYA RIGOBERTO & NANSI
	8	9402	BEACON HILL CIR	CHAVEZ YOLANDA
O	9	9406	BEACON HILL CIR	SALINAS RAUL & GLENDA
	10	9410	BEACON HILL CIR	HORNBECK ERIC M
	11	9420	BEACON HILL CIR	TORRES EFRAIN C EST OF
	12	999	SILVER FALLS BLVD	VALDIVIA MARIANO
	13	9416	SILVER FALLS BLVD	REYESHERNANDEZ J INES

Agenda Information Sheet

File #: 19-267 **Item #:** 41.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting an amendment to Tract 6 for LO-1(A) Limited Office District uses; and **(2)** an ordinance terminating Specific Use Permit No. 610 for a health center, on property zoned Tract 6 for LO-1(A) Limited Office District uses within Planned Development District No. 508, on property bounded by Bickers Street, Holystone Street, and Greenleaf Street
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan, development plan, landscape plan, traffic management plan, and conditions; and approval of the termination of Specific Use Permit No. 610 for a health center use
Z178-260(SM)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 27, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-260(SM)	**DATE FILED:**	May 18, 2018
LOCATION:	Bounded by Bickers Street, Holystone Street, and Greenleaf Street		
COUNCIL DISTRICT:	6	**MAPSCO:**	43 L
SIZE OF REQUEST:	Approx. 20.03 acres	**CENSUS TRACT:**	205

APPLICANT/OWNER: Dallas ISD

REPRESENTATIVE: Karl A. Crawley, Masterplan

REQUEST: An application for (1) an amendment to Tract 6 for LO-1(A) Limited Office District uses; and (2) the termination of Specific Use Permit No. 610 for a health center, on property zoned Tract 6 for LO-1(A) Limited Office District uses within Planned Development District No. 508.

SUMMARY: The applicant [Dallas ISD] proposes to construct a three-story, 226,948-square-foot building to accommodate the new LG Pinkston High School, including athletic facilities and 212 surface parking spaces for staff, students, and visitors plus 120 additional spaces for special event/overflow parking on site. Additionally, the applicant proposes a 24-classroom, 60,000 square-foot expansion area to accommodate future school growth.

CPC RECOMMENDATION: **Approval**, subject to a revised conceptual plan, development plan, landscape plan, traffic management plan, and conditions; and **approval** of the termination of Specific Use Permit No. 610 for a health center use.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan, development plan, landscape plan, traffic management plan, and conditions; and **approval** of the termination of Specific Use Permit No. 610 for a health center use.

BACKGROUND INFORMATION:

- On February 5, 1973, the City Council approved Specific Use Permit No. 610 for a health center for a permanent time period, subject to a site plan and conditions. The purpose of the health center SUP was to construct a children's clinic for the Carver Elementary School students.

- On August 20, 2018, the demolition permit to remove the two previously developed public schools was complete. The site is currently undeveloped.

- On November 27, the applicant met with surrounding property owners to discuss the proposed high school building, athletic fields, and traffic management plan revisions to the proposed development plan to correct the proposed floor area and revised athletic field lighting conditions are included with this report.

Zoning History: There have been two zoning changes requested in the area during the past five years.

1. **Z167-404**: On September 26, 2018, City Council will consider an application for 1) a new tract for MF-2(A) Multifamily District uses; 2) the termination of Specific Use Permit No. 1636 for multifamily uses; and, 3) the termination of Specific Use Permit No. 2213 for single family uses, on property zoned Tract 12 for MU-1 Mixed Use District uses and Tract 13 for MF-2(A) Multifamily District uses within Planned Development District No. 508 located on the north line of Singleton Boulevard, east of Westmoreland Road.

2. **Z156-117:** On February 24, 2016, City Council approved an amendment to a development plan for Tract 12 of Planned Development District No. 508.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Width
Bickers Street	Collector	80 ft.
Greenleaf Street	Private street	57-60 ft.
Holystone Street	Private street	57-60 ft.

Traffic:

The accompanying Traffic Management Plan (TMP) studied traffic patterns of the existing LG Pinkston High School located at 2200 Dennison Street which enrolls 900 students. The TMP states some findings and recommendations for pick up and drop off operations of the proposed school campus. The primary recommendations from the TMP convert Greenleaf Street to a two-way street; restrict northbound traffic on Holystone Street during pick-up and drop-off periods; restrict the driveway on Bickers Street to outbound only during pick-up and drop-off periods; and, add no-parking signs on Holystone Street like those existing on Greenbriar Street.

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request, including the attached traffic management plan and a traffic impact analysis, and recommends approval of the recommendations described in the proposed traffic management plan.

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 Align land use strategies with economic development priorities

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

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools. Encourage the development of these facilities in priority Area Plans.

NEIGHBORHOOD PLUS

Policy 4.2 Support and leverage emerging school quality and school choice programs.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	Tract 6 within PDD No. 508 w/SUP No. 610 on a portion	Undeveloped
North	Tracts 5 and 1 within PDD No. 508 [LO-1(A) and CH]	Office, Single family
East	Tract 1 within PDD No. 508 [CH] with SUP No. 1516	Private recreation center, club, or area
South	Tracts 13 and 4 within PDD No. 508 [MF-2(A) and MF-2(A)]	Undeveloped, Senior living
West	Tract 8 within PDD No. 508 [MF-2(A)]	Multifamily

Land Use Compatibility:

The surrounding land uses consist of an office use and a single family development to the north, a private recreation area to the east, undeveloped and senior living center to the south, and multifamily to the west. Staff supports the request to redevelop the site as a new school with athletic facilities in place of the two previous schools because the new school would be required to comply with a traffic management plan and because provisions were added to restrict the lighting and outdoor amplification of the athletic facilities so the public school would be consistent with the surrounding land uses.

Development Standards:

Staff supports the request to increase maximum structure height from 36 feet to 60 feet for a public school use because 1) the request is restricted to public school uses which, under the maximum building height provisions of Section 51A-4.408, are allowed any legal height when consistent with residential proximity slope; 2) the applicant proposes to retain residential proximity slope height restrictions that exist in the district today, and 3) the site is further restricted to comply with the proposed development plan.

Parking:

The Dallas Development Code derives the off-street parking requirement for a school using the following criteria: 1) the number of classrooms and 2) the grade level of the school's students (e.g., elementary, middle or high school). The Dallas Development Code requirement for off-street parking for a high school is nine and one-half spaces for each high school classroom. The applicant proposes to reduce the minimum parking requirement from nine and one-half spaces per high school classroom to five and one-

half spaces per high school classroom. The applicant requested this reduction based upon a parking demand study of a professional engineer, who studied the parking operations of the existing school. The proposed parking reduction requires 209 parking spaces for the proposed 38-classroom high school whereas the Dallas Development Code would require 361 parking spaces for 38 high school classrooms. The applicant proposes 212 parking spaces for students, staff, and visitor use for daily use and has a paved surface area that can provide an additional 120 spaces for special event and overflow parking.

The Engineering Division of the Sustainable Development and Construction Department has reviewed the parking reduction request and recommends approval.

Landscaping:

The proposed site plan reduces the required number of site trees from 277 to 196. However, because the site is constrained by athletic fields, parking areas, building footprint, and tree spacing requirements, staff supports the requested reduction.

The proposed site plan also reduces the required number of street trees from 94 large trees to 37 small trees and 39 large trees, for a total of 76 street trees. Staff supports the requested reduction because the application was submitted before Article X was amended on June 27, 2018 and Article X would have required 76 large trees prior to the amendment. Additionally, staff supports the request to reduce some large street trees to small street trees based on the need to place landscaping to avoid conflicts with spacing, use, and utilities.

Sidewalks:

The applicant proposes to construct a new high school where two elementary schools previously existed. The existing site is encircled with sidewalks that vary in width, between four feet and five feet wide. The applicant has agreed to CPC and staff's recommendations for a minimum six-foot wide sidewalk to support the proposed high school, which includes the current student body of 900 students at another location and a traffic management plan that also circles the site. Since CPC, the applicant has provided staff with a revised development plan and a revised landscape plan that complies with CPC's recommendation for a six-foot wide sidewalk, which is included in this report.

Visibility Triangles:

The site is bound by Bickers Street, a publicly owned right-of-way to the south, and two private streets to the northwest and northeast: Holystone Street and Greenleaf Street. Pursuant to *visual obstruction regulations*[1], also known as visibility triangles, triangular areas formed at two street intersections and at intersections of a street and a driveway, or alley, are required to remain unobstructed. The purpose of these requiring these areas to remain unobstructed is to protect the safety of persons using streets by not obscuring lines of site of drivers. This concept is especially important to protect when near schools.

Because (1) *visual obstruction regulations* use the term *street*, which is defined as, "a right-of-way which provides primary access to adjacent property" and (2) since Holystone Street and Greenleaf Street are *private streets*, which are defined as "a street or alley built to the same specifications as a street or alley dedicated to the public use, whose ownership has been retained privately"; visual obstruction regulations do not apply and are unenforceable. Therefore, the term *street*, in the *visual obstruction regulations* context, includes private streets. Since CPC, the applicant has provided a revised development plan and landscape plan that demonstrates the site will comply with the proposed visual obstruction regulations.

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

[1] Reference subsection (d) in Section 51A-4.602 in the Dallas Development Code.

PRIOR CPC ACTION – October 4, 2018:

Motion: In considering an application for 1) an amendment to Tract 6 for LO-1(A) Limited Office District uses and 2) the termination of Specific Use Permit No. 610 for a health center, on property zoned Tract 6 for LO-1(A) Limited Office District uses within Planned Development District No. 508, on property bound by Bickers Street, Holystone Street, and Greenleaf Street, it was moved to **hold** this case under advisement until December 13, 2018.

Maker: Carpenter
Second: Rieves
Result: Carried: 13 to 0

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 64
Replies: For: 0 Against: 4

Speakers: For: None
Against: David Fannin, 2619 Laurel Leaf Ct., Dallas, TX, 75212

PRIOR CPC ACTION – December 18, 2018:

Motion: It was moved to recommend (1) **approval** of an amendment to Tract 6 for LO-1(A) Limited Office District uses, subject to a revised conceptual plan, revised development plan (as briefed), revised landscape plan (as briefed), traffic management plan, and staff's recommended conditions; and, (2) **approval** of the termination of Specific Use Permit No. 610 for a health center use, on property zoned Tract 6 for LO-1(A) Limited Office District uses within Planned Development District No. 508, on property bound by Bickers Street, Holystone Street, and Greenleaf Street.

Maker: Carpenter
Second: Lewis
Result: Carried: 13 to 0

For: 13 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 64
Replies: For: 0 Against: 4

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

List of DISD Trustees

DALLAS INDEPENDENT SCHOOL DISTRICT

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District 2	Dustin Marshall
District 3	Dan Micciche, President
District 4	Jaime Resendez
District 5	Lew Blackburn, Ph.D.
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District 7	Audrey Pinkerton, Board Secretary
District 8	Miguel Solis
District 9	Bernadette Nutall

CPC RECOMMENDED AMENDMENTS TO

ARTICLE 508.

PD 508.

SEC. 51P-508.101. LEGISLATIVE HISTORY.

PD 508 was established by Ordinance No. 23536, passed by the Dallas City Council on June 10, 1998. Ordinance No. 23536 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23536 was amended by Ordinance No. 24076, passed by the Dallas City Council on October 27, 1999; Ordinance No. 24374, passed by the Dallas City Council on September 13, 2000; Ordinance No. 24655, passed by the Dallas City Council on June 27, 2001; Ordinance No. 24725, passed by the Dallas City Council on September 26, 2001; and Ordinance No. 25982, passed by the Dallas City Council on May 25, 2005. (Ord. Nos. 19455; 23536; 24076; 24374; 24655; 24725; 25982; 26042)

SEC. 51P-508.102. PROPERTY LOCATION AND SIZE.

PD 508 is established on property generally bounded by Hampton Road on the east, Dennison Street, Fish Trap Road and Singleton Boulevard on the South, Westmoreland Road and the centerline of Old Trinity River on the west, and Canada Drive on the north. The size of PD 508 is approximately 481.26 acres. (Ord. Nos. 23536; 26042)

SEC. 51P-508.103. 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) COMMERCIAL AMUSEMENT CABLE SKI PARK AND RECREATION AREA means a facility offering water skiing and wakeboarding by an automated cable pulling system and other recreation or games of skill to the general public for a fee. This use must include water skiing and wakeboarding by an automated cable pulling system, but may also include other recreation activities and games of skill. Office, retail, and restaurant uses are permitted as part of this use but are limited to a total of 5,000 square feet of floor area. (Ord. Nos. 23536; 25982; 26042; 27771)

SEC. 51P-508.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 508A: conceptual plan.

(2) Exhibit 508B: development plan for Tract 12A.

(3) Exhibit 508C: development plan for a portion of Tract 3.

(4) Exhibit 508D: development plan for a portion of Tract 14.

(5) Exhibit 508E: development plan for a portion of Tract 12.

(6) Exhibit 508F: athletic field traffic management plan.

(7) Exhibit 508G: development plan for Tract 6.

(8) Exhibit 508H: landscape plan for Tract 6.

(9) Exhibit 508I: traffic management plan for Tract 6.

SEC. 51P-508.104. CONCEPTUAL PLAN.

Use of the Property must comply with the conceptual plan (Exhibit 508A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 23536; 25982; 26042; 27175)

SEC. 51P-508.105. DEVELOPMENT PLAN.

(a) A development plan for each phase of development must be approved by the city plan commission prior to the issuance of a building permit for each phase.

(b) A development plan for Tract 12A is labeled Exhibit 508B.

(c) A development plan for a portion of Tract 3 is labeled Exhibit 508C.

(d) A development plan for a portion of Tract 14 is labeled Exhibit 508D.

(e) A development plan for Tract 6 is labeled Exhibit 508G.

SEC. 51P-508.106. CREATION OF TRACTS.

This district is divided into 16 tracts: Tracts 1, 2, 3, 4, 5, 6, 7, 7A, 8, 9, 10, 11, 12, 12A, 13, and 14. The boundaries of all areas are described in Exhibit A of Ordinance No. 23536, as amended by Ordinance No. 25982. The boundaries of the areas are shown on the conceptual plan. If there is a conflict, the descriptions in Exhibit A of Ordinance No. 23536, as amended, control over the graphic description on the conceptual plan. (Ord. Nos. 23536; 24725; 25982; 26042; 30230)

SEC. 51P-508.107. TRACT REGULATIONS.

(a) Tracts 1 and 9 [CLUSTERED HOUSING (CH) Tracts].

OMITTED FOR BREVITY

(b) Tracts 4, 8, 10, 11, and 13 (MULTI-FAMILY [MF-2(A)] Tracts).

OMITTED FOR BREVITY

(c) Tracts 3, 5, 6, 7, 7A, and 14 (LIMITED OFFICE [LO-l(A)] Tracts).

(1) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

-- Catering service. *[L]*
-- Medical or scientific laboratory.

(C) Industrial uses.

None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. *[L]*
-- Child-care facility. *[L]*
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convent or monastery.
-- Library, art gallery, or museum.

-- Public or private school.
-- Convalescent and nursing homes, hospice care and related institutions *[Tract 3 only and limited to 120 beds. Tract 14 only, limited to 130 beds, and 26 feet in height.]*

(E) Lodging uses.

None permitted

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

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

(H) Recreation uses.

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

(I) Residential uses.

None permitted.

(J) Retail and personal service uses.

-- Business school.
-- Dry cleaning or laundry store. *[L]*
-- General merchandise or food store 3,500 square feet or less. *[L]*
-- Personal service uses. *[L]*
-- Restaurant with or without drive-in or drive-through service. *[L]*

(K) Transportation uses.

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

(L) Utility and public service uses.

-- Commercial radio or television transmitting station. *[SUP]*
-- Electrical substation. *[SUP]*
-- Local utilities.
-- Police or fire station. *[SUP]*
-- Post office. *[SUP]*
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[SUP]*
-- Utility or governmental installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.

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

(A) The following accessory uses are not permitted in this district:

-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

(B) The following accessory use is permitted by SUP only:

-- Accessory helistop.

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

(A) Front yard. Minimum front yard is 15 feet.

(B) Side and rear yard.

(i) Minimum side and rear yard is:

(aa) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(bb) no minimum in all other cases.

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

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(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 originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys and sports lighting, 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. Residential proximity slope does not apply to sports lighting standards in Tract 7A only.

(ii) Maximum height.

(aa) Unless further restricted under Subparagraph(E)(i), maximum structure height is 36 feet.

(bb) In Tract 6, except as restricted in subparagraph (i) of this subsection, maximum height for a public school is 60 feet.

(cc) In Tract 7A, maximum height for sports lighting standards is 80 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories is three.

(4) Off-street parking and loading.

(A) In general. Except as provided in this subparagraph, c[~~C~~]onsult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Special off-street loading provisions.

(C) Tract 6. For a public school, the minimum number of off-street parking spaces required is five and one-half spaces for each high school classroom.

(i) In these tracts, off-street loading spaces may not be located in the required front yard.

(ii) In these tracts, off-street loading spaces may be located in the front yard behind the setback line if they are screened from the street. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3).

(5) Environmental performance standards. See Article VI.

(6) Landscaping.

(A) Tract 3.

(i) For the portion of Tract 3 shown in the landscape plan (Exhibit 508D), landscaping must be provided as shown on the landscape plan.

(ii) For all other portions of Tract 3, landscaping must be provided in compliance with the requirements of Article X.

(B) Tracts 5, [~~6,~~] 7, 7A, and 14. Landscaping must be provided in compliance with the requirements of Article X.

(C) Tract 6. Except for a public school, landscaping must be provided in accordance with Article X. For a public school, landscaping must be provided as shown on the landscape plan (Exhibit 508H). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(7) Additional provisions.

(A) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-l(A), MF-l(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this provision, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(B) Garbage collection and mechanical equipment areas. Garbage collection and mechanical equipment areas may not be located closer than 20 feet to the nearest building site in an R, R(A), D, D(A), TH, TH(A), or CH district, or that portion of a planned development district restricted to single family and duplex uses.

(C) Screening surface parking lots from street. In these tracts, all off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(D) Screening side and rear yards from residential districts. In these tracts, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across the adjoining alley from an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, any portion of the building site directly across from that district must be screened from that district.

(C) Tract 6.

(i) Athletic fields. Except as provided in this subsection, lighting and outdoor amplification are prohibited for public school use of outdoor athletic fields.

(aa) Athletic fields may not be illuminated greater than 0.5 footcandles measured horizontally at three feet above grade as measured at the opposite side of adjacent roadways or 15 feet beyond the property line of adjacent properties.

(bb) Athletic field lighting is only permitted between the hours of 5:00 p.m. and 9:00 p.m., Monday through Friday.

(ii) Sidewalks. A minimum six-foot wide sidewalk is required.

(iii) Visual obstruction regulations. A person shall not erect, place, or maintain a structure, berm, plant life, or other item on a lot if the item is in a visibility triangle defined in Section 51A-4.602(d). For purposes of interpreting Section 51A-4.602(d), STREET, includes private streets.

(d) Tracts 2, 12, and 12A [MIXED USE (MU-1) Tracts].

OMITTED FOR BREVITY

SEC.51P-508.107.1. TRACT 6 TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public or private school must comply with the traffic management plan (Exhibit 508I).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the

director by November 1, 2021. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1st of each odd-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. 51P-508.108. SIGNS.

Signs must comply with the following regulations:

(1) For Tracts 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, and 14, signs must comply with the provisions for non-business zoning districts contained in Article VII.

(2) For Tracts 2, 7A, 12, and 12A, signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23536; 25982; 26042; 30230)

SEC. 51P-508.108.1. ADDITIONAL PROVISIONS FOR ATHLETIC FIELDS IN TRACTS 2 AND 7A.

(a) Lighting.

(1) Athletic fields may not be illuminated greater than 0.5 footcandles measured horizontally at three feet above grade as measured at the opposite side of adjacent roadways or 15 feet beyond the property line of adjacent properties.

(2) Athletic field lighting is only permitted between 5:00 p.m. and 10:00 p.m., Sunday through Thursday and between 5:00 p.m. and 10:30 p.m., Friday and Saturday.

(b) Outdoor amplification. Loudspeakers and other forms of amplification are only permitted between 10:00 a.m. and 9:30 p.m., Monday through Thursday; between 10:00 a.m. and 10:00 p.m. on Friday; between 8:00 a.m. and 10:00 p.m. on Saturday; and between 9:00 a.m. and 9:30 p.m. on Sunday.

(c) Traffic Management Plan.

(1) In general. Operation of the athletic fields must comply with the athletic field traffic management plan (Exhibit 508F).

(2) Queuing. Queuing is only permitted inside the Property. Participant drop-off and pick-up are not permitted within city rights-of-way.

(3) Traffic study.

(A) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by September 28, 2018. Updates to the initial traffic study are not required.

(B) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different days of the week at different

drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(i) ingress and egress points;

(ii) queue lengths;

(iii) drop-off and pick-up locations; and,

(iv) circulation.

(C) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(i) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(ii) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(4) Amendment process.

(A) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-l.l05(k)(3).

(B) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 30230)

SEC. 51P-508.109. ADDITIONAL PROVISIONS.

(a) The entire premises must be properly maintained in a state of good repair and neat appearance at all times.

(b) Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 23536; 25982; 26042)

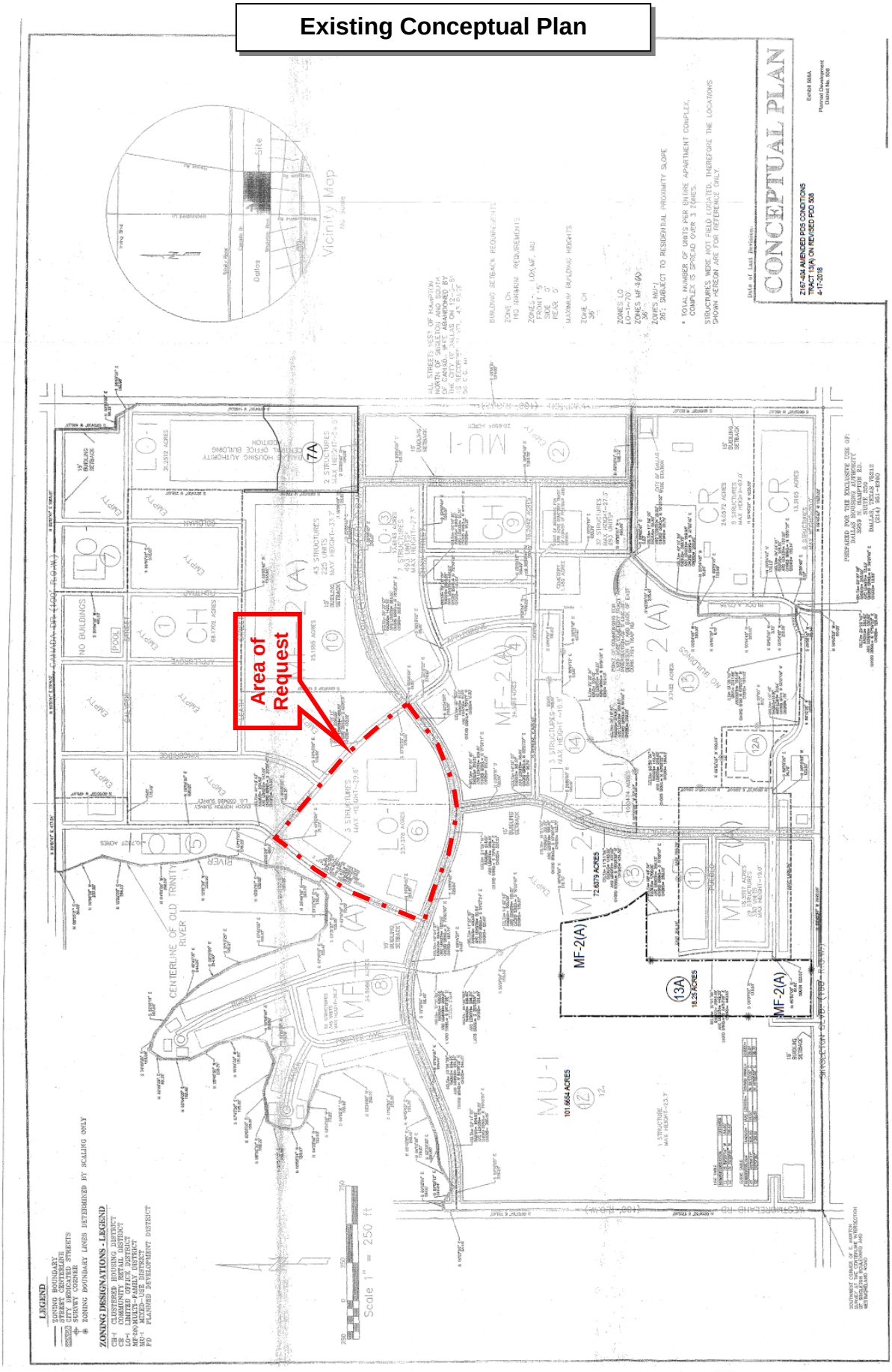
SEC. 51P-508.110. PAVING.

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. (Ord. Nos. 24655; 26042)

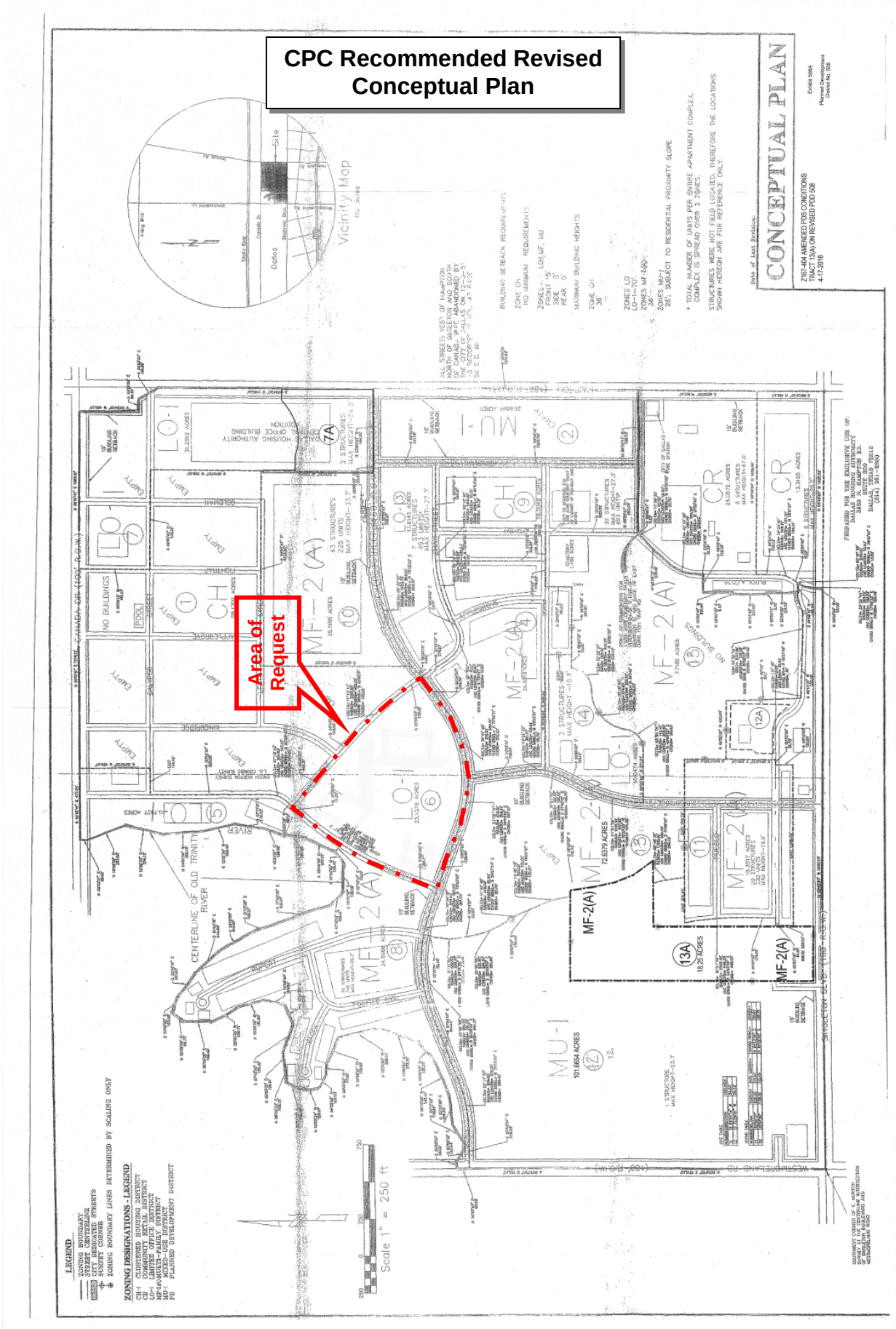
SEC. 51P-508.111. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD 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. (Ord. Nos. 24655; 26042)

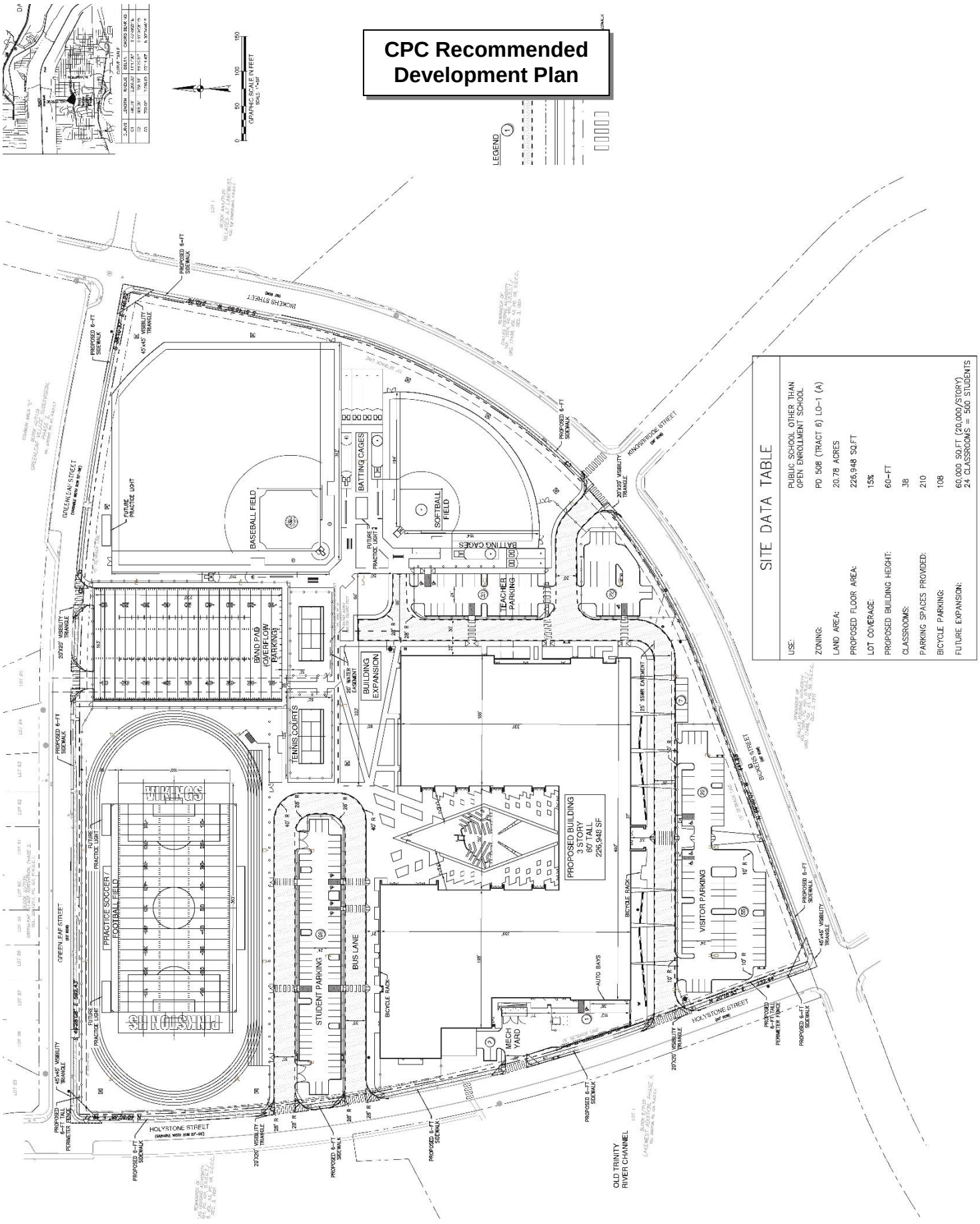
Existing Conceptual Plan

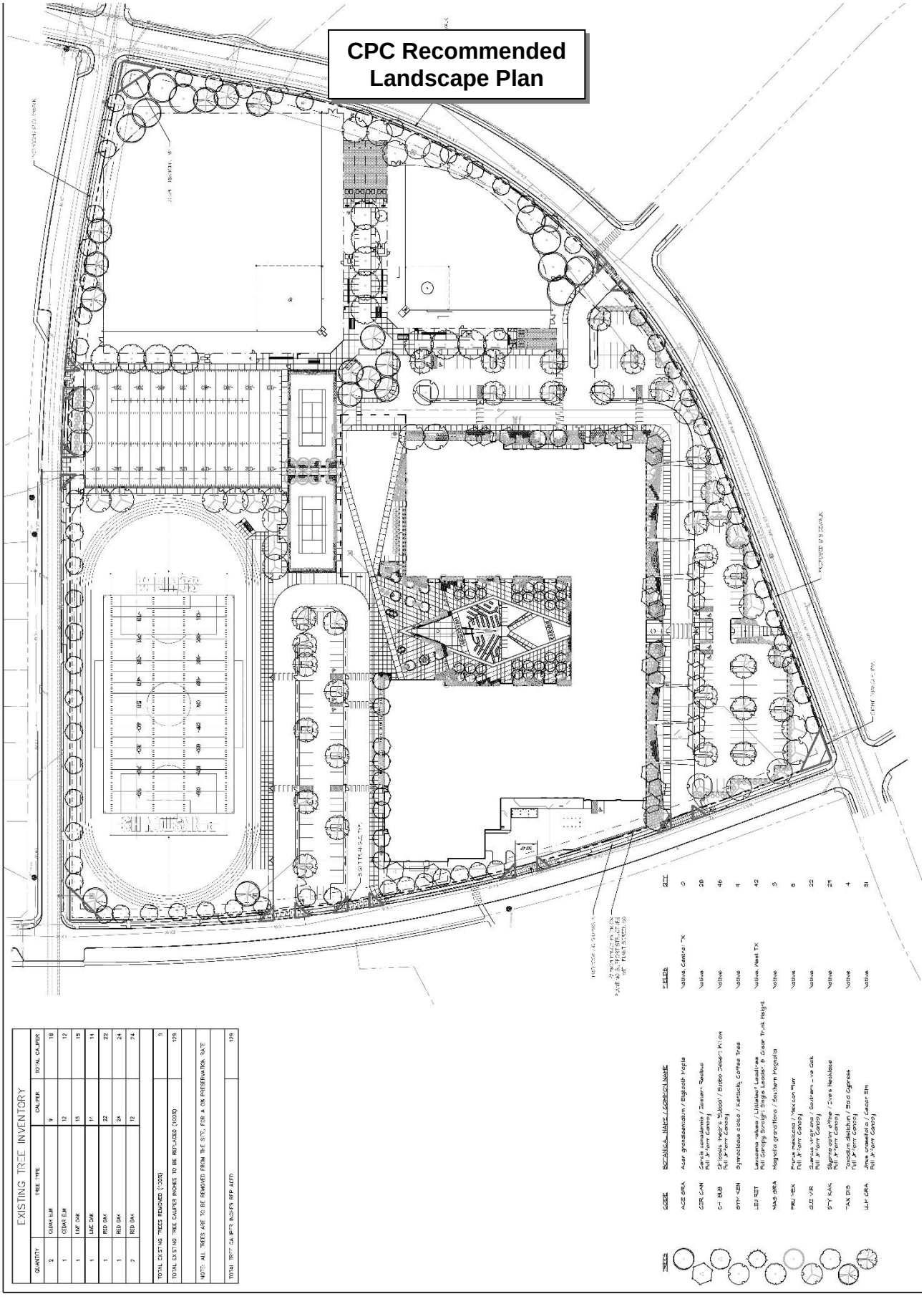


CPC Recommended Revised Conceptual Plan



CPC Recommended Development Plan




CPC Recommended
Landscape Plan
EXISTING TREE INVENTORY
QUANTITY
TREE TYPE
CALIPER
TOTAL CALIPER
2 CEDAR ELM 9 18
1 CEDAR ELM 12 12
1 LIVE OAK 15 15
1 LIVE OAK 14 14
1 RED OAK 22 22
1 RED OAK 24 24
2 RED OAK 12 24
TOTAL EXISTING TREES REMOVED (2005) 9
TOTAL EXISTING TREE CALIPER INCHES TO BE REMOVED (2005) 129
NOTE: ALL TREES ARE TO BE REMOVED FROM THE SITE, FOR A DBI PRESERVATION SITE
TOTAL TREE CAL.IPCH INCHES REP ALTH 129
TREES
CODE
BOTANICAL NAME / COMMON NAME
FIELDS
QTY
ACE GRA
Acer grandidentatum / Bigtooth Maple
Native, Central TX
5
CER CAN
Cercis canadensis / Eastern Redbud
Native
28
C-I BUB
Chilopsis linearis 'Bubba' / Bubba Desert Willow
Full 3" Cal Canopy
Native
46
GYM KEN
Gymnocladus dioica / Kentucky Coffee Tree
Native
4
LEU RET
Leucaena retusa / Littleleaf Leadtree
Full Canopy Straight Single Leader, 8' Clear Trunk Height
Native, West TX
42
MAG GRA
Magnolia grandiflora / Southern Magnolia
Native
3
PRU MEX
Prunus mexicana / Mexican Plum
Full 3" Cal Canopy
Native
6
QUE VIR
Quercus virginiana / Southern - no Oak
Full 3" Cal Canopy
Native
22
SYT KAK
Styphnolobium affine / Eve's Necklace
Full 3" Cal Canopy
Native
21
TAX DIS
Taxodium distichum / Bald Cypress
Full 3" Cal Canopy
Native
4
ULM CRA
Ulmus crassifolia / Cedar Elm
Full 3" Cal Canopy
Native
31

CPC Recommended Traffic Management Plan

September 11, 2018
PK# 2067-18.149
Z178-260

TRAFFIC MANAGEMENT PLAN

Project:
DISD L.G. Pinkston High School
In Dallas, Texas

Prepared for:
City of Dallas

On behalf of:
Dallas Independent School District

Prepared by:

Hunter W. Lemley, P.E.



Pacheco Koch

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TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

September 11, 2018

Pacheco Koch

TRAFFIC MANAGEMENT PLAN
DISD L.G. Pinkston High School

Dallas, Texas

TABLE OF CONTENTS

INTRODUCTION 1
School Description *1*
TMP Objectives *2*
Methodology *3*
Expectations *3*
Changes to TMP *4*
Traffic Management Plan 5

Exhibit 1. Recommendations/Proposed Conditions

INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by Masterplan, on behalf of **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for L.G. Pinkston High School (the "School") located at 2200 Dennison Street in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

DISD is seeking amend the Planned Development District for the property from the City of Dallas (the "Approving Agency") to facilitate proposed site Improvements. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

School Description

The School consists of an existing high school with grades 9th through 12th. The School currently is located at 2200 Dennison Street and will be relocated to the subject site with complete new construction. The new school building is anticipated to be complete by the 2021-2022 school year. Existing uses on the site include two vacant elementary schools (previously DISD George W. Carver Elementary School and DISD Dallas Environmental Academy), which will be razed, and the sites incorporated into the new high school building.

School starts at 9:15 AM and ends at 4:15 PM. Enrollment at the existing campus is 900 students; enrollment at the new campus is expected to remain at the existing level. A summary of the proposed development program, by phase, is provided in **Table 1**. Calculations for vehicle accumulation and parking numbers are based upon previously city-staff-approved ratios and validated by on-site dismissal observations conducted on Monday, April 16th, 2018.

Table 1. Current Enrollment

GRADES	EXISTING	PROPOSED
9th Grade	--	--
10th Grade	--	--
11th Grade	--	--
12th Grade	--	--
TOTAL	900	900

*Enrollment Data provided by *DISD*

Access to the campus will be provided by Bickers Street and Holystone Street. Bickers Street, a local street, intersects with Kingbridge Street, a local street, just south of the property. Land uses surrounding the site are exclusively single family residential.

TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "Objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

DEFINITIONS:
Terms are used in this report:

"Event"– a planned event(s), recurring or non-recurring, for which this TMP is being prepared (i.e., "school day")

"School" (a.k.a., "Event Organizer") – the person, group, or organization responsible for the Event

"TMP Manager" – a person or persons designated by the School to implement the TMP (also see additional tasks in the *Expectations* section)

"Users" – guests/patrons attending the Event

"Analyst" – the person(s) preparing the TMP for the School

"Approving Agency" – the municipality or government agency requiring the Traffic Management Plan

"Traffic Department" – the department of the public agency responsible for traffic operations for a given right-of-way

"Site" – the property at which the Event is located (generally assumed to be occupied by the School)

"TMP Strategies" – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

DISCLAIMERS:

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs. For this study, PK worked with School representatives to develop the proposed recommendations.

Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

The recommendations presented in this report reflect Pacheco Koch's assessment of current and projected traffic needs based on observations and professional judgment and incorporate feedback from DISD representatives. Pacheco Koch is not responsible for operations at the school; however, the recommendations have been presented to on-site school personnel with authority over implementation of the Plan (see **Exhibit 1** for on-site contact information). Pacheco Koch was not involved with site selection, site design, or the current operations for this project.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO SCHOOL: By submittal of a TMP to the Approving Agency, the School is implicitly agreeing to implement, maintain, and comply with the recommended

actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the School agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "**Exhibit 1**"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibit. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Informal changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the School if those changes are prudent and do not compromise the TMP Objectives. It is recommended that changes implemented under such circumstances be documented and retained by the School for future reference or upon request. At the discretion of the Approving Agency, submittal of a formally revised TMP report/document or a validation study may be required on a predetermined or as-needed basis.

TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.

Graphical summaries of recommendations and proposed conditions are depicted in **Exhibit 1**.

A summary of specific recommendations is provided below:

1. Convert Greenleaf Street from one-way traffic flow to permanent two-way traffic flow.
2. Install Signs to restrict access to northbound traffic on Holystone Street during pick-up/drop-off periods.
3. Outbound only during drop-off/pick-up periods. Install permanent signs to restrict inbound access during drop-off/pick-up periods.
4. Places cones to allow for enough radius for bus turning.
5. Install permanent sign on Canada Drive to restrict access to Pinkston High School.
6. Install signs to restrict parking along curbside (Holystone Street).

END OF MEMO

GENERAL NOTE: The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.

Vehicle Accumulation/Capacity	Vehicles
Projected Maximum Vehicle Accumulation*	108
Available Capacity	113
On-site Queue	*23*
Off-site Queue	*90*
Surplus	+5

*Calculated by City provided Rates

Proposed Parking*	Vehicles
Parking Supply	212
Parking Demand (Observed)	165
Surplus	+47

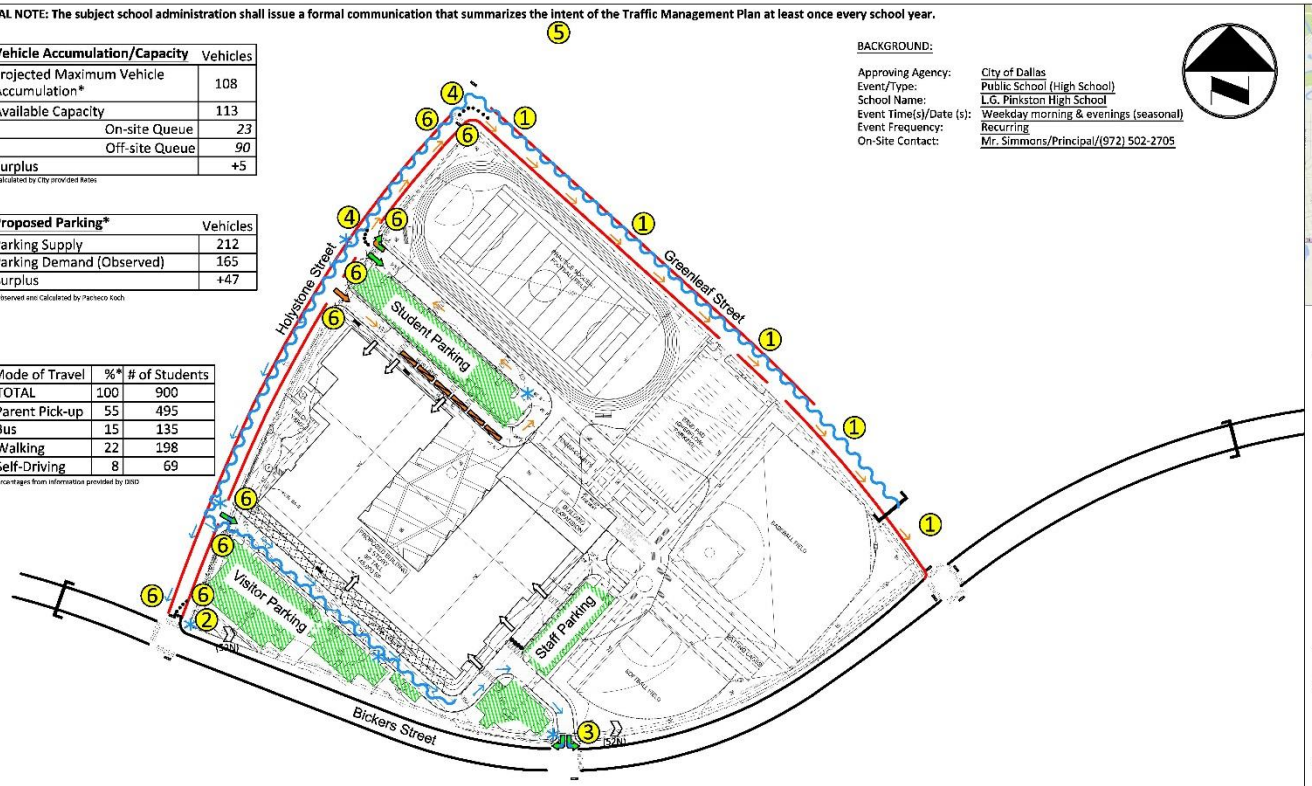
*Observed and Calculated by Pacheco Koch

Mode of Travel	%*	# of Students
TOTAL	100	900
Parent Pick-up	55	495
Bus	15	135
Walking	22	198
Self-Driving	8	69

*Percentages from information provided by DISD

BACKGROUND:

Approving Agency: City of Dallas
Event/Type: Public School (High School)
School Name: L.G. Pinkston High School
Event Time(s)/Date (s): Weekday morning & evenings (seasonal)
Event Frequency: Recurring
On-Site Contact: Mr. Simmons/Principal/(972) 502-2705





Parking
- No Parking (Existing)
- No Parking (Proposed)
- On-Site Parking
- Access Point

Queuing/Loading
- Parent Waiting and Loading Area
- Queue Area (Unmanaged)
- Circulation/Flow
- Access Point
- School Bus Loading/Unloading
- School Bus Access Point
- Staff Assistance

Pedestrian/Other
- Trail/Path
- Crosswalk
- Student Waiting Area
- School Zone
- Public Transit Stop (DART Route No.)
- Stop Line
- Traffic Signal
- Traffic Cone

Proposed Conditions

NOTE: This drawing is conceptual only and does not reflect a detailed design.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HUNTER W. LEMLEY, P.E. 125343 ON 09/11/2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

TX. REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

PK #2067-18.149
(HWL: 09/11/18)

RECOMMENDATIONS

① Convert Greenleaf Street from One-Way Traffic Flow to Permanent Two-Way Traffic Flow
② Install Signs to Restrict Access to Northbound Traffic on Holystone Street During Pick-up/Drop-off Periods
③ Outbound Only During Drop-off/Pick-up Periods. Install Permanent Signs to Restrict Inbound Access During Drop-off/Pick-up Periods
④ Place Cones to Allow for Enough Radius for Bus Turning
⑤ Install Permanent Sign on Canada Drive to Restrict Access to Pinkston High School
⑥ Install Signs to Restrict Parking Along Curbside

EXHIBIT 1 Z178-260

Traffic Management Plan
Proposed Conditions

DISD L.G. Pinkston High School, Dallas, Texas

Pacheco Koch

SUP NO. 610
(To be terminated)

SECTION 2. That this Specific Use Permit No. 610 for a Health Center with reference to the hereinabove described property, authorized by Section 10 of said Ordinance, is approved and granted upon the following express conditions, and adopted as part of Section 34, of the Zoning Ordinance:

1. SITE PLAN: The site plan approved by the City Plan Commission shall be attached to and made a part of the ordinance.

2. PARKING: Off-street parking shall be provided at the ratio of one space for each 200 square feet of floor area.

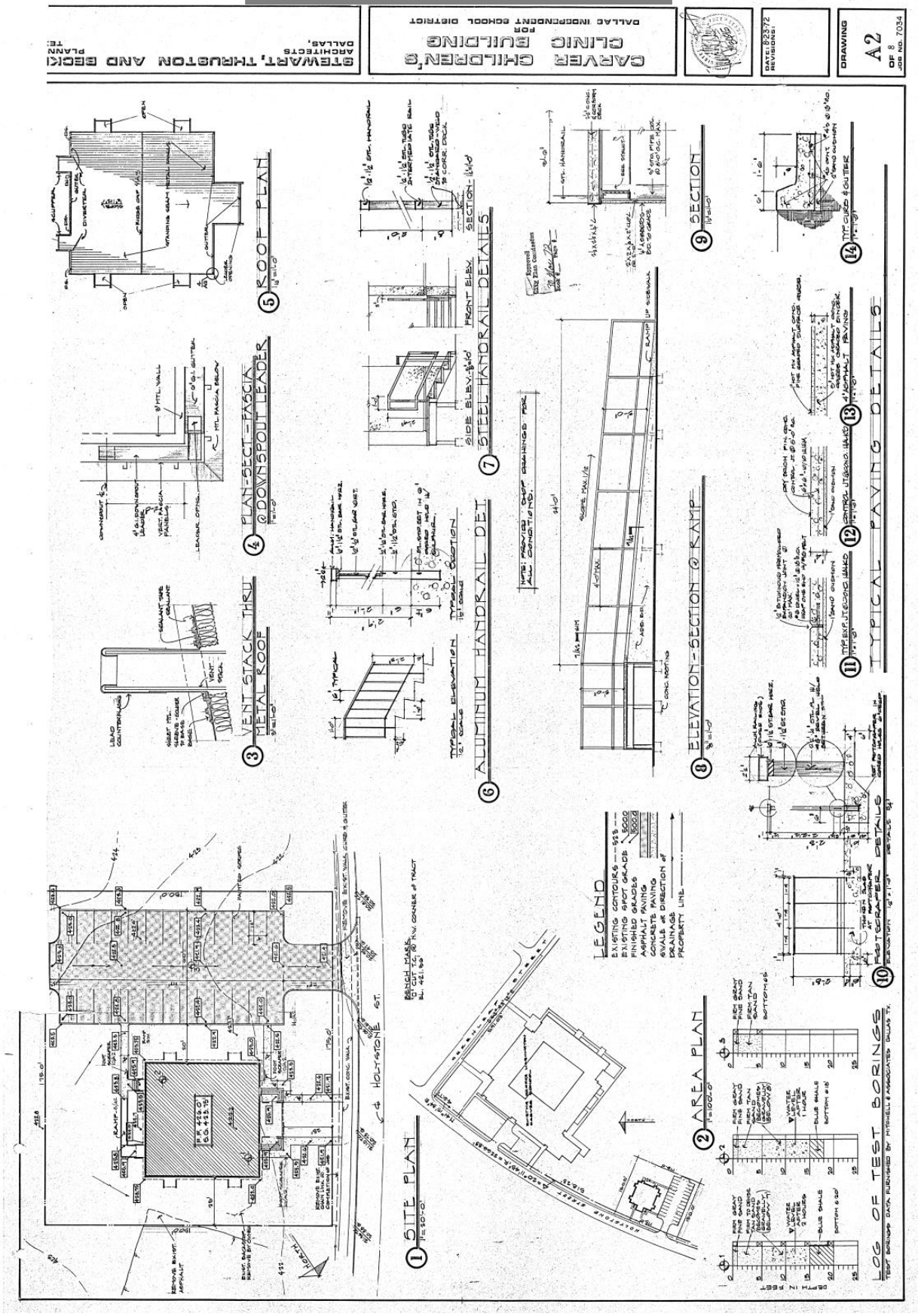
3. SIGNS: Any sign constructed must meet the requirements of an institutional sign as defined in the City of Dallas Comprehensive Zoning Ordinance.

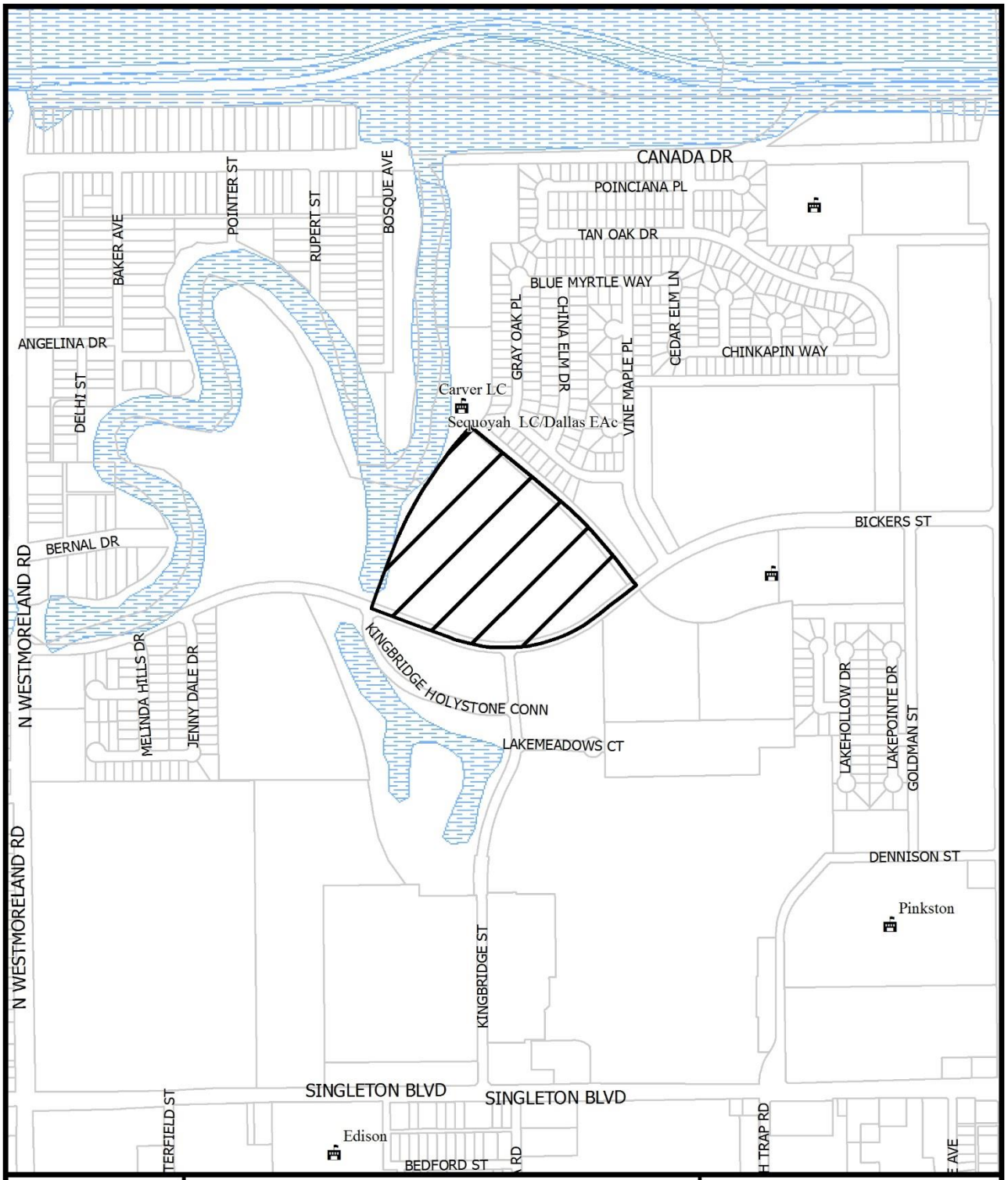
4. PAVING: All driveways, entrances and parking areas shall have a minimum surfacing of six (6) inches compacted gravel and two (2) coats of penetration asphalt. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary.

5. MAINTENANCE: The entire premises shall be maintained in a state of good repair and tidy appearance.

6. GENERAL REQUIREMENTS: That the requirements of the City of Dallas must be met.

SUP NO. 610 Existing Site Plan
(To be terminated)





1:8,400

VICINITY MAP

Case no: Z178-260

Date: 1/31/2019

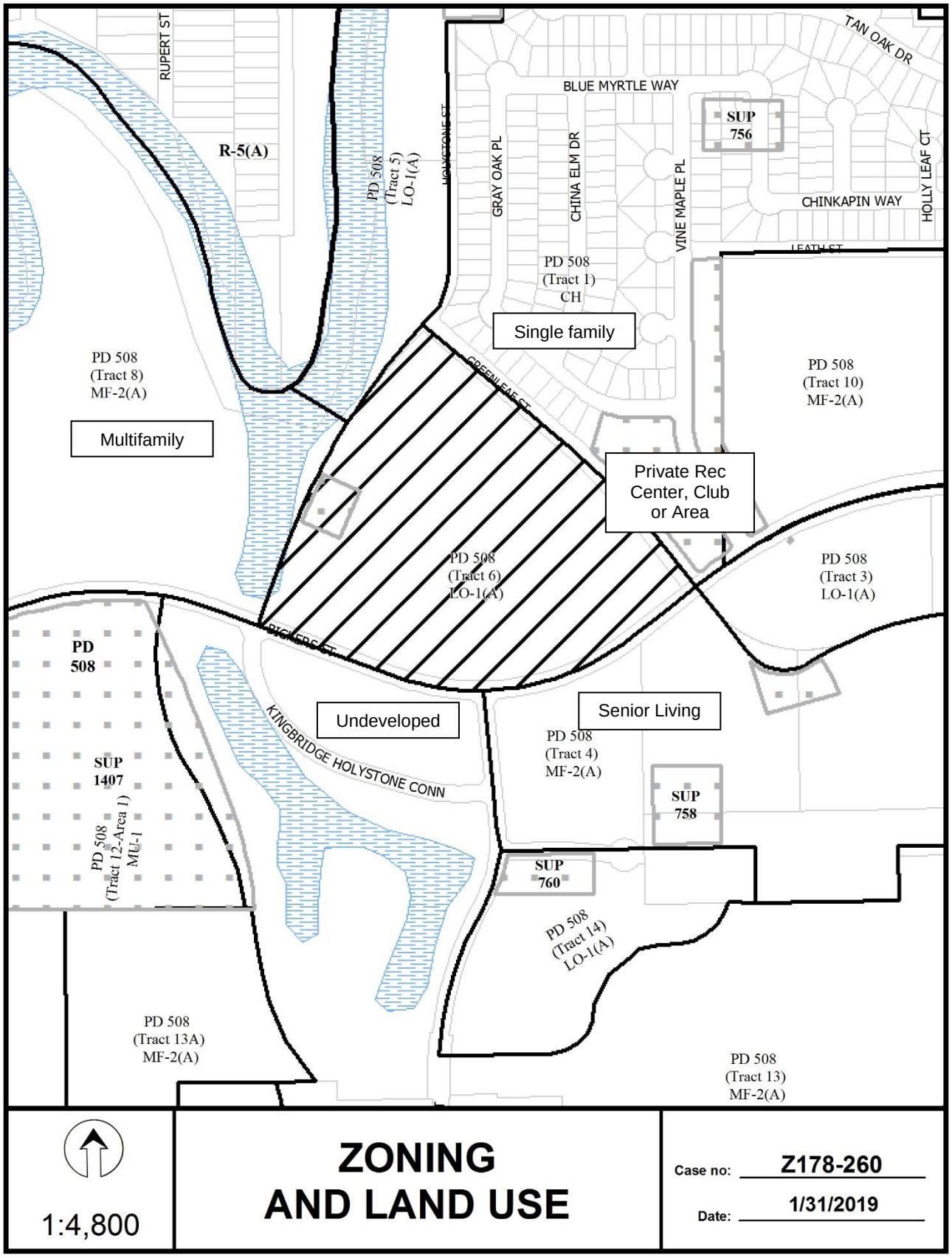


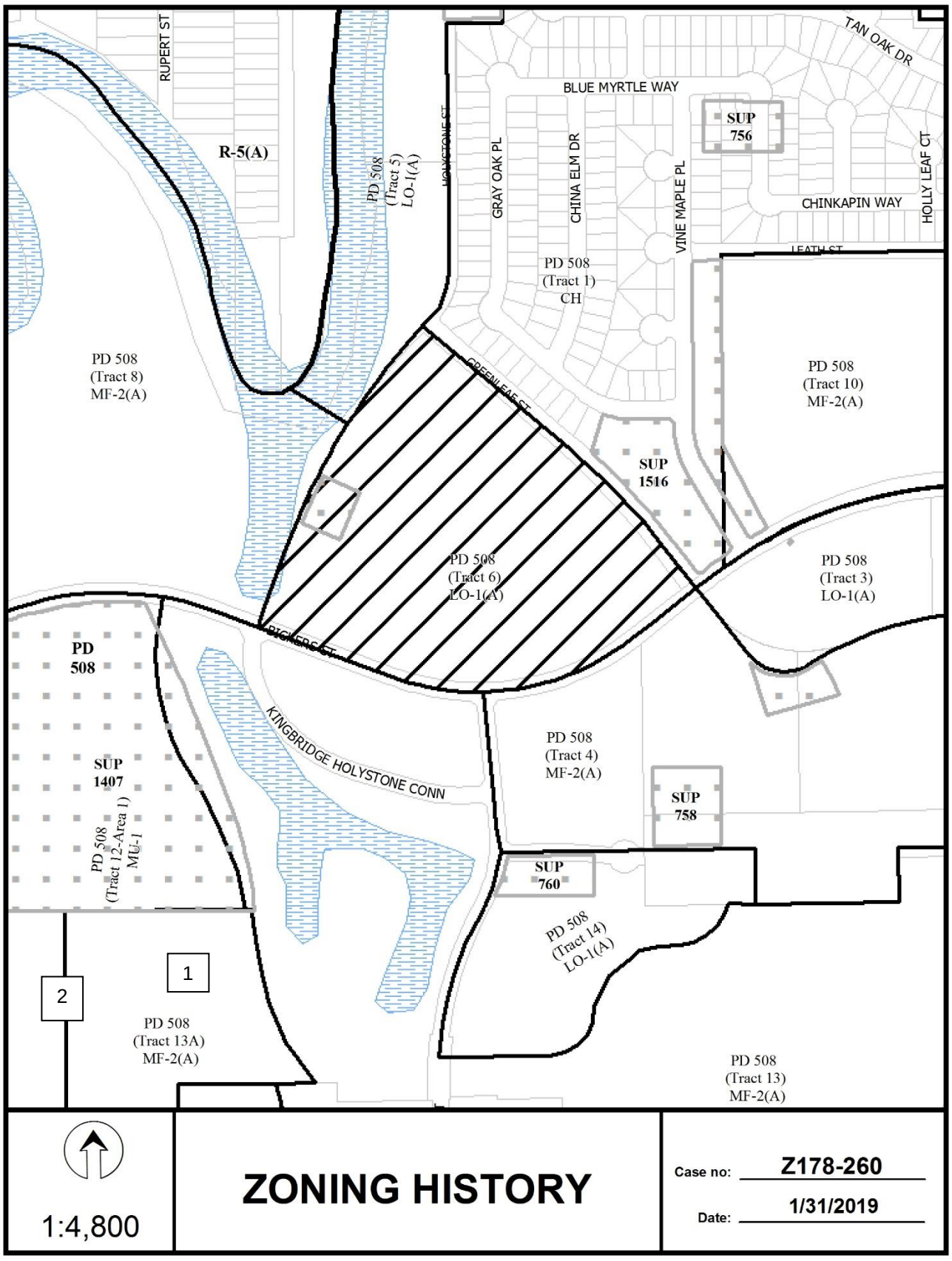
1:4,800

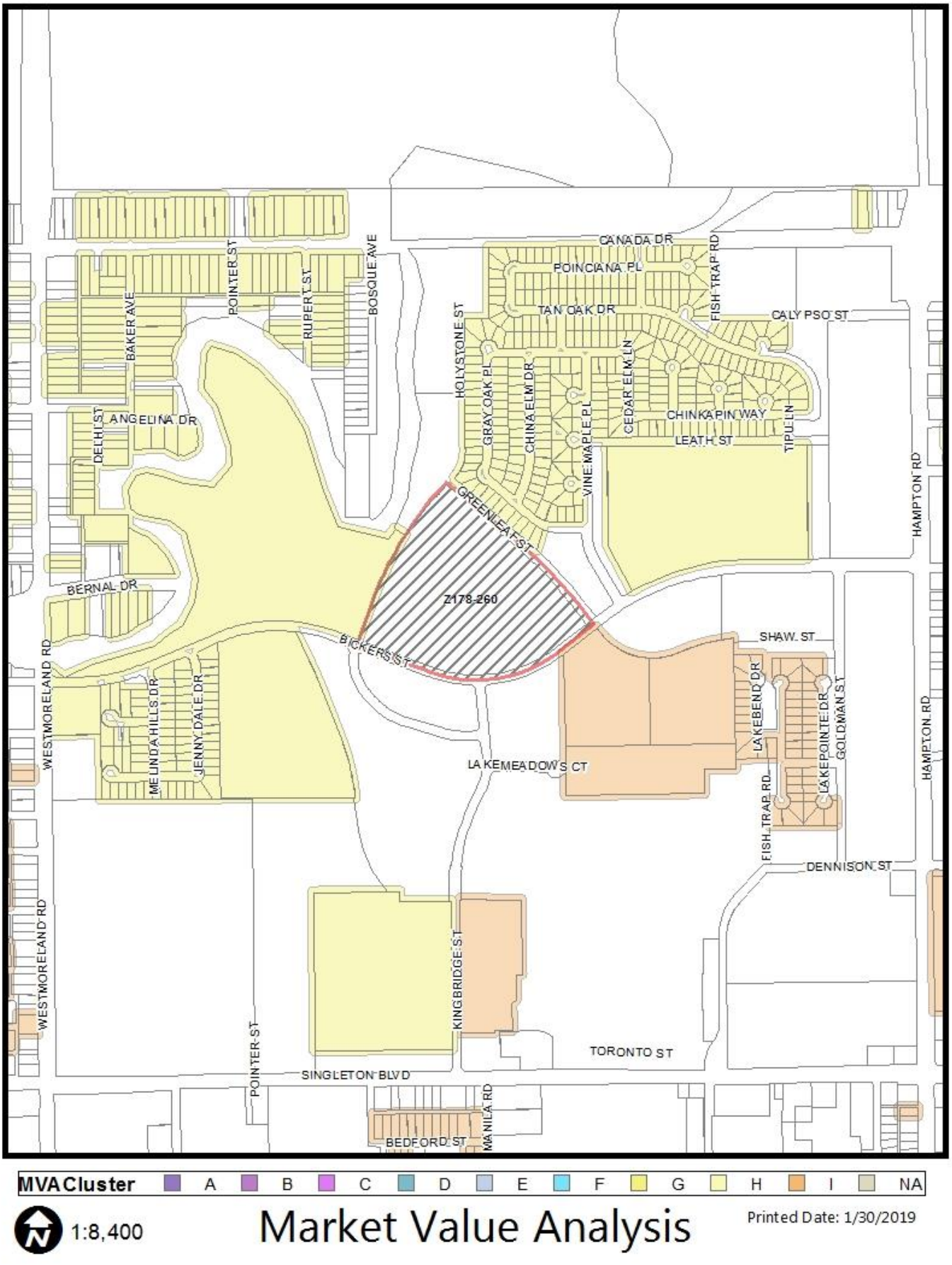
AERIAL MAP

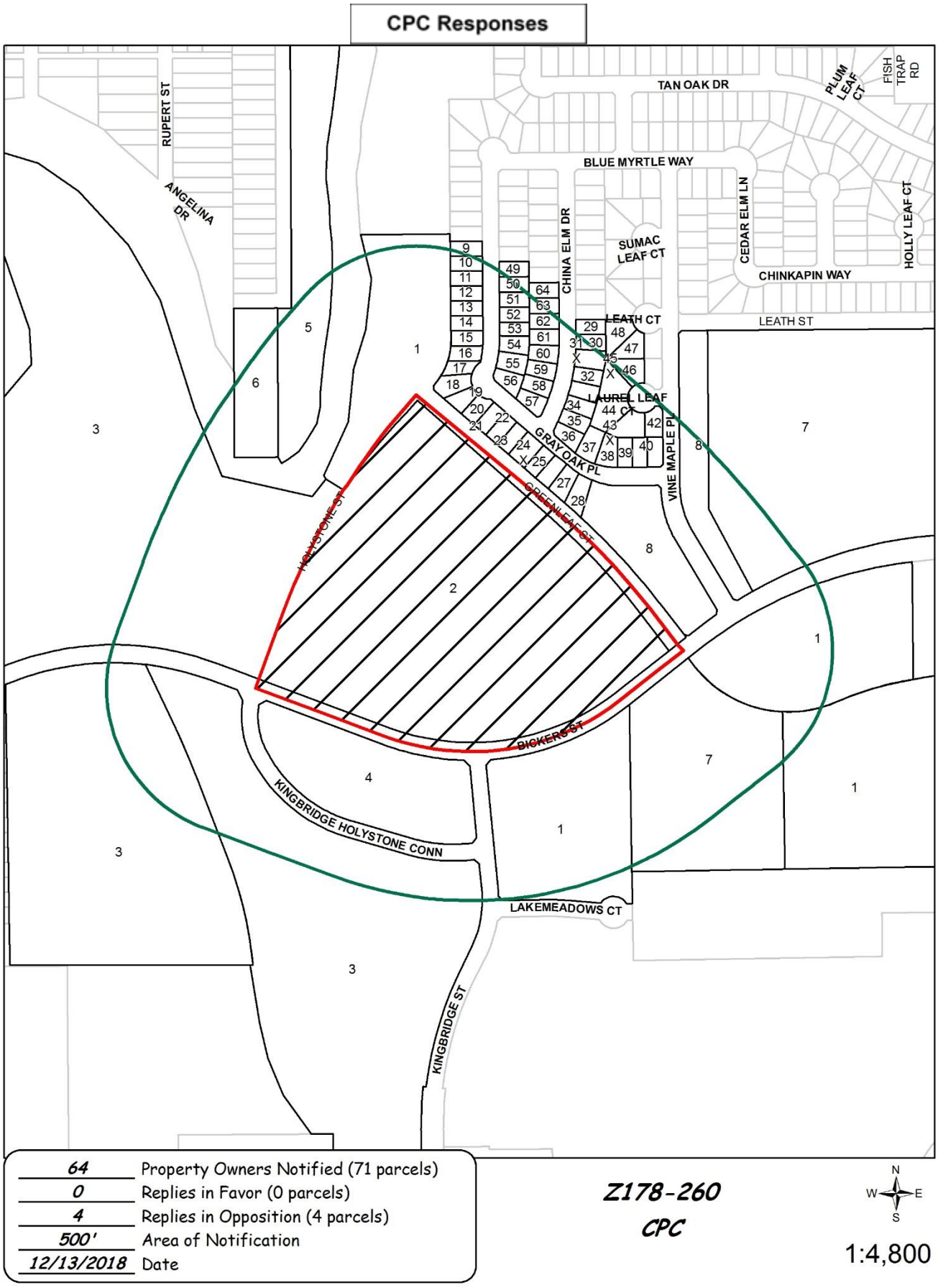
Case no: Z178-260

Date: 1/31/2019


RUPERT ST
R-5(A)
PD 508 (Tract 5) LO-1(A)
HOLYSTONE CT
GRAY OAK PL
BLUE MYRTLE WAY
TAN OAK DR
SUP 756
CHINA ELM DR
VINE MAPLE PL
CHINKAPIN WAY
HOLLY LEAF CT
LEATH ST
PD 508 (Tract 1) CH
Single family
PD 508 (Tract 8) MF-2(A)
Multifamily
GREENLEAF CT
PD 508 (Tract 10) MF-2(A)
Private Rec Center, Club or Area
PD 508 (Tract 6) LO-1(A)
PD 508 (Tract 3) LO-1(A)
PD 508
SUP 1407
PD 508 (Tract 12-Area 1) MU-1
Undeveloped
KINGBRIDGE HOLYSTONE CONN
Senior Living
PD 508 (Tract 4) MF-2(A)
SUP 758
SUP 760
PD 508 (Tract 14) LO-1(A)
PD 508 (Tract 13A) MF-2(A)
PD 508 (Tract 13) MF-2(A)
1:4,800
ZONING AND LAND USE
Case no: Z178-260
Date: 1/31/2019


RUPERT ST
R-5(A)
PD 508 (Tract 5) LO-1(A)
HOLYSTONE ST
GRAY OAK PL
CHINA ELM DR
VINE MAPLE PL
BLUE MYRTLE WAY
TAN OAK DR
SUP 756
CHINKAPIN WAY
HOLLY LEAF CT
LEATH ST
PD 508 (Tract 1) CH
PD 508 (Tract 8) MF-2(A)
GREENLEAF ST
PD 508 (Tract 10) MF-2(A)
SUP 1516
PD 508 (Tract 6) LO-1(A)
PD 508 (Tract 3) LO-1(A)
PD 508
SUP 1407
PD 508 (Tract 12-Area 1) MU-1
BICKERS ST
KINGBRIDGE HOLYSTONE CONN
PD 508 (Tract 4) MF-2(A)
SUP 758
SUP 760
PD 508 (Tract 14) LO-1(A)
1
2
PD 508 (Tract 13A) MF-2(A)
PD 508 (Tract 13) MF-2(A)
1:4,800
ZONING HISTORY
Case no: Z178-260
Date: 1/31/2019


CANADA DR
POINCIANA PL
FISH TRAP RD
TAN OAK DR
CALYPSO ST
HOLYSTONE ST
GRAY OAK PL
CHINA ELM DR
CEDAR ELM LN
VINE MAPLE PL
CHINKAPIN WAY
LEATH ST
TIPU LN
HAMPTON RD
POINTER ST
RUPERT ST
BOSQUE AVE
BAKER AVE
DELHI ST
ANGELINA DR
GREENLEAF ST
Z178-260
BERNAL DR
BICKERS ST
SHAW ST
LAKEBEND DR
GOLDMAN ST
LAKEPOINTE DR
LAKEMEADOWS CT
FISH TRAP RD
DENNISON ST
WESTMORELAND RD
MELINDA HILLS DR
JENNY DALE DR
KINGBRIDGE ST
TORONTO ST
SINGLETON BLVD
MANILA RD
BEDFORD ST
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:8,400
Market Value Analysis
Printed Date: 1/30/2019


CPC Responses
TAN OAK DR
PLUM LEAF CT
FISH TRAP RD
RUPERT ST
ANGELINA DR
BLUE MYRTLE WAY
CHINA ELM DR
SUMAC LEAF CT
CEDAR ELM LN
HOLLY LEAF CT
CHINKAPIN WAY
LEATH CT
LEATH ST
LAUREL LEAF CT
GRAY OAK PL
VINE MAPLE PL
HOLYSTONE ST
GREENLEAF ST
BICKERS ST
KINGBRIDGE HOLYSTONE CONN
LAKEMEADOWS CT
KINGBRIDGE ST
64 Property Owners Notified (71 parcels)
0 Replies in Favor (0 parcels)
4 Replies in Opposition (4 parcels)
500' Area of Notification
12/13/2018 Date
Z178-260
CPC
N
W
E
S
1:4,800

12/12/2018

Reply List of Property Owners

Z178-260

64 Property Owners Notified ***0 Property Owners in Favor*** ***4 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3130	KINGBRIDGE ST	DALLAS HOUSING AUTHORITY
	2	3719	GREENLEAF ST	Dallas ISD
	3	3020	BICKERS ST	DALLAS HOUSING AUTHORITY
	4	3131	KINGBRIDGE ST	DALLAS HOUSING AUTHORITY
	5	3900	BOSQUE AVE	RIVER EDGE INVESTMENTS LLC
	6	3901	BOSQUE AVE	CASTRO LOUISA ET AL
	7	2425	BICKERS ST	DALLAS HOUSING AUTHORITY
	8	3	GRAY OAK PL	GREENLEAF VILLAGE HOA INC
	9	4043	GRAY OAK PL	KEMIS EMANAYISH &
	10	4039	GRAY OAK PL	VASQUEZ CYNTHIA
	11	4035	GRAY OAK PL	CHIRINOS FAUSTO &
	12	4031	GRAY OAK PL	BROWN OLA &
	13	4027	GRAY OAK PL	RAMIREZ MARIA D
	14	4023	GRAY OAK PL	LARA JOSE
	15	4019	GRAY OAK PL	ALARCON ANTONIO &
	16	4015	GRAY OAK PL	FUENTES GERTRUDIS
	17	4011	GRAY OAK PL	KNOX SANDRA KAY &
	18	3959	GRAY OAK PL	HERNANDEZ JULIO A &
	19	3955	GRAY OAK PL	SPIKES JOHN
	20	3951	GRAY OAK PL	TIKU TEWODROS
	21	3947	GRAY OAK PL	CHAIREZ RAMIRO
	22	3943	GRAY OAK PL	TAPIA MARTIN &
	23	3939	GRAY OAK PL	RODARTE LILIA
X	24	3935	GRAY OAK PL	BUSTOS JOSE J
	25	3931	GRAY OAK PL	TRAN MICHAEL
	26	3927	GRAY OAK PL	LE THOANG & NGHIEP DANG

Reply	*Label #*	*Address*		*Owner*
	27	3923	GRAY OAK PL	JOINER DARYL LAVON &
	28	3919	GRAY OAK PL	MUNOZ EPIFANIO
	29	4042	CHINA ELM DR	GREEN TANYA R &
	30	4038	CHINA ELM DR	PHAM HUY
X	31	4034	CHINA ELM DR	MONTES VERONICA
	32	4030	CHINA ELM DR	CARRERA BEATRIZ
	33	4026	CHINA ELM DR	CERDA CONSUELO
	34	4022	CHINA ELM DR	NGUYEN MINH TRUC THI
	35	4018	CHINA ELM DR	TURNER MARY ALICE
	36	4014	CHINA ELM DR	FLORES PASTORA &
	37	3932	GRAY OAK PL	WALKER KATHIE &
	38	3928	GRAY OAK PL	CASABLANCA HILARIO &
	39	3924	GRAY OAK PL	WAMSLEY EVERETT R &
	40	3920	GRAY OAK PL	SCHROEDER DAI
	41	3916	GRAY OAK PL	FUNK JOHN & CASSIE
	42	2612	LAUREL LEAF CT	SMITH LEX D
X	43	2616	LAUREL LEAF CT	MOCTEZUMA EDUARDO &
	44	2620	LAUREL LEAF CT	AMH 2014 1 BORROWER LLC
X	45	2619	LAUREL LEAF CT	FANNIN DAVID &
	46	2615	LAUREL LEAF CT	RINCON MARIA C
	47	2608	LEATH CT	GARCIA CARMELO & AIDA
	48	2612	LEATH CT	CORREA PATRICIA &
	49	4040	GRAY OAK PL	EGUIA ALFONSO &
	50	4036	GRAY OAK PL	ESPINAL JOSE &
	51	4032	GRAY OAK PL	GOREE DEBRA
	52	4028	GRAY OAK PL	WOLDE ALEMAYEHU &
	53	4024	GRAY OAK PL	GONZALEZ MARIA
	54	4020	GRAY OAK PL	AKE JOEL &
	55	4016	GRAY OAK PL	TORIO JEREMY &
	56	4012	GRAY OAK PL	SANTANA CAROLINE
	57	4015	CHINA ELM DR	HERNANDEZ CLAUDIA

12/12/2018

Reply	*Label #*	*Address*		*Owner*
	58	4019	CHINA ELM DR	WILLIAMS CHARLA
	59	4023	CHINA ELM DR	HERNANDEZ GERARDO NAVARRO &
	60	4027	CHINA ELM DR	CABRERA MARTHA
	61	4031	CHINA ELM DR	ROUILLARD CARRIE
	62	4035	CHINA ELM DR	ARREOLA JOSE &
	63	4039	CHINA ELM DR	NGUYEN TONY &
	64	4043	CHINA ELM DR	MEJIA ADRIAN

Agenda Information Sheet

File #: 19-268 **Item #:** 42.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street
Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant
Recommendation of CPC: Denial without prejudice
Z178-267(SM)

powered by Legistar™

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 27, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-267(SM)	**DATE FILED:**	May 29, 2018
LOCATION:	East line of Abrams Road and the northwest line of Skillman Street		
COUNCIL DISTRICT:	13	**MAPSCO:**	27 S
SIZE OF REQUEST:	Approx. 6.586 acres	**CENSUS TRACT:**	78.21

OWNER/APPLICANT: RPI Creekside II, Ltd.

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to construct a shopping center on the currently undeveloped property. The proposed deed restrictions prohibit certain uses and contain additional restrictions to encourage development to be compatible with White Rock Trail. In certain areas adjacent to Dallas Parks and Recreation Department property, the proposed deed restrictions also require building facades to contain 50 percent glass and prohibit loading and trash facilities.

CPC RECOMMENDATION: **Denial without prejudice**

STAFF RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The request site is currently undeveloped and is zoned an R-7.5(A) Single Family District.

Zoning History: There has been no recent zoning changes requested in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Designation; ROW
Abrams Road	Principal Arterial	Standard 6 lanes, divided; 100 ft. with bike lanes
Skillman Street	Principal Arterial	Standard 6 lanes, divided; 100 ft. with bike lanes

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

Comprehensive Plan:

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Floodplain
North	R-7.5(A)	Floodplain
East	R-7.5(A)	Floodplain and parkland
South	CR	Shopping center
West	R-7.5(A) with SUP No. 70 and PDD No. 344 with D. R. Z989-313	Commercial amusement (outside)

Land Use Compatibility:

The site is undeveloped, located in the floodplain, and contains extensive tree-canopy cover. The applicant proposes to expand the shopping center, which abuts the site to the south. Other surrounding uses include a commercial amusement (outside) use to the west and Dallas Parks and Recreation Department (DPRD) property abuts the site to the north and east. The DPRD property also contains a hike and bike trail (White Rock Creek Trail) and floodplain.

Since the site contains many trees, is restricted with floodplain, and abuts two major thoroughfares, the future development will require extensive tree mitigation, floodplain review, civil engineering, and traffic analysis to obtain a permit. Therefore, staff was primarily concerned with 1) the additional uses that would be allowed with the proposed zoning change and 2) the compatibility of future buildings with the adjacent parkland. The applicant proposes to prohibit certain uses that could be undesirable to surrounding property owners and has offered to create a “Protection Zone” within the deed restrictions in order to ensure future development develops in a manner in which it adds interaction with the adjacent White Rock Creek Trail.

Staff supports the applicant’s request because 1) the applicant’s proposal to limit uses would decrease the likelihood of nuisances to surrounding properties, 2) the “Protection Zone” encourages development to orient patio dining and other public areas towards the parkland, which would add “eyes” to the parkland, thereby making it safer for public use.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - Existing Single Family	25’	5’	1 Dwelling Unit/ 7,500 sq. ft.	30’	45%		Single family
CR - Proposed Community retail	15’	20’ adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54’ 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping will be in accordance with Article X, as amended.

Parking: Parking will be provided in accordance with the Dallas Development Code, as amended.

PRIOR CPC ACTION – September 20, 2018:

Motion: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street, it was moved to **hold** this case under advisement until October 4, 2018.

Maker: Murphy
Second: Housewright
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

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

Notices: Area: 400 Mailed: 10
Replies: For: 0 Against: 0

Speakers: None

PRIOR CPC ACTION – October 4, 2018:

Motion: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street, it was moved to **hold** this case under advisement until November 1, 2018.

Maker: Murphy
Second: Schultz
Result: Carried: 13 to 0

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley*

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 10
Replies: For: 3 Against: 1

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

PRIOR CPC ACTION – November 1, 2018:

Motion: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street, it was moved to **hold** this case under advisement until December 13, 2018.

Maker: Murphy
Second: Ridley
Result: Carried: 13 to 0

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz*, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 10
Replies: For: 3 Against: 1

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

PRIOR CPC ACTION – December 13, 2018:

Motion: It was moved to recommend **denial without prejudice** of a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street.

Maker: Murphy
Second: Davis
Result: Carried: 13 to 0

For: 13 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 400 Mailed: 10
Replies: For: 3 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

LIST OF PARTNERS/PRINCIPALS/OFFICERS

RPI Creekside II, Ltd., is a Texas limited partnership

Its partners are:

1. General Partner – RPI Creekside II GP, Inc., a Texas corporation, whose officers are:

   (a) Jeffrey L. Olyan, President, and

   (b) Kay Mead, Secretary.

2. Limited Partner –

   (a) Olco Holdings, LP whose General Partner is Olco Management, Inc. whose President is Jeffrey L. Olyan.

PROPOSED DEED RESTRICTIONS

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

(1) The following uses as defined by the Dallas Development Code are prohibited:

A. Commercial and business service uses.
- Building repair and maintenance shop.

B. Industrial uses.
- Gas drilling and production.
- Temporary concrete or asphalt batching plant.
-

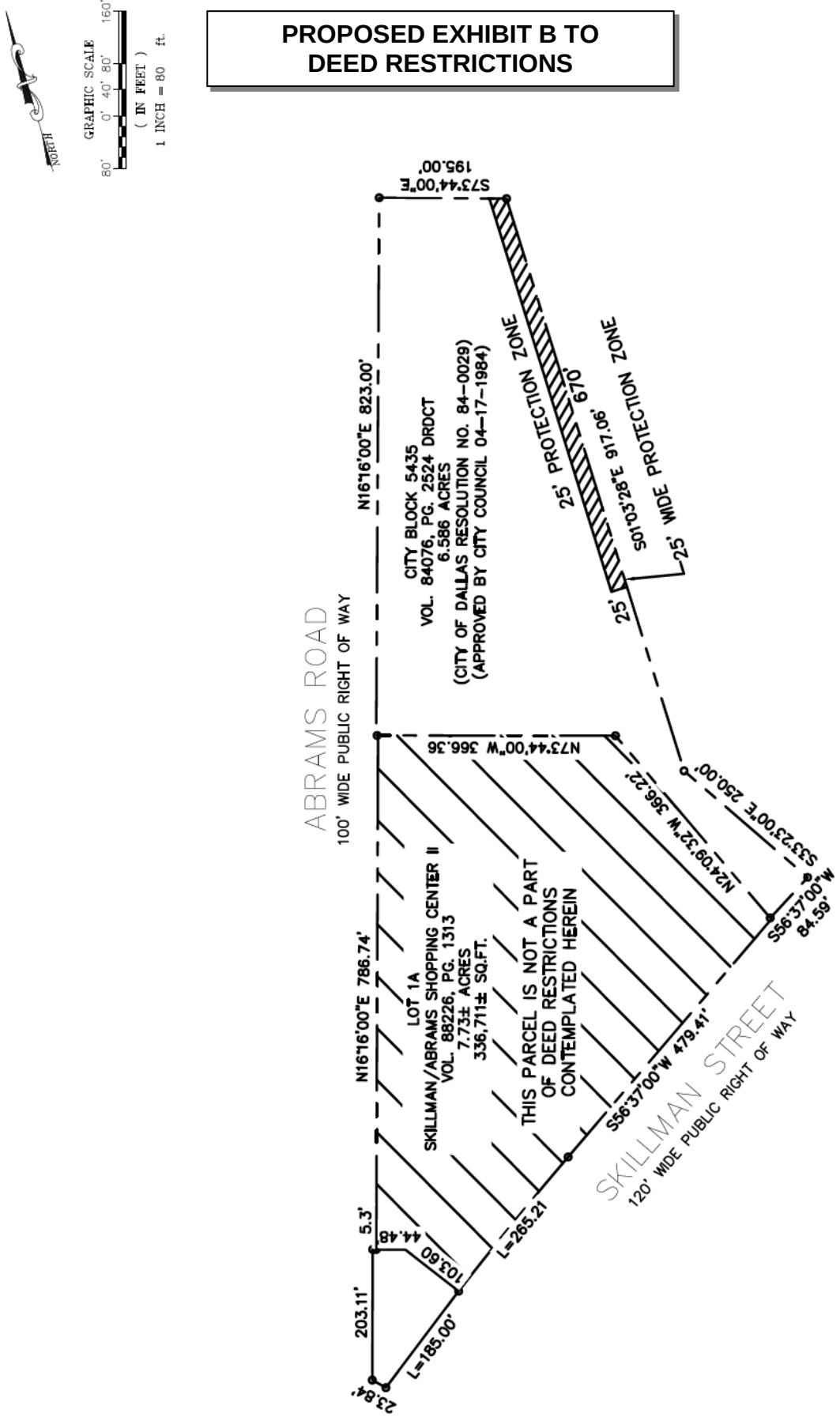
C. Institutional and community service uses.
- Cemetery or mausoleum.
- Open-enrollment charter school or private school.
- Public school other than an open-enrollment charter school.

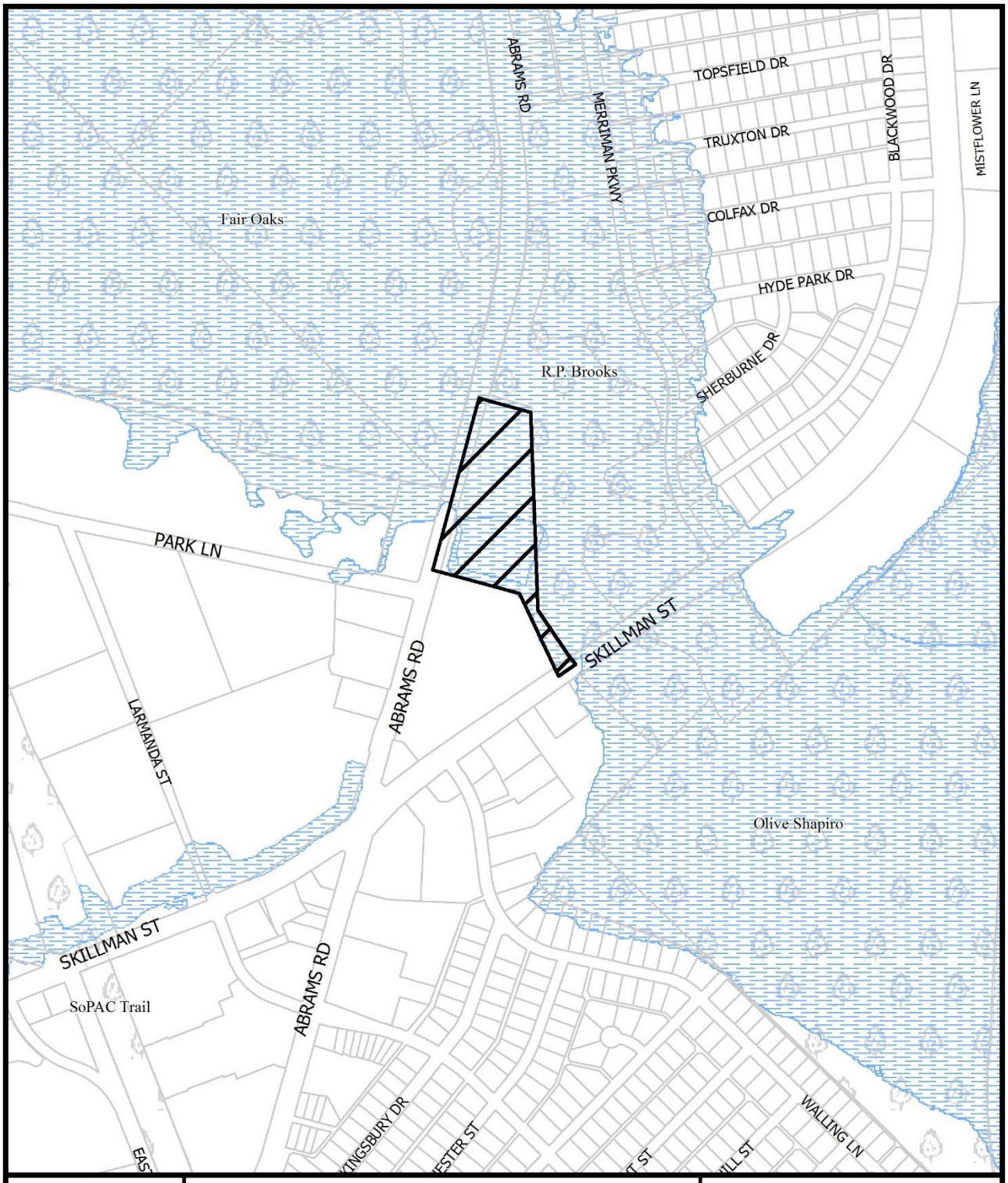
D. Lodging uses.
- Overnight general purpose shelter.

E. Retail and personal service uses.
- Ambulance service.
- Auto service center.
- Car wash.
- Commercial amusement (outside).
- General merchandise or food store 100,000 square feet or more.
- Home improvement center, lumber, brick or building materials sales yard.
- Paraphernalia shop.
- Pawn shop.
- Swap or buy shop.

F. Wholesale, distribution, and storage uses.
- Mini-warehouse.
- Recycling buy-back center.
- Recycling collection center.

(2) The portion of the Property located within 25 feet of the east property line as shown on the attached Exhibit "B" shall be deemed the "Protection Zone". No trash container or loading dock facilities may be located in the Protection Zone. The east façade of any building or portion of building located in the Protection Zone must be at least 50 percent glass.


PROPOSED EXHIBIT B TO
DEED RESTRICTIONS
NORTH
GRAPHIC SCALE
80' 0' 40' 80' 160'
(IN FEET)
1 INCH = 80 ft.
ABRAMS ROAD
100' WIDE PUBLIC RIGHT OF WAY
N16°16'00"E 823.00'
S73°44'00"E
195.00'
CITY BLOCK 5435
VOL. 84076, PG. 2524 DRDCT
6.586 ACRES
(CITY OF DALLAS RESOLUTION NO. 84-0029)
(APPROVED BY CITY COUNCIL 04-17-1984)
25' PROTECTION ZONE
670'
S01°03'28"E 917.06'
25' WIDE PROTECTION ZONE
25'
N73°44'00"W 366.36
N24°09'32"W 366.22'
S33°23'00"E 250.00'
S56°37'00"W
84.59'
N16°16'00"E 786.74'
LOT 1A
SKILLMAN/ABRAMS SHOPPING CENTER II
VOL. 88226, PG. 1313
7.73± ACRES
336,711± SQ.FT.
THIS PARCEL IS NOT A PART
OF DEED RESTRICTIONS
CONTEMPLATED HEREIN
S56°37'00"W 479.41'
SKILLMAN STREET
120' WIDE PUBLIC RIGHT OF WAY
5.3'
44.48'
103.60'
L=265.21'
203.11'
L=185.00'
23.84'

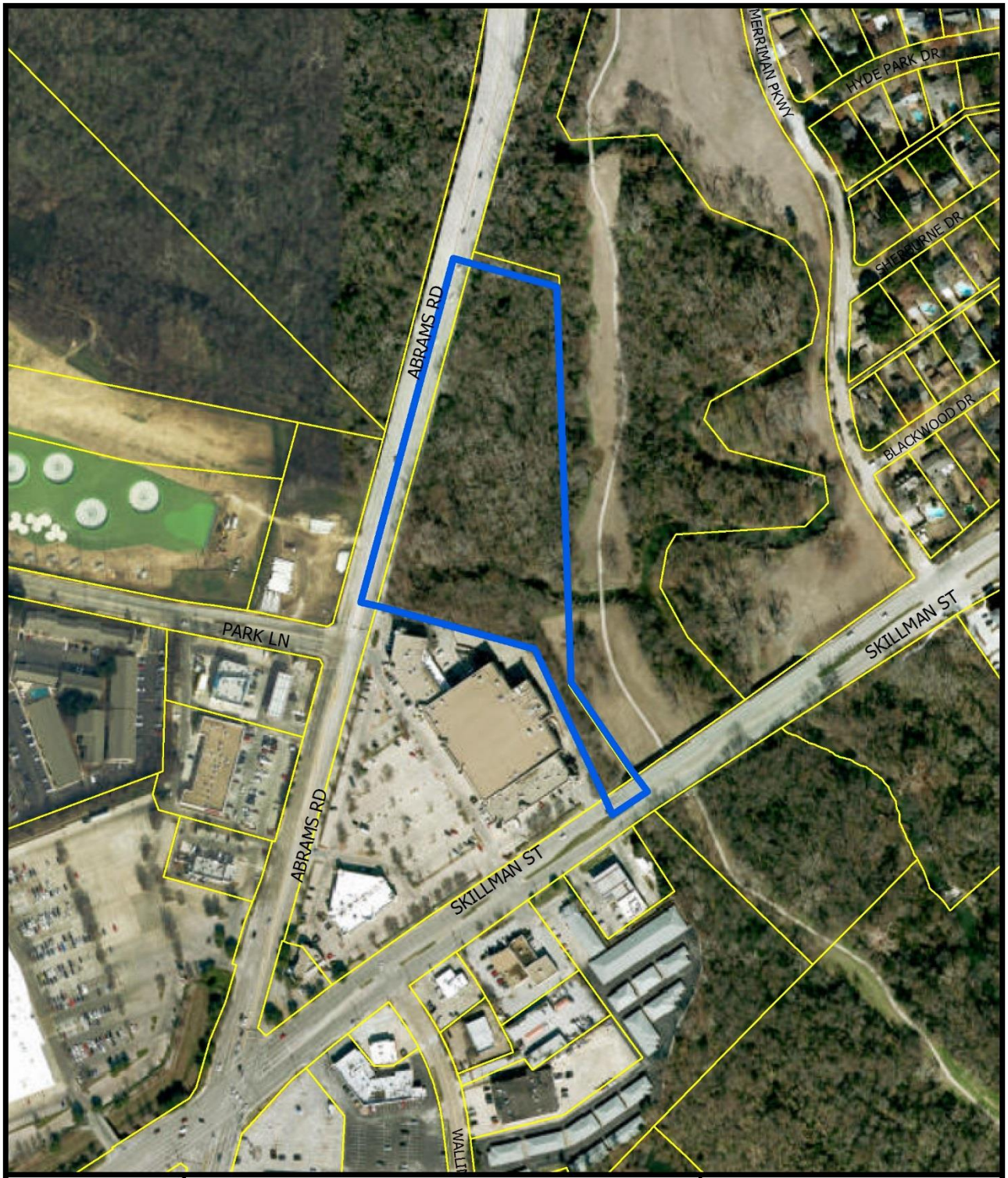


1:7,200

VICINITY MAP

Case no: Z178-267

Date: 6/15/2018

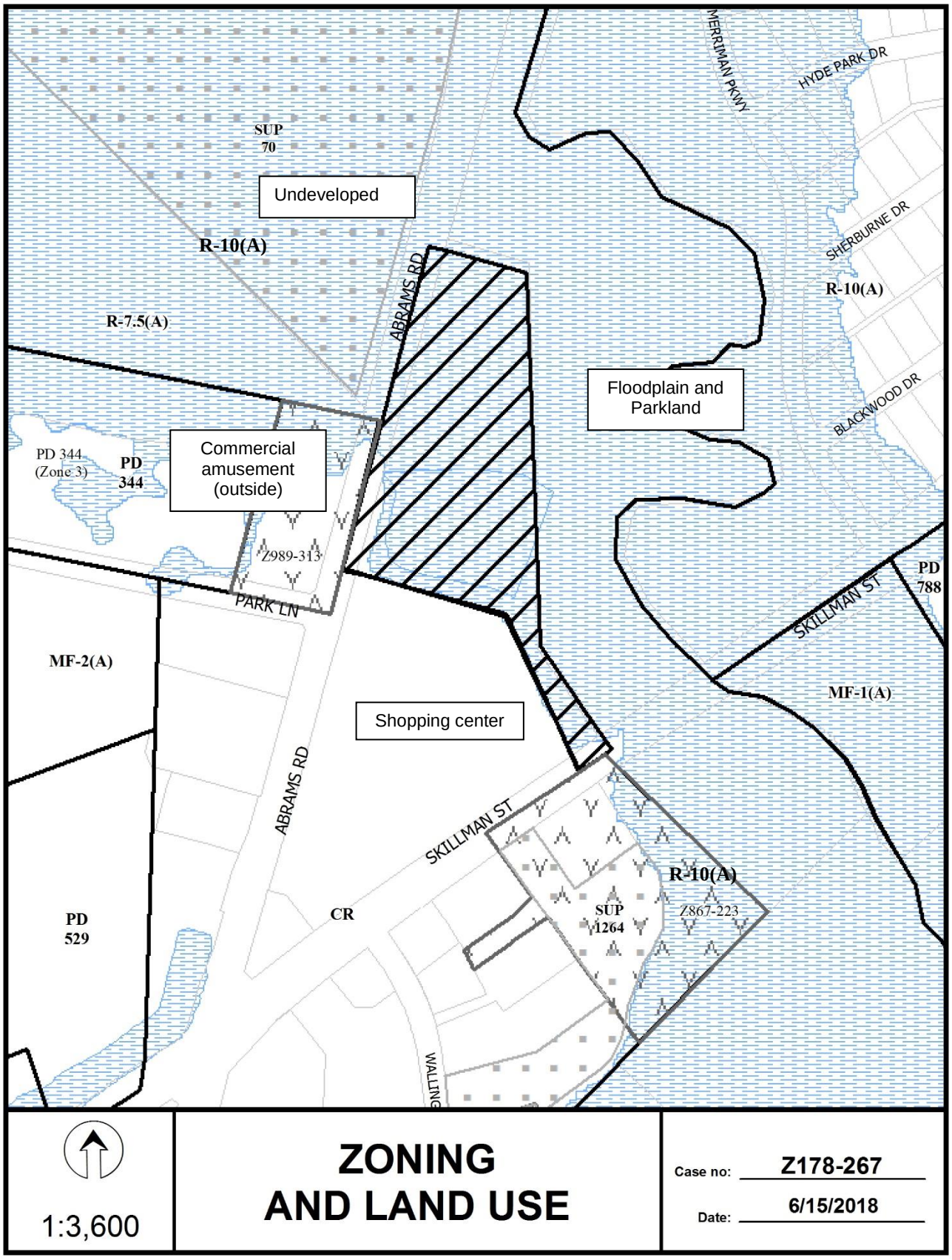


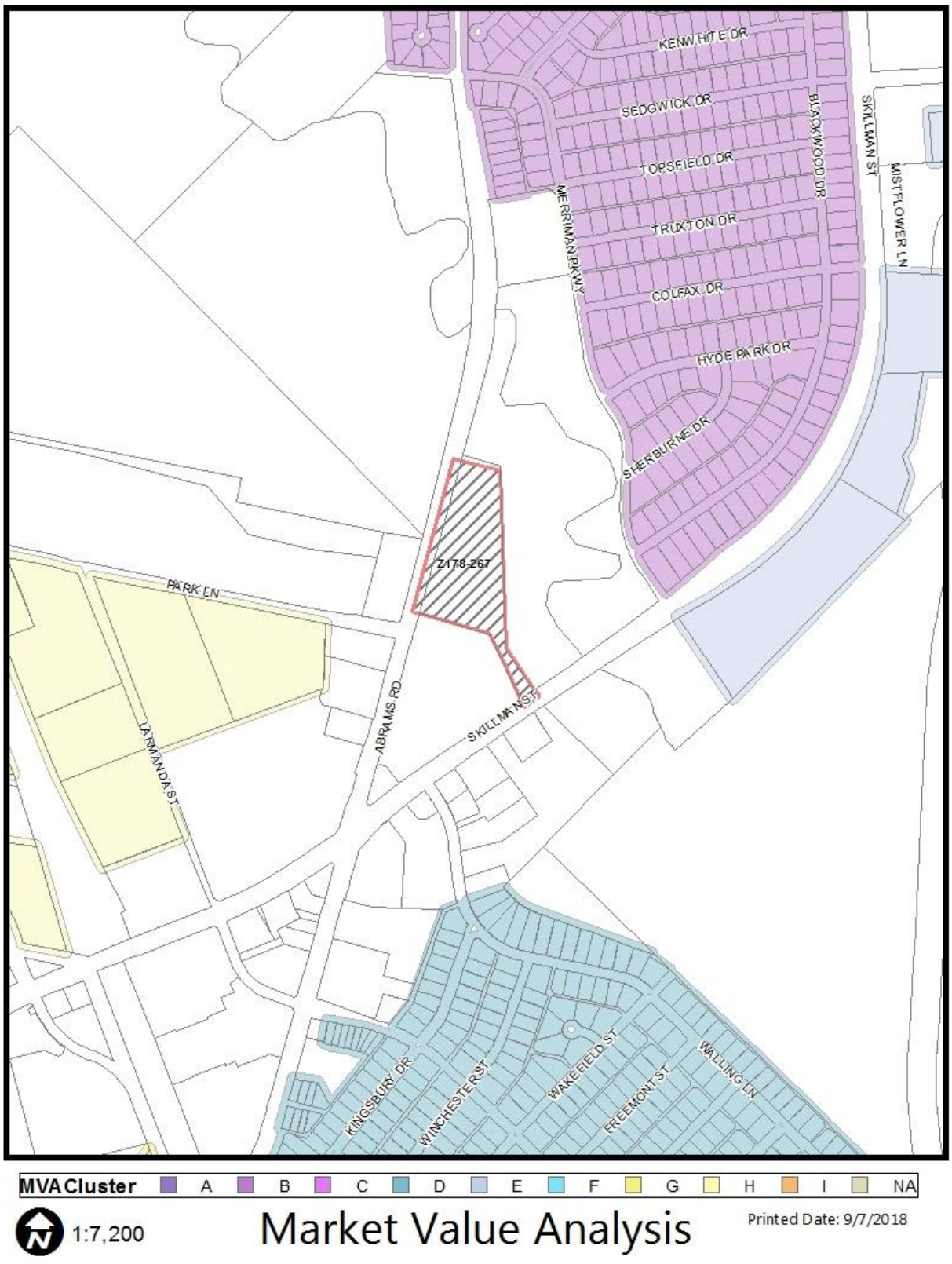
1:3,600

AERIAL MAP

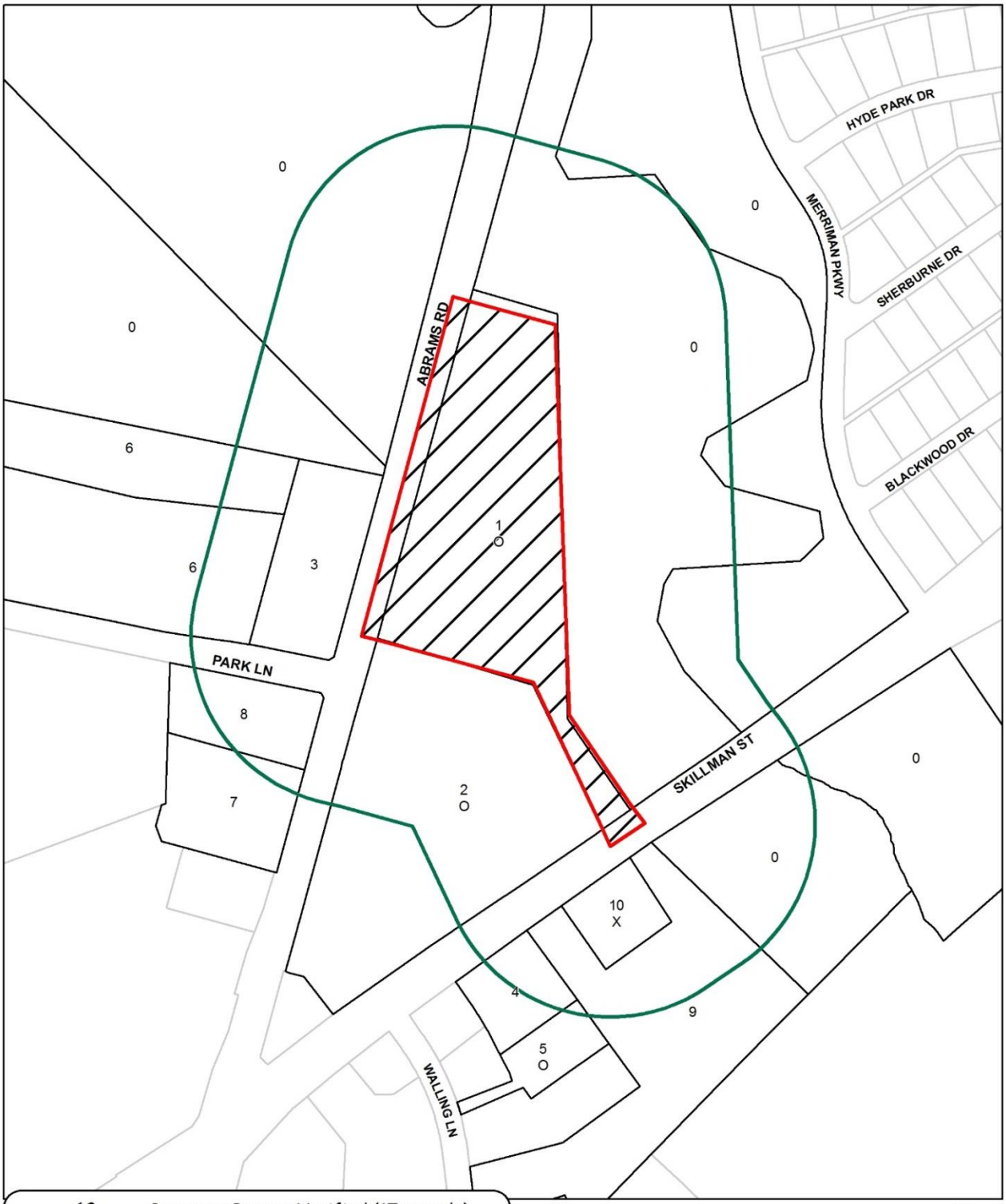
Case no: Z178-267

Date: 6/15/2018


SUP 70
Undeveloped
R-10(A)
R-7.5(A)
ABRAMS RD
MERRIMAN PKWY
HYDE PARK DR
SHERBURNE DR
R-10(A)
Floodplain and Parkland
BLACKWOOD DR
PD 344 (Zone 3)
PD 344
Commercial amusement (outside)
Z989-313
PARK LN
PD 788
SKILLMAN ST
MF-2(A)
MF-1(A)
Shopping center
ABRAMS RD
SKILLMAN ST
R-10(A)
SUP 1264
Z867-223
PD 529
CR
WALLING
1:3,600
ZONING AND LAND USE
Case no: Z178-267
Date: 6/15/2018


KENWHITE DR
SEDGWICK DR
TOPSFIELD DR
TRUXTON DR
COLFAX DR
HYDE PARK DR
SHERBURNE DR
BLACKWOOD DR
SKILLMAN ST
MISTFLOWER LN
MERRIMAN PKWY
Z178-267
PARK LN
ABRAMS RD
SKILLMAN ST
LA PRADA ST
KINGSBURY DR
WINCHESTER ST
WAKEFIELD ST
FREEMONT ST
WALLING LN
MVACluster
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 9/7/2018

CPC Responses



10	Property Owners Notified (17 parcels)
3	Replies in Favor (3 parcels)
1	Replies in Opposition (1 parcels)
400'	Area of Notification
12/13/2018	Date

Z178-267
CPC

1:3,600

12/12/2018

Reply List of Property Owners

Z178-267

10 Property Owners Notified ***3 Property Owners in Favor*** ***1 Property Owner Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	6800	ABRAMS RD	RPI CREEKSIDE II LTD
O	2	6770	ABRAMS RD	RPI SKILLMAN ABRAMS S C LTD
	3	6801	ABRAMS RD	CARUTH EARLE CLARK TRUST
	4	6616	SKILLMAN ST	NEWMAN ROSE CO
O	5	6824	WALLING LN	PRESTRIDGE JEANNE JEANETTE
	6	8787	PARK LN	CARUTH EARLE CLARK TRUST
	7	6751	ABRAMS RD	J EVANS FAMILY PS KNOX LTD
	8	6769	ABRAMS RD	IM & AY LLC
	9	6640	SKILLMAN ST	SECURITY PORTFOLIO IV LP
X	10	6666	SKILLMAN ST	DRKZ INC

Agenda Information Sheet

File #: 19-269 **Item #:** 43.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District, on the south side of Rhoda Lane, west of North Masters Drive
Recommendation of Staff and CPC: Denial without prejudice
Z178-294(CY)

powered by Legistar™

HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY, FEBRUARY 27, 2019
ACM: Majed Al-Ghafry

FILE NUMBER: Z178-294(CY) **DATE FILED:** June 29, 2018

LOCATION: South side of Rhoda Lane, west of North Masters Drive

COUNCIL DISTRICT: 5 **MAPSCO:** 59 P

SIZE OF REQUEST: Approx. 0.918 acres **CENSUS TRACT:** 118.00

OWNER: Macedonio and Judith Granado

APPLICANT: Vertical Bridge

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District

SUMMARY: The applicant proposes to construct a 100-foot stealth monopole tower for cellular communication. The tower will include a four-foot lightning rod for a total height not to exceed 104 feet above ground level.

CPC RECOMMENDATION: **Denial without prejudice.**

STAFF RECOMMENDATION: **Denial without prejudice.**

BACKGROUND INFORMATION:

- The approximate 0.918-acre site is currently undeveloped.
- The proposed monopole tower will be a maximum height of 100 feet and will include a four-foot lightning rod for a total height not to exceed 104 feet above ground level.
- A monopole cellular tower is permitted only by specific use permit in the single family zoning districts.
- The Specific Use Permit allows this additional use of the property and does not change the existing R-7.5(A) Single Family District zoning. The uses permitted by the present zoning will continue to be allowed.

Zoning History: There has not been any zoning changes in the vicinity during the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Rhoda Lane	Local Street	50’

Traffic:
The Engineering Division of the Sustainable Development and Construction Department 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 request does not support the following Plan’s goals or policies.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped Land
North	R-7.5(A) Single Family District	Single Family
East	R-7.5(A) Single Family District	Undeveloped Land
South	R-7.5(A) Single Family District	Single Family
West	R-7.5(A) Single Family District	Undeveloped Land

Land Use Compatibility

The approximate 0.918-acres area of request is zoned R-7.5(A) Single Family District and is currently undeveloped. Within the area of request, the applicant proposes to develop an approximate 2,500-square-foot lease area that will be improved with a stealth monopole tower for cellular communication. The monopole tower is proposed to be a maximum height of 100 feet and will include a four-foot lightning rod for a total height not to exceed 104 feet above ground level.

The surrounding area is predominately comprised of single family uses to the north and south, undeveloped tracts of land are directly adjacent to the east and west and a public park is further west. Traveling away from the area of request to the west, located on the east side of North St. Augustine Drive, is Planned Development District No. 705 which contains a public school.

The R-7.5(A) district allows for a tower/antenna for cellular communication, more specifically a monopole cellular tower, by SUP only. The SUP requirement affords the city and surrounding neighbors an opportunity to periodically evaluate whether or not the use is compatible with the surrounding area.

The development standards for the R-7.5(A) Single Family District allows for a maximum structure height of 30 feet and does not specify an additional limitation to height in the form of a residential proximity slope (RPS). Therefore, residential proximity slope does not apply to the subject site. Additionally, Section 51A-4.408(a)(D) of the Dallas Development Code, as amended, provides an exception to the RPS for a tower/antenna for wireless communication if a specific use permit is required.

However, since the impact of the tower height on adjacent properties and their uses and structures is considered in the SUP process, a one-to-three slope, similar to RPS, was utilized by staff as a tool to make this consideration. For the proposed 104-foot tall tower to comply with a spacing of one foot in height for every three feet in distance, it must be placed a minimum of 312 feet away from the nearest residentially zoned private property. Since the area of request is bounded by properties zoned as residential to the north, east, south and west, this measurement would have to be met in every direction.

The closest residential property lines to the proposed monopole are in two directions, the east and west, measuring approximately 50 feet to the center of the monopole. The furthest residential property lines within the vicinity of the subject site, are to the north and south, measuring approximately 251 feet from the center of the monopole to the property to the north and 201 feet to the property to the south. Should the properties to the east and west be developed with single family uses and considering that the development standards of the R-7.5(A) district establish a minimum side yard setback of five feet, the residential structures could potentially be as close as 55 feet from the 104-foot tall monopole.

The applicant is proposing a stealth monopole that will resemble a pine tree, which staff acknowledges lessens the impact of the tower height on the surrounding properties that include several mature trees. However, staff requested the applicant to perform a balloon or crane test in order to establish the proportionality of the proposed 104-foot stealth tower with the surrounding structures. At the time of this report, the applicant has not yet provided information regarding this test.

A tree survey was submitted by the applicant. Staff consulted with the Chief Arborist to determine if the proposed *monopole* design would blend in with the existing vegetation, and based on the classification of the existing trees to remain shown on the tree survey, the Chief Arborist determined that the maximum height the trees would reach is half the height of the proposed 104-foot high structure but that must likely the trees would remain below 40 feet for the site. The proposed cellular communication tower, although camouflaged as a tree, would still be a predominant element and will not be consistent with the surrounding area.

There are no structures or poles existing in the immediate vicinity that extend to the height of the proposed 104-foot monopole tower. The closest monopole is an 80-foot tall tower located at 829 North St. Augustine Road [approximately 2,300 feet northwest from the area of request], located on the same site of an existing church in an R-7.5(A) district, and allowed by SUP No 1657. The existing 80-foot monopole is located behind

one of the existing buildings on the site, and not in the direct line of sight from adjacent properties. Another 80-foot monopole is located at 9217 Elam Road [approximately 3,000 feet southwest from the area of request] in a CR Community Retail District, allowed by SUP No.1554; and still another 100-foot monopole is located at 10306 Lake June Road [approximately 4,400 feet northeast from the area of request] also in a CR Community Retail District and allowed by SUP No. 1313.

The applicant has expressed that the proposed tower site is needed in order to provide in-building signal strength to the residential and commercial buildings located south of Elam Road, west of Interstate Highway 635, east of South Masters Drive and north of Seagoville Road. A coverage map was provided by the applicant and is included further in this report.

Although monopole towers provide improved utility services to surrounding properties, it is staff's position that the location for the proposed tower is not appropriate. Staff is recommending denial given the drastic change in scale that the proposed monopole tower would create. Approving a Specific Use Permit that allows for a structure to be 74 feet taller than the height standards of the surrounding zoning, is not consistent with the integrity of the existing residential uses and does not align with the character of the neighborhood. If it is the Commission's decision to approve this request, suggested conditions are attached to this report which includes a time period of three years to allow for the review of the compatibility of this use with the surrounding area.

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	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A)	Min. 25'	5'	1 dwelling unit / 7,500 sf	30'	45%	-	Single Family.

Market Value Analysis

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

Parking:

Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment ("auxiliary building") greater than 120 square feet. No auxiliary building is proposed and therefore no additional parking is triggered by the development of this use.

Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed. However, as previously mentioned, the area of request is currently undeveloped and contains several trees. The Chief Arborist reviewed the tree survey submitted by the applicant and determine that two Class Two protected trees will be removed, which will require 18 inches of tree mitigation.

Screening:

A minimum eight-foot-tall wooden fence will be required to screen the 2,500-square-foot lease area, as depicted on the attached site plan.

JANUARY 3, 2019 - CITY PLAN COMMISSION MINUTES

Z178-380(CY)

Motion: It was moved to recommend **approval** of a Specific Use Permit for a multifamily use for a two-year period, subject to a revised site plan and staff's recommended conditions to include the following modifications: 1) maximum number of dwelling units is 66, 2) provide off-street parking in accordance to the Dallas Development Code, as amended. 3) provide a minimum of 96 off-street parking spaces in the location shown on the site plan, and 4) Delta Credits, as defined in Section 51A-4.704(b)(4) may be used to meet the off-street parking requirement on property zoned Planned Development District No. 407, on the east side of Boulder Drive, south of West Kiest Boulevard.

Maker: Schultz
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 37
Replies: For: 1 Against: 2

Speakers: For: Sean Wahrmund, 4511 Ridge Rd., Dallas, TX, 75229
Against: David Marquis, 3110 W. Kiest Blvd., Dallas, TX, 75233

List of Officers

VERTICAL BRIDGE, LLC

• Marc Ganzi	Executive Chairman
• Alex Gellman	CEO
• Bernard Borghei	Executive Vice President
• Michael Belski	Executive Vice President
• Michael Romaniw	CFO
• Bob Paige	Senior Vice President
• Daniel Marinberg	Senior Vice President
• Johnny Crawford	Senior Vice President
• Jim McCulloch	Senior Vice President
• Vidette Pires	Vice President
• Buddy Norman	Vice President
• Paulette Hyder	Vice President

SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff's recommended:

3. TIME LIMIT: This specific use permit expires on (three years after the passage of this ordinance).

Applicant Requested:

3. TIME LIMIT: This specific use permit expires on ten years but is eligible for automatic renewal for additional ten-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. HEIGHT: The tower/antenna for cellular communication may not exceed 104 feet in height.

Staff's recommended:

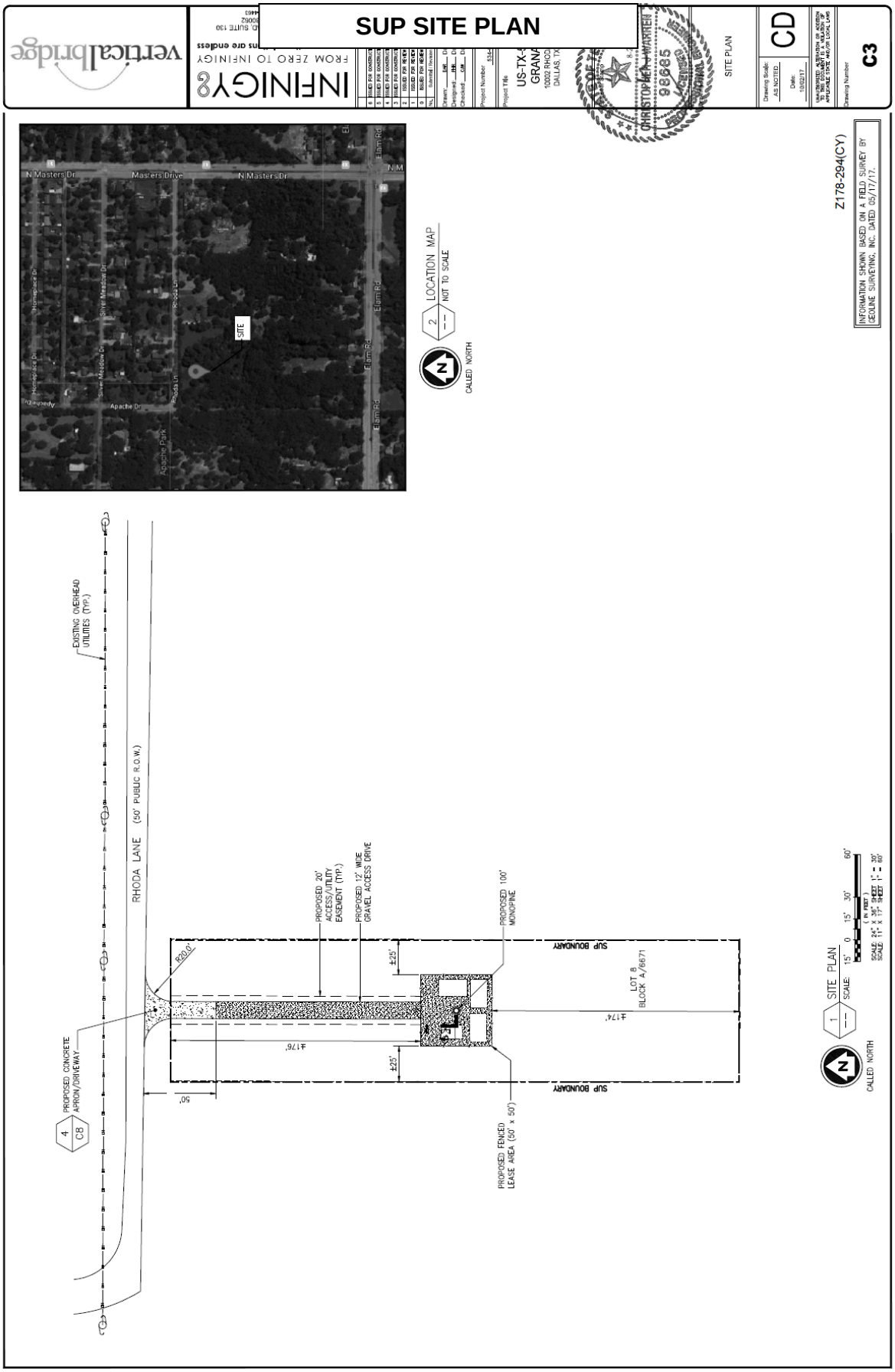
SCREENING: The lease area must be screened by an eight-foot-tall wooden fence and secured by an eight-foot-tall access gate in the location shown on the attached site plan.

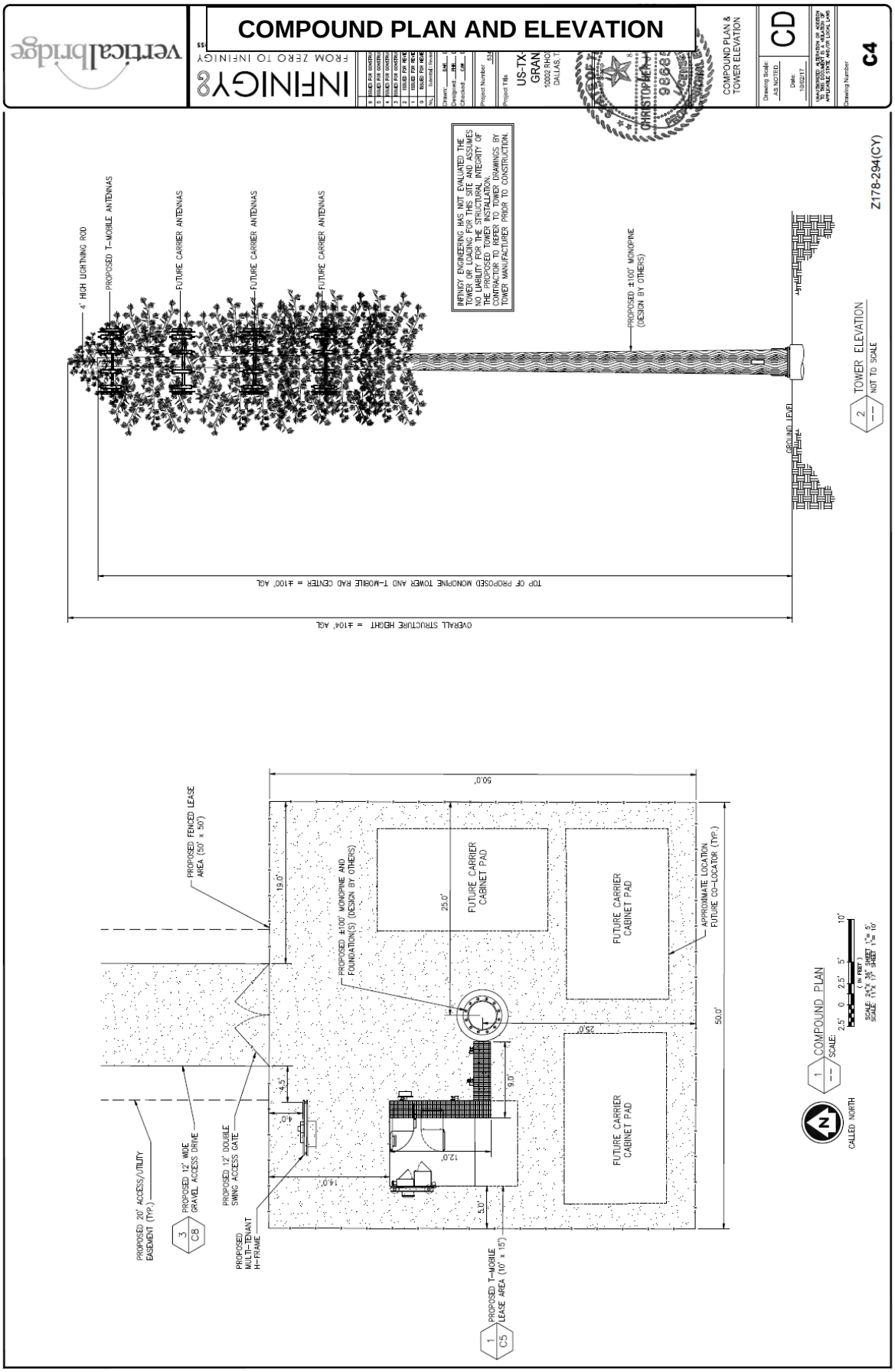
5. SHARED USE WITH OTHER CARRIERS: Any tower/antenna for cellular communication over 65 feet in height must be constructed to support the antenna arrays for at least three other wireless communication carriers, and the tower/antenna for cellular communication must be made available to other carriers upon reasonable terms.

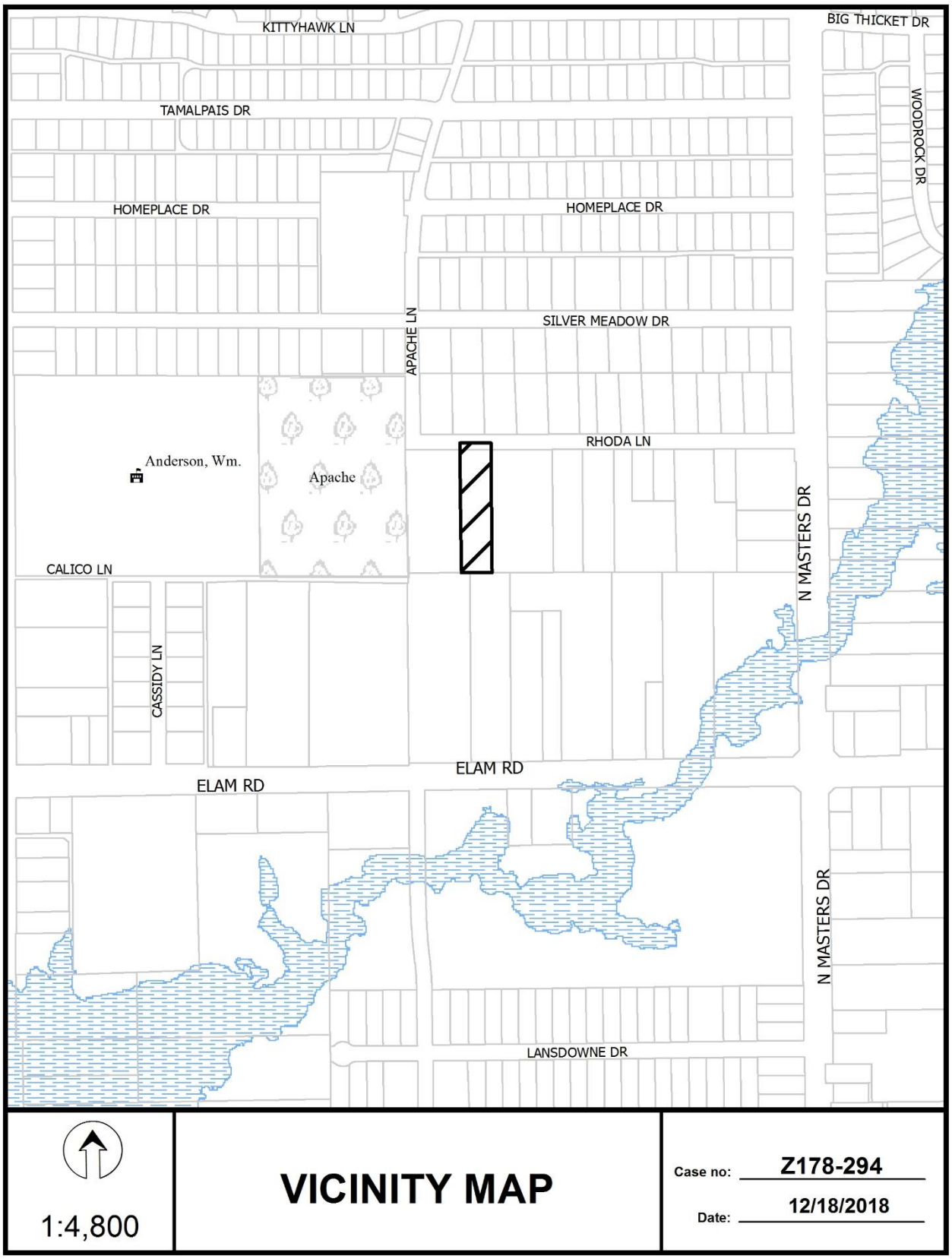
6. STEALTH DESIGN: The tower/antenna for cellular communication must be constructed with a stealth design with the platform concealed within the overall vertical design of the tower.

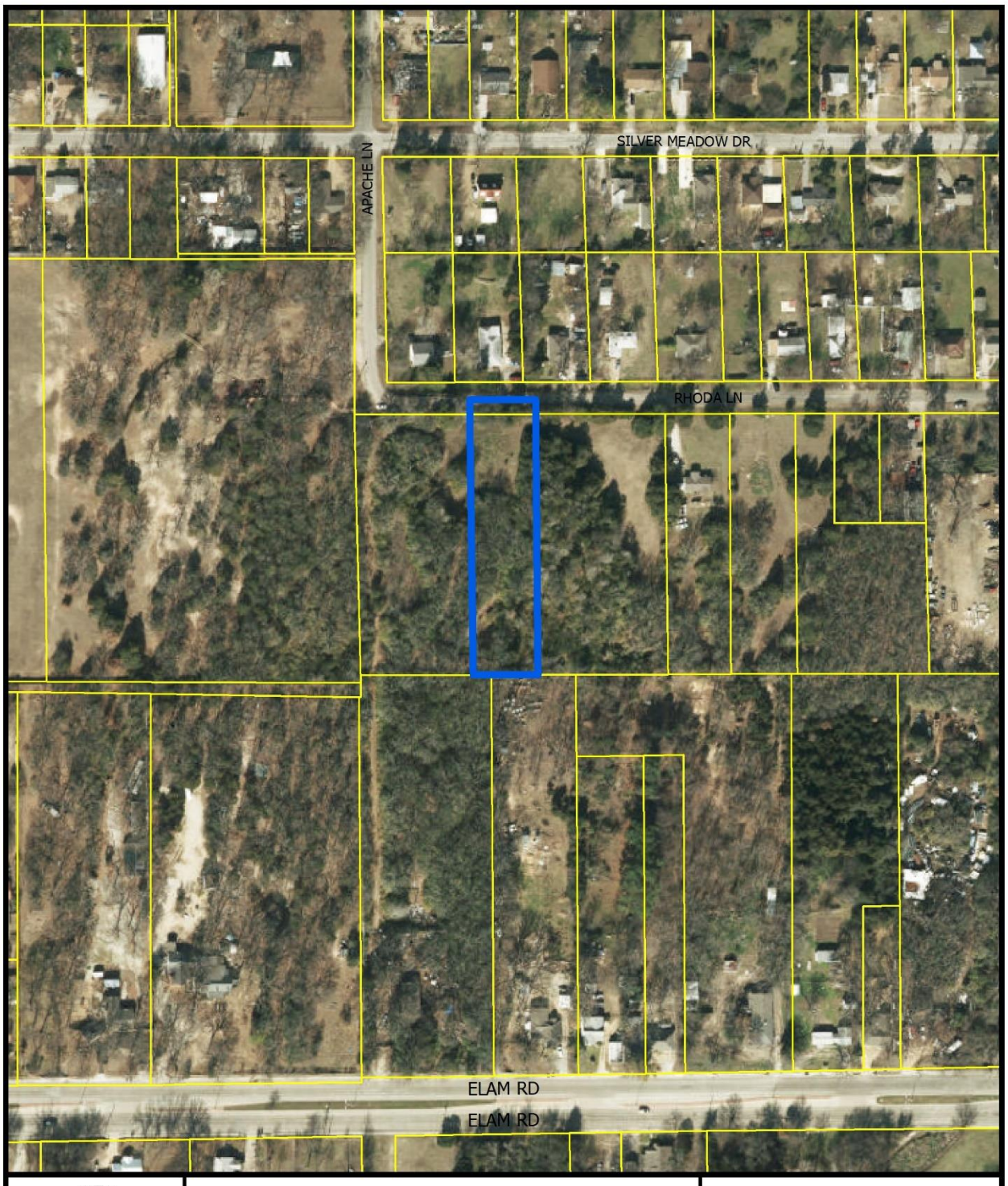
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

8. 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.


SUP SITE PLAN
verticalbridge
INFINIGY
FROM ZERO TO INFINIGY
SITE PLAN
CD
C3
Z178-294(CY)
INFORMATION SHOWN BASED ON A FIELD SURVEY BY GEOLINE SURVEYING, INC. DATED 05/17/17.
LOCATION MAP
NOT TO SCALE
CALLED NORTH
SITE PLAN
SCALE: 15' 0 15' 30' 60'
RHODA LANE (50' PUBLIC R.O.W.)
EXISTING OVERHEAD UTILITIES (TYP.)
PROPOSED CONCRETE APRON/DRIVEWAY
PROPOSED 20' ACCESS/UTILITY EASEMENT (TYP.)
PROPOSED 12' WIDE GRAVEL ACCESS DRIVE
PROPOSED 100' MONOPINE
PROPOSED FENCED LEASE AREA (50' x 50')
SUP BOUNDARY
LOT 8
BLOCK A/6671
±176'
±25'
50'
R20.0'


COMPOUND PLAN AND ELEVATION
verticalbridge
INFINIGY
FROM ZERO TO INFINIGY
COMPOUND PLAN & TOWER ELEVATION
CD
C4
US-TX-GRAN
Z178-294(CY)
4' HIGH LIGHTNING ROD
PROPOSED T-MOBILE ANTENNAS
FUTURE CARRIER ANTENNAS
FUTURE CARRIER ANTENNAS
FUTURE CARRIER ANTENNAS
INFINIGY ENGINEERING HAS NOT EVALUATED THE TOWER OR LOADING FOR THIS SITE AND ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THE PROPOSED TOWER INSTALLATION. CONTRACTOR TO REFER TO TOWER DRAWINGS BY TOWER MANUFACTURER PRIOR TO CONSTRUCTION.
PROPOSED ±100' MONOPINE (DESIGN BY OTHERS)
GROUND LEVEL
TOP OF PROPOSED MONOPINE TOWER AND T-MOBILE RAD CENTER = ±100' AGL
OVERALL STRUCTURE HEIGHT = ±104' AGL
2 TOWER ELEVATION
NOT TO SCALE
PROPOSED FENCED LEASE AREA (50' x 50')
PROPOSED ±100' MONOPINE AND FOUNDATION(S) (DESIGN BY OTHERS)
FUTURE CARRIER CABINET PAD
FUTURE CARRIER CABINET PAD
FUTURE CARRIER CABINET PAD
APPROXIMATE LOCATION FUTURE CO-LOCATOR (TYP.)
50.0'
25.0'
25.0'
50.0'
19.0'
4.5'
4.0'
14.0'
12.0'
9.0'
5.0'
PROPOSED 20' ACCESS/UTILITY EASEMENT (TYP.)
3 C8
PROPOSED 12' WIDE GRAVEL ACCESS DRIVE
PROPOSED 12' DOUBLE SWING ACCESS GATE
PROPOSED MULTI-TENANT H-FRAME
1 C5
PROPOSED T-MOBILE LEASE AREA (10' x 15')
1 COMPOUND PLAN
SCALE:
2.5' 0 2.5' 5' 10'
SCALE 24"X 36" SHEET 1"= 5'
SCALE 11"X 17" SHEET 1"= 10'
CALLED NORTH


KITTYHAWK LN
BIG THICKET DR
TAMALPAIS DR
WOODROCK DR
HOMEPLACE DR
HOMEPLACE DR
APACHE LN
SILVER MEADOW DR
RHODA LN
Anderson, Wm.
Apache
CALICO LN
N MASTERS DR
CASSIDY LN
ELAM RD
ELAM RD
N MASTERS DR
LANSDOWNE DR
1:4,800
VICINITY MAP
Case no: Z178-294
Date: 12/18/2018



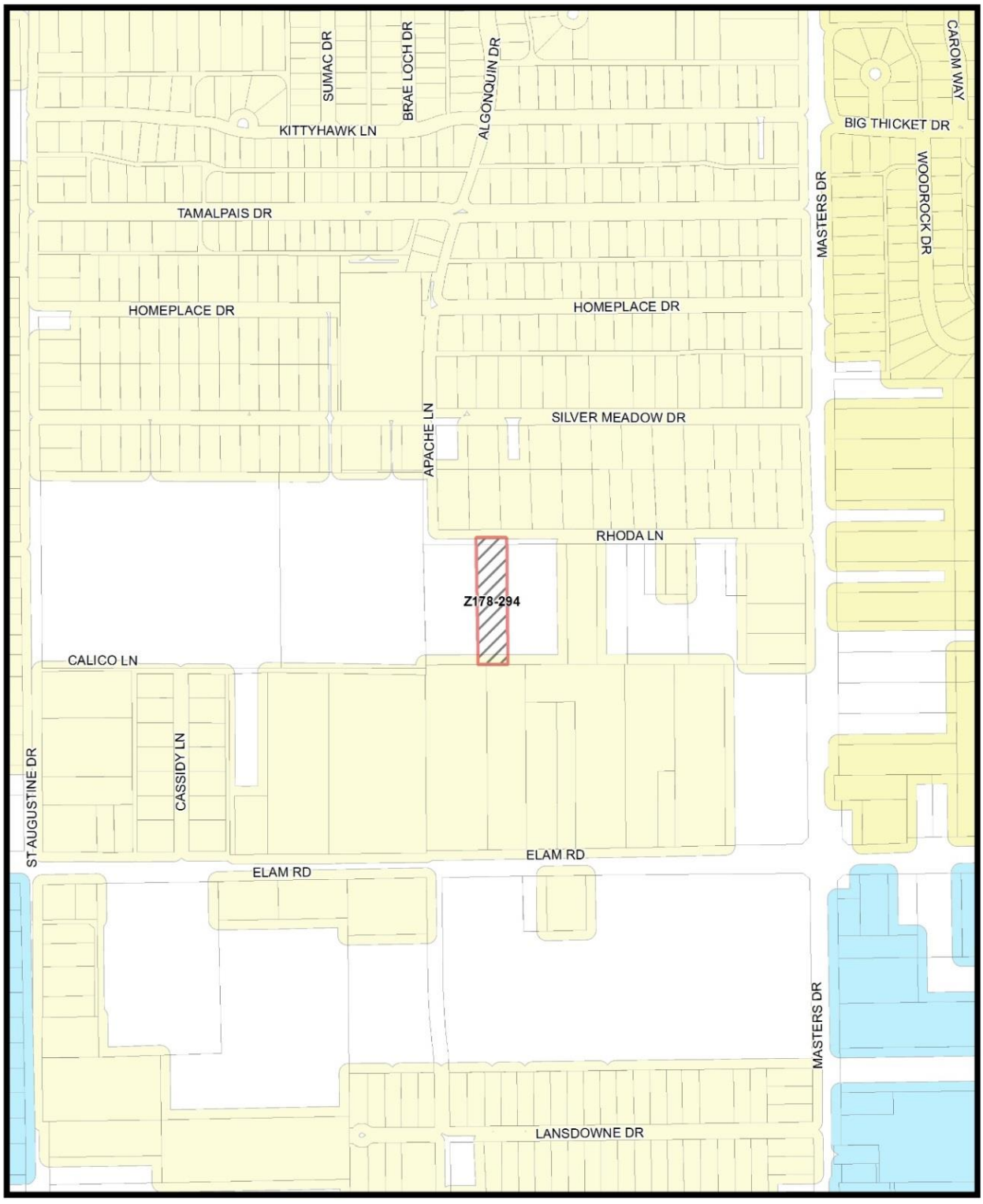
1:2,400

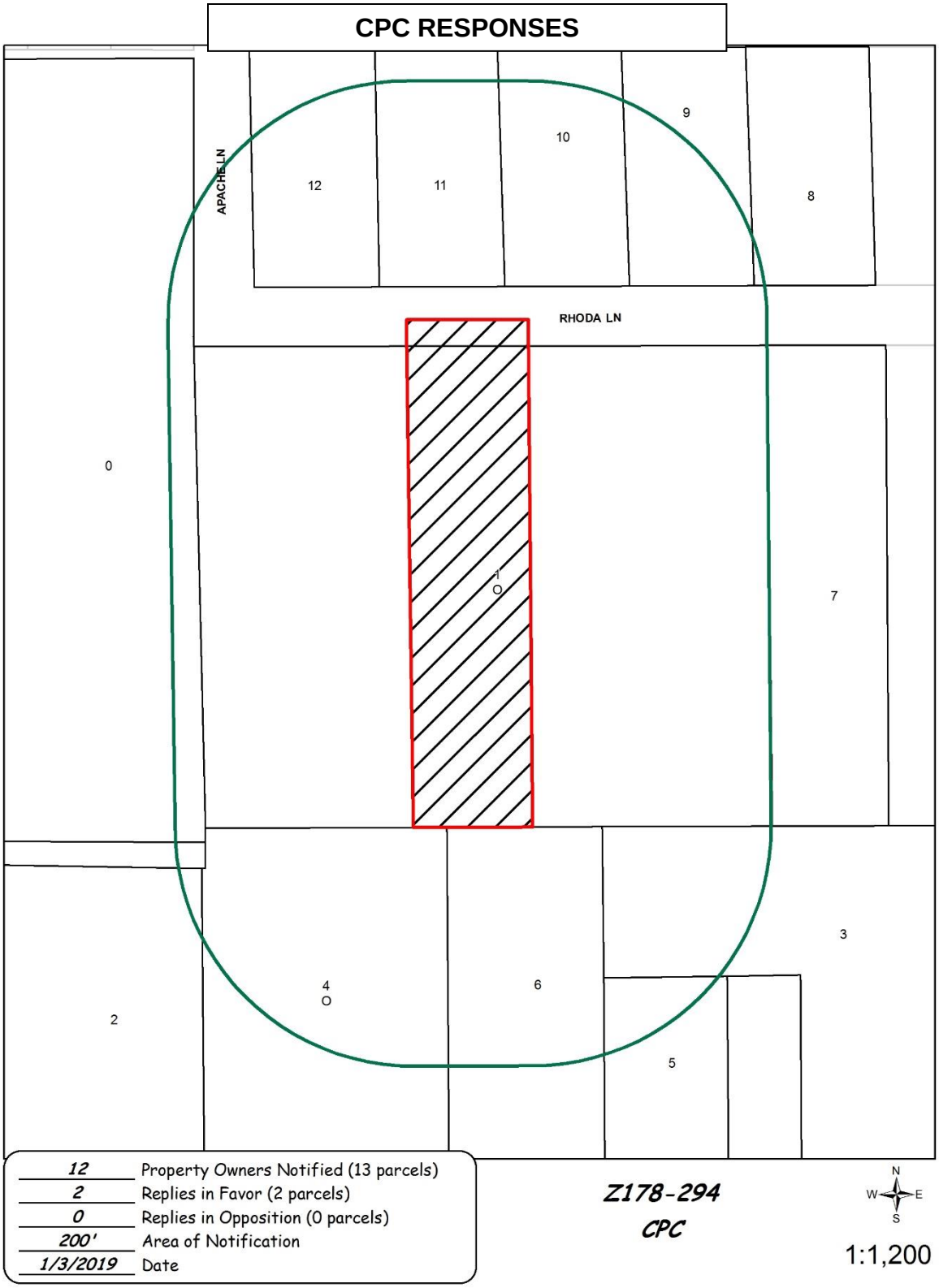
AERIAL MAP

Case no: Z178-294

Date: 12/18/2018


SILVER MEADOW DR
APACHE LN
RHODA LN
PD
705
R-7.5(A)
ELAM RD
ELAM RD
1:2,400
ZONING
AND LAND USE
Case no: Z178-294
Date: 12/18/2018


SUMAC DR
BRAE LOCH DR
ALGONQUIN DR
CAROM WAY
KITTYHAWK LN
BIG THICKET DR
WOODROCK DR
MASTERS DR
TAMALPAIS DR
HOMEPLACE DR
HOMEPLACE DR
APACHE LN
SILVER MEADOW DR
RHODA LN
Z178-294
CALICO LN
CASSIDY LN
ST AUGUSTINE DR
ELAM RD
ELAM RD
MASTERS DR
LANSDOWNE DR
MVACluster
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 12/18/2018


CPC RESPONSES
APACHE LN
RHODA LN
12
11
10
9
8
0
1
O
7
4
O
6
2
5
3
12 Property Owners Notified (13 parcels)
2 Replies in Favor (2 parcels)
0 Replies in Opposition (0 parcels)
200' Area of Notification
1/3/2019 Date
Z178-294
CPC
N
W
E
S
1:1,200

01/02/2019

Reply List of Property Owners

Z178-294

12 Property Owners Notified ***2 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	10002	RHODA LN	GRANADO MACEDONIO H &
	2	9819	ELAM RD	GONZALES NICOLAS & MARTINA
	3	10009	ELAM RD	ALVAREZ JUAN FIDEL
O	4	9903	ELAM RD	GRANADO MACENDONIO H &
	5	9927	ELAM RD	CARROLL LARRY DEAN
	6	9923	ELAM RD	PEREZ CIRILA
	7	10006	RHODA LN	HOUSE DEARL
	8	10007	RHODA LN	SANGER MARCOS A
	9	9931	RHODA LN	WATSON JERRY D
	10	9923	RHODA LN	RESENDEZ JOSE &
	11	9915	RHODA LN	SANTANA MARIO CRUZ
	12	9907	RHODA LN	MA ST PARTNERS 6

Agenda Information Sheet

File #: 19-270 **Item #:** 44.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for the renewal of Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Great Trinity Forest Way and North Jim Miller Road
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Recommendation of CPC: Denial without prejudice
Z178-377(PD)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 27, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-377(PD)	**DATE FILED:**	September 20, 2018
LOCATION:	Northeast corner of Great Trinity Forest Way and North Jim Miller Road		
COUNCIL DISTRICT:	8	**MAPSCO:**	58 S
SIZE OF REQUEST:	± 2.959 acres	**CENSUS TRACT:**	93.04

APPLICANT/OWNER: Sanabel Investment, L.P.

REPRESENTATIVE: Nancy Kennedy

REQUEST: An application for the renewal of Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the sale of alcohol for off-premise consumption in conjunction with a general merchandise or food store [Tiger Mart 86, Go Loco Street Tacos & Burritos].

CPC RECOMMENDATION: **Denial without prejudice**

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

BACKGROUND INFORMATION:

- The request site is currently developed with a 4,549-square-foot general merchandise or food store greater than 3,500 square feet use and a 1,500 square foot restaurant with drive-in or drive through service with a motor vehicle fueling station [Tiger Mart 86, Go Loco Street Tacos & Burritos].

- A Certificate of Occupancy was originally issued on January 13, 2017.

- The general merchandise use is permitted by right. The sale of alcoholic beverages for off-premise consumption requires a Specific Use Permit in the D-1 Liquor Control Overlay.

- On December 11, 2013, the City Council approved Specific Permit No. 2063 for the sale of alcoholic beverages in conjunction with a general merchandise or food store for a two-year period with eligibility for automatic renewal for additional five-year periods [Z123-337].

- The applicant did not renew SUP No. 2063 prior to the deadline and as a result the SUP expired on December 15, 2015.

- On March 22, 2017, the City Council approved Specific Use Permit No. 2229 for the sale of alcohol for off-premise consumption in conjunction with a general merchandise or food store for a two-year period [Z167-104].

- During the initial request, a measurement survey was submitted by the applicant which demonstrated that the proposed use is beyond the 300-foot distance requirement from a church and school. A church use is measured from front door to front door along right-of-way lines and a school is measured from property line to property line in a straight line.

- Since the public hearing before the City Plan Commission on November 15, 2018, the c-store has passed the c-store reinspection. The reinspection was passed on December 20, 2018.

Zoning History: There have been two zoning changes requested in the area within the past five years.

1. **Z167-104:** On March 22, 2017, the City Council approved a Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Great Trinity Forest Way and Jim Miller Road [subject site].

2. **Z123-337:** On December 11, 2013, the City Council approved a Specific Use Permit No. 2063 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Great Trinity Forest Way and Jim Miller Road [subject site].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
North Jim Miller Road	Minor Arterial	100 ft.	100 ft.
Great Trinity Forest Way	Minor Arterial	100 ft.	100 ft.

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

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

Urban Design Element

GOAL 5.3 Establishing Walk-to Convenience

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

Land Use:

	Zoning	Land Use
Site	CR-D-1	General merchandise or food store & Restaurant w/drive-in
North	R-7.5(A) SUP No. 1008, CR-D-1	Church, School, Undeveloped
South	CR-D-1	Undeveloped
East	MF-2(A)	Undeveloped, Multifamily
West	CR-D-1	Auto Related use

STAFF ANALYSIS:

Land Use Compatibility:
The approximately 2.959-acre site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is developed with a 4,549-square-foot structure consisting of a general merchandise or food store, drive through restaurant use and a motor vehicle fueling station. The applicant's request for the renewal of SUP No. 2229 will allow the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store greater than 3,500 square feet.

The surrounding land uses consist primarily of single family residential uses and a public school to the north; undeveloped parcels and multifamily development to the east; undeveloped parcels, residential, and a general merchandise store to the south; and a church, personal service and auto related uses to the west. A church use is located north of the subject site and is located beyond the 300-foot distance from the general merchandise or food store. The distance is measured from the front door of the store to the front door of the church, along the right-of-way lines.

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

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

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

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

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

The request site failed their 2018 site inspection on May 29, 2018. To date there has not been a re-inspection.

The request is compatible with the mix of uses in the area. A general merchandise or food store greater than 3,500 square feet is a permitted use in the CR District. The second two-year time period for the SUP allowed staff an opportunity to evaluate the impact of the use on the surrounding area to ensure the ongoing compatibility of the use. Staff believes the use is compatible with the surrounding area and therefore staff recommends a time period consist with the time period approved by City Council in 2013.

Market Value Analysis

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

Landscaping:

Landscaping must be provided in accordance with Article X, as amended.

Parking:

The off-street parking requirement for a general merchandise or food store greater than

3,500 square feet is one space for each 200 square feet of floor area and one space per 100 square feet of floor area for a restaurant use. Based on the total floor area of the 4,549-square-foot general merchandise or food store and the 1,769-square-foot restaurant use, the use requires 41 off-street parking spaces. The applicant is exceeding the requirement and providing 58 spaces per the attached site plan.

Dallas Police Department:

The crime statistics cover the period of January 1, 2017 through August 24, 2018. The data shows that there have been 262 calls, 33 incidents of crime and 28 arrests at or near the area of request.

Arrests:

ChargeDesc	ArrestNumber	ArrestDate	ArrestTime	ArBkDay	UCRArrestChg	UCROffense	PClass	ArLAddress
WARRANT HOLD (OUTSIDE AGENCY)	18-037601	10/20/2018	7:15:00 AM	Saturday	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)	NA	116 N JIM MILLER RD
WARRANT HOLD (OUTSIDE AGENCY)	18-037191	10/16/2018	6:15:00 AM	Tuesday	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)	MB	116 N JIM MILLER RD
WARRANT HOLD (OUTSIDE AGENCY)	18-033129	9/12/2018	8:05:00 PM	Wednesday	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)	NA	116 N JIM MILLER RD
WARRANT HOLD (OUTSIDE AGENCY)	18-029895	8/20/2018	4:00:00 PM	Monday	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)	MC	116 N JIM MILLER RD
WARRANT HOLD (OUTSIDE AGENCY)	18-021373	6/22/2018	10:50:00 AM	Friday	HOLDS DSO	NOT CODED	NA	116 N JIM MILLER RD
PUBLIC INTOXICATION	18-017721	5/26/2018	9:48:00 PM	Saturday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	116 N JIM MILLER RD
WARRANT HOLD (OUTSIDE AGENCY)	18-017726	5/26/2018	9:20:00 PM	Saturday	HOLDS DSO	NOT CODED	NA	116 N JIM MILLER RD
APOWW (SOCIAL SERVICES REFERRAL)	18-017426	5/24/2018	9:30:00 PM	Thursday	APOWW	NOT CODED	NA	116 N JIM MILLER RD
PUBLIC INTOXICATION	18-013022	4/20/2018	2:15:00 AM	Friday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	116 N JIM MILLER RD
WARRANT HOLD (OUTSIDE AGENCY)	18-008629	3/16/2018	3:30:00 AM	Friday	HOLDS DSO	NOT CODED	NA	116 N JIM MILLER RD
PUBLIC INTOXICATION	18-005837	2/23/2018	6:44:00 PM	Friday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	116 N JIM MILLER RD
CRIMINAL TRESPASS	18-002174	1/19/2018	7:57:00 PM	Friday	OTHER /CRIMINAL TRESPASS	CRIMINAL TRESPASS	MB	116 N JIM MILLER RD
CRIMINAL TRESPASS	17-046717	11/19/2017	2:15:00 AM	Sunday	OTHER /CRIMINAL TRESPASS	CRIMINAL TRESPASS	MB	116 N JIM MILLER RD
CRIMINAL TRESPASS	17-041939	10/14/2017	12:15:00 AM	Saturday	OTHER /CRIMINAL TRESPASS	CRIMINAL TRESPASS	MB	116 N JIM MILLER RD
CRIMINAL TRESPASS	17-033103	8/12/2017	4:00:00 AM	Saturday	OTHER /CRIMINAL TRESPASS	CRIMINAL TRESPASS	MB	116 N JIM MILLER RD
CRIMINAL TRESPASS	17-040056	9/30/2017	6:45:00 AM	Saturday	OTHER /CRIMINAL TRESPASS	CRIMINAL TRESPASS	MB	116 N JIM MILLER RD
WARRANT HOLD (OUTSIDE AGENCY)	17-034777	8/23/2017	6:45:00 PM	Wednesday	HOLDS DSO	NOT CODED	NA	116 N JIM MILLER RD
CRIMINAL TRESPASS	17-041939	10/14/2017	12:15:00 AM	Saturday	OTHER /CRIMINAL TRESPASS	CRIMINAL TRESPASS	MB	116 N JIM MILLER RD
CRIMINAL TRESPASS	17-033103	8/12/2017	4:00:00 AM	Saturday	OTHER /CRIMINAL TRESPASS	CRIMINAL TRESPASS	MB	116 N JIM MILLER RD
CRIMINAL TRESPASS	17-029802	7/20/2017	7:15:00 AM	Thursday	OTHER /CRIMINAL TRESPASS	CRIMINAL TRESPASS	MB	116 N JIM MILLER RD
ASSAULT -BODILY INJURY ONLY	17-029362	7/16/2017	11:12:00 PM	Sunday	OTHER /ASSAULT	ASSAULT	MA	116 N JIM MILLER RD
WARRANT-DALLAS PD (ALIAS)	17-029362	7/16/2017	11:12:00 PM	Sunday	ALIAS/CAPIAS	NOT CODED	NA	116 N JIM MILLER RD
APOWW (SOCIAL SERVICES REFERRAL)	17-025362	6/20/2017	3:30:00 AM	Tuesday	APOWW	NOT CODED	NA	116 N JIM MILLER RD
APOWW (SOCIAL SERVICES REFERRAL)	17-022786	6/3/2017	1:05:00 PM	Saturday	APOWW	NOT CODED	NA	116 N JIM MILLER RD
WARRANT-DALLAS PD (ALIAS)	17-014398	4/9/2017	7:55:00 PM	Sunday	ALIAS/CAPIAS	NOT CODED	NA	116 N JIM MILLER RD
WARRANT HOLD (OUTSIDE AGENCY)	17-014398	4/9/2017	7:55:00 PM	Sunday	HOLDS DSO	NOT CODED	NA	116 N JIM MILLER RD
WARRANT HOLD (OUTSIDE AGENCY)	17-014398	4/9/2017	7:55:00 PM	Sunday	HOLDS DSO	NOT CODED	NA	116 N JIM MILLER RD
WARRANT HOLD (OUTSIDE AGENCY)	17-014398	4/9/2017	7:55:00 PM	Sunday	HOLDS DSO	NOT CODED	NA	116 N JIM MILLER RD

Incidents:

Date1	Time1	UCR_Offense	Address	ZipCode	Premise	RA	Beat	Division	Sector	District	New_Distr	TAAG_Nar	Communit	MO
2/2/2017	14:00	OTHER THEFTS	116 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		UNKNOWN SUSPECT PICKED UP DROPPED WALLET AND KEPT IT
3/10/2017	16:00	OTHER THEFTS	116 N JIM MILLER RD	75217	Convenier	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		UNK SUSP TOOK COMP'S WALLET FROM COUNTER
4/23/2017	11:30	AGG ASSAULT - FV	116 N JIM MILLER RD	75217	Parking Lo	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		A/P SHOT HANDGUN AT COMP INSIDE VEHICLE WHILE IN PARKING LOT
5/4/2017	19:00	ASSAULT	116 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		COMP STATED SUSP STRUCK HER IN HEAD CAUSING PAIN
6/4/2017	9:30	ROBBERY-INDIVIDUAL	116 N JIM MILLER RD	75217	Apartmen	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP POINTED GUN AT COMP AND DEMANDED PROPERTY
6/6/2017	9:52	ROBBERY-BUSINESS	116 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP POINTED PISTOL AT RP AND TOOK CASH FROM REGISTER
6/6/2017	9:52	ROBBERY-BUSINESS	116 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP POINTED PISTOL AT RP AND TOOK CASH FROM REGISTER
6/12/2017	12:30	ASSAULT	116 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		UNK SUSP THREW PLASTIC DISPLAY AT COMP CAUSING BODILY INJURY
7/7/2017	14:00	ASSAULT	116 N JIM MILLER RD	75217	Convenier	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSPECT HIT THE COMP WITH A BAG OF TACOS. BREAKING COMPS GLASSES
7/14/2017	7:05	ASSAULT	116 N JIM MILLER RD	75217	Business C	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSPECT SLAPPED COMP
7/16/2017	22:45	ASSAULT	116 N JIM MILLER RD	75217	Convenier	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP PUNCHED COMP IN FACE CAUSING INJURY AND PAIN.
7/29/2017	2:35	AGG ASSAULT - NFV	116 N JIM MILLER RD	75217	Parking Lo	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		UNK SUSP USED HANDGUN TO SHOOT COMP IN NECK
7/30/2017	13:55	ROBBERY-INDIVIDUAL	116 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP DISPLAYED GUN AND TOOK COMPS PHONE FROM HIS HAND W/O CONSENT
8/3/2017	11:45	ASSAULT	116 N JIM MILLER RD	75217	Apartmen	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		THE SUSP PUSHED COMP IN THE CHEST AND GRABBED HAIR. NFI..
8/14/2017	15:00	THEFT/BMV	116 N JIM MILLER RD	75217	Convenier	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		UNK SUSP ENTERED COMPS VEHICLE W/O HIS CONSENT AND TOOK PROP
9/6/2017	21:55	ASSAULT	116 N JIM MILLER RD	75217	Convenier	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP PUNCHED AND BIT COMP
10/4/2017	8:06	FRAUD	116 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP EXPLOITED DISABLED COMP FOR MONEY
2/8/2018	23:38	ASSAULT	116 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP SHOVED COMP AND HIT HIM IN FACE WITH CLOSED FIST
2/8/2018	23:38	AGG ASSAULT - NFV	116 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP SHOWED POCKET KNIFE AND THREATENED TO KILL COMP
4/3/2018	10:00	VANDALISM & CRIM MISCHIEF	116 N JIM MILLER RD	75217	Highway, S	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP KICKED DENT INTO COMP'S VEHICLE
4/16/2018	14:03	ASSAULT	116 N JIM MILLER RD	75217	Convenier	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		KNOWN SUSPECT STRUCK COMP IN FACE WITH CLOSED FIST
5/27/2018	21:00	AGG ASSAULT - NFV	116 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		UNK SUSP HIT COMP W/ UNK OBJECT CAUSING INJURY
5/31/2018	9:00	AGG ASSAULT - NFV	116 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		COMP ASSAULT BY SUSP 1 WHILE SUSP 2 HELD A KNIFE
5/31/2018	4:20	ASSAULT	116 N JIM MILLER RD	75217	Outdoor A	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP HIT COMP IN FACE AND CAUSED PAIN
6/2/2018	19:00	ROBBERY-INDIVIDUAL	116 N JIM MILLER RD	75217	Parking (B	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSPECTS TOOK COMP'S PROPERTY AT GUN POINT
6/4/2018	21:54	OTHER THEFTS	116 N JIM MILLER RD	75217	Business C	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSPECT TOOK PROPERTY FROM BUSINESS W/O PERMISSION
6/9/2018	23:50	ROBBERY-INDIVIDUAL	116 N JIM MILLER RD	75217	Highway, S	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP POINTED HANDGUN AT COMP AND TOOK PROPERTY
7/8/2018	22:30	AGG ASSAULT - NFV	116 N JIM MILLER RD	75217	Parking (B	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		UNK SUSP POINTED HANDGUN AT COMP, TOOK PROPERTY
7/8/2018	17:19	TERRORISTIC THREAT	117 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		TERRORISTIC THREAT
7/8/2018	17:19	VANDALISM & CRIM MISCHIEF	116 N JIM MILLER RD	75217	Gas or Ser	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP DAMAGED COMPS WINDSHIELD
8/2/2018	22:30	AGG ASSAULT - NFV	116 N JIM MILLER RD	75217	Parking (B	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		SUSP POINTED GUN AT COMP'S VEHICLE AND THREATENED TO SHOOT HER
8/13/2018	8:45	Assault	116 N JIM MILLER RD	75217	Convenier	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		THE SUSPECT STRUCK THE COMP IN THE FACE WITH HIS CLOSED FIST
8/24/2018	9:00	UUMV	116 N JIM MILLER RD	75217	Parking (B	2209	353	SOUTHEAS	350	5	D8	Loop12 Jir		UNK SUSP ENTERED UNLOCKED CAR AND TOOK PROPERTY

Z178-377(PD)

Calls:

Master_Incident_Number	Response_Date	Response_Time	Watch	MDivision	MSector	MBeat	Problem	Priority_Description	Location_Name	Address	Apartment	City	State	Postal_Code
18-1978968	10/30/2018	14:39	2	Southeast	350	353	40 - Other	3 - General Service	EXXON TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-1973521	10/29/2018	17:36	3	Southeast	350	353	36 - Abandoned Child	3 - General Service	EXXON GAS STATION	116 N Jim Miller Rd		Dallas	TX	75217
18-1963982	10/28/2018	8:10	2	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1963619	10/28/2018	5:52	1	Southeast	350	353	40 - Other	3 - General Service	exxon	116 N Jim Miller Rd		Dallas	TX	75217
18-1961768	10/28/2018	0:01	1	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1911620	10/20/2018	5:10	1	Southeast	350	353	40 - Other	3 - General Service	TIGERMART	116 N Jim Miller Rd		Dallas	TX	75217
18-1907361	10/19/2018	14:45	2	Southeast	350	353	40 - Other	3 - General Service	EXXON TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-1902110	10/18/2018	17:46	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON GAS STATION	116 N Jim Miller Rd		Dallas	TX	75217
18-1887448	10/16/2018	5:31	1	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1874160	10/13/2018	22:14	3	Southeast	350	353	40 - Other	3 - General Service		116 N Jim Miller Rd		Dallas	TX	75217
18-1871293	10/13/2018	13:22	2	Southeast	350	353	20 - Robbery	2 - Urgent	CORNERSTORE	116 N Jim Miller Rd		Dallas	TX	75217
18-1867537	10/12/2018	21:37	3	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1848419	10/9/2018	21:30	3	Southeast	350	353	16 - Injured Person	3 - General Service	exxon	116 N Jim Miller Rd		Dallas	TX	75217
18-1846965	10/9/2018	17:02	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1846158	10/9/2018	14:32	2	Southeast	350	353	38 - Meet Complainant	4 - Non Critical	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-1823702	10/6/2018	7:40	1	Southeast	350	353	PH - Panhandler	4 - Non Critical	TIGERMART/EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1806934	10/3/2018	20:25	3	Southeast	350	353	40 - Other	3 - General Service	exxon	116 N Jim Miller Rd		Dallas	TX	75217
18-1778111	9/29/2018	12:56	2	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1775670	9/29/2018	1:22	1	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-1735742	9/22/2018	20:46	3	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1735224	9/22/2018	19:03	3	Southeast	350	353	08 - Intoxicated Person	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1731128	9/22/2018	4:05	1	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-1695921	9/16/2018	20:46	3	Southeast	350	353	04 - 911 Hang Up	2 - Urgent		116 N Jim Miller Rd		Dallas	TX	75217
18-1691980	9/16/2018	5:45	1	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
18-1685713	9/15/2018	9:40	2	Southeast	350	353	40 - Other	3 - General Service	GO LOCO	116 N Jim Miller Rd		Dallas	TX	75217
18-1668724	9/12/2018	19:36	3	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1664360	9/12/2018	6:19	1	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1661179	9/11/2018	16:34	3	Southeast	350	353	32 - Suspicious Person	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1660477	9/11/2018	14:35	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N JIM MILLER RD		Dallas	TX	75217
18-1657009	9/10/2018	23:02	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	GO LOCO STORE - EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1630065	9/6/2018	17:44	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1627766	9/6/2018	11:42	2	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd	116	Dallas	TX	75217
18-1589060	8/31/2018	10:00	2	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1582357	8/30/2018	9:28	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	go loco store	116 N Jim Miller Rd		Dallas	TX	75217
18-1565052	8/27/2018	14:59	2	Southeast	350	353	15 - Assist Officer	1 - Emergency	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1565052	8/27/2018	14:59	2	Southeast	350	353	15 - Assist Officer	1 - Emergency	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1544948	8/24/2018	16:07	3	Southeast	350	353	40 - Other	3 - General Service		116 N Jim Miller Rd		Dallas	TX	75217
18-1518403	8/20/2018	15:24	2	Southeast	350	353	46 - CIT	2 - Urgent	GO LOCO	116 N Jim Miller Rd		Dallas	TX	75217
18-1493553	8/16/2018	22:37	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1468711	8/13/2018	8:51	2	Southeast	350	353	6XEA - Disturbance Emerg Amb	1 - Emergency	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1467601	8/13/2018	1:19	1	Southeast	350	353	58 - Routine Investigation	7 - Unit Initiated	NULL	116 N JIM MILLER RD	NULL	Dallas	TX	75217
18-1435658	8/8/2018	0:03	1	Southeast	350	353	40 - Other	3 - General Service	EXXON -TIGERMART	116 N Jim Miller Rd		Dallas	TX	75217
18-1435403	8/7/2018	23:03	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1422356	8/5/2018	22:50	3	Southeast	350	353	OADS - Open Air Drug Sales	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1390362	8/1/2018	9:37	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	exxon gas station	116 N Jim Miller Rd		Dallas	TX	75217
18-1230227	7/7/2018	23:47	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON GAS STATION	116 N Jim Miller Rd		Dallas	TX	75217
18-1188259	7/2/2018	17:58	3	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1185811	7/2/2018	11:40	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1154292	6/27/2018	22:32	3	Southeast	350	353	40 - Other	3 - General Service	EXXON GAS STATION	116 N Jim Miller Rd		Dallas	TX	75217
18-1149172	6/27/2018	6:50	1	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1146716	6/26/2018	19:52	3	Southeast	350	353	04 - 911 Hang Up	2 - Urgent	SOUTHEAST; HOLDING INC	116 N Jim Miller Rd		Dallas	TX	75217
18-1137036	6/25/2018	11:54	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-1115995	6/22/2018	10:12	2	Southeast	350	353	09/01 - Theft	3 - General Service	tiger mart/exxon	116 N Jim Miller Rd		Dallas	TX	75217
18-1097368	6/19/2018	15:20	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	GO LOCO RESTAURANT	116 N Jim Miller Rd		Dallas	TX	75217
18-1082032	6/17/2018	3:34	1	Southeast	350	353	32 - Suspicious Person	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1068112	6/15/2018	8:12	2	Southeast	350	353	40 - Other	3 - General Service	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
18-1041353	6/11/2018	8:48	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1039098	6/10/2018	21:48	3	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1038450	6/10/2018	19:49	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-1033314	6/10/2018	0:05	1	Southeast	350	353	20 - Robbery	2 - Urgent	EXXON GAS STATION	116 N Jim Miller Rd		Dallas	TX	75217
18-1024506	6/8/2018	19:50	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0997757	6/4/2018	22:06	3	Southeast	350	353	20 - Robbery	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0984129	6/2/2018	22:49	3	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0975164	6/1/2018	18:48	3	Southeast	350	353	40 - Other	3 - General Service	Exxon	116 N Jim Miller Rd		Dallas	TX	75217
18-0963548	5/31/2018	4:34	1	Southeast	350	353	6XA - Major Dist Ambulance	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-0943065	5/28/2018	1:44	1	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0941253	5/27/2018	20:54	3	Southeast	350	353	6XA - Major Dist Ambulance	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0934572	5/26/2018	20:57	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	GO LOCO TACOS & BURRITOS	116 N Jim Miller Rd		Dallas	TX	75217
18-0934572	5/26/2018	20:57	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	GO LOCO TACOS & BURRITOS	116 N Jim Miller Rd		Dallas	TX	75217
18-0934572	5/26/2018	20:57	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	GO LOCO TACOS & BURRITOS	116 N Jim Miller Rd		Dallas	TX	75217
18-0920327	5/24/2018	20:49	3	Southeast	350	353	46 - CIT	2 - Urgent	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
18-0895221	5/21/2018	7:17	1	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0892103	5/20/2018	17:35	3	Southeast	350	353	OADS - Open Air Drug Sales	3 - General Service		116 N Jim Miller Rd		Dallas	TX	75217
18-0866278	5/17/2018	3:28	1	Southeast	350	353	32 - Suspicious Person	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0857242	5/15/2018	18:25	3	Southeast	350	353	24 - Abandoned Property	4 - Non Critical	TIGER MART GAS STATION	116 N Jim Miller Rd		Dallas	TX	75217
18-0851036	5/14/2018	19:42	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0814572	5/9/2018	12:30	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0784738	5/4/2018	23:03	3	Southeast	350	353	40 - Other	3 - General Service	EXXON TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-0751861	4/29/2018	23:36	3	Southeast	350	353	40 - Other	3 - General Service	TIGER MART GAS STATION	116 N Jim Miller Rd		Dallas	TX	75217
18-0687738	4/20/2018	1:06	1	Southeast	350	353	40 - Other	3 - General Service	TIGER MART EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0680264	4/18/2018	21:37	3	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON/Tiger Mart	116 N Jim Miller Rd		Dallas	TX	75217
18-0635275	4/12/2018	5:55	1	Southeast	350	353	40 - Other	3 - General Service		116 N Jim Miller Rd		Dallas	TX	75217
18-0635214	4/12/2018	5:26	1	Southeast	350	353	12B - Business Alarm	3 - General Service	Southeast Holding	116 N Jim Miller Rd	110	Dallas	TX	75217
18-0604809	4/7/2018	7:30	1	Southeast	350	353	12B - Business Alarm	3 - General Service	GO LOCO TACOS & BURRITOS	116 N Jim Miller Rd	B	Dallas	TX	75217
18-0590624	4/5/2018	5:20	1	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-0579188	4/3/2018	10:49	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	tiger mart	116 N JIM MILLER RD		Dallas	TX	75217
18-0561054	3/31/2018	11:29	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-0464409	3/16/2018	21:20	3	Southeast	350	353	DAEF-Dist Armed Encounter Foot	1 - Emergency		116 N JIM MILLER RD		Dallas	TX	75217
18-0458878	3/16/2018	3:00	1	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-0458588	3/16/2018	1:20	1	Southeast	350	353	24 - Abandoned Property	4 - Non Critical		116 N Jim Miller Rd		Dallas	TX	75217
18-0395023	3/5/2018	23:26	3	Southeast	350	353	40 - Other	3 - General Service	TIGERMART	116 N Jim Miller Rd		Dallas	TX	75217
18-0386298	3/4/2018	15:52	2	Southeast	350	353	PH - Panhandler	4 - Non Critical		116 N Jim Miller Rd		Dallas	TX	75217
18-0342999	2/25/2018	20:27	3	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0329912	2/23/2018	18:23	3	Southeast	350	353	40 - Other	3 - General Service	EXXON TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-0297749	2/18/2018	10:47	2	Southeast	350	353	PH - Panhandler	4 - Non Critical	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
18-0292798	2/17/2018	15:53	2	Southeast	350	353	PH - Panhandler	4 - Non Critical	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0270517	2/14/2018	2:14	1	Southeast	350	353	PH - Panhandler	4 - Non Critical	TIGERMART	116 N Jim Miller Rd		Dallas	TX	75217
18-0265299	2/13/2018	5:29	1	Southeast	350	353	PH - Panhandler	4 - Non Critical	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-0241041	2/8/2018	22:45	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-0144708	1/24/2018	7:03	1	Southeast	350	353	40/01 - Other	2 - Urgent	Tiger Mart Gas Station	116 N Jim Miller Rd		Dallas	TX	75217
18-0117473	1/19/2018	19:51	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent		116 N Jim Miller Rd		Dallas	TX	75217
18-0117302	1/19/2018	19:24	3	Southeast	350	353	DAEF-Dist Armed Encounter Foot	1 - Emergency	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0102032	1/17/2018	12:33	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-0091022	1/15/2018	13:48	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent		116 N Jim Miller Rd		Dallas	TX	75217
18-0069949	1/11/2018	23:54	3	Southeast	350	353	40 - Other	3 - General Service		116 N Jim Miller Rd		Dallas	TX	75217

18-0065251	1/11/2018	9:31	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
18-0052673	1/9/2018	8:09	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
18-0026273	1/5/2018	1:41	1	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-2453888	12/30/2017	20:04	3	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-2419780	12/24/2017	17:04	3	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-2399884	12/21/2017	12:03	2	Southeast	350	353	PH - Panhandler	4 - Non Critical	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-2391625	12/20/2017	6:08	1	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-2333636	12/11/2017	3:55	1	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-2195413	11/19/2017	1:35	1	Southeast	350	353	58 - Routine Investigation	7 - Unit Initiated	NULL	116 N JIM MILLER RD	NULL	Dallas	TX	75217
17-2188348	11/18/2017	1:56	1	Southeast	350	353	20 - Robbery	2 - Urgent		116 N Jim Miller Rd		Dallas	TX	75217
17-2173194	11/15/2017	20:54	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-2127629	11/8/2017	22:05	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	exxon	116 N Jim Miller Rd		Dallas	TX	75217
17-2121339	11/7/2017	22:12	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-2109709	11/6/2017	6:03	1	Southeast	350	353	40 - Other	3 - General Service	tigermart gas station	116 N Jim Miller Rd		Dallas	TX	75217
17-2096194	11/4/2017	6:22	1	Southeast	350	353	40 - Other	3 - General Service	TIGER MART GAS STATION	116 N Jim Miller Rd		Dallas	TX	75217
17-2093099	11/3/2017	20:02	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	PLATINUM BARBER SHOP	116 N Jim Miller Rd		Dallas	TX	75217
17-2090074	11/3/2017	11:56	2	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-2080086	11/1/2017	22:51	3	Southeast	350	353	PH - Panhandler	4 - Non Critical	TIGER MART GAS STATION	116 N Jim Miller Rd		Dallas	TX	75217
17-2022369	10/24/2017	1:47	1	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1998408	10/20/2017	16:35	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON/TACO PLACE	116 N Jim Miller Rd		Dallas	TX	75217
17-1968835	10/16/2017	6:40	1	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1965631	10/15/2017	16:51	3	Southeast	350	353	40 - Other	3 - General Service	SOUTHEAST HOLDING INC	116 N Jim Miller Rd		Dallas	TX	75217
17-1964962	10/15/2017	14:51	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1962423	10/15/2017	3:26	1	Southeast	350	353	40 - Other	3 - General Service	AT TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1961967	10/15/2017	1:58	1	Southeast	350	353	40/01 - Other	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1953478	10/13/2017	23:52	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	exxon tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
17-1948316	10/13/2017	10:22	2	Southeast	350	353	40 - Other	3 - General Service	exxon	116 N Jim Miller Rd		Dallas	TX	75217
17-1890278	10/4/2017	19:11	3	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1859538	9/30/2017	6:27	1	Southeast	350	353	40/01 - Other	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1810102	9/22/2017	19:07	3	Southeast	350	353	34 - Suicide	2 - Urgent	exxon	116 N Jim Miller Rd		Dallas	TX	75217
17-1796157	9/20/2017	18:43	3	Southeast	350	353	09V-01 UUMV Just Ocrd	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1782515	9/18/2017	17:38	3	Southeast	350	353	32 - Suspicious Person	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1751384	9/14/2017	8:48	2	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1713442	9/8/2017	11:47	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1709370	9/7/2017	18:43	3	Southeast	350	353	40 - Other	3 - General Service	EXXON-TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1704191	9/6/2017	21:56	3	Southeast	350	353	6XA - Major Dist Ambulance	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1681568	9/3/2017	11:24	2	Southeast	350	353	40 - Other	3 - General Service	EXXON/TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1659007	8/31/2017	5:54	1	Southeast	350	353	PH - Panhandler	4 - Non Critical		116 N Jim Miller Rd		Dallas	TX	75217
17-1651700	8/30/2017	0:55	1	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1651409	8/29/2017	23:31	3	Southeast	350	353	40 - Other	3 - General Service		116 N Jim Miller Rd		Dallas	TX	75217
17-1648156	8/29/2017	13:30	2	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1644058	8/28/2017	20:12	3	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1639777	8/28/2017	7:21	1	Southeast	350	353	PH - Panhandler	4 - Non Critical	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1639583	8/28/2017	5:55	1	Southeast	350	353	40 - Other	3 - General Service		116 N Jim Miller Rd		Dallas	TX	75217
17-1638900	8/28/2017	0:53	1	Southeast	350	353	40 - Other	3 - General Service		116 N Jim Miller Rd		Dallas	TX	75217
17-1626391	8/26/2017	4:08	1	Southeast	350	353	PH - Panhandler	4 - Non Critical	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1622491	8/25/2017	15:43	2	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1621879	8/25/2017	14:06	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1619699	8/25/2017	5:58	1	Southeast	350	353	40 - Other	3 - General Service	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
17-1618217	8/24/2017	22:34	3	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1611150	8/23/2017	21:38	3	Southeast	350	353	32 - Suspicious Person	2 - Urgent	GO LOCO TACO SHOP	116 N Jim Miller Rd		Dallas	TX	75217
17-1593076	8/21/2017	6:49	1	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1587729	8/20/2017	9:36	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1570673	8/17/2017	20:19	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1548510	8/14/2017	15:01	2	Southeast	350	353	11V/01 - Burg Motor Veh	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1548510	8/14/2017	15:01	2	Southeast	350	353	11V/01 - Burg Motor Veh	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1528680	8/11/2017	15:09	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1522736	8/10/2017	17:21	3	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1474588	8/3/2017	12:50	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1448781	7/30/2017	13:58	2	Southeast	350	353	20 - Robbery	2 - Urgent	GO LOCO TACO SHOP	116 N JIM MILLER RD		Dallas	TX	75217
17-1417516	7/25/2017	21:09	3	Southeast	350	353	32 - Suspicious Person	2 - Urgent	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
17-1383387	7/20/2017	19:48	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	GAS STATION	116 N Jim Miller Rd		Dallas	TX	75217
17-1379037	7/20/2017	6:03	1	Southeast	350	353	40 - Other	3 - General Service	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
17-1377024	7/19/2017	20:47	3	Southeast	330	336	6X - Major Dist (Violence)	2 - Urgent	11-Jul	1116 N Jim Miller Rd		Dallas	TX	75217
17-1356703	7/16/2017	22:48	3	Southeast	350	353	15 - Assist Officer	1 - Emergency	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1352639	7/16/2017	9:28	2	Southeast	350	353	32 - Suspicious Person	2 - Urgent	TIGERMART EXXON	116 N Jim Miller Rd	LOBBY	Dallas	TX	75217
17-1343058	7/14/2017	21:56	3	Southeast	350	353	32 - Suspicious Person	2 - Urgent	EXXON/TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1337889	7/14/2017	7:17	1	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217

17-1336186	7/13/2017	22:49	3	Southeast	350	353	**PD Requested by Fire	2 - Urgent	TIGERMART	116 N Jim Miller Rd		Dallas	TX	75217
17-1331100	7/13/2017	7:53	1	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGERMART 83	116 N Jim Miller Rd		Dallas	TX	75217
17-1328127	7/12/2017	18:55	3	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1315918	7/10/2017	22:22	3	Southeast	350	353	40/01 - Other	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1311864	7/10/2017	11:04	2	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1310304	7/10/2017	3:24	1	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1305008	7/9/2017	7:33	1	Southeast	350	353	PH - Panhandler	4 - Non Critical	TIGERMART	116 N Jim Miller Rd		Dallas	TX	75217
17-1301571	7/8/2017	19:21	3	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1300990	7/8/2017	17:38	3	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1300687	7/8/2017	16:52	3	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1299291	7/8/2017	12:56	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1292753	7/7/2017	14:13	2	Southeast	350	353	58 - Routine Investigation	7 - Unit Initiated		116 N Jim Miller Rd		Dallas	TX	75217
17-1280339	7/5/2017	17:19	3	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1279333	7/5/2017	14:39	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1261284	7/3/2017	16:06	3	Southeast	350	353	40 - Other	3 - General Service	GO LOCO / EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1258389	7/3/2017	6:39	1	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1255159	7/2/2017	19:18	3	Southeast	350	353	32 - Suspicious Person	2 - Urgent	GO LOCO	116 N Jim Miller Rd		Dallas	TX	75217
17-1254629	7/2/2017	17:44	3	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1252925	7/2/2017	12:39	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1252812	7/2/2017	12:21	2	Southeast	350	353	40 - Other	3 - General Service	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
17-1248195	7/1/2017	20:06	3	Southeast	350	353	40 - Other	3 - General Service		116 N Jim Miller Rd		Dallas	TX	75217
17-1247544	7/1/2017	18:04	3	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1247071	7/1/2017	16:31	3	Southeast	350	353	58 - Routine Investigation	7 - Unit Initiated		116 N Jim Miller Rd		Dallas	TX	75217
17-1234446	6/29/2017	21:28	3	Southeast	350	353	32 - Suspicious Person	2 - Urgent	TIGER MART EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1209052	6/26/2017	6:33	1	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1189315	6/23/2017	9:32	2	Southeast	350	353	40/01 - Other	2 - Urgent	TIGER MART	116 N Jim Miller Rd	100	Dallas	TX	75217
17-1176189	6/21/2017	11:22	2	Southeast	350	353	PH - Panhandler	4 - Non Critical	Tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
17-1175751	6/21/2017	10:04	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1170333	6/20/2017	14:08	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1168421	6/20/2017	8:04	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1166782	6/19/2017	23:06	3	Southeast	350	353	40 - Other	3 - General Service	TIGER MARKET	116 N Jim Miller Rd		Dallas	TX	75217
17-1161318	6/19/2017	5:26	1	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART GAS STATION	116 N Jim Miller Rd		Dallas	TX	75217
17-1156049	6/18/2017	10:32	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1127178	6/14/2017	8:21	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217

17-1122565	6/13/2017	15:31	2	Southeast	350	353	PH - Panhandler	4 - Non Critical	TIGER MARKET	116 N Jim Miller Rd		Dallas	TX	75217
17-1114901	6/12/2017	12:49	2	Southeast	350	353	6XA - Major Dist Ambulance	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1114901	6/12/2017	12:49	2	Southeast	350	353	6XA - Major Dist Ambulance	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1085804	6/8/2017	7:01	1	Southeast	350	353	40 - Other	3 - General Service	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
17-1072200	6/6/2017	9:53	2	Southeast	350	353	20 - Robbery	2 - Urgent	EXXON TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1058873	6/4/2017	9:44	2	Southeast	350	353	20 - Robbery	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-1052560	6/3/2017	13:06	2	Southeast	350	353	46A - CIT w/Ambulance	1 - Emergency	EXXON / TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1035251	6/1/2017	6:21	1	Southeast	350	353	PH - Panhandler	4 - Non Critical	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1033228	5/31/2017	20:59	3	Southeast	350	353	40 - Other	3 - General Service	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
17-1021372	5/30/2017	9:02	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-1019702	5/30/2017	0:15	1	Southeast	350	353	38 - Meet Complainant	4 - Non Critical	TIGER MARKET	116 N Jim Miller Rd		Dallas	TX	75217
17-1019118	5/29/2017	22:27	3	Southeast	350	353	19 - Shooting	1 - Emergency		116 N Jim Miller Rd		Dallas	TX	75217
17-1004932	5/27/2017	19:47	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0984090	5/24/2017	22:04	3	Southeast	350	353	40 - Other	3 - General Service	go loco	116 N Jim Miller Rd		Dallas	TX	75217
17-0979641	5/24/2017	10:12	2	Southeast	350	353	24 - Abandoned Property	4 - Non Critical	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0932452	5/17/2017	15:56	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0918285	5/15/2017	15:55	2	Southeast	350	353	PH - Panhandler	4 - Non Critical	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0915700	5/15/2017	8:33	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0901371	5/13/2017	6:38	1	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent		116 N Jim Miller Rd		Dallas	TX	75217
17-0887841	5/11/2017	9:51	2	Southeast	350	353	06 - Minor Disturbance	4 - Non Critical	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0886957	5/11/2017	6:27	1	Southeast	350	353	04 - 911 Hang Up	2 - Urgent		116 N Jim Miller Rd		Dallas	TX	75217
17-0880434	5/10/2017	8:17	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0873353	5/9/2017	7:19	1	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0840318	5/4/2017	14:13	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
17-0825858	5/2/2017	13:26	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent		116 N Jim Miller Rd		Dallas	TX	75217
17-0821344	5/1/2017	17:27	3	Southeast	350	353	40 - Other	3 - General Service	GO LOCO	116 N Jim Miller Rd		Dallas	TX	75217
17-0818933	5/1/2017	11:25	2	Southeast	350	353	40 - Other	3 - General Service	TIGERMART	116 N Jim Miller Rd		Dallas	TX	75217
17-0818131	5/1/2017	8:46	2	Southeast	350	353	40/01 - Other	2 - Urgent	EXXON AND TARGET MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0805490	4/29/2017	8:45	2	Southeast	350	353	40/01 - Other	2 - Urgent		116 N Jim Miller Rd		Dallas	TX	75217
17-0790019	4/27/2017	1:59	1	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-0766060	4/23/2017	11:32	2	Southeast	350	353	DASF-Dist Active Shooter Foot	1 - Emergency	exxon	116 N JIM MILLER RD		Dallas	TX	75217
17-0766060	4/23/2017	11:32	2	Southeast	350	353	DASF-Dist Active Shooter Foot	1 - Emergency	exxon	116 N JIM MILLER RD		Dallas	TX	75217
17-0718332	4/16/2017	7:18	1	Southeast	350	353	12B - Business Alarm	3 - General Service	GO LOCO TACO & BURRITOS	116 N Jim Miller Rd	B	Dallas	TX	75217
17-0704653	4/14/2017	10:48	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217

17-0698472	4/13/2017	13:27	2	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0673253	4/9/2017	19:35	3	Southeast	350	353	40/01 - Other	2 - Urgent	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
17-0673253	4/9/2017	19:35	3	Southeast	350	353	40/01 - Other	2 - Urgent	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
17-0626914	4/3/2017	16:27	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	go loco	116 N Jim Miller Rd		Dallas	TX	75217
17-0621688	4/2/2017	20:28	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-0586705	3/28/2017	21:08	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	LOCO TACO	116 N Jim Miller Rd		Dallas	TX	75217
17-0585600	3/28/2017	17:52	3	Southeast	350	353	40 - Other	3 - General Service	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0578484	3/27/2017	16:40	3	Southeast	350	353	09 - Theft	4 - Non Critical	EXXON TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0569880	3/26/2017	7:53	1	Southeast	350	353	40 - Other	3 - General Service	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-0560372	3/24/2017	21:34	3	Southeast	350	353	31/01 - Crim Mis/Prog/Non Felo	3 - General Service	tiger mart	116 N Jim Miller Rd		Dallas	TX	75217
17-0560363	3/24/2017	21:33	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-0463449	3/10/2017	16:00	3	Southeast	350	353	09 - Theft	4 - Non Critical	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0451050	3/8/2017	18:13	3	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	TIGERMART	116 N Jim Miller Rd		Dallas	TX	75217
17-0412579	3/3/2017	12:21	2	Southeast	350	353	6X - Major Dist (Violence)	2 - Urgent	EXXON	116 N Jim Miller Rd		Dallas	TX	75217
17-0363424	2/24/2017	9:45	2	Southeast	350	353	32 - Suspicious Person	2 - Urgent	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0320122	2/17/2017	22:18	3	Southeast	350	353	58 - Routine Investigation	7 - Unit Initiated	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0306351	2/15/2017	22:09	3	Southeast	350	353	04 - 911 Hang Up	2 - Urgent	SOUTHEAST; HOLDING INC	116 N Jim Miller Rd		Dallas	TX	75217
17-0263269	2/9/2017	19:20	3	Southeast	350	353	PH - Panhandler	4 - Non Critical	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0216718	2/3/2017	10:59	2	Southeast	350	353	PSE/09 - Theft	5 - Expediter	TIGER MART	116 N Jim Miller Rd		Dallas	TX	75217
17-0102172	1/16/2017	18:18	3	Southeast	350	353	13 - Prowler	2 - Urgent	CONSTRUCTION SITE	116 N Jim Miller Rd		Dallas	TX	75217
17-0006465	1/1/2017	18:47	3	Southeast	350	353	32 - Suspicious Person	2 - Urgent	stovall construction	116 N Jim Miller Rd		Dallas	TX	75217

CPC Action
November 15, 2018

Motion: It was moved to recommend **denial without prejudice** of the renewal of Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Great Trinity Forest Way and North Jim Miller Road.

Maker: Lewis
Second: Rieves
Result: Carried: 13 to 0

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 15
Replies: For: 0 Against: 0

Speakers: None

LIST OF OFFICERS
Sanabel Investments, LP

- Guhaina Almakdad President
- Guhaina Almakdad Secretary

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

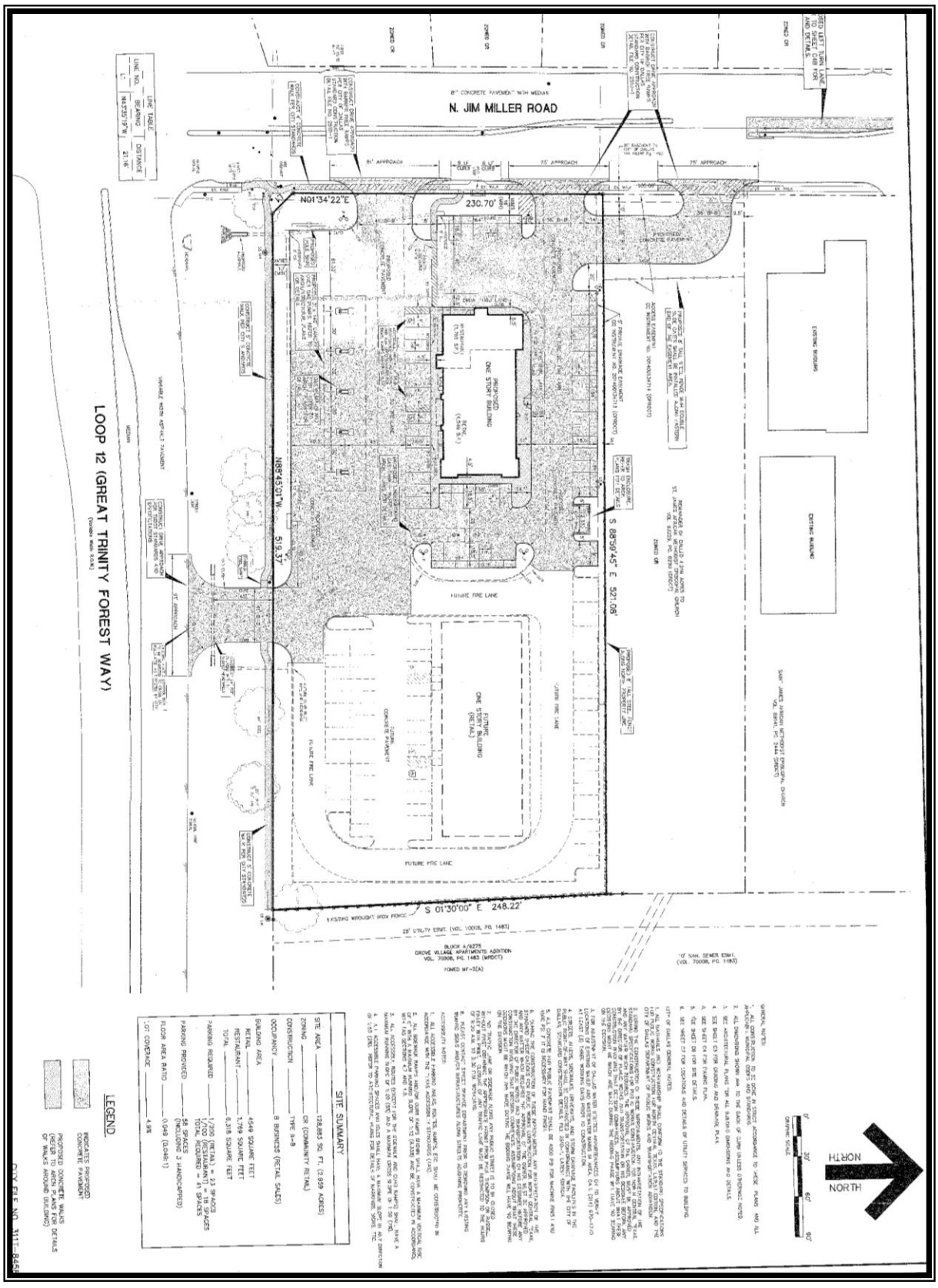
3. TIME LIMIT: This specific use permit expires on_____, (five-year period from the passage of this ordinance), but is eligible for automatic renewals for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the 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). ~~March 22, 2019~~

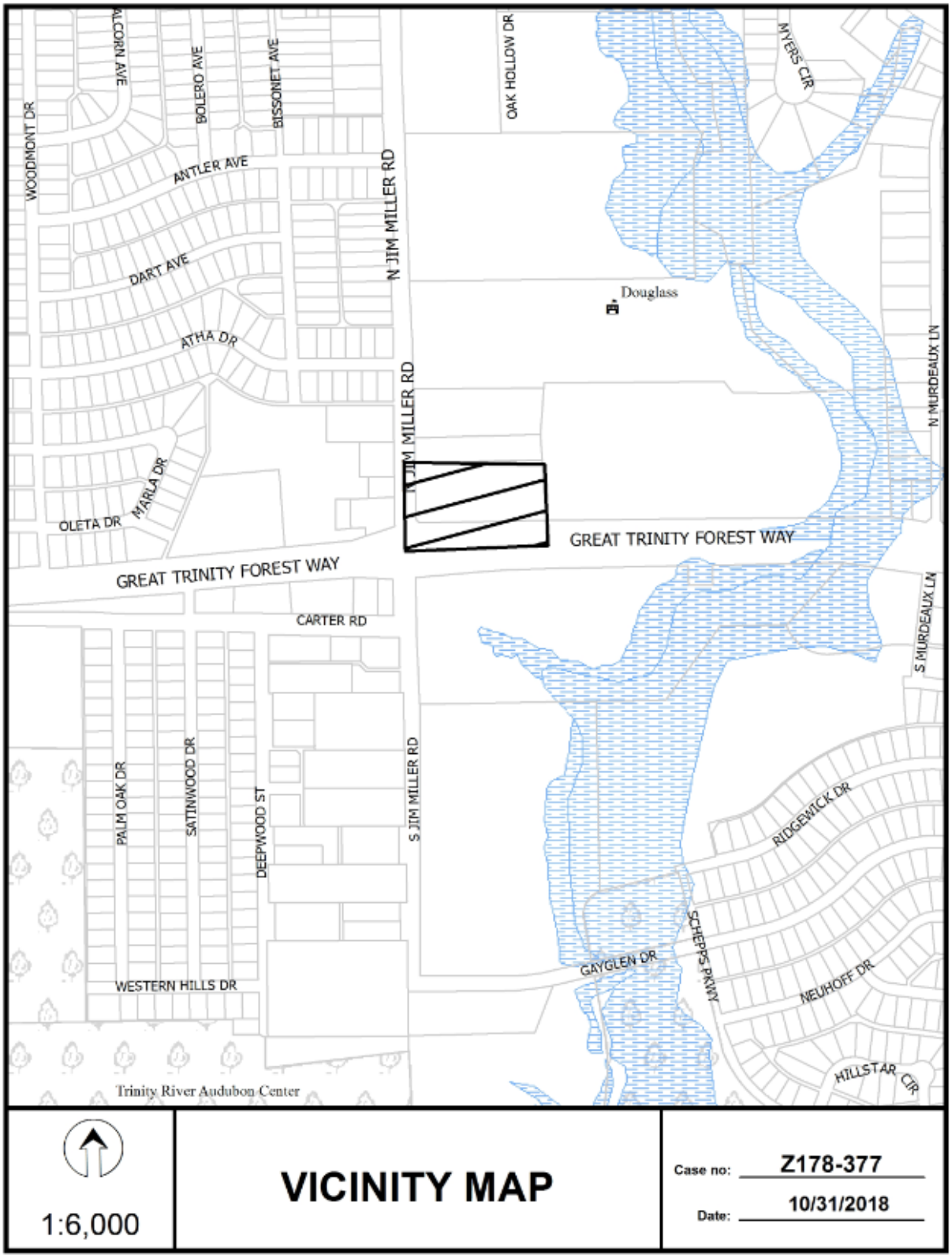
4. DRIVE-THROUGH-WINDOW: Use of the drive-through window for retail sales of alcoholic beverages is prohibited.

5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

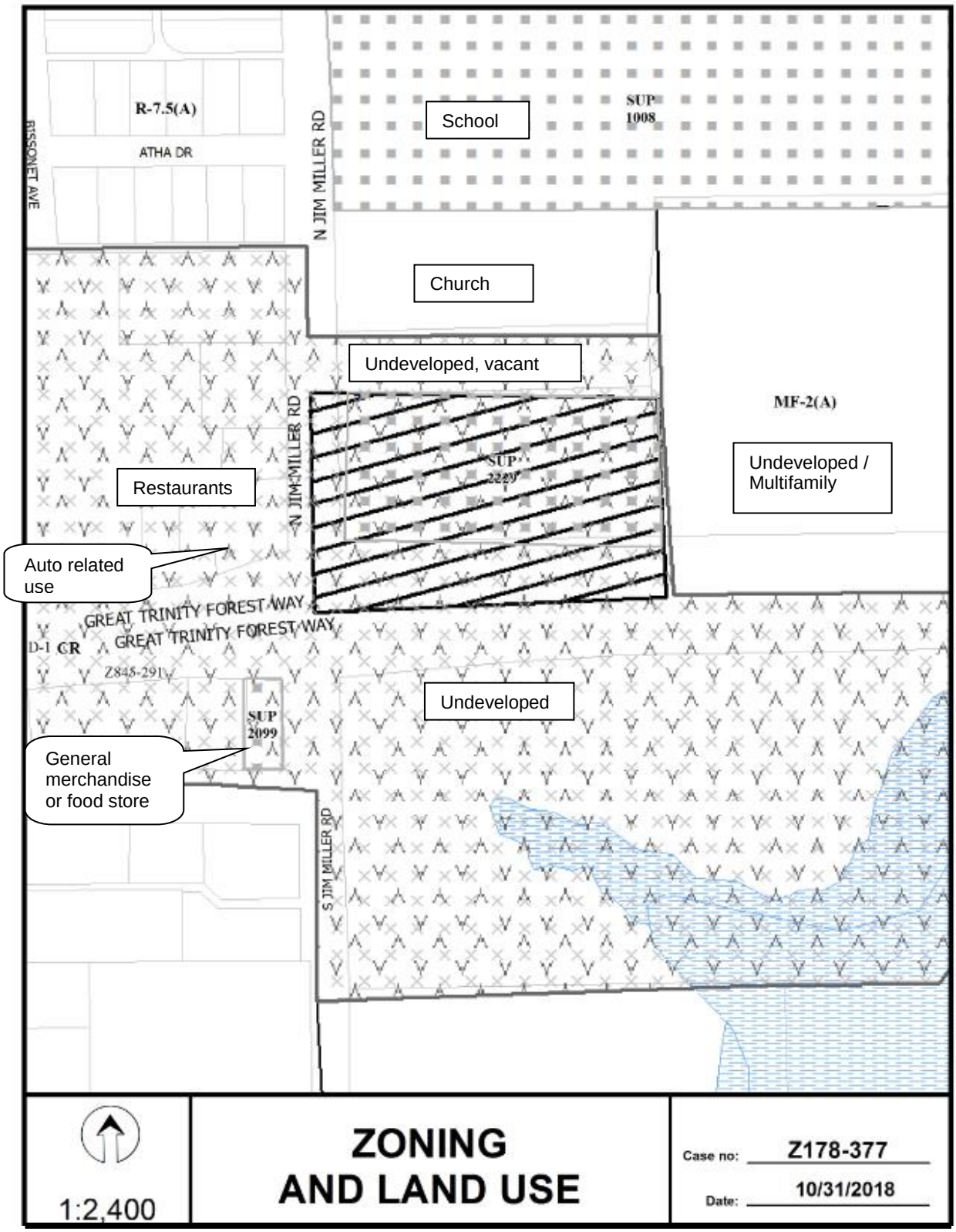
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

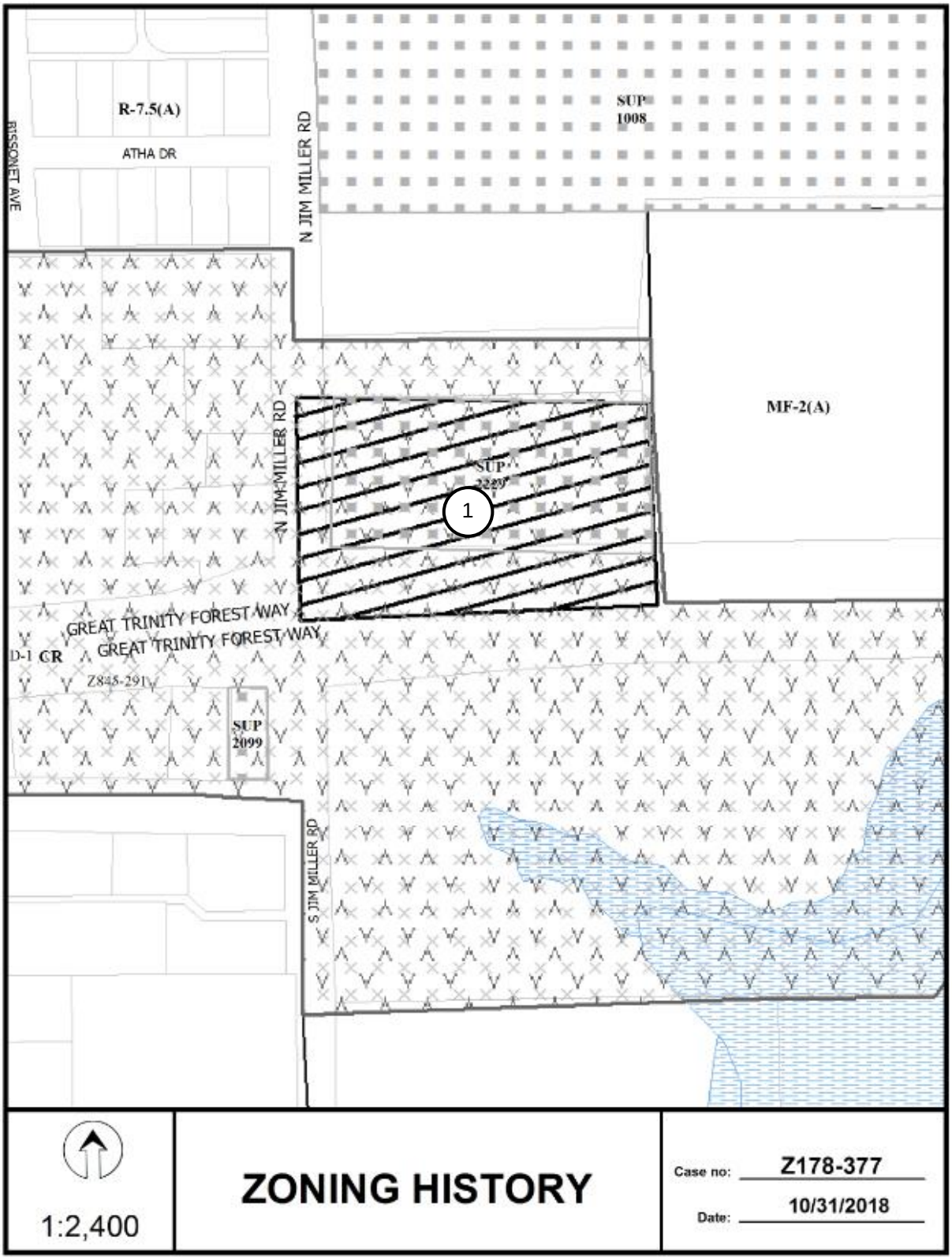
EXISTING SITE PLAN

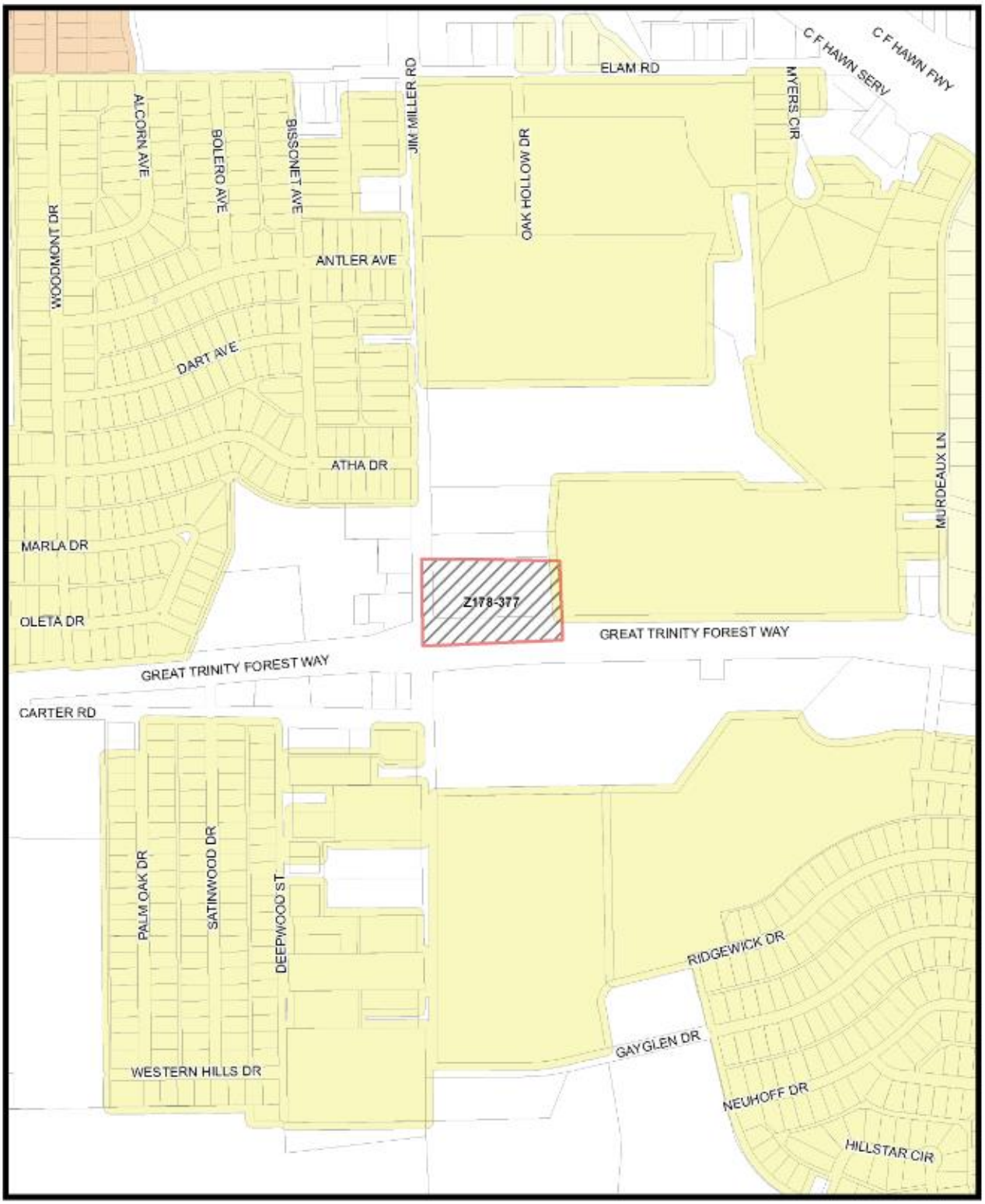



WOODMONT DR
ALCORN AVE
BOLERO AVE
BISSONET AVE
ANTLER AVE
DART AVE
ATHA DR
OLETA DR
MARLA DR
N JIM MILLER RD
OAK HOLLOW DR
MYERS CIR
Douglass
N MURDEAUX LN
GREAT TRINITY FOREST WAY
CARTER RD
S MURDEAUX LN
PALM OAK DR
SATINWOOD DR
DEEPWOOD ST
S JIM MILLER RD
RIDGEWICK DR
SCHEPPS PKWY
GAYGLEN DR
NEUHOFF DR
WESTERN HILLS DR
HILLSTAR CIR
Trinity River Audubon Center
1:6,000
VICINITY MAP
Case no: Z178-377
Date: 10/31/2018

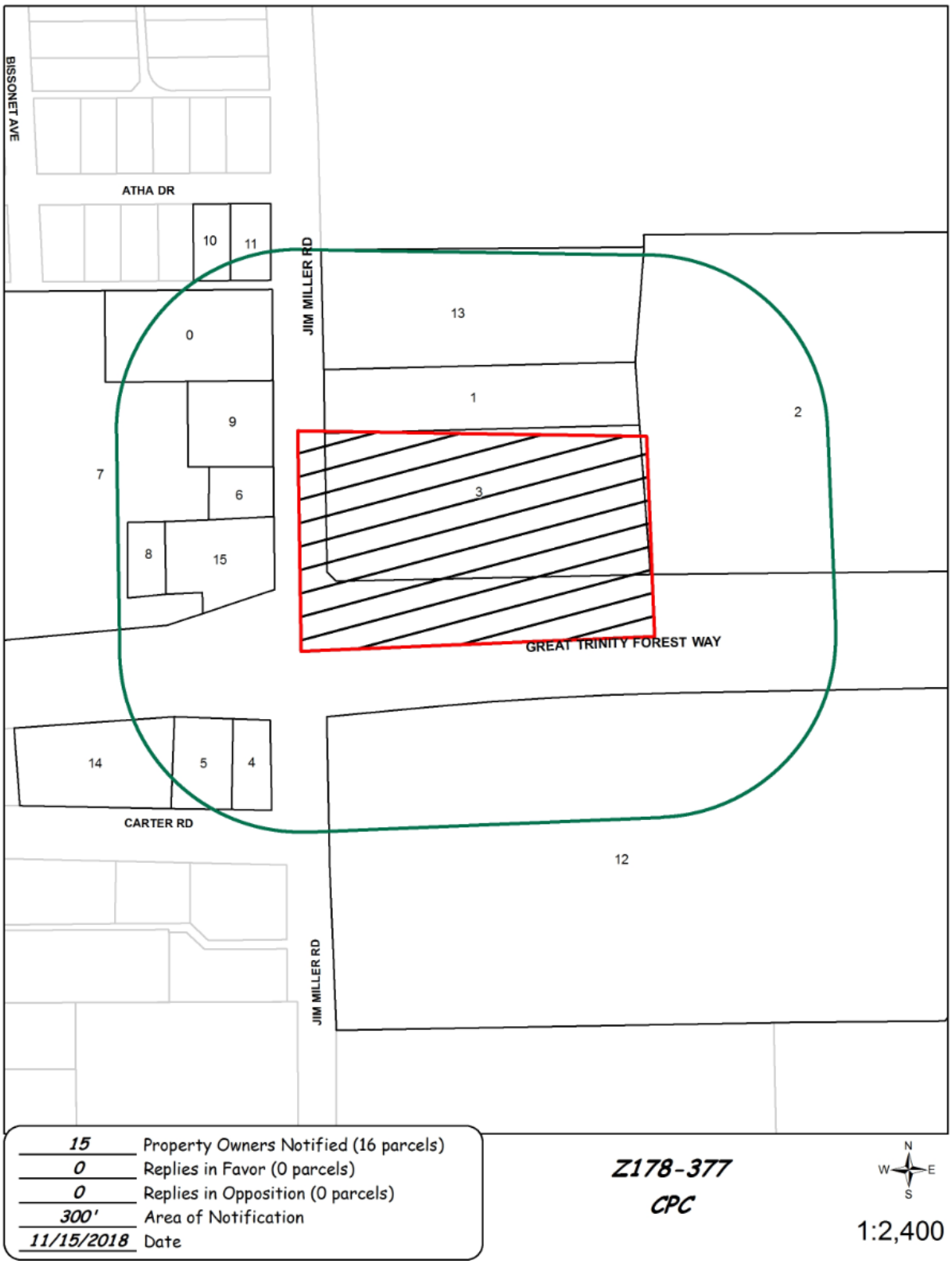

RISSONEL AVE
N JIM MILLER RD
N JIM MILLER RD
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
CARTER RD
S JIM MILLER RD
1:2,400
AERIAL MAP
Case no: Z178-377
Date: 10/31/2018


R-7.5(A)
ATHA DR
BISSONET AVE
N JIM MILLER RD
School
SUP 1008
Church
Undeveloped, vacant
MF-2(A)
SUP 2229
Undeveloped / Multifamily
Restaurants
Auto related use
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
D-1 CR
Z848-291
SUP 2099
General merchandise or food store
Undeveloped
S JIM MILLER RD
1:2,400
ZONING AND LAND USE
Case no: Z178-377
Date: 10/31/2018


R-7.5(A)
ATHA DR
RISSONET AVE
N JIM MILLER RD
SUP 1008
MF-2(A)
SUP 2229
1
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
D-1 CR
Z845-291
SUP 2099
S JIM MILLER RD
1:2,400
ZONING HISTORY
Case no: Z178-377
Date: 10/31/2018


ELAM RD
C F HAWN SERV
C F HAWN FWY
JIM MILLER RD
MYERS CIR
OAK HOLLOW DR
ALCORN AVE
BOLERO AVE
BISSONET AVE
WOODMONT DR
ANTLER AVE
DART AVE
ATHA DR
MARLA DR
OLETA DR
MURDEAUX LN
Z178-377
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
CARTER RD
PALM OAK DR
SATINWOOD DR
DEEPWOOD ST
WESTERN HILLS DR
RIDGEWICK DR
GAYGLEN DR
NEUHOFF DR
HILLSTAR CIR
MVACluster
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 10/31/2018

CPC RESPONSES



11/14/2018

Reply List of Property Owners

Z178-377

15 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	124	N JIM MILLER RD	ST JAMES AFRICAN METHODIST EPISCOPAL CHURCH
	2	7203	GREAT TRINITY FOREST WAY	LOOP 12 TRAILS LTD
	3	116	N JIM MILLER RD	SANABEL INVESTMENT LP
	4	7036	GREAT TRINITY FOREST WAY	JUNEJA PROPERTY HOLDINGS INC
	5	7028	GREAT TRINITY FOREST WAY	PHILLIPS LEO &
	6	115	N JIM MILLER RD	RONA SABUR CORPORATION
	7	6901	GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
	8	7015	GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
	9	129	S JIM MILLER RD	M BAIG 1407 LLC
	10	7026	ATHA DR	REDDTROW PPTY MGMT LLC
	11	7032	ATHA DR	LEWIS LISA M &
	12	7100	GREAT TRINITY FOREST WAY	VSB INVESTMENTS LLC
	13	200	N JIM MILLER RD	ST JAMES AFRICAN METHODST
	14	7020	GREAT TRINITY FOREST WAY	JUNEJA HOSPITALITY HOLDINGS LLC
	15	7071	GREAT TRINITY FOREST WAY	ALEJANDRE ARCANGEL

Agenda Information Sheet

File #: 19-271 **Item #:** 45.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a D-1 Liquor Control Overlay on a portion; **(2)** an ordinance granting a Planned Development District for Mixed Use District uses; and **(3)** an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned an MU -1 Mixed Use District and a CR-D Community Retail District with a D Liquor Control Overlay, on the northwest line of Garland Road, southwest of North Buckner Boulevard

Recommendation of Staff: Approval of a D-1 Liquor Control Overlay; approval of a Planned Development District for Mixed Use District uses, subject to a development plan, an elevation plan, and staff's recommended conditions; and, approval of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Recommendation of CPC: Approval of a D-1 Liquor Control Overlay; approval of a Planned Development District for Mixed Use District uses, subject to a development plan, an elevation plan, and conditions; and, approval of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Z178-382(JM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 27, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-382(JM)	**DATE FILED:**	September 24, 2018
LOCATION:	Northwest line of Garland Road, southwest of North Buckner Boulevard		
COUNCIL DISTRICT:	9	**MAPSCO:**	38 J
SIZE OF REQUEST:	±3.9 acres	**CENSUS TRACT:**	81.00

APPLICANT: Slate Properties

OWNERS: Doctor Brothers, Ltd.

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for (1) a D-1 Liquor Control Overlay on a portion; (2) a Planned Development District for Mixed Use District uses; and, (3) a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned an MU-1 Mixed Use District and a CR-D Community Retail District with a D Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the construction of a three-story and a five-story residential tower with up to 220 multifamily units, and to permit a winery within the existing church building to remain.

CPC RECOMMENDATION: **Approval** of a D-1 Liquor Control Overlay; **approval** of a Planned Development District for Mixed Use District uses, subject to a development plan, an elevation plan, and conditions; and, **approval** of a Specific Use Permit for a three-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; **approval** of a Planned Development District for Mixed Use District uses, subject to a development plan, an elevation plan, and staff's recommended conditions; and, **approval** of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site is divided into a CR-D Community Retail District with a D Liquor Control Overlay along Gaston Parkway, facing Garland Road, and an MU-1 Mixed Use District westward. The site is developed with a church and surface parking.

- The proposed Planned Development District for Mixed Use District uses will allow the site to be developed under a single zoning district for multifamily uses and a winery. The PD would modify the following development standards:

    - Allow carports, generators, and dumpsters to encroach within the 20-foot side/rear setbacks;
    - Allow a maximum 220 dwelling units;
    - Increase maximum height from 54 feet in a CR District found on a portion of the site, to 80 feet;
    - Classifying a portion of the existing church as a legacy building which does not require parking;
    - Not requiring residential adjacency landscaping buffers for the multifamily development;
    - Providing a minimum six-foot sidewalk along Garland Road;
    - Providing five-percent mixed income housing; and,
    - Allowing the existing detached pole sign and two proposed detached monument signs.

Zoning History: There have been four zoning cases at two sites in the area within the past five years.

1. **Z156-281**: On April 25, 2018, the City Plan Commission approved **(1)** a CR Community Retail District with deed restrictions volunteered by the applicant; **(2)** a D-1 Liquor Control Overlay; and **(3)** Specific Use Permit No. 2289 for the sale and service of alcoholic beverages in conjunction with a restaurant without drive in or drive through service located on the northwest side of Garland Road, southwest of North Buckner Boulevard.
2. **Z178-137:** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive in or drive through service located on the southwest corner of Beachview Street and Garland Road, on property zoned an LO-1 D Light Office District with a D Liquor Control Overlay, located on the northwest side of Garland Road, southwest of North Buckner Boulevard. This application was withdrawn.
3. **Z167-201:** On July 20, 2017, the City Plan Commission recommended denial without prejudice of an application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District, a CR-D Community Retail District with a D Liquor Control Overlay, and a LO-1-D Limited Office District with a D Liquor Control Overlay located on the northwest side of Garland Road, southwest of North Buckner Boulevard.

4. **Z178-226:** On September 12, 2018, the City Council denied an application for a CR Community Retail District on property zoned an LO-1-D Limited Office District with a D Liquor Control Overlay, located on Gaston Parkway, northwest of Garland Road, and northeast of Beachview Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Gaston Parkway	Local	50 feet	--
Garland Road	Principal Arterial	100 ft.	100 ft.

Traffic:
The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

Land Use:

Area	Zone	Use
Site	MU-1 and CR-D	Church w/surface parking
Northeast	PD No. 348, CR	Hospital and Retail and personal service
Southeast	LO-1-D, D(A)	Fire Station and Single Family
Southwest	LO-1-D	Medical offices
Northwest	MF-1(A), MF-2(A)	Multifamily

STAFF ANALYSIS:

COMPREHENSIVE PLAN:

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS

GOAL 6 ENHANCE RENTAL HOUSING OPTIONS

Policy 6.1 Raise the quality of rental property through better design standards.

Garland Road Vision Plan:

The Garland Road Vision Plan was adopted in November 2010. The plan is intended to be a Small Area Action Plan in support of the *forwardDallas! Comprehensive Plan*. The plan's Future Land Development Vision shows the area as commercial.

The report recommends that the historic character of the existing building be retained, which has been addressed by identifying the structure as a legacy building in the proposed PD language and including an exhibit to control the façade and architectural components of the building.

Land Use Compatibility:

The request site is developed with a church and surface parking lot and is dually zoned a CR-D Community Retail District with a Liquor Control Overlay and an MU-1 Mixed Use District. The surrounding land uses consist of a hospital [PD No. 348] and various retail and personal uses to the northeast; a fire station and single family uses to the southeast; medical offices to the southwest; and multifamily uses to the northwest.

The applicant's request for a Planned Development District for Mixed Use District uses would allow for the construction of a multifamily development with up to 220 dwelling units and varying from three to five stories in height where surface parking and a part of the existing church will be removed. A portion of the existing church constructed before 1951 has been identified as a legacy building which is to be maintained according to the standards in the PD and elevation exhibit provided. The legacy building is proposed to operate as a winery from 5:00 am to midnight, within 3,000 square feet of floor area. Deliveries are only allowed between 7:00 a.m. and 9:00 p.m. Monday through Sunday to limit any possible disturbance to the residents of the area.

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.

Staff believes the proposed winery will contribute to the mix of uses in the neighborhood. An initial term of three years with eligibility for automatic renewals for additional five-year periods has been recommended, which is consistent with the standard for a microbrewery, microdistillery, or winery use.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
MU-1 Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
Proposed PD Mixed use	15'	20' with accessory structures exempt.	220 dwelling units	80' and 5 Stories Max 54' w/in 200' of Garland Rd. 1 story and 30' w/in 100' of Garland Rd.	80%		Office, retail & personal service, lodging, residential

The proposed development will be governed mostly by the development rights and standards of the MU-1 District; however, certain deviations from the development standards include the side and rear yard setback which has been increased to 20 feet in all cases, but allows exemptions for carports, generators less than eight feet in height, and dumpsters. The property falls in elevation from the Garland Road frontage, approximately 28 feet northwesterly to the back of the property. The site most affected by the proposed increased setback with encroaching accessory structures limited to carports, generators, and dumpsters is the multifamily development to the northwest, which shares a similar elevation and directly abuts the proposed development. That property has a side/rear yard setback of 10 feet for the existing multifamily development. While the current request would exempt some items from the setback requirements, the major structures, like the apartment building, are required to be setback and additional 10 feet for a total of 20 feet. This helps alleviate any loss of open air intended by the side and rear yard requirements and minimizes the overall impact of the added structures within the setback area.

There is a grade change towards the western portion of the property and as a result, the rear portion of the development is proposed to have a maximum height of 80 feet and five stories. As the site approaches Garland Road, the grade raises. The maximum height has been negotiated with surrounding neighbors which led to a maximum of 54 feet between 100 and 200 feet of Garland Road, which is typical in a CR District as currently zoned. The closest frontage within 100 feet of Garland Road is restricted to a maximum height of 30 feet and one story.

The 3.96-acre site is proposed to have a maximum dwelling unit density of 220 units (56 dwelling units per acre). The MU-1 District would support up to 79 dwelling units across the site considering the two uses proposed (20 dwelling units per acre). Staff supports the MU-1 base for the request. According to the Mixed Income Housing Density Bonus Chart, a property in Category D that provides five-percent mixed income housing for families with an area median income (AMI) of 80 percent or less as offered by the applicant could receive a density bonus to increase the allowable density up to an 80-90 dwelling unit per acre range. This would allow from 317 to 356 dwelling units at the subject site. Staff supports the density bonus for 220 dwelling units, as assessed in the traffic impact analysis provided in relation to this request. The term for the mixed-income housing is 15 years. The applicant has chosen to eliminate the antidiscrimination statement for voucher holders in the mixed-income housing qualification requirements. Staff does not support this element of the request.

Finally, a portion of the existing church is being classified as a legacy building. In the proposed PD, a legacy building is defined as being constructed before 1951. An elevation plan shows architectural features the applicant has elected to maintain in an effort to satisfy neighborhood concerns over losing a prominent and long-time structure in the area. Staff supports this request, but at the time of this report, clarification is sought to ensure the statements made on the elevation plan are reasonable and enforceable. Once a few statements are clarified, the elevation plan should be included as an exhibit in the PD.

Signs:

The site has approximately 224 feet of frontage along Gaston Parkway and Garland Road. The proposed amendment to the sign regulations would allow a total of two detached signs. One is to allow an existing pole sign used for the church to remain. The other is a proposed monument sign. The Dallas Development Code Sec. 51A-7.304 states that only one detached sign is allowed per street frontage other than expressways. In the event that a property qualifies for more than one detached sign, the signs must be a minimum of 200 feet apart. This section of the code continues to regulate the setback, size or effective area, height, and tenancy of the allowable sign(s). The applicant is proposing to follow the regulations in the code, while allowing two signs to be on-site, as identified on the development plan. This would allow for one monument sign in addition to the existing pole sign. Additionally, the site is allowed attached signs per Sec. 51A-7.305, which states that each primary façade, secondary façade, and suite maintaining an individual Certificate of Occupancy is allowed from 25 to 15 percent

of maximum effective area. Staff does not support the addition of an extra detached sign in addition to all allowable attached signs.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended, except that for a multifamily use, residential adjacency does not apply. This means that a 10-foot residential adjacency buffer will not be required along a small portion of the northeasterly boundary where the site abuts an R-1ac(A) District. This is a triangular property which would trigger no more than a five-foot wide by 10-foot deep buffer. The property is not developed and would be difficult to develop with considering the limited access to the site.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within a designated market type, Category E is adjacent to the west; Category B can be found to the south and northeast; and, Category D is further to the southwest and far northwest.

Parking:

A parking study was requested to allow staff to review and make a recommendation on the proposed exemption of parking for the 3,000 square-foot legacy building. The representative was reluctant to provide the document or details requested by staff to perform the evaluation to potentially justify the requested parking reduction. Staff is supportive of the project, but recommends denial of the parking reduction due to a lack of information. Ultimately, the 3,000 square-foot space could be occupied by a number of allowable uses under the MU-1 District base for uses allowed within the PD area. This includes a restaurant or other more intensive uses. A cap is suggested to limit the potential for future parking issues for the neighborhood and surrounding businesses.

The proposed multifamily development is expected to be parked per the Dallas Development Code, which requires one parking space per bedroom. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. According to the development plan provided, there will be 220 dwelling units with 264 bedrooms. The parking area is comprised of 279 unassigned (open to the public) parking spaces, providing for a surplus of 15 parking spaces.

CPC Action
January 3, 2019

Motion: It was moved to recommend 1) **approval** of a D-1 Liquor Control Overlay on a portion; 2) **approval** of a Planned Development District for Mixed Use District uses, subject to applicant's revised development plan, applicant's revised elevation plan, and staff's revised recommended conditions (as briefed); and, 3) **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to applicant's revised site plan and conditions with the following modifications: 1) Condition #113, Signage provision adopt the applicant's requested conditions, 2) add applicant's proposed Condition #114 regarding the Legacy Building (as circulated), and 3) Specific Use Permit site plan revised to show pedestrian plaza on property zoned an MU-1 Mixed Use District and a CR-D Community Retail District with a D Liquor Control Overlay, on the northwest line of Garland Road, southwest of North Buckner Boulevard.

Maker: Jung
Second: Rieves
Result: Carried: 10 to 0

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter, Jung, Housewright, Schultz, Murphy, Ridley

Against: 0
Absent: 2 - Lewis, Tarpley
Vacancy: 3 - District 3, District 7, District 12

Notices: Area: 500 Mailed: 41
Replies: For: 2 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

LIST OF OFFICERS
Slate Properties

Reid Beucler, CEO
Brad Hescock, President

LIST OF OFFICERS
Doctor Brothers, Ltd.

Doctor Brothers, Ltd.

List of Partners/Officers/Directors

Doctor Brothers, Ltd.
a Texas limited partnership

General Partner: **DBL General, Inc.**
a Texas Close corporation

Keith E. Koop, Shareholder
Barry R. Waranch, Shareholder

Limited Partner: **Broomfield J.V.**
a Texas general partnership

See attached list of Partners/Officers/Directors

LIST OF OFFICERS
Doctor Brothers, Ltd. Continued

Broomfield J.V.

List of Partners/Officers/Directors

Broomfield J.V.
a Texas general Partnership

General Partner: **Broomfield Ltd.**
a Texas limited partnership

General Partner: West Pioneer Management, Inc.
a Texas corporation
Keith E. Koop – stockholder
Barry R. Waranch – stockholder
James E. Thweatt – stockholder

Limited Partners: Barry R. Waranch
Keith E. Koop
Opal Interest, L.P.
James E. Thweatt
Rebecca Thweatt

General Partner: **August Realty, Holdings, Ltd.**
a Texas limited partnership

General Partner: Bow Tie, LLC
a Texas limited liability company
Keith E. Koop – Sole member

Limited Partners: Barry R. Waranch
Keith E. Koop
JET Irrevocable Trust (James Thweatt)
RJT Irrevocable Trust (Rebecca Thweatt)

CPC Recommended PD 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 along the northwest line of Garland Road, southwest of Buckner Boulevard. The size of PD _____ is approximately 3.9 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. In this district,

(1) LEGACY BUILDING means the existing chapel building built prior to 1951 as identified on the development plan (Exhibit ___A).

(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: legacy building elevation.

SEC. 51P- ____.105. DEVELOPMENT PLAN.

(a) 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.

(b) Accessory structures, including but not limited to carports, generators less than eight feet in height, and dumpsters, are not required to be shown on the development plan.

(c) For a Specific Use Permit, the SUP site plan may serve as the required development plan.

SEC. 51P- ____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use 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 MU-1 Mixed Use 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) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-1 Mixed Use District apply.

(1) Side and rear yard. Minimum side and rear yard is 20 feet. Accessory structures, including but not limited to carports, generators less than eight feet in height, and dumpsters, may be located within a side or rear yard.

(2) Height. Except as provided, maximum structure height is 80 feet.

(A) Maximum height between 100 feet and 200 feet of Garland Road is 54 feet.

(B) Maximum height within 100 feet of Garland Road is 30 feet and maximum story height is 15 feet measured from the floor to the ceiling. Accessory structures located on a rooftop may not exceed 15 feet in height.

(3) Stories. Except as provided, maximum number of stories above grade is five. Maximum number of stories within 100 feet of Garland Road is one.

(b) Increased Development Standards. If the provisions of Section S-_____.112 are met, then the regulations as set forth in the subsection apply.

(1) Density.

(a) Multifamily. Maximum number of dwelling units is 220. No maximum floor area.

(b) Other uses. Maximum floor area ratio is 0.03.

SEC. 51P- ____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For all non-residential uses in a legacy building, one off-street parking space per 220 square feet is required.

SEC. 51P- ____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.111. LANDSCAPING.

(a) Except as provided, landscaping must be provided in accordance with Article X.

(b) For a multifamily use, residential adjacency does not apply.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____.112. MIXED-INCOME HOUSING.

(a) Applicability. For a project to qualify for the modifications to the MU-1 Mixed Use District yard, lot, and space regulations described in Section S-___.108, it must comply with all the requirements in this section.

(b) Definitions. In this section:

(1) AFFIRMATIVE FAIR HOUSING MARKETING means a marketing strategy designed to attract renters of all majority and minority groups, regardless of race, color, national origin, religion, sex, age, disability, or other protected class under Title VIII of the Civil Rights Act of 1964 and all related regulations, executive orders, and directives.

(2) AFFORDABLE UNITS means five percent of the rental units within a development that are available to be leased to or occupied by eligible households during the rental affordability period. Affordable units rented to eligible households shall be subject to the Monthly Maximum Rents per unit type listed for families at 80 percent of Adjusted Median Family Income in the Intown Housing Program Income and Rent Limits for Affordable Housing Unit Tenants published annually by the City of Dallas.

(3) AREA MEDIAN INCOME means the median income for the Dallas area Standard Metropolitan Statistical Area, adjusted for household size, as determined annually by the Department of Housing and Urban Development.

(4) DEVELOPER means the owner or operator of the Property during the rental affordability period.

(5) DIRECTOR means the director of the Office of Fair Housing or the director's representative.

(6) ELIGIBLE HOUSEHOLDS means households earning up to 80 percent of area median income.

(7) RENTAL AFFORDABILITY PERIOD means the period of time that the affordable units are available to be leased to and occupied by eligible households.

(c) Qualification requirements.

(1) Affordable units must be dispersed throughout the residential floor area of each building but may not be fixed to specific dwelling units and must float within each dwelling unit type.

(2) Affordable units must be of identical finish-out and materials as the market rate dwelling units and must be made available to eligible households on identical lease terms, except rent amount, as are available to market rate dwelling unit tenants.

(3) Except as provided in Subsection (f), affordable units must be dispersed substantially pro-rata among the affordable unit types so that not all the affordable units are

efficiency or one-bedroom units. For example, if five percent of the multiple-family dwelling units are affordable units, five percent of the efficiency units, 10 percent of the one-bedroom units, 10 percent of the two-bedroom units, five percent of the three-bedroom units (and so on, if applicable) must be affordable units. A maximum of three specialty units such as club suites and penthouse suites are not required to be part of the dispersal of affordable units by type; however, the overall five percent requirement is calculated based on the total number of all units.

(4) Affordable units must be marketed in accordance with an affirmative fair housing marketing plan provided by the developer in coordination with the Office of Fair Housing.

(5) A household's status as an eligible household must be established no more than 30 days before the household's execution of a lease for an affordable unit and each lease must not exceed one year. All eligible tenants must recertify their household income for each subsequent lease renewal.

(6) The rent charged for affordable units must include all expenses that are mandatory for all tenants, but may not include optional reserved parking expenses, or other optional expenses approved by the director.

(7) Eligible households occupying affordable units may not be restricted from common areas and amenities, unless the restrictions apply to all dwelling unit occupants.

(8) The rental affordability period is 15 years beginning on the date the first affordable unit is leased to an eligible household. The modifications to the MU-1 Mixed Use District yard, lot, space, ~~and parking~~ regulations survives expiration of the rental affordability period.

(9) The affordable units must not be segregated or concentrated in any one floor or area of any buildings but must be dispersed throughout all residential buildings.

(10) Developer must execute deed restrictions, prior to approval of the certificate of occupancy, in a form acceptable to the city, in the city's sole discretion, and record the executed deed restrictions in the Deed Records of Dallas County, Texas to ensure that the Property will comply with all conditions.

(11) Developer shall not discriminate against holders of any housing vouchers, including vouchers directly or indirectly funded by the federal government, in accordance with Section 20A-4 of the Dallas City Code.

(d) Request process.

(1) Building permit. If a permit for a multiple-family structure that meets the increased development standards described in Section S-XXX.108 is requested by the developer, an incentive zoning affordable housing plan must be submitted with an application for a building permit and must include:

(A) The date, names, addresses, and telephone numbers of the developer and the person preparing the incentive zoning affordable housing plan, if different;

(B) Lot and block descriptions, zoning classification, and census tracts of the lots for which the increased development standards are requested;

(C) The percentage of total dwelling units that will be affordable units and the actual number of dwelling units that will be affordable units; and

(D) The total number of one-bedroom dwelling units, two bedroom dwelling units, etc. being proposed.

(2) Affirmative fair housing marketing plan.

(A) The affirmative fair housing marketing plan must be in writing and must be submitted to, and receive written approval from, the director at least three months prior to the start of pre-leasing.

(B) The affirmative fair housing marketing plan must describe the advertising, outreach, community contacts, and other marketing activities that informs potential renters of the existence of the affordable units.

(C) The director must approve or deny the affirmative fair housing marketing plan within 60 days after a complete plan is submitted.

(i) Approval. The director shall approve the affirmative fair housing marketing plan if it complies with the requirements of this section and meets the purpose of the marketing requirements.

(ii) Denial. The director shall deny the affirmative fair housing marketing plan if it does not comply with the requirements of this section or does not meet the purpose of the marketing requirements. If the director denies the affirmative fair housing marketing plan, he or she shall state in writing the specific reasons for denial. If denied, a new affirmative fair housing marketing plan may be submitted.

(3) Certificate of occupancy. Before the issuance of a certificate of occupancy for a multiple family use that modifies the MU-1 Mixed Use District yard, lot, space, ~~or parking regulations,~~ the developer must submit to the building official an incentive zoning affordable housing plan that must include:

(A) The approved affirmative fair housing marketing plan.

(B) A statement that all signatories agree to defend, indemnify, and hold harmless the City of Dallas from and against all claims or liabilities arising out of or in connection with a multiple family structure that modifies the MU-1 Mixed Use District yard, lot, and space regulations.

(C) A statement and acknowledgement from the developer that the qualifications in Subsection I will be continuously met.

(D) The signature of the director verifying that the developer has informed the Office of Fair Housing that the developer intends to apply for a certificate of occupancy.

(e) Annual report.

(1) An annual report must be submitted to the director in writing and must include the following:

(A) a rent roll;

(B) a list of dwelling units deemed affordable units;

(C) a list of the affordable units currently offered for lease;

(D) the income and household size for each eligible household;

(E) a signed statement by the developer acknowledging compliance with Subsection I; and

(F) any other reasonable and pertinent information the director deems necessary to demonstrate compliance with Subsection I.

(2) The first annual report must be submitted to the director on the one year anniversary of the beginning of the affordability period. After the first annual report, the developer shall submit annual reports on subsequent anniversary dates.

(3) The final annual report must be signed by the director verifying that the rental affordability period has ended and must be filed with the building official.

(f) Consent to substitute.

(1) Notwithstanding the pro-rata distribution requirements in this section, if the developer cannot locate eligible households to lease two-bedroom or larger dwelling units, and if the director is satisfied that the developer has made best efforts to lease the two-bedroom or larger dwelling units, if applicable, including full compliance with the affirmative fair housing marketing plan, with written consent from the director, developer may from time to time substitute on a two-for-one basis additional one bedroom dwelling units and/or on a three-to-one basis additional efficiency units to meet the pro rata distribution requirements described in this subsection.

(2) Before granting written consent, the director shall review and approve an amended affirmative fair housing marketing plan detailing how the developer will target marketing to larger households who could qualify to lease the two-bedroom dwelling units (and larger dwelling units, if applicable). The director's written consent shall include a time period during which the agreed-upon substitutions satisfy the pro rata distribution requirements.

(g) Audit and income verification.

(1) The annual report may be audited by the director to verify the information provided in the annual report.

(2) The director may also randomly, regularly, and periodically select a sample of tenants occupying affordable units for the purpose of income verification. Any information received pursuant to this subsection remains confidential and may only be used for the purpose of verifying income to determine eligibility for occupation of the affordable units. All prospective tenants of an affordable unit must agree to provide or to allow the director to obtain sufficient information to enable income verification as contemplated in this section as a condition to leasing the unit.

SEC. 51P- ____.113. SIGNS.

CPC and Applicant's Request:

(a) Except as provided, signs must comply with the provisions for business zoning districts in Article VII.

(b) The existing pole sign is a permitted detached sign.

(c) In addition to the existing pole sign, one additional detached monument sign is permitted as identified on the development plan (Exhibit XXXXA).

Staff's Recommendation:

(a) Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P- ____.114. LEGACY BUILDING.

(a) Prior to the final approval for a certificate of occupancy for a multifamily use, a building permit for the legacy building for a non-residential use must be approved.

(b) The legacy building must be maintained as shown on Exhibit A and must retain the following building features. These building features may be maintained, remodelled, and repaired. If there is a conflict between Exhibit B and the text of this article, the text of this article controls.

(1) Entrance. The main entrance must face Garland Road. The entry feature must be maintained.

(2) Street-facing facade. The street-facing facade must have windows and door openings consistent with the existing facade area as shown on Exhibit ___B. The area of street-facing openings may not increase or decrease more than 10% from the amount shown on Exhibit ___B. The oval window feature will remain or be replaced with a similar shape (oval or round) window.

(3) Wraparound. The wraparound area of 44 feet on each side from the street-facing facade must maintain the massing and architectural details as noted on Exhibit ___B. A minimum of 80% of the windows within the wraparound area must be maintained. Windows may be replaced, but the size and trimming must be maintained or replicated. Mullions are not required on replacement windows. Window openings on the wraparound area may be replaced with doors.

(4) Facade material. Building materials on the facades may be replaced. Building material may be whitewashed, be painted, or be replaced with stucco or masonry materials.

(5) Roof.

(A) Roofing material may be replaced with composition shingles.

(B) The roof pitch must be maintained.

(C) The cupola must be maintained or replaced with similar vertical architectural element. The existing cross may be removed.

SEC. 51P- ____.115. 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.

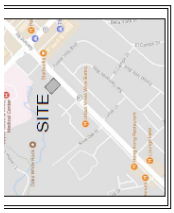
(c) A minimum sidewalk width of six feet is required along Garland Road.

SEC. 51P-____.116. 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.

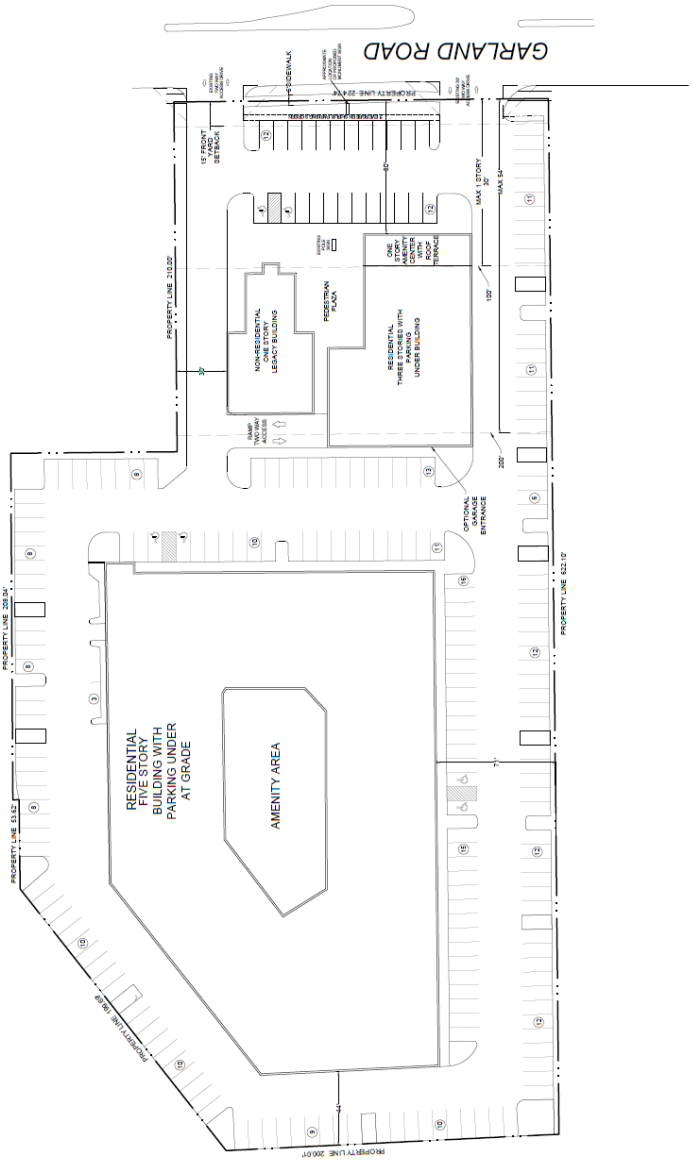
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Proposed Development Plan

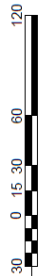


VICINITY MAP
NTS

TOTAL SITE AREA	3.96 ACRES		
LAND USE	MULTIFAMILY, NON-RESIDENTIAL		
MAX RESIDENTIAL DENSITY	220 UNITS		
	MAX.	PROVIDED	
BUIDING HEIGHT	80 FT	80 FT	
STORIES	5	5	
LOT COVERAGE	80%	40%	
	MIN.	PROVIDED	
FRONT SETBACK: GARLAND RD	15 FT	15 FT	
SIDE SETBACK: NE	20 FT	30 FT	
SIDE SETBACK: SW	20 FT	71 FT	
REAR SETBACK	20 FT	44 FT	
PARKING			
	REQ.	PROVIDED	
MULTIFAMILY	1 / BEDROOM	279	
LEGACY BUILDING (1:220)	264 BEDROOMS	14	

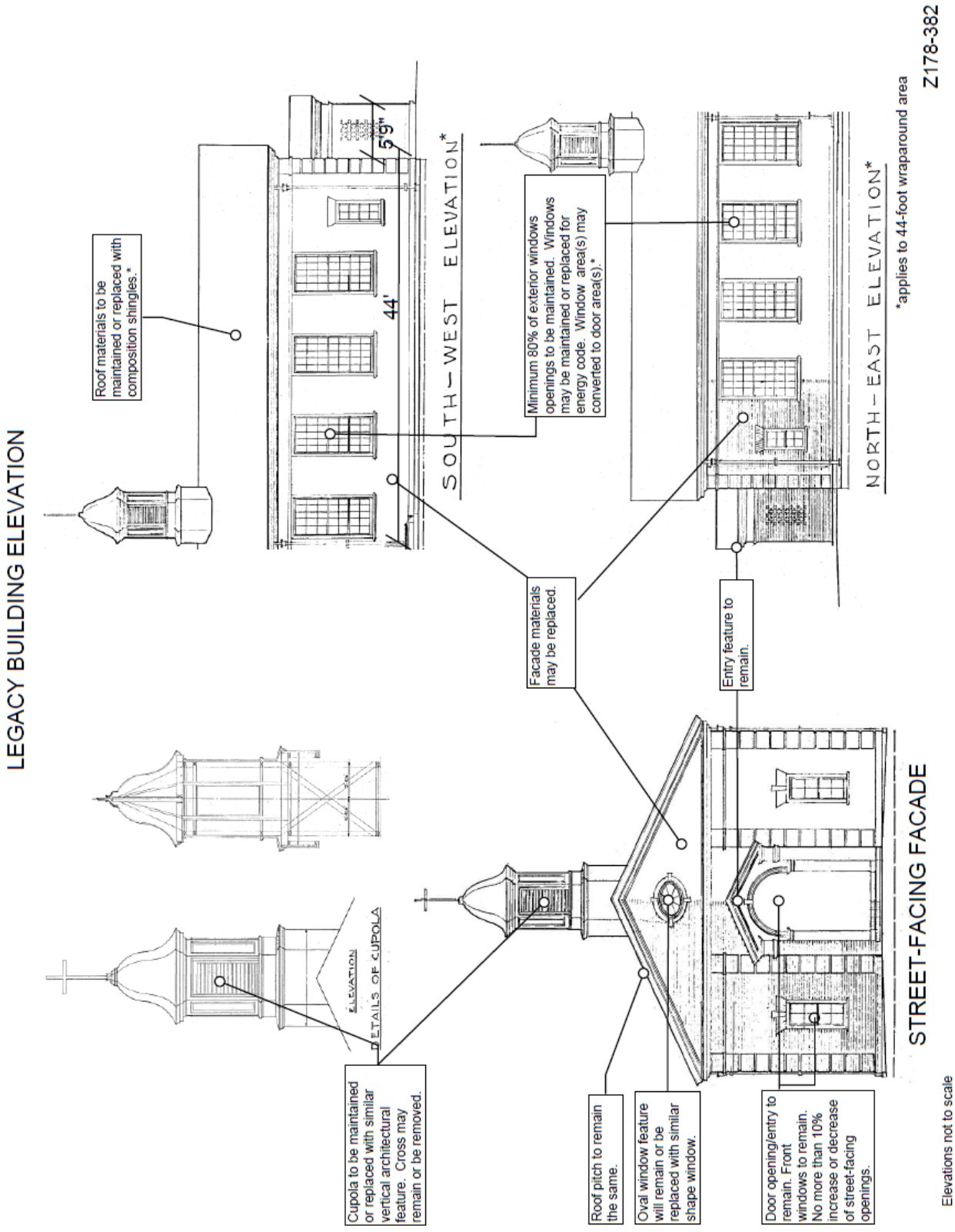


1 DEVELOPMENT PLAN
SCALE: 1" = 30'-0"



Z178-382

Proposed Elevation



CPC Recommended SUP Conditions

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery.

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 (three years from passage of this ordinance) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that the 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. FLOOR AREA: The maximum floor area allowed for the alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery is 3,000 square feet.

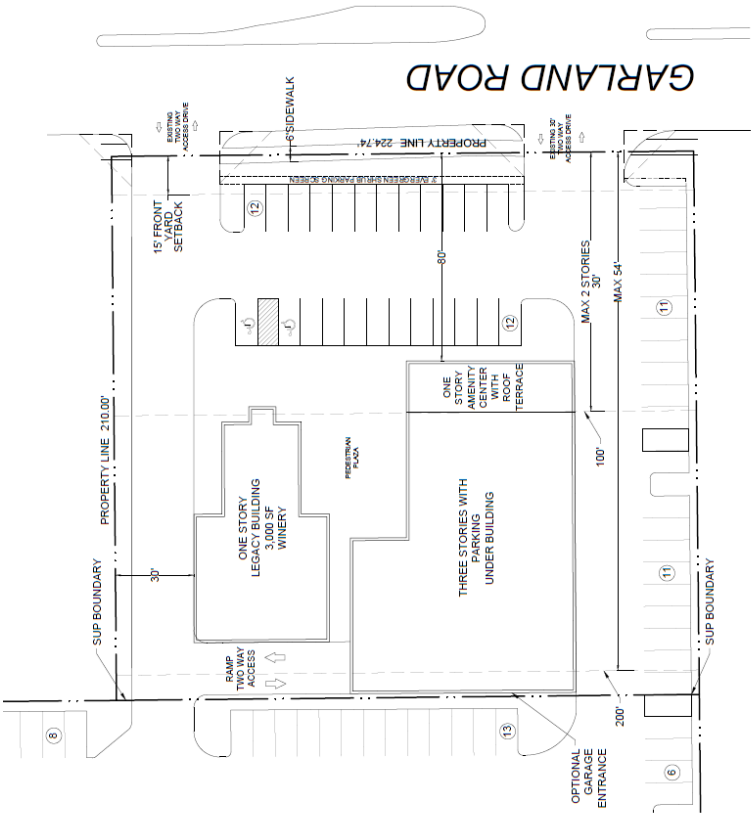
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery may only operate between 5:00 a.m. and 12:00 a.m. (midnight), Monday through Sunday. Deliveries are only allowed between 7:00 a.m. and 9:00 p.m. Monday through Sunday.

6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

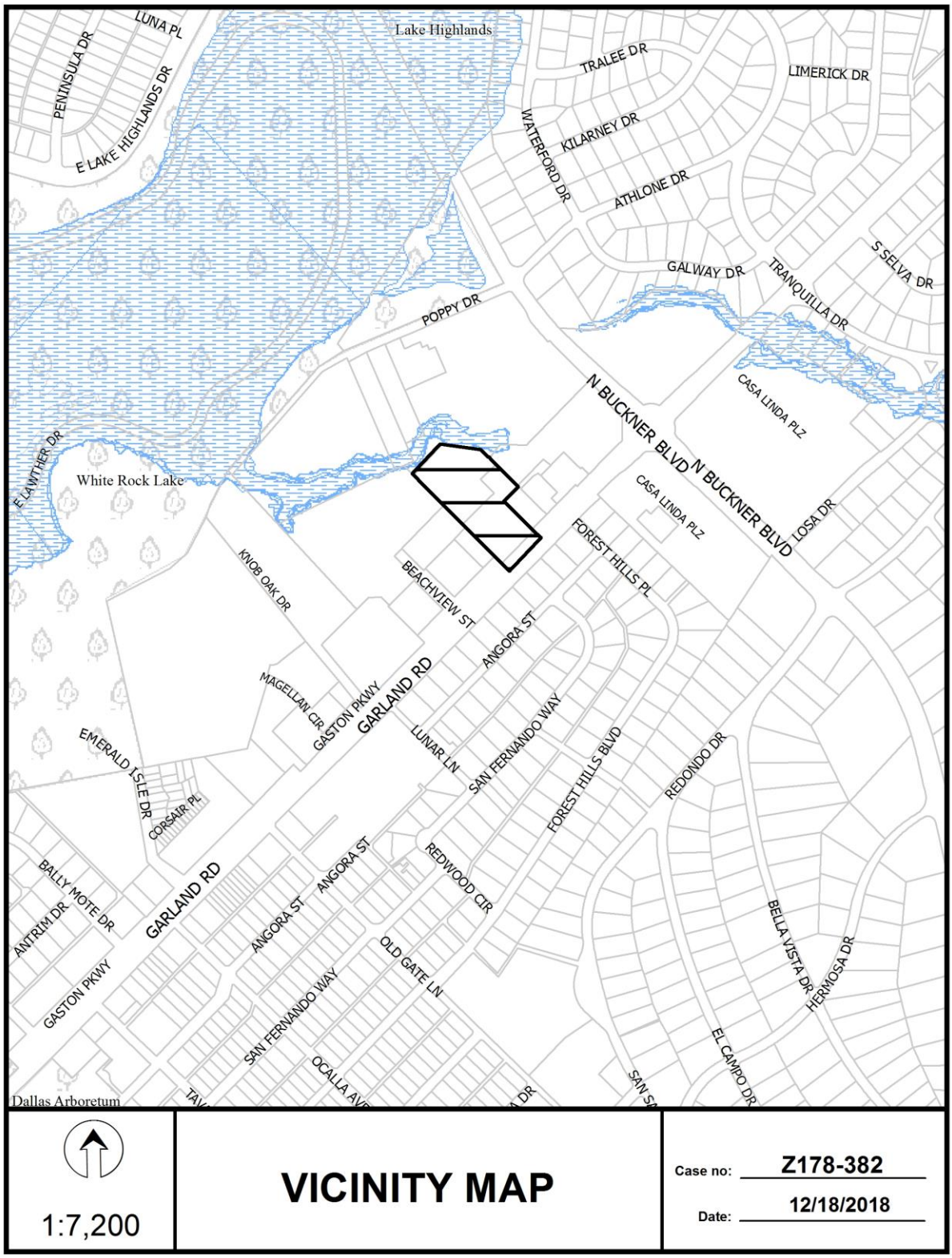
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.

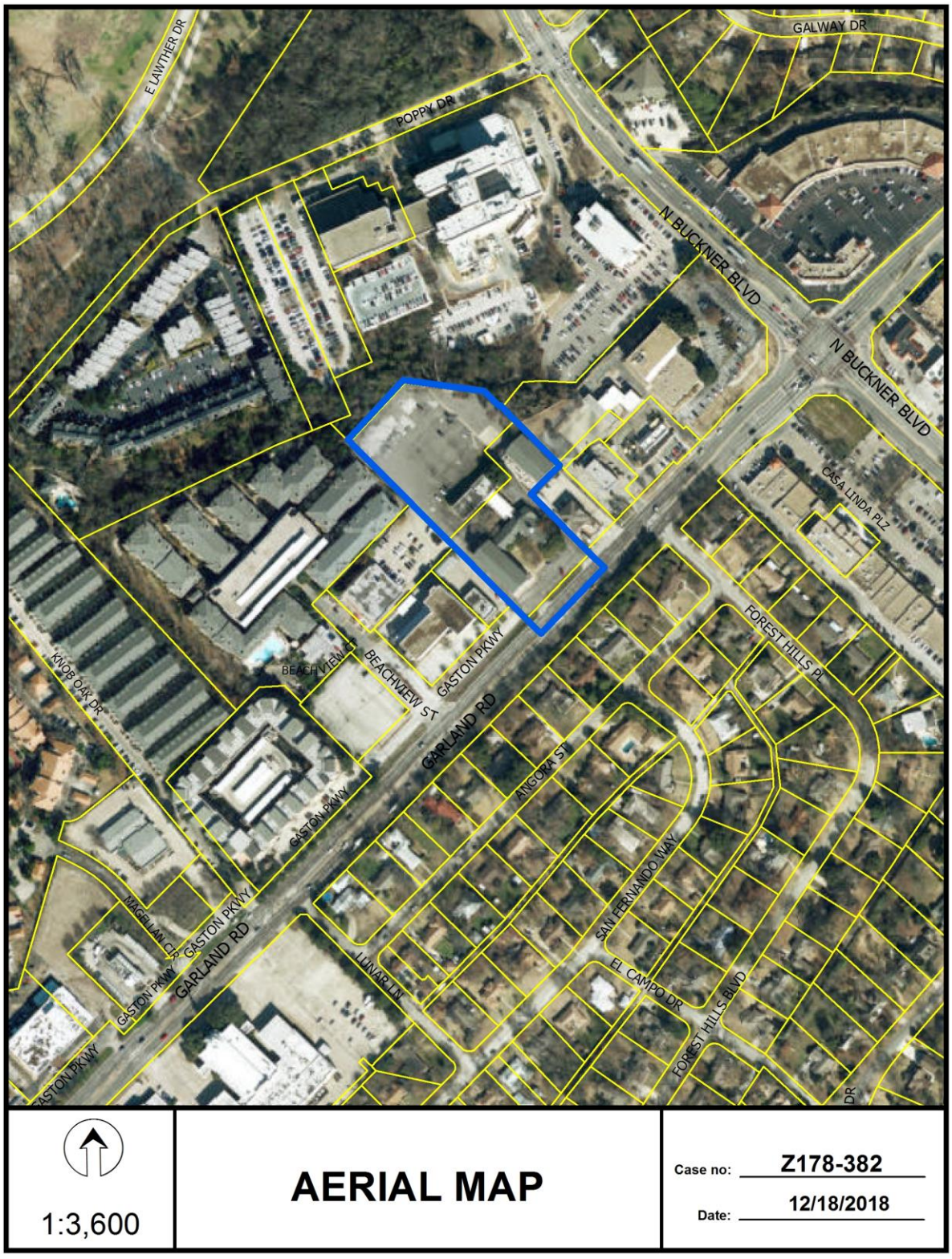
Proposed SUP Site Plan

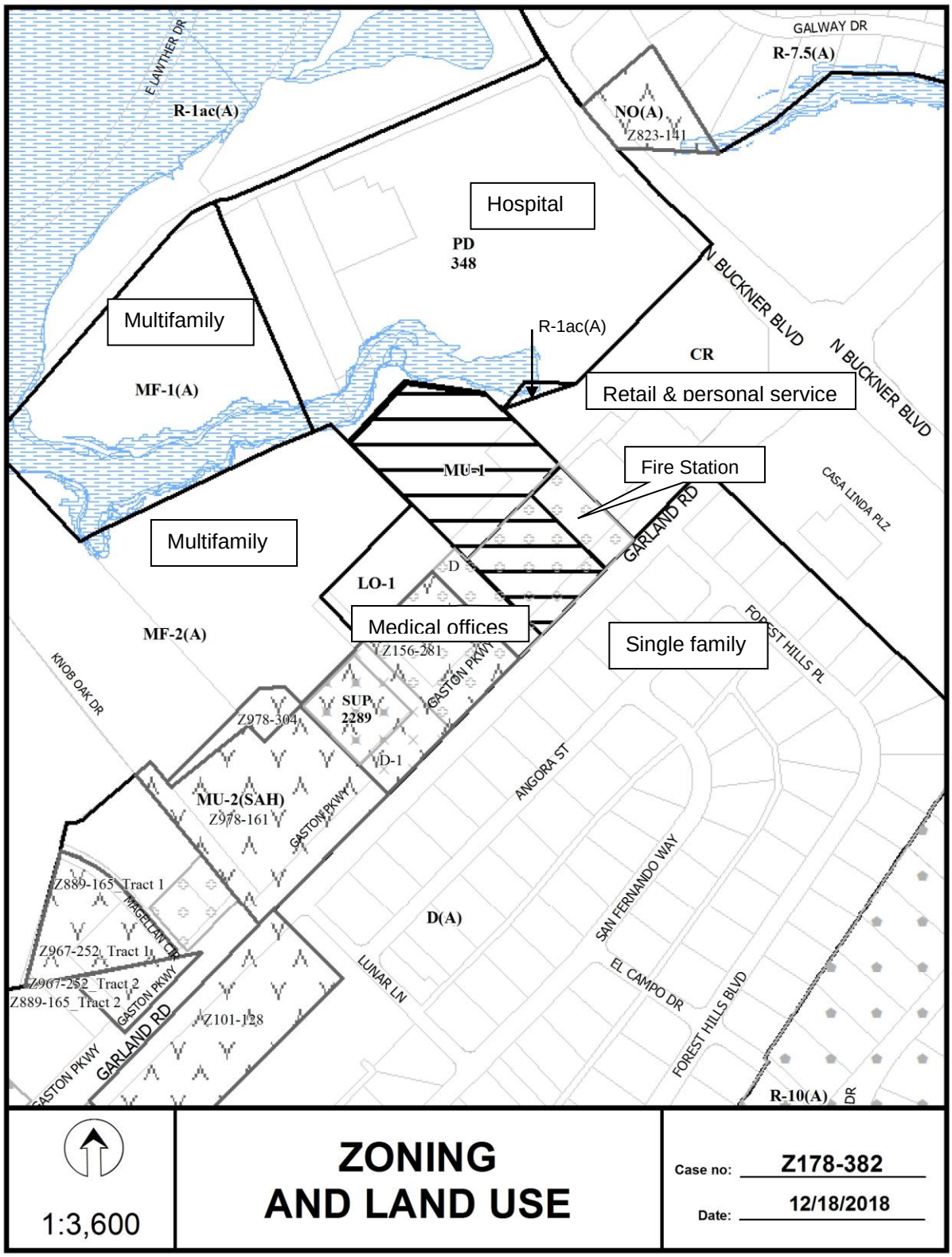
SUP SITE AREA	47032 SF; 1.0797 ACRES		
SUP LAND USE	MICROBREWERY, MICRO-DISTILLERY, OR MICROWINERY		
FLOOR AREA	3,000 SF		
PARKING	REQ.	PROVIDED	
LEGACY BUILDING	14	14	

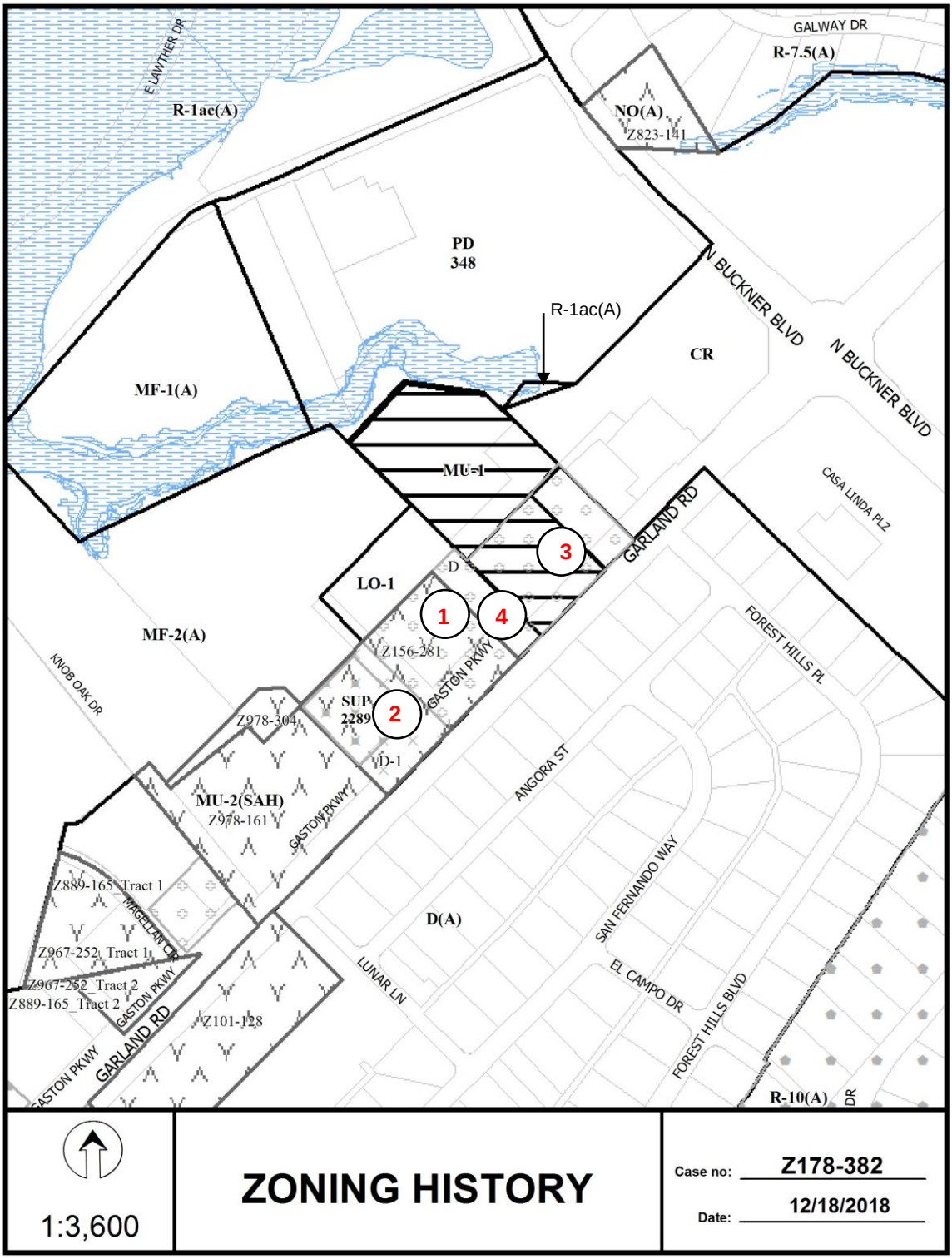


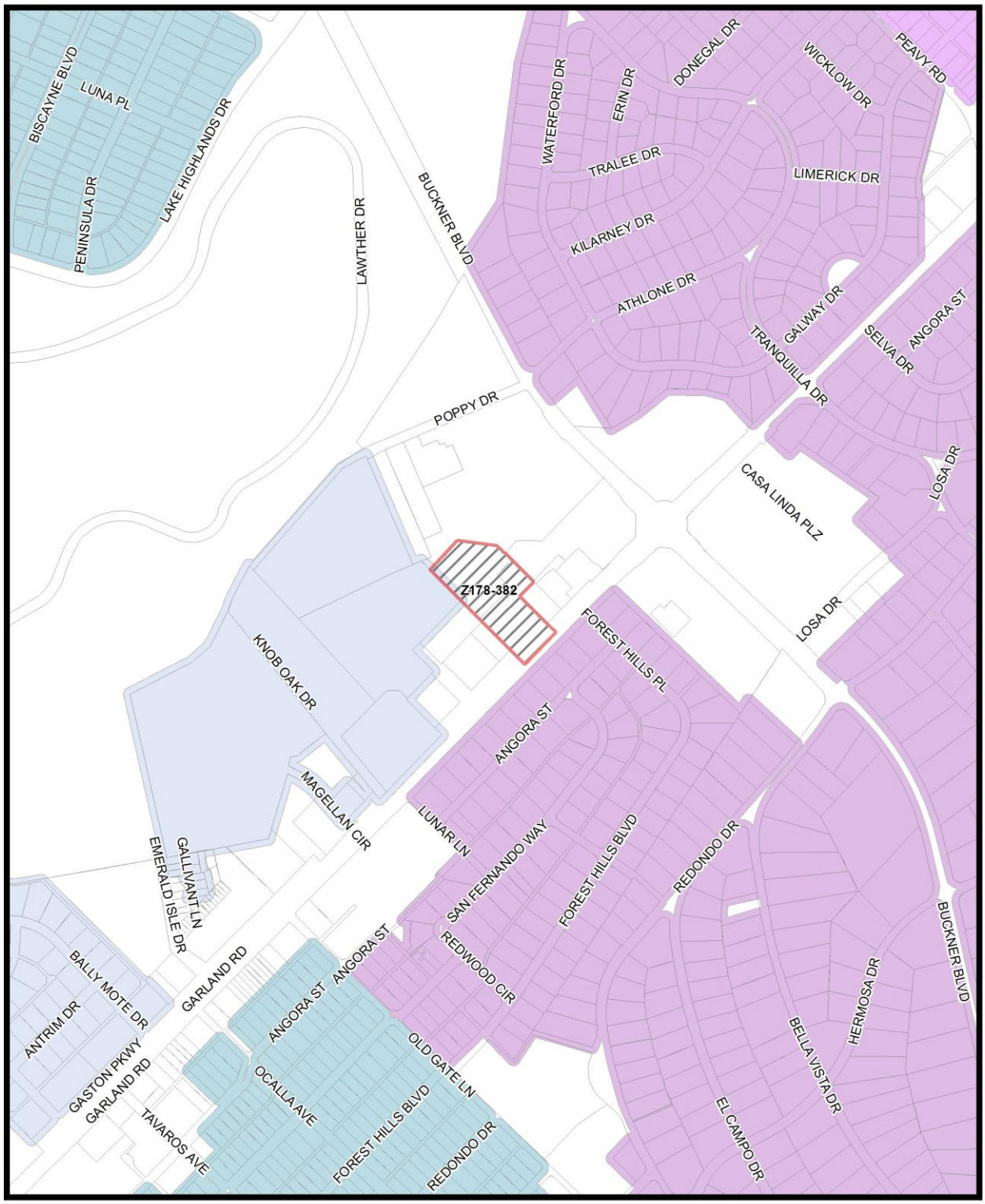



Lake Highlands
LUNA PL
PENINSULA DR
E LAKE HIGHLANDS DR
TRALEE DR
LIMERICK DR
WATERFORD DR
KILARNEY DR
ATHLONE DR
GALWAY DR
TRANQUILLA DR
S SELVA DR
POPPY DR
CASA LINDA PLZ
N BUCKNER BLVD
LOSA DR
E LAWTHER DR
White Rock Lake
FOREST HILLS PL
KNOB OAK DR
BEACHVIEW ST
ANGORA ST
MAGELLAN CIR
GASTON PKWY
GARLAND RD
LUNAR LN
SAN FERNANDO WAY
FOREST HILLS BLVD
REDONDO DR
EMERALD ISLE DR
CORSAIR PL
BALLY MOTE DR
ANTRIM DR
REDWOOD CIR
OLD GATE LN
BELLA VISTA DR
HERMOSA DR
EL CAMPO DR
OCALLA AVE
Dallas Arboretum
1:7,200
VICINITY MAP
Case no: Z178-382
Date: 12/18/2018


GALWAY DR
E LAWTHER DR
POPPY DR
N BUCKNER BLVD
N BUCKNER BLVD
CASA LINDA PLZ
FOREST HILLS PL
KNOB OAK DR
BEACHVIEW CT
BEACHVIEW ST
GASTON PKWY
GARLAND RD
ANGORA ST
GASTON PKWY
GASTON PKWY
MAGNOLIAN CT
GASTON PKWY
GARLAND RD
LUNAR LN
SAN FERNANDO WAY
EL CAMPO DR
FOREST HILLS BLVD
1:3,600
AERIAL MAP
Case no: Z178-382
Date: 12/18/2018


Hospital
Multifamily
Multifamily
Retail & personal service
Fire Station
Medical offices
Single family
R-1ac(A)
R-1ac(A)
R-7.5(A)
NO(A)
Z823-141
PD
348
MF-1(A)
MU-1
LO-1
MF-2(A)
CR
D
SUP
2289
Z156-281
Z978-304
MU-2(SAH)
Z978-161
D-1
D(A)
R-10(A)
Z889-165_Tract 1
Z967-252_Tract 1
Z967-252_Tract 2
Z889-165_Tract 2
Z101-128
E LAWTHER DR
GALWAY DR
N BUCKNER BLVD
N BUCKNER BLVD
GARLAND RD
CASA LINDA PLZ
FOREST HILLS PL
KNOB OAK DR
GASTON PKWY
GASTON PKWY
GASTON PKWY
ANGORA ST
SAN FERNANDO WAY
EL CAMPO DR
FOREST HILLS BLVD
LUNAR LN
MAGELLAN CIR
GARLAND RD
1:3,600
ZONING
AND LAND USE
Case no: Z178-382
Date: 12/18/2018


E LAWTHER DR
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GALWAY DR
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MF-2(A)
Z156-281
FOREST HILLS PL
KNOB OAK DR
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GASTON PKWY
Z978-304
D-1
ANGORA ST
MU-2(SAH)
Z978-161
GASTON PKWY
Z889-165_Tract 1
MAGELLAN CIR
D(A)
SAN FERNANDO WAY
Z967-252_Tract 1
Z967-252_Tract 2
Z889-165_Tract 2
GASTON PKWY
EL CAMPO DR
LUNAR LN
Z101-128
GARLAND RD
FOREST HILLS BLVD
GASTON PKWY
R-10(A)
DR
1:3,600
ZONING HISTORY
Case no: Z178-382
Date: 12/18/2018


BISCAYNE BLVD
LUNA PL
PENINSULA DR
LAKE HIGHLANDS DR
LAWTHER DR
BUCKNER BLVD
WATERFORD DR
ERIN DR
DONEGAL DR
WICKLOW DR
PEAVY RD
TRALEE DR
LIMERICK DR
KILARNEY DR
ATHLONE DR
GALWAY DR
TRANQUILLA DR
SELVA DR
ANGORA ST
POPPY DR
CASA LINDA PLZ
LOSA DR
Z178-382
KNOB OAK DR
FOREST HILLS PL
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REDONDO DR
GALLIVANT LN
EMERALD ISLE DR
REDWOOD CIR
BUCKNER BLVD
BALLY MOTE DR
GARLAND RD
ANTRIM DR
GASTON PKWY
GARLAND RD
OLD GATE LN
OCALLA AVE
TAVAROS AVE
HERMOSA DR
BELLA VISTA DR
EL CAMPO DR
MVACluster
A
B
C
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H
I
NA
1:7,200
Market Value Analysis
Printed Date: 12/18/2018

CPC RESPONSES



01/02/2019

Reply List of Property Owners

Z178-382

41 Property Owners Notified ***2 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	9353	GARLAND RD	WHITE ROCK COMMUNITY
O	2	9353	GARLAND RD	DOCTOR BROTHERS LTD
	3	1151	N BUCKNER BLVD	GMR EAST DALLAS LAND LLC
	4	1151	N BUCKNER BLVD	DALLAS MEDICAL OFFICE BUILDING, LLC
	5	9409	GARLAND RD	CHASE BANK OF TX NA
	6	9239	GARLAND RD	ONYX HOLDINGS LLC
O	7	9335	GASTON PKWY	BROOMFIELD J V
	8	9231	ANGORA ST	STEWART NAOMI E
	9	9309	ANGORA ST	C&AL INVESTMENTS LLC
	10	9315	ANGORA ST	LOUDERMILK HUBERT LEE II
	11	9321	ANGORA ST	EMMETT ROSS A
	12	9331	ANGORA ST	LANE GEOFFREY A
	13	9337	ANGORA ST	CASEY MARY TRUSTEE
	14	9347	ANGORA ST	DENTON JAMES MASON III & BRIANNE
	15	9353	ANGORA ST	TUCKER RICHARD A
	16	9361	ANGORA ST	HALE TROY
	17	9323	SAN FERNANDO WAY	JG RESIDENTIAL LLC
	18	9339	SAN FERNANDO WAY	DITTMAR KAREN R
	19	9345	SAN FERNANDO WAY	BRIDGES JAMES ERVIN &
	20	9326	ANGORA ST	VASEK ROBERT G & JULIE
	21	9314	ANGORA ST	PAGE JOHN W JR &
	22	9304	ANGORA ST	CLEVENGER BRENDA K
	23	9415	FOREST HILLS BLVD	JOHNSTON BILLYE RAMSEY
	24	9358	ANGORA ST	MCBURNETT CLIFFORD &
	25	9354	ANGORA ST	TYGART JOHN M & TERRI R
	26	9360	SAN FERNANDO WAY	LOVE DIANNE LIFE EST

01/02/2019

Reply	*Label #*	*Address*		*Owner*
	27	9348	SAN FERNANDO WAY	FARNHAM MELISSA
X	28	9422	FOREST HILLS BLVD	MARBLE SHIRLEY B & LESLIE C
	29	9430	FOREST HILLS BLVD	BAXTER JESSICA
	30	9436	FOREST HILLS BLVD	DURON PATRICK F
	31	9444	FOREST HILLS BLVD	BOWLES JULIE CAROL
	32	9400	GARLAND RD	CASA LINDA EDENS LLC
	33	1111	BEACHVIEW ST	UNIFIED HOUSING OF HARVEST HILL III LLC
	34	9403	GARLAND RD	SYSTEM CAPITAL REAL PPTY
	35	9371	GARLAND RD	9371 GARLAND LLC
	36	9371	GARLAND RD	CHASE BANK OF TX
	37	9228	POPPY DR	TENET HOSPITALS LTD
	38	9228	POPPY DR	GMR EAST DALLAS LAND LLC
	39	9228	POPPY DR	TEX WEST TOWER LIMITED PS
	40	9000	POPPY DR	OAKS ON SNELLING LLC &
	41	9440	GARLAND RD	CASA LINDA (EDENS) LLC

Agenda Information Sheet

File #: 19-266 **Item #:** 46.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south side of West Jefferson Boulevard, between South Bishop Avenue and South Adams Avenue

Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Z189-123(JM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 27, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER: Z189-123(JM) **DATE FILED:** November 5, 2018

LOCATION: South side of West Jefferson Boulevard, between South Bishop Avenue and South Adams Avenue

COUNCIL DISTRICT: 1 **MAPSCO:** 54 G

SIZE OF REQUEST: 5,500 square feet **CENSUS TRACT:** 50.00

OWNER: Fernando Martinez

APPLICANT: Adrian Suarez

REPRESENTATIVE: Joe Aguirre

REQUEST: An application for a Specific Use Permit for a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District.

SUMMARY: The purpose of the request is to allow for a general merchandise or food store to operate within an existing 4,000-square-foot building.

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

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

BACKGROUND INFORMATION:

- PD No. 316, the Jefferson Special Purpose District, was approved by City Council on July 26, 1989. There have been multiple amendments and expansions resulting in the PD containing approximately 176 acres divided into eight subareas.
- In 2014, an authorized hearing to determine proper zoning for the PD area resulted in major changes to the division of the subareas, overall requirements, and land uses. The subject site is located within Subarea 1 which now requires an SUP for the operation of a general merchandise of food store greater than 3,500 square feet.
- The purpose of this request is to permit a clothing store to operate within an existing 4,000-square-foot building, originally erected in 1967.
- PD No. 316 does not require parking for a structure erected before July 26, 1989. The property has four parking spaces located at the rear of the site.

Zoning History: There have been two zoning cases in the area over the past five years.

1. **Z178-185:** On April 25, 2018, the City Council approved the Oak Cliff Demolition Delay Overlay District in an area generally bound by the north side of Colorado Boulevard, R.L. Thornton Freeway, both sides of t1h2 Street, Tyler Street, Page Avenue, Buckalew Street, Brooklyn Avenue, Polk Street, Jefferson Boulevard, 10th Street, both sides of Marlborough Avenue, both sides of Davis Street, both sides of Woodlawn Avenue, both sides of Neches Street, both sides of Bishop Avenue, and Colorado Boulevard; and containing approximately 1003.1 acres.
2. **Z145-161:** On May 26, 2015, SUP No. 1584 for an open-enrollment charter school located at the northwest corner of South Madison Street and West 12th Street was automatically renewed for a ten-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
West Jefferson Boulevard	Collector	100 ft.	100 ft.

Traffic:
The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

Land Use:

Area	Zoning within PD No. 316	Use
Site	Subarea 1	Vacant building
North	Subarea 1	Restaurant without drive-through, Surface parking, Financial institution without drive-through, and General merchandise or food store 3,500 square feet or less and greater than 3,500 square feet
East	Subarea 1	Business school and Financial institution without drive-through
South	Subarea 1	General merchandise or food store 3,500 square feet or less and Surface parking lots
West	Subarea 1	General merchandise or food store 3,500 square feet or less and Restaurant without drive-through

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 applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

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

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

Land Use Compatibility:

The surrounding land uses include general merchandise or food stores, restaurants, a financial institution, and surface parking across West Jefferson Boulevard to the north; a business school and financial institution to the east; surface parking and general merchandise or food stores to the south; and, a general merchandise or food store and restaurant to the west.

The existing structure contains 4,000 square feet of floor area within two stories and last received a Certificate of Occupancy for a furniture store use in January of 2014. On September 13, 2014, the City Council approved an ordinance granting proper zoning for the PD area which now requires an SUP for a general merchandise or food store greater than 3,500 square feet located in Subarea 1.

According to DCAD records, the building was erected in 1967. The current request is to allow a clothing store, which is classified as a general merchandise or food store. Since the structure is greater than 3,500 square feet, an SUP is required.

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 applicant's request to operate a clothing store within the existing structure; subject a site plan and conditions, complies with the general provisions for consideration of an SUP. The proposed clothing store will complement the mix of uses found along West Jefferson Boulevard. The time period recommended by staff of a five-year period with eligibility for automatic renewals for additional five-year periods originally, the use was to be limited to a clothing store use to inhibit the possibility of other general merchandise or food stores using the SUP. This was intended in case the proposed clothing store were to close or never opens, the next occupant could not be a convenience store or other type of uses classified under the wide scope of a general merchandise or food store. However, after the CPC hearing, staff was advised that

since a clothing store is not a defined use in the PD or the Dallas Development Code, this limitation is unenforceable. For this reason, the limitation has been removed.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended and PD No. 316; however, since there is no additional impervious lot coverage, no additional landscaping is required.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within a designated market type, Category E can be found two blocks to the north on Sunset Avenue, and Category H can be found one block to the south on Centre Street.

Parking:

PD No. 316 has a special provision allowing structures erected before July 26, 1989 with an approved site plan on record to continue to provide the parking as depicted on the plan for any use that infills (51P-316.111(b)(1)). The subject building was constructed in 1967. The last Certificate of Occupancy from 2014 has an approved site plan identifying no required parking for the building (and furniture store). While the building does offer four parking spaces at the south (rear or back) end of the property, none are technically required for the 4,000-square-foot structure, no matter the use proposed.

CPC Action
January 17, 2019

Motion: It was moved to recommend **approval** of a Specific Use Permit for a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south side of West Jefferson Boulevard, between South Bishop Avenue and South Adams Avenue.

Maker: Jung
Second: Lewis
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0
Absent: 1 - Ridley
Vacancy: 4 - District 2, District 3, District 7, District 12

Notices: Area: 200 Mailed: 24
Replies: For: 1 Against: 0

Speakers: None

CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a general merchandise or food store greater than 3,500 square feet limited to a clothing store.

After CPC, staff was advised that since a clothing store is not a defined use in PD No. 316 or the Dallas Development Code, this limitation is unenforceable. For this reason, the limitation must be removed.

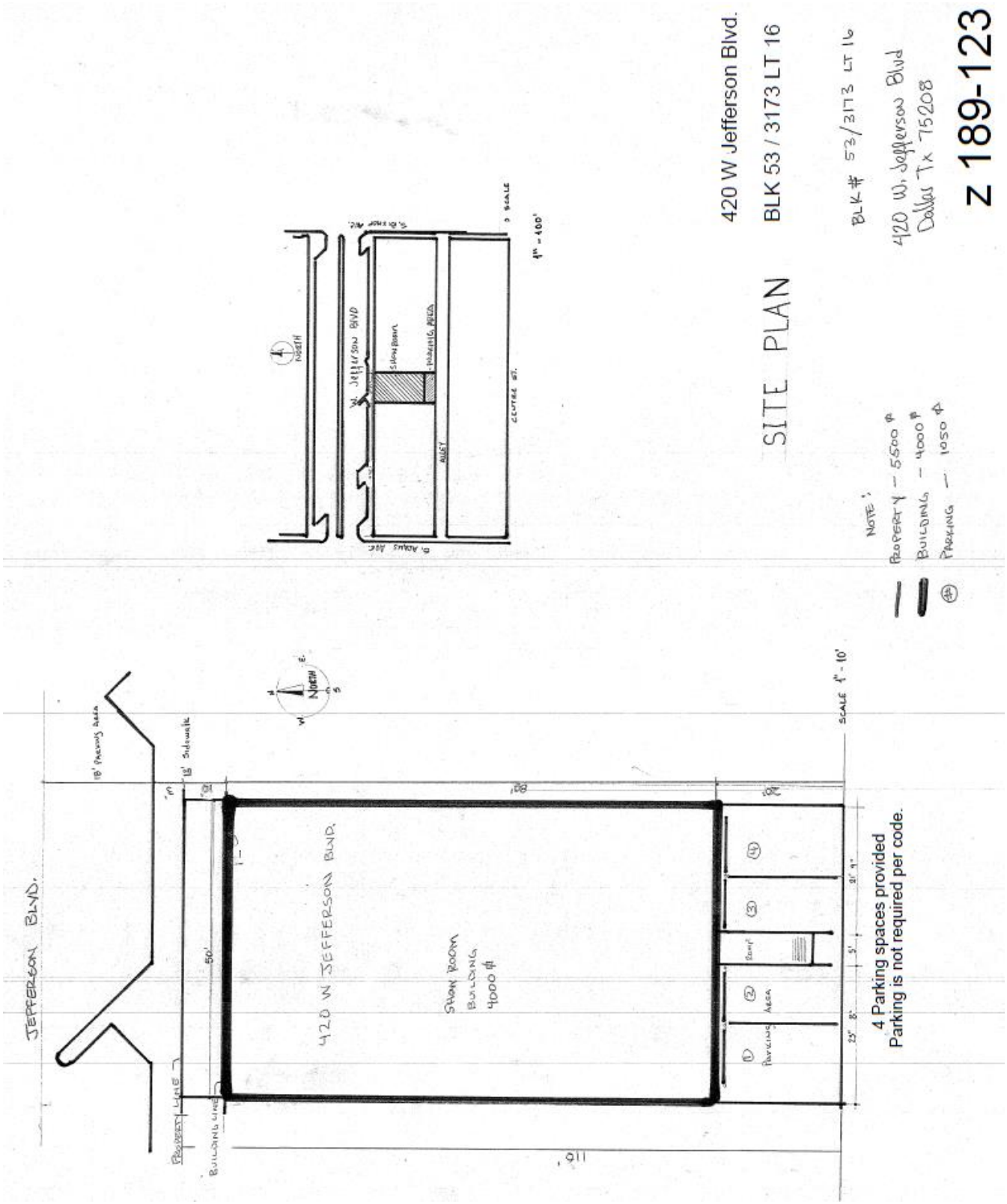
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

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

4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

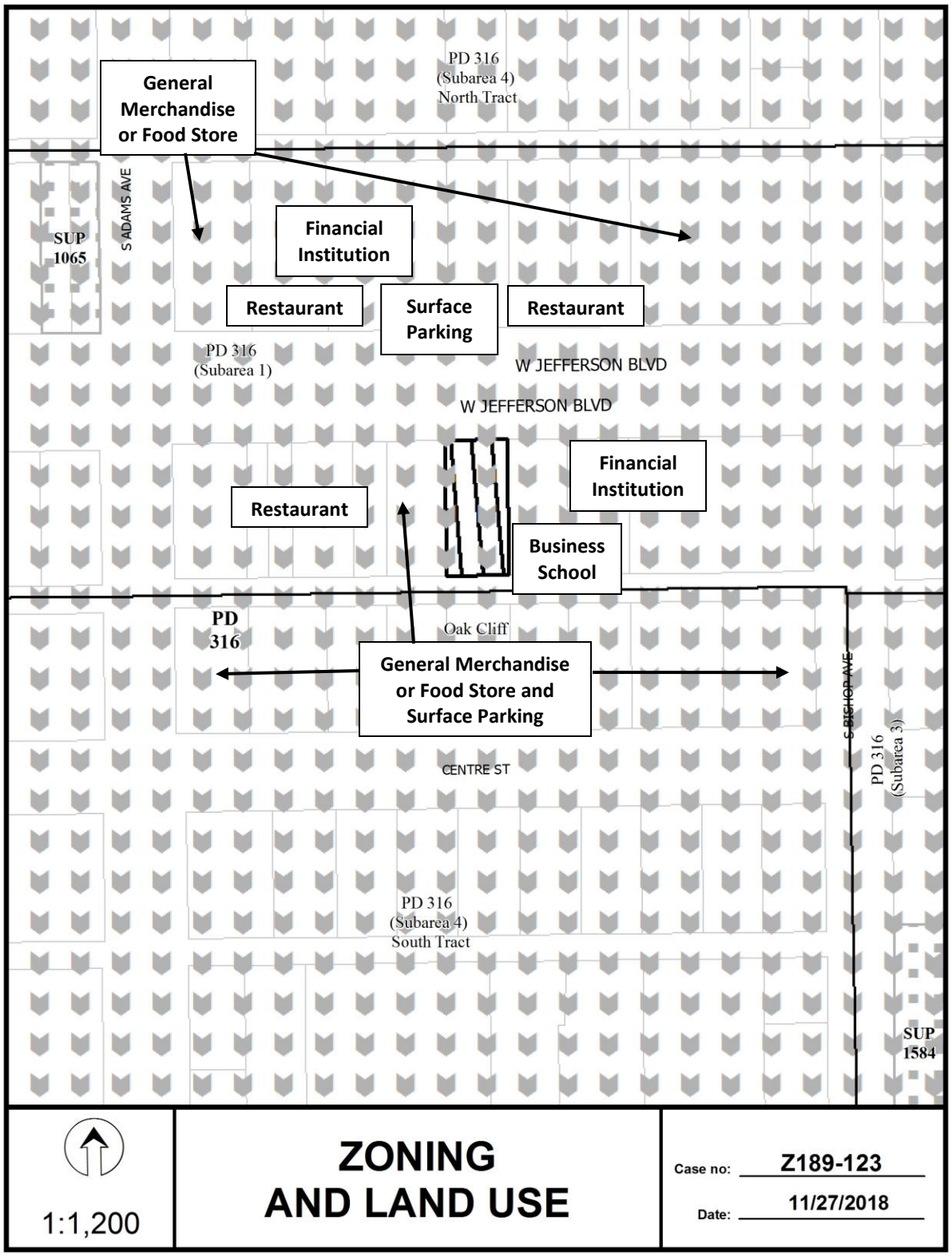
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

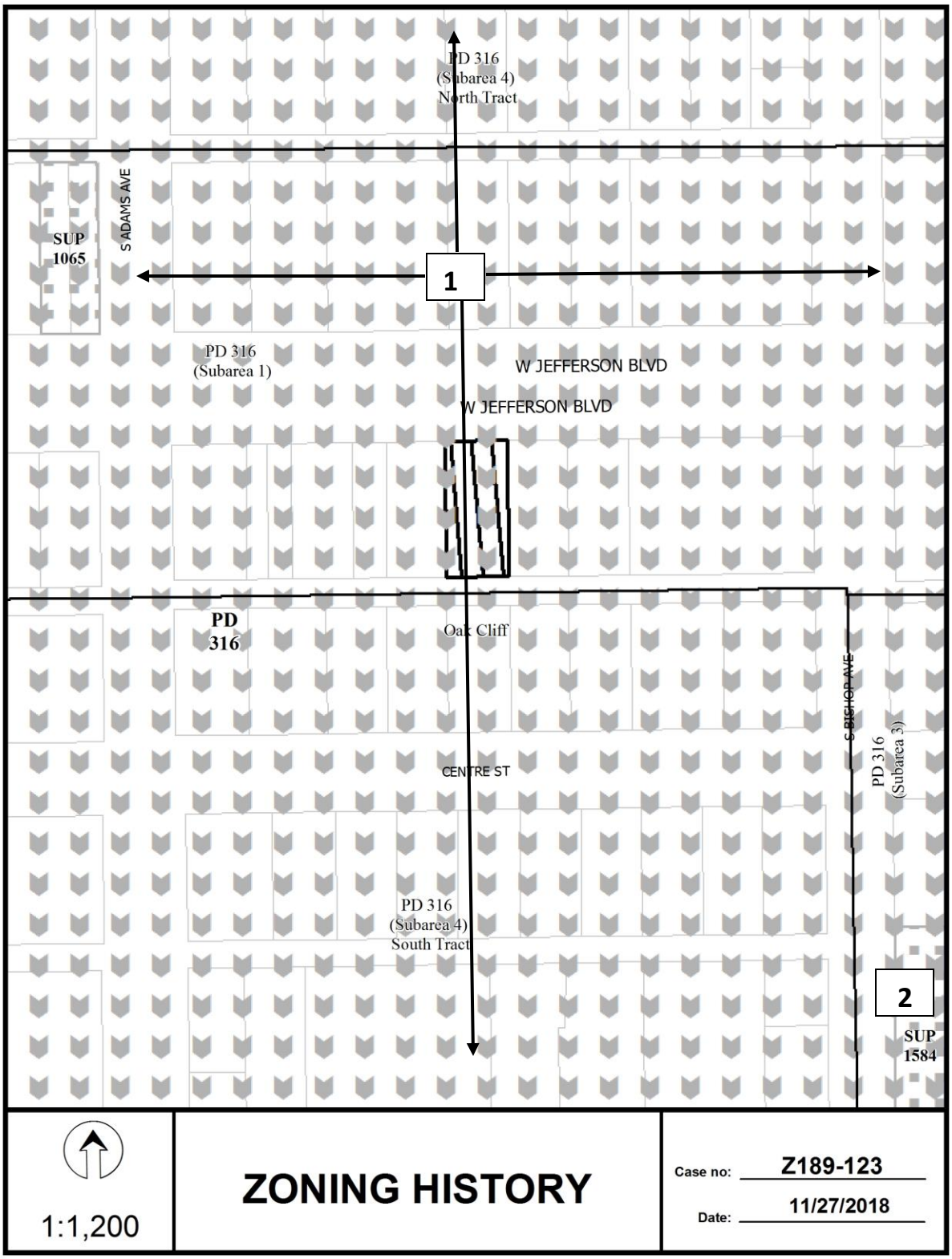
PROPOSED SITE PLAN

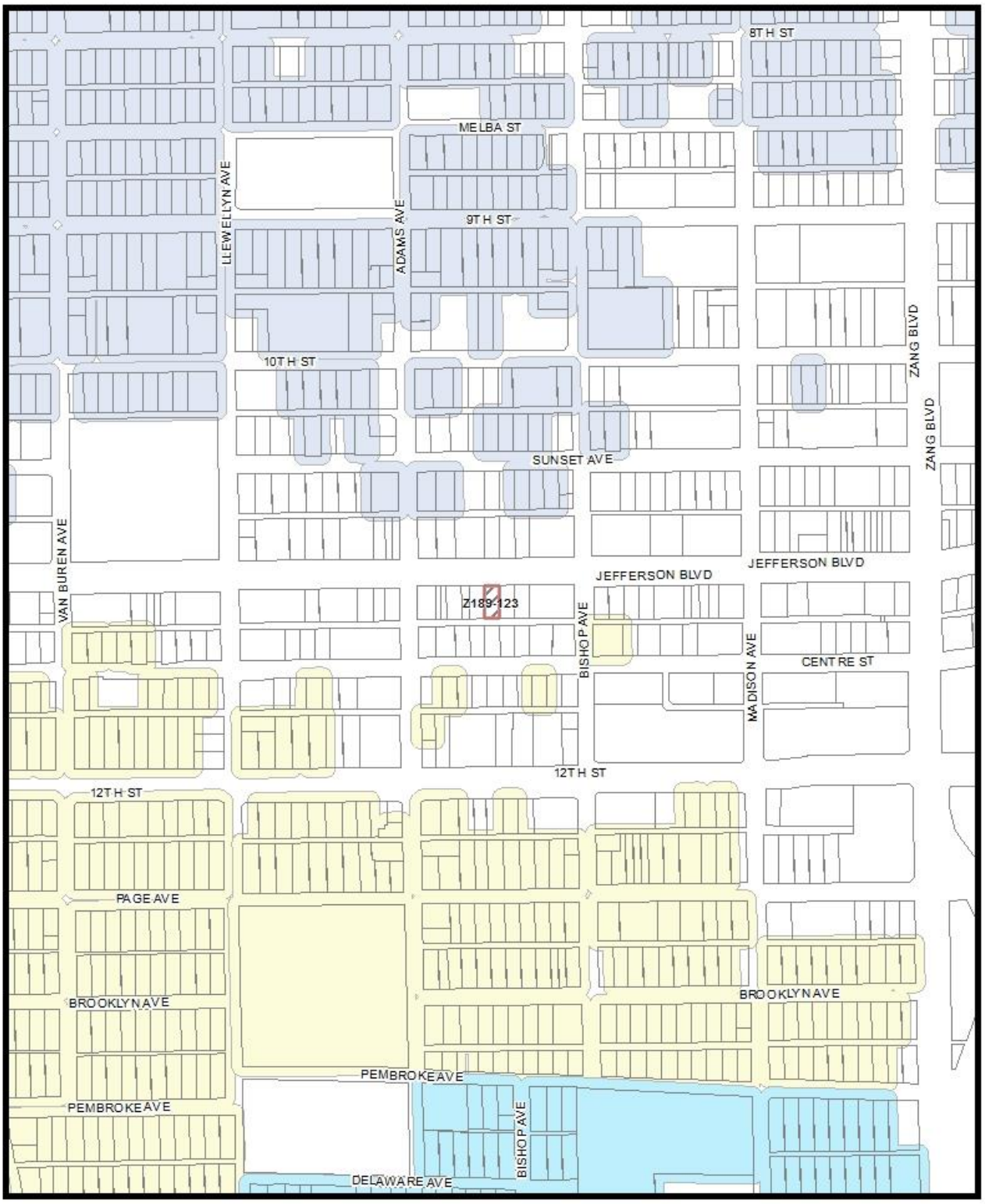



MELBA ST
Reagan
N VAN BUREN AVE
N LLEWELLYN AVE
N ADAMS AVE
W 9TH ST
N BISHOP AVE
N MADISON AVE
N ZANG BLVD
W 10TH ST
SUNSET AVE
W JEFFERSON BLVD
W JEFFERSON BLVD
S VAN BUREN AVE
CENTRE ST
S BISHOP AVE
S MADISON AVE
W 12TH ST
W 12TH ST
S ZANG BLVD
S ZANG BLVD
W PAGE AVE
W BROOKLYN AVE
W BROOKLYN AVE
W PEMBROKE AVE
W PEMBROKE AVE
S LLEWELLYN AVE
S ADAMS AVE
Peeler
DELAWARE AVE
1:4,800
VICINITY MAP
Case no: Z189-123
Date: 11/27/2018

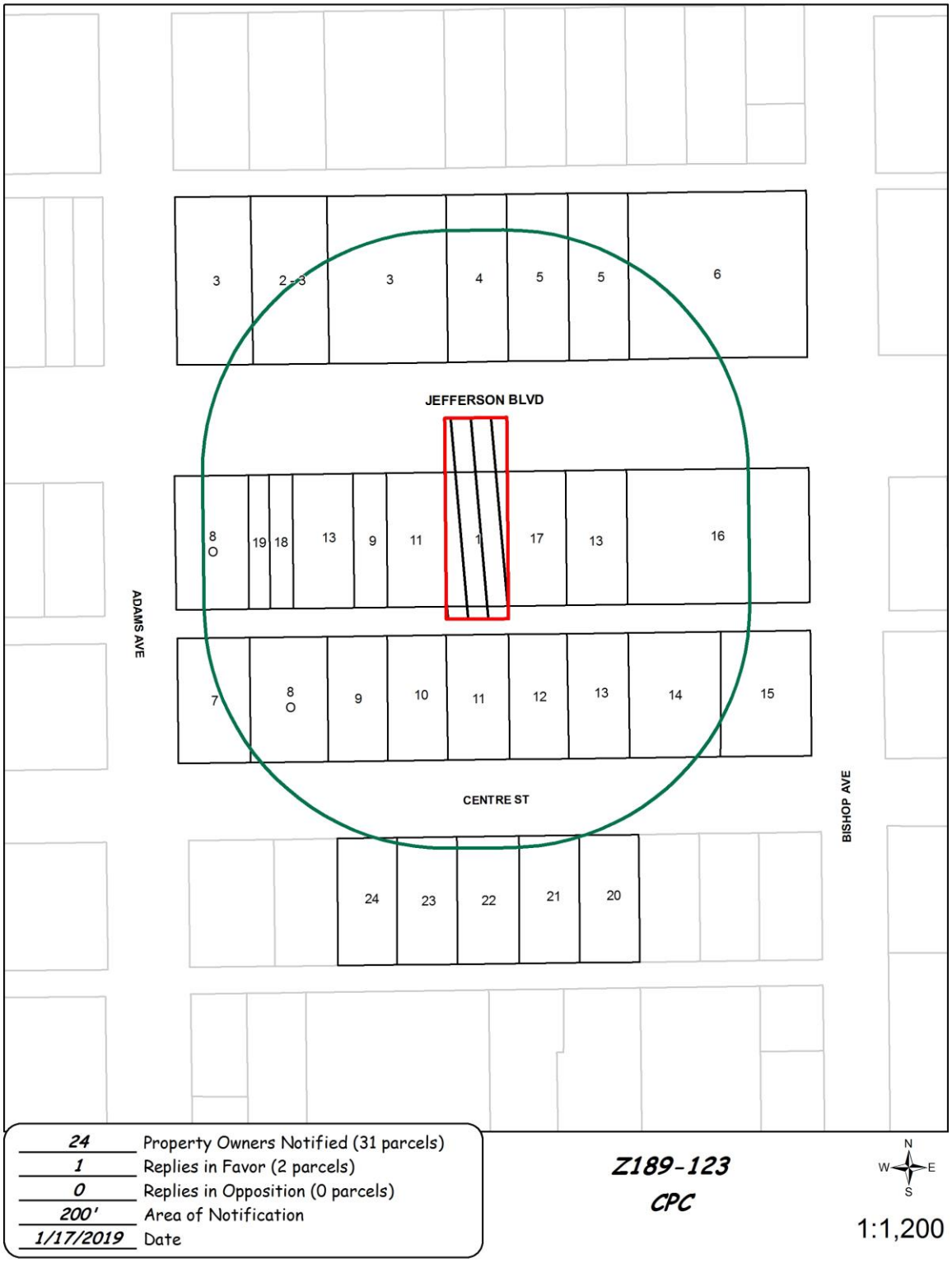

S ADAMS AVE
W JEFFERSON BLVD
W JEFFERSON BLVD
S BISHOP AVE
CENTRE ST
1:1,200
AERIAL MAP
Case no: Z189-123
Date: 11/27/2018


General Merchandise or Food Store
PD 316 (Subarea 4) North Tract
S ADAMS AVE
SUP 1065
Financial Institution
Restaurant
Surface Parking
Restaurant
PD 316 (Subarea 1)
W JEFFERSON BLVD
W JEFFERSON BLVD
Financial Institution
Restaurant
Business School
PD 316
Oak Cliff
General Merchandise or Food Store and Surface Parking
S BISHOP AVE
PD 316 (Subarea 3)
CENTRE ST
PD 316 (Subarea 4) South Tract
SUP 1584
1:1,200
ZONING AND LAND USE
Case no: Z189-123
Date: 11/27/2018


PD 316
(Subarea 4)
North Tract
S ADAMS AVE
SUP
1065
1
PD 316
(Subarea 1)
W JEFFERSON BLVD
W JEFFERSON BLVD
PD
316
Oak Cliff
S BISHOP AVE
PD 316
(Subarea 3)
CENTRE ST
PD 316
(Subarea 4)
South Tract
2
SUP
1584
1:1,200
ZONING HISTORY
Case no: Z189-123
Date: 11/27/2018


8TH ST
MELBA ST
LLEWELLYN AVE
ADAMS AVE
9TH ST
10TH ST
ZANG BLVD
ZANG BLVD
SUNSET AVE
VAN BUREN AVE
JEFFERSON BLVD
JEFFERSON BLVD
Z189-123
BISHOP AVE
MADISON AVE
CENTRE ST
12TH ST
12TH ST
PAGE AVE
BROOKLYN AVE
BROOKLYN AVE
PEMBROKE AVE
PEMBROKE AVE
BISHOP AVE
DELAWARE AVE
MVA Cluster A B C D E F G H I NA
1:4,800
Market Value Analysis
Printed Date: 11/27/2018

CPC RESPONSES



01/16/2019

Reply List of Property Owners

Z189-123

24 Property Owners Notified ***1 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	420	W JEFFERSON BLVD	MARTINEZ FERNANDO &
	2	437	W JEFFERSON BLVD	WELLBORNE S INC
	3	439	W JEFFERSON BLVD	BLUMENFELD TERRY &
	4	421	W JEFFERSON BLVD	JEFFERSON STREET VENTURE LLC
	5	419	W JEFFERSON BLVD	CORDOVA NICK M
	6	401	W JEFFERSON BLVD	NAYEB FAMILY LP
	7	439	CENTRE ST	436 W JEFFERSON LLC
O	8	433	CENTRE ST	436 W JEFFERSON LLC
	9	431	CENTRE ST	BLANCO CARLOS I &
	10	423	CENTRE ST	LOPEZ SERGIO M &
	11	421	CENTRE ST	GARCIA ELOISA &
	12	417	CENTRE ST	SANCHEZ & SANCHEZ LLC
	13	413	CENTRE ST	MEYER ABE PARTNERSHIP
	14	407	CENTRE ST	D MC LEASING INC
	15	401	CENTRE ST	400 JEFFERSON LTD PS
	16	400	W JEFFERSON BLVD	400 JEFFERSON LTD PS
	17	416	W JEFFERSON BLVD	ZAMORA INSTITUTE INC
	18	434	W JEFFERSON BLVD	MORRISON FAMILY LTD PS
	19	432	W JEFFERSON BLVD	LONGLEAF LIVING TRUST
	20	412	CENTRE ST	D MC LEASING INC
	21	416	CENTRE ST	SANCHEZ & SANCHEZ INC
	22	420	CENTRE ST	SANCHEZ & SANCHEZ INC
	23	424	CENTRE ST	PEREZ ENRIQUE
	24	430	CENTRE ST	OCCM INC

Agenda Information Sheet

File #: 19-66 **Item #:** 47.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily Subdistrict on property zoned a P(A) Parking Subdistrict within Planned Development No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest side of Cleveland Street, north of South Lamar Street
Recommendation of Staff and CPC: Approval
Z178-256(CY)
Note: This item was deferred by the City Council before opening the public hearing on December 12, 2018, and is scheduled for consideration on February 27, 2019

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HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY, FEBRUARY 27, 2019

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-256(CY) **DATE FILED:** May 24, 2018

LOCATION: Southwest side of Cleveland Street, north of South Lamar Street

COUNCIL DISTRICT: 7 **MAPSCO:** 56 A

SIZE OF REQUEST: Approx. 1.0789 acres **CENSUS TRACT:** 40.00

OWNER/APPLICANT: BMH Asbuilt of Texas, USA

REPRESENTATIVE: Brad Friedman/Michael Przekwas

REQUEST: An application for an MF-2(A) Multifamily Subdistrict on property zoned a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The applicant proposes to change the zoning to redevelop the site with 19 townhomes.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The approximate 1.08–acre site is zoned a P(A) Parking District within Planned Development District No. 595 and it is currently developed with surface parking.

- Staff was unable to determine when the P(A) District was established. The 1971 zoning maps indicate the site was zoned a Parking District at that time and historical aerial images indicate the area of request was developed with a parking lot as early as 1956.

- The Dallas Development Code, as amended establishes that a P(A) Parking District must be either contiguous to or perpendicularly across an adjoining street or alley from a main use.

- No records of parking agreements, were found at Building Inspections nor the Dallas County that could indicate what main use the P(A) District could be serving.

- Research of surrounding properties resulted in no indication that there is a parking agreement with the subject site to provide required parking for any of the uses.

Zoning History: There have been three zoning changes in the vicinity during the last five years.

1. **Z134-196**. On August 13, 2014, City Council approved an RS-MU(E) Regional Service Mixed Use Enhanced Subdistrict within PD No, 595 on property located on the south side of South Lamar Street between Lenway Street and McDonald Street, south of the area of request.

2. **Z145-182** On Thursday, April 2, 2015, the City Plan Commission recommended denial of an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement inside limited to a dance hall on property zoned Tract 9, CC Community Commercial Subdistrict within PD No. 595 on property located on the west side of Julius Schepps Freeway at the terminus of Hamburg Street, northeast of the area of request.

3. **Z178-144** On February 15, 2018, City Plan Commission recommended denial without prejudice of an application for a Specific Use Permit for an auto service center on property zoned a CC Community Commercial Subdistrict within PD No. 595 located on the east corner of South Lamar Street and Loomis Avenue, southeast of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Required ROW
South Lamar Street	Principal Arterial	100’
Cleveland Street	Minor Arterial	48’

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

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 request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

AREA PLAN:

Trinity River Corridor Land Use Plan

The subject site is located within the North Trinity Forest planning district of the Trinity River Corridor Land Use Plan adopted in March 2005 and revised in December 2009. The plan establishes Preferred Land Use Plans that apply to each one of the seven planning districts in which the study area was divided. The area plan also created Land Use Opportunity Plans that reflect specific opportunities that can be expected in the Trinity River Corridor based upon a market response to the capital improvements in the Trinity River Corridor Project. These maps also express the land uses desired for the corridor by stakeholders who participated in the study.

The Preferred Land Use Plan for the North Trinity Forest District identifies the area of request within a Residential Traditional corridor module that would support existing neighborhoods such as Skyline Heights, Magna Vista and Rochester Park among others.

The area of request is located in the South Lamar Study Area within the North Trinity Forest Planning District. The Land Use Opportunity Plan for the South Lamar study area focuses mainly on the east side of I-45, proposing non-residential uses that could benefit from good transportation offering the potential for economic development and revitalization.

For the west side of I-45, where the subject site is located, the Urban Design Framework Plan for South Lamar provides new roadways and streetscape improvements in the Lamar Center, a prototype site located to the southeast of the area of request that was developed to propose the transformation of an area along South Lamar Street known for its scrap metal yards and obsolete uses and provide for a desirable community. In addition, a major gateway is planned at the interchange of IH-45 and South Lamar Street, also southeast of the area of request.

Land Use:

	Subdistrict within PD No. 595	Land Use
Site	P(A) Parking	Parking Lot
North	MF-2(A) Multifamily	Church, Single Family, Undeveloped land
East	CC (Tr.7) Community Commercial, MF-2(A) Multifamily	General Merchandise, Undeveloped land, Single-Family.
South	RS-MU(E) Regional Service Mixed-Use Enhanced	Office/Warehouse
West	CC (Tr.5) Community Commercial, MF-2(A) Multifamily	Commercial Amusement Inside, Undeveloped Land, Retirement Housing.

Land Use Compatibility:

The approximate 1.08-acre site is zoned subdistrict P(A) Parking within Planned Development No. 595, the South Dallas/Fair Park Special Purpose District and is developed with a parking lot.

Surrounding uses include single-family dwelling, duplex and a church to the north and northeast across Cleveland Street; additional single-family dwelling uses, scattered undeveloped tracts of land, a retirement housing use and a commercial amusement inside establishment are found to the northwest and to the west; directly adjacent to east of the area of request is a general merchandise store, followed by an auto service center further east and more single-family dwelling and undeveloped land. To the south of the site, across South Lamar Street, is a former manufacturing facility, now operating as an office warehouse by the Dallas Independent School District.

Sec. 51A-4.302 of the Dallas Development Code, as amended, states that a parking district must be contiguous to or perpendicularly across an adjoining street or alley from a main use. The certificate of occupancies issued to those non-residential uses contiguous and perpendicularly across the area of request, do not indicate that there are any parking agreements with the subject site to provide required off-street parking through the existing P(A) District.

The owner proposes to change the zoning from a P(A) Parking subdistrict to an MF-2(A) Multifamily subdistrict and redevelop the site with 19 townhome units. The current zoning does not allow for any residential uses.

The request for the zoning change to develop the site with residential uses is consistent with the surrounding zoning that includes MF-2(A) subdistrict that expands for several blocks to the west and to the north with potential to develop more residential uses in the currently undeveloped tracts of land scattered in the area: a CH(A) district to the northeast that has been fully developed with detached single-family structures and an MF-2(A) subdistrict directly to the east. The proposed zoning change is foreseen to contribute to the creation of a well-defined block of residential subdistricts by integrating the existing residential subdistricts surrounding the subject site and providing additional housing opportunities for the area.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is

not within an identifiable MVA Category; however, it is in proximity to an "E" MVA Cluster to the north, across Cleveland Street and to the west.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Size	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear						
Existing: P(A)	10' when contiguous to residential subdistrict	-	-	-		-	Screening from adjoining residential properties	Parking
Proposed :MF-2(A)	15'	No min. for SFD, 5' for Duplex, 10' for other structures	No maximum	36'	Min.Lot: 1,000sf 800sf-E 1,000sf- 1BR 1,200sf- 2BR =150sf each add BR	60% for residential uses, 50% for non-residential uses	Proximity Slope (1:3 slope)	Single Family, Duplex and Multifamily

Parking:

At the time of development, off-street parking requirements must be provided in accordance with the Dallas Development Code, as amended

Landscaping:

At the time of development, landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Prior CPC Action – October 18, 2018

Z178-256(CY) Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily Subdistrict on property zoned a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest side of Cleveland Street, north of South Lamar Street.

Maker: Davis
Second: Carpenter
Result: Carried: 12 to 0

For: 12 - West, Rieves, Davis, Shidid*, Carpenter, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lewis
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

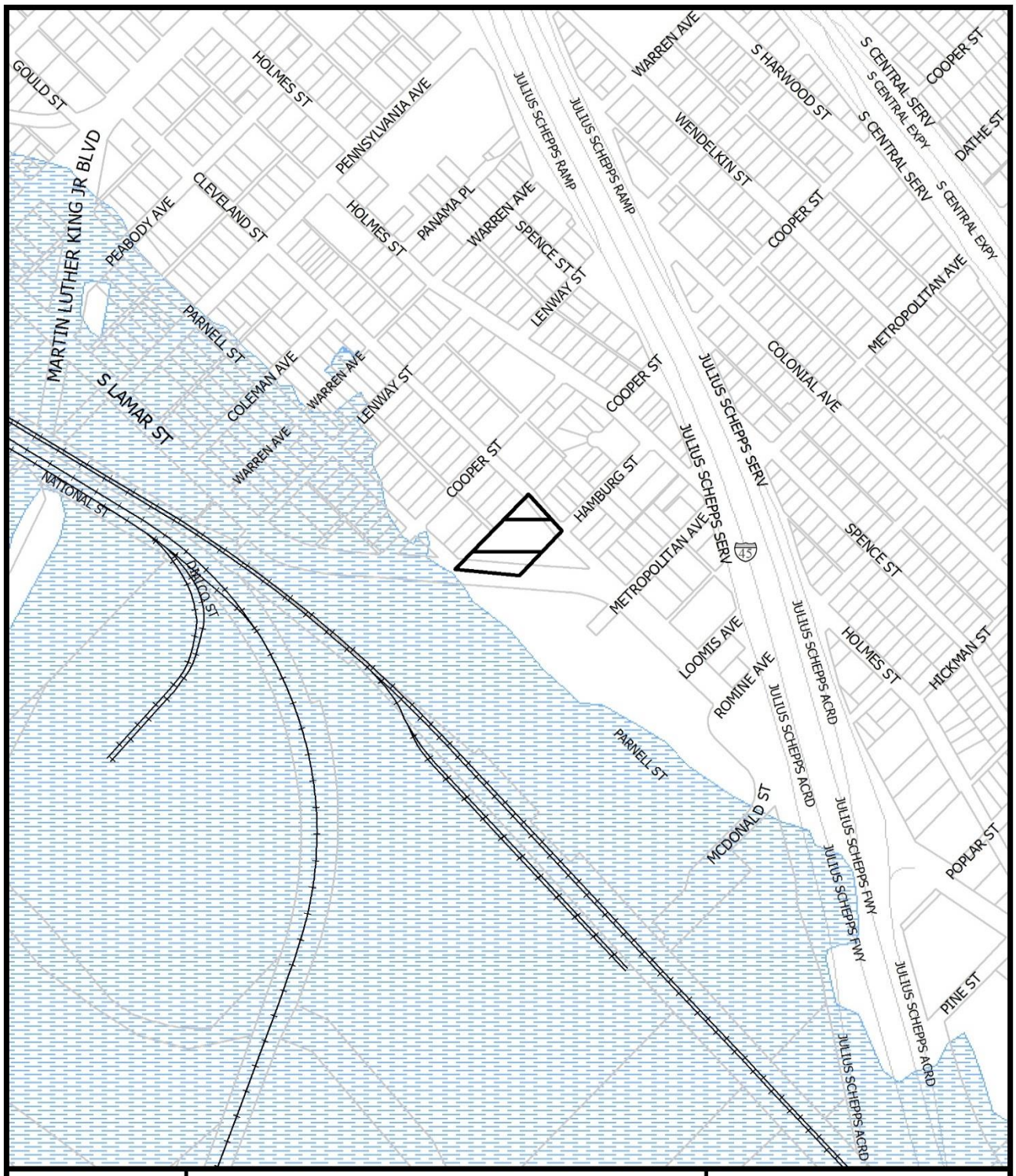
Notices: Area: 300 Mailed: 45
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Brad Friedman, 3621 Cleveland St., Dallas, TX, 75215
Aria Mahboubi, 11812 Flamingo Ln., Dallas, TX, 75218
Against: None

List of Officers

BMH AS BUILT USA

- Saeed Mahboubi — President
- Mohammed Rahel Zafar — VP Residential Construction
- Rick Karlos — VP Commercial Construction
- Christina Vera — VP Administration.



1:6,000

VICINITY MAP

Case no: Z178-256

Date: 10/3/2018

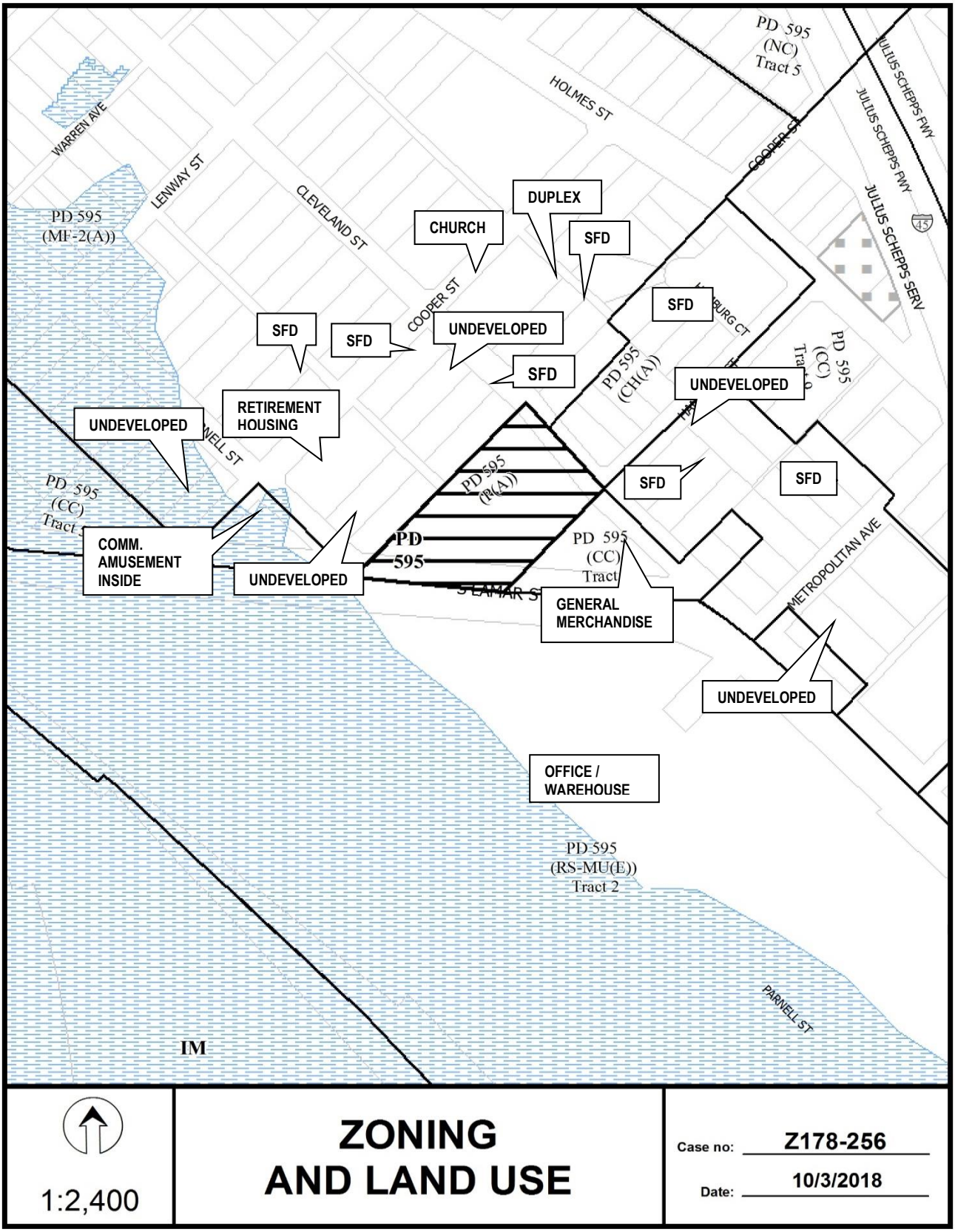


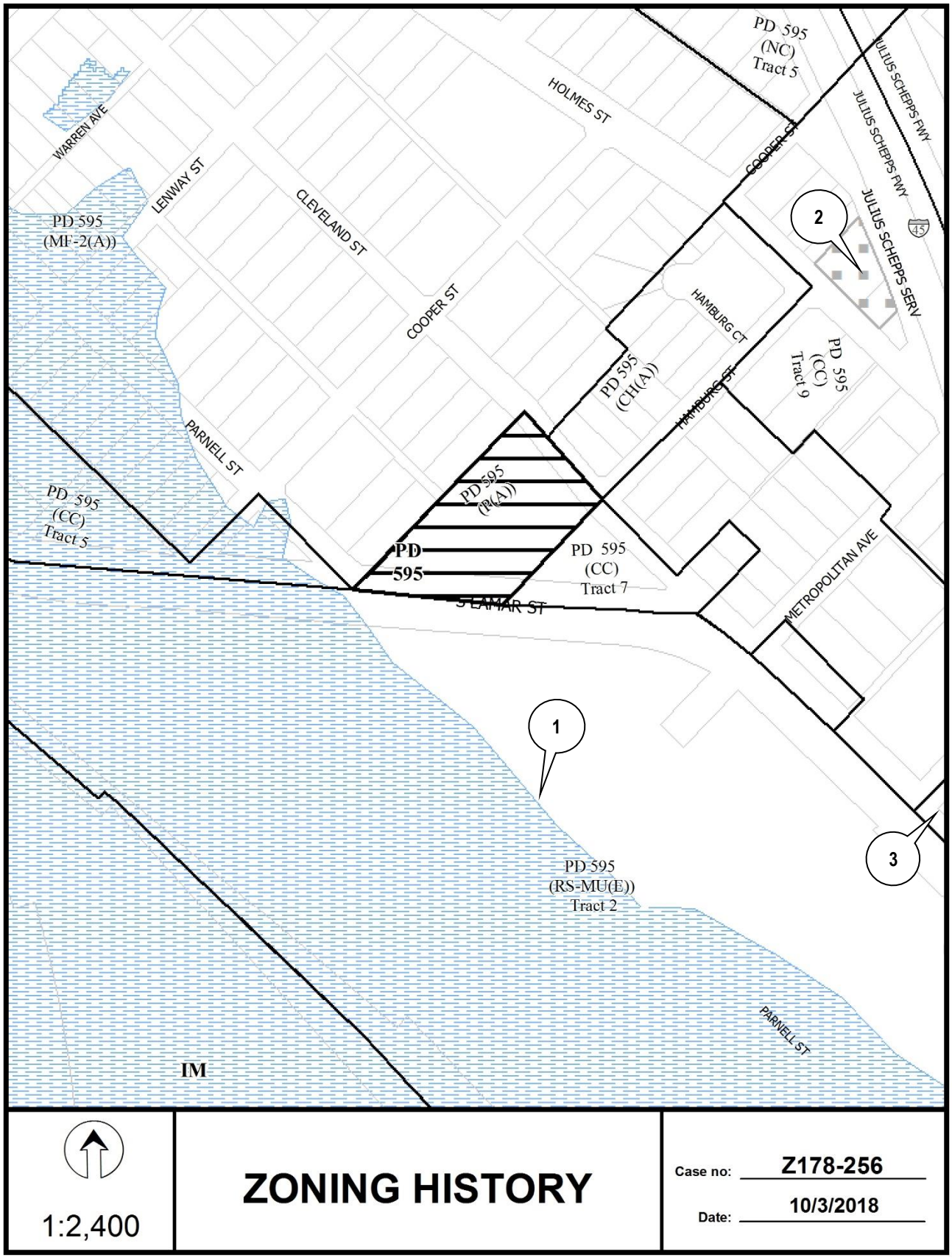
1:2,400

AERIAL MAP

Case no: Z178-256

Date: 10/3/2018


PD 595 (NC) Tract 5
HOLMES ST
JULIUS SCHEPPS FWY
JULIUS SCHEPPS SERV
COOPER ST
WARREN AVE
LENWAY ST
CLEVELAND ST
PD 595 (MF-2(A))
DUPLEX
CHURCH
SFD
SFD
SFD
SFD
COOPER ST
UNDEVELOPED
SFD
PD 595 (CH(A))
UNDEVELOPED
PD 595 (CC) Tract
RETIREMENT HOUSING
UNDEVELOPED
PD 595 (P(A))
SFD
SFD
PD 595 (CC) Tract
COMM. AMUSEMENT INSIDE
UNDEVELOPED
PD 595
S LAMAR ST
PD 595 (CC) Tract
GENERAL MERCHANDISE
METROPOLITAN AVE
UNDEVELOPED
OFFICE / WAREHOUSE
PD 595 (RS-MU(E)) Tract 2
PARNELL ST
IM
1:2,400
ZONING AND LAND USE
Case no: Z178-256
Date: 10/3/2018


PD 595 (NC) Tract 5
JULIUS SCHEPPS FWY
HOLMES ST
WARREN AVE
LENWAY ST
CLEVELAND ST
COOPER ST
JULIUS SCHEPPS SERV
PD 595 (MF-2(A))
HAMBURG CT
PD 595 (CH(A))
HAMBURG ST
PD 595 (CC) Tract 9
PARNELL ST
PD 595 (PD(A))
PD 595 (CC) Tract 5
PD 595
PD 595 (CC) Tract 7
S LAMAR ST
METROPOLITAN AVE
1
2
3
PD 595 (RS-MU(E)) Tract 2
IM
1:2,400
ZONING HISTORY
Case no: Z178-256
Date: 10/3/2018


CPC RESPONSES
COLEMAN AVE
WARREN AVE
LENWAY ST
CLEVELAND ST
SPENCE ST
JULIUS SCHEPPS FWY
JULIUS SCHEPPS SERV
HOLMES ST
HAMBURG CT
HAMBURG ST
PARNELL ST
COOPER ST
LAMAR ST
METROPOLITAN AVE
LOOMIS AVE
45 Property Owners Notified (48 parcels)
0 Replies in Favor (0 parcels)
0 Replies in Opposition (0 parcels)
300' Area of Notification
10/18/2018 Date
Z178-256
CPC
N
W
E
S
1:2,400

10/17/2018

Reply List of Property Owners

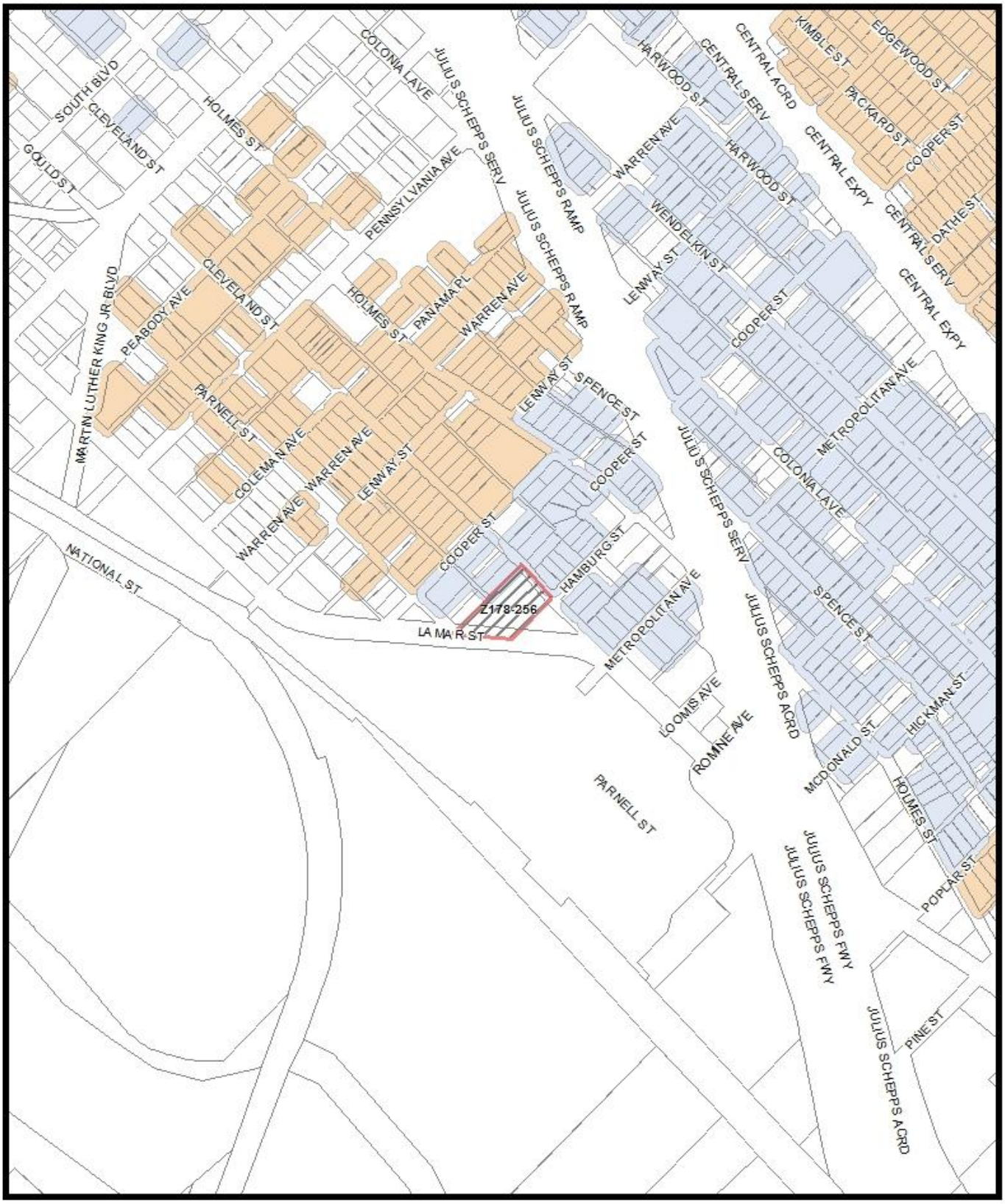
Z178-256

45 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3701	S LAMAR ST	Dallas ISD
	2	3527	PARNELL ST	FOREST HEIGHT NEIGHBORHOOD
	3	3531	PARNELL ST	ST PHILIPS SCHOOL &
	4	3520	S LAMAR ST	HANEY GEORGE C
	5	3525	CLEVELAND ST	D&D PROPERTIES
	6	3526	PARNELL ST	SMITH RUBY
	7	3530	PARNELL ST	SELMA VENTURES LTD
	8	3606	S LAMAR ST	HALL JAMES &
	9	3601	CLEVELAND ST	CRUZ DELMI
	10	3605	CLEVELAND ST	FOREST HEIGHTS NEIGHBORHOOD
	11	3609	CLEVELAND ST	DAMASCUS MISSIONARY
	12	3615	CLEVELAND ST	KING MARY FERRELL
	13	3614	PARNELL ST	WESS WILLIE
	14	3612	PARNELL ST	FOREST HEIGHTS NEIGHBORHOOD DEV CORP
	15	3607	HOLMES ST	MALONE JOSEPH L TRUSTEE &
	16	3600	CLEVELAND ST	DAMASCUS BAPT CHURCH
	17	3650	S LAMAR ST	MARIGOS MIKE
	18	3618	CLEVELAND ST	ELIJAH & ASSOC ENT INC
	19	1407	METROPOLITAN AVE	COLEMAN ALTON & BARBARA
	20	1409	METROPOLITAN AVE	WOODS GARY
	21	3634	CLEVELAND ST	EARLE DEVAN &
	22	3642	CLEVELAND ST	BATES DEBORAH
	23	3645	HOLMES ST	HIRSCH LINDA R ET AL
	24	3639	HOLMES ST	HIRSCH LINDA R ET AL
	25	3639	HOLMES ST	REISBERG HEDY M TRUST
	26	1412	HAMBURG ST	BUTNER IVALEE

10/17/2018

Reply	*Label #*	*Address*		*Owner*
	27	3638	CLEVELAND ST	HILL WILBUR JR
	28	1401	METROPOLITAN AVE	GARRETT VERONICA &
	29	1416	HAMBURG ST	BUTNER IVA LEE
	30	1417	METROPOLITAN AVE	PLINDSEY PROPERTIES LLC
	31	1415	METROPOLITAN AVE	W&G INVESTMENT GROUP LLC
	32	1407	COOPER ST	FOREST HEIGHTS NEIGHBORHOOD
	33	3616	CLEVELAND ST	HARRIS & HARRIS PPTIES LLC
	34	1418	COOPER ST	HAWKINS SHIRLEY
	35	1600	HAMBURG ST	HANA & EUGENE INVS CORP
	36	3611	HAMBURG CT	EMPY CLIFTON JR &
	37	3615	HAMBURG CT	CASTILLO AURELIO
	38	3619	HAMBURG CT	MADDOX ALISIA L
	39	3623	HAMBURG CT	WU YIWEI
	40	3627	HAMBURG CT	BAKER ELIZABETH
	41	3631	HAMBURG CT	GIPSON MICHAEL W
	42	1417	HAMBURG ST	NDAYIRORERE CONSILLIE &
	43	1413	HAMBURG ST	SAY GONZALO & MARTHA
	44	1409	HAMBURG ST	BONAT & KINO PROPERTIES LLC
	45	1405	HAMBURG ST	1405 HAMBURG TRUST



MVACluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 10/4/2018

Agenda Information Sheet

File #: 19-205 **Item #:** 48.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a multifamily use on property zoned Planned Development District No. 407, on the east side of Boulder Drive, south of West Kiest Boulevard
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z178-380(CY)
Note: This item was deferred by the City Council before opening the public hearing on January 23, 2019, and is scheduled for consideration on February 27, 2019

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HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, FEBRUARY 27, 2019
ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-380(CY)	**DATE FILED:**	September 24, 2018
LOCATION:	East side of Boulder Drive, south of West Kiest Boulevard		
COUNCIL DISTRICT:	3	**MAPSCO:**	53 X
SIZE OF REQUEST:	Approx. 2.704 acres	**CENSUS TRACT:**	103.03

OWNER/APPLICANT: BoulHold 1, LLC / Sean Wahrmund.

REQUEST: An application for a Specific Use Permit for a multifamily use on property zoned Planned Development District No. 407

SUMMARY: The applicant proposes to renovate the existing buildings, increase the number of dwelling units from 66 to 70 and occupy them with a multifamily use.

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.

BACKGROUND INFORMATION:

- The approximate 2.704-acre area of request is zoned Planned Development District No. 407 and is currently developed with five two-story buildings containing 66 dwelling units and one one-story building for laundry and maintenance.
- According to Dallas Central Appraisal District, the apartment buildings were constructed in 1965.
- The earliest Certificate of Occupancy found in the permitting system [POSSE] was issued on May 11, 1990, for a multifamily use; however, there is a previous permit from 1978 also for a multifamily use.
- On August 25, 1994, the City Plan Commission authorized a hearing to determine proper zoning on property zoned CR-D Community Retail with a Dry Liquor Control Overlay with consideration given to establishing a Planned Development District for multifamily Uses and TH-2(A) Townhouse District uses for the subject site.
- On November 9, 1994, the City Council established Planned Development District No. 407 for TH-2(A) Townhouse District uses plus multifamily by Specific Use Permit and approved Specific Use Permit No. 1221 for multifamily uses for a time period of three and one-half years subject to a site plan, landscape plan and conditions. [Expired May 9, 1999]
- On February 10, 1999, and on December 13, 2001, City Council denied a Specific Use Permit for a multifamily use for the area of request.
- On February 26, 2003, the City Council approved an amendment to PD No. 407 to allow Retirement Housing use by right.
- The most recent Certificate of Occupancy for a multifamily use on the property was issued by Building Inspections on March of 2004. This CO has been updated on two occasions to reflect changes in ownership and name of business (doing business as –DBA), one in 2015 and the second one in 2016.

Zoning History: There have not been zoning changes in the vicinity during the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
West Kiest Boulevard	Principal Arterial	100 feet	100 feet
Boulder Drive	Minor Arterial	60 feet	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and recommended reducing or limiting the number of dwelling units and compliance with the corresponding off-street parking requirements.

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 request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

NEIGHBORHOOD PLUS

GOAL 6.0 ENHANCE RENTAL HOUSING OPTIONS

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Action 6.1.3 Strengthen regulatory standards and provide incentives for volume single family and multi-family developers to provide a range of housing unit sizes and include family-friendly amenities such as play areas or open/green space for active, healthy living.

Land Use:

	Zoning	Land Use
Site	PD No. 407	Multifamily
North	CR-D Community Retail with D Liquor Control Overlay and R-10-(A) Single Family	Auto Service Center, Undeveloped Land, Public Park
East	R-10(A) Single Family	Single-family
South	R-10(A) Single Family	Single-family
West	R-10(A) Single Family	Single-family

Land Use Compatibility:

The approximate 2.704-acre site is zoned Planned Development District No. 407 and is currently developed with five two-story buildings containing 66 dwelling units and one one-story building for the complex's laundry and maintenance office, that according to the Dallas Central Appraisal District, were built in 1965.

Research of the history of the property indicate that the zoning at the time of the construction of the existing buildings was an S.P. LR-3 Special Permit Ordinance No. 10340 for Local Retail-3 District uses which included multifamily uses.

In 1989, when Chapter 51A of the Dallas Development Code was adopted, the zoning district of the subject property transitioned to a CR Community Retail District which made the multifamily use nonconforming.

On August 25, 1994, the City Plan Commission authorized a hearing to determine proper zoning on the property with consideration given to establishing a Planned Development District for Multifamily Uses and TH-2(A) Townhouse District uses.

On November 9, 1994, the City Council established Planned Development District No. 407 for TH-2(A) Townhouse District uses plus multifamily use by Specific Use Permit and approved Specific Use Permit No. 1221 for multifamily use for a time period of three and one-half years subject to a site plan, landscape plan and conditions. [Expired May 9, 1999].

Pursuant to the approved conditions for SUP No. 1221 that required a review by the Planning Director after six months after the passing of the ordinance granting the SUP, on December 24, 1996, the Planning Department evaluated the compliance of the Property with the SUP conditions. They presented their findings to the City Plan Commission on January 9, 1997, with a recommendation of authorizing a public hearing to address the discrepancies found on site.

On February 19, 1997, a minor amendment to the SUP site plan was approved by the Director of Planning which brought the site into compliance.

On April 3, 1997, the City Plan Commission, at its public hearing, accepted the staff report as to the compliance of the property with the SUP conditions and amended site plan, and the multifamily use continued to operate.

On February 10, 1999, and on December 13, 2001, City Council denied a Specific Use Permit for a multifamily use for the area of request.

On February 26, 2003, the City Council approved an amendment to PD No. 407 to allow Retirement Housing use by right. There are no records found that the property changed use from multifamily to retirement housing.

A Certificate of Occupancy was issued by Building Inspections on March 2004 for a multifamily use which has been subsequently updated in 2015 and 2016 to reflect changes in ownership and in the name under which the use operates. Staff was unable to determine how the Certificate of Occupancy was issued and updated for a multifamily use without a valid SUP, however the property is currently occupied.

The applicant is a new owner requesting the SUP to allow for the existing buildings to continue to operate as a multifamily use. The applicant proposes to renovate the existing buildings and to increase the number of units from 66 to 70 by reconfiguring four of the existing three-bedroom units into two-bedroom units and add four efficiency units. No additional structures nor floor area are being proposed on site.

Planned Development District No. 407 establishes that if the property is developed with a multifamily use, development of the property must comply with the development standards shown on the site plan attached to an ordinance granting a specific use permit [Sec. 51P-407.107(a)]. Based on this provision and taking into consideration that the provisions in an ordinance always control over a site plan, staff is recommending SUP conditions that will provide for regulations as to maximum number of dwelling units allowed, off-street parking required and maximum number of stories. The applicant has agreed to most of the conditions except for the maximum number of dwelling units.

Uses surrounding the area of request include primarily single family uses in the R-10(A) District that abuts the site to the west, south and east. A public park is located to the north across West Kiest Boulevard followed by a multifamily use further north in an MF-2(A) District. Along West Kiest Boulevard and to the northwest of the area of request, there is a mix of auto service center and retail and personal service uses in a CR Community Retail with a D Liquor Control Overlay District on a portion.

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.

In general, the applicant's request is consistent with the general provisions for a Specific Use Permit. Staff is overall in support with the request except for the increase in the number of dwelling units. Staff is also aware that due to the history of this property, surrounding property owners are generally not in support of the request. Staff

recommends approval for a two-year period which will allow for the review of the use and its compatibility with the surrounding uses after this period of time.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site and surrounding areas are within an "F" MVA Cluster.

Parking:

As mention above, the property was developed as a multifamily use in 1965 when the LR-3 District allowed the use by right. Off-street parking requirements for the use in the LR-3 District were calculated at a ratio of one off-street parking space per each dwelling unit, at which the use would have required 66 off-street parking spaces.

Staff consulted with Building Inspections and it was determined that parking for the multifamily use will be required at the ratio required when the use was originally established for the existing 66 dwelling units, but that any additional dwelling units will have to provide the parking requirements per the current code requirements of one space per each bedroom with a minimum of one parking space per unit plus 0.25 space per unit for guest parking.

Provided that the applicant proposes to add four efficiency units (no bedroom separation), per the current code, five additional parking spaces will have to be provided, one space for each efficiency plus 0.25 space per unit for guest parking [0.25 x 4 = 1 space]. The total parking requirement for the use will then be 71 parking spaces. The proposed site plan depicts 96 off-street parking spaces on site which will comply with this requirement.

Staff considers that the 96 parking spaces the site proposes are still considerably less than the 146 parking spaces the site would require per the current code[1] and does not support any increase in the number of dwelling units. Staff's recommendation is to limit the number of dwelling units to the existing 66, which with the 96 parking spaces provided, will still be nonconforming as to this requirement.

Landscaping:

[1] 14- 1-bedroom units = 14 parking spaces required
46- 2-bedroom units = 92 parking spaces required
6- 3-bedroom units = 18 parking spaces required
4- efficiency units = 4 parking spaces required
0.25 spaces x 70 units = 17.5 ~ 18 guest parking spaces
TOTAL: **146 Parking spaces required.**

The landscape regulations in Planned Development District No. 407 establish that if the property is developed with a multifamily use, all landscaping must be provided as shown on the landscape or site plan attached to an ordinance granting a specific use permit. The landscape shown on the proposed site plan depicts the existing landscaping on site, no trees are proposed to be removed or added.

DECEMBER 13, 2018 - CITY PLAN COMMISSION MINUTES

Z178-380(CY)

Motion: It was moved to recommend **approval** of a Specific Use Permit for a multifamily use for a two-year period, subject to a revised site plan and staff's recommended conditions to include the following modifications: 1) maximum number of dwelling units is 66, 2) provide off-street parking in accordance to the Dallas Development Code, as amended. 3) provide a minimum of 96 off-street parking spaces in the location shown on the site plan, and 4) Delta Credits, as defined in Section 51A-4.704(b)(4) may be used to meet the off-street parking requirement on property zoned Planned Development District No. 407, on the east side of Boulder Drive, south of West Kiest Boulevard.

Maker: Schultz
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 37
Replies: For: 1 Against: 2

Speakers: For: Sean Wahrmund, 4511 Ridge Rd., Dallas, TX, 75229
Against: David Marquis, 3110 W. Kiest Blvd., Dallas, TX, 75233

LIST OF OFFICERS.
BouldHold 1, LLC

- Sean Wahrmund --- Managing member
- Beazer Family Trust
- Bethany Ulteig
- Chirstopher Sims
- Donald Crosby
- Eric Saavedra
- Jean Roscovius
- Mondsee SDIRA, LLC
- Lawrence Dsouza
- Lin & Cathy Chen
- GBM Assets, LLC
- Zachary Beazer
- Tyler Burningham
- Jay Personius
- Gaven Schneider
- Chris & Lisa Bean
- Shahid Mehmood
- Tom Ruth & Ann Smith
- Michael Moran
- Kerry Clark
- Craig Shelton
- Josh Correa
- Todd Szuch
- Lelon Ginn
- Jack Waldenmaier
- 2021 REI, LLC
- Sperry Family Trust
- Ryan & Andrea yager
- Charles Ho
- Su Vin Enterprises, LLC
- Paul Moody
- Rivera Perkins 401k Plan
- Binu Aramath
- Arturo Alcaza
- ARBK Management, LLC
- Larry & Melanie mastellar
- Todd Jach
- Pezhman Hajbandeh
- Barry Rodgers
- Christina Stone
- Quest IRA Inc. FBO Jodie L Mow IRA

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a multifamily use.

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 the passage of this ordinance)

4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.

5. DENSITY: Maximum number of dwelling units is 66.

6. HEIGHT: Maximum number of stories is two.

7. PARKING: Off-street parking must be provided in accordance to the Dallas Development Code, as amended. No less than 96 off-street parking spaces must be provided in the location shown on the attached site plan. Delta Credits, as defined in Section 51A-4.704(b)(4) may be used to meet the off-street parking requirement.

8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

Site Data Table

Unit Type	Number of Unit Type	Square Footage of Unit
1 Bed - 1 Bath	14	602
2 Bed - 2 Bath	28	891
2 Bed - 1.5 Bath	14	1,184
3 Bed - 2 Bath	10	1,280

Site Plant Table

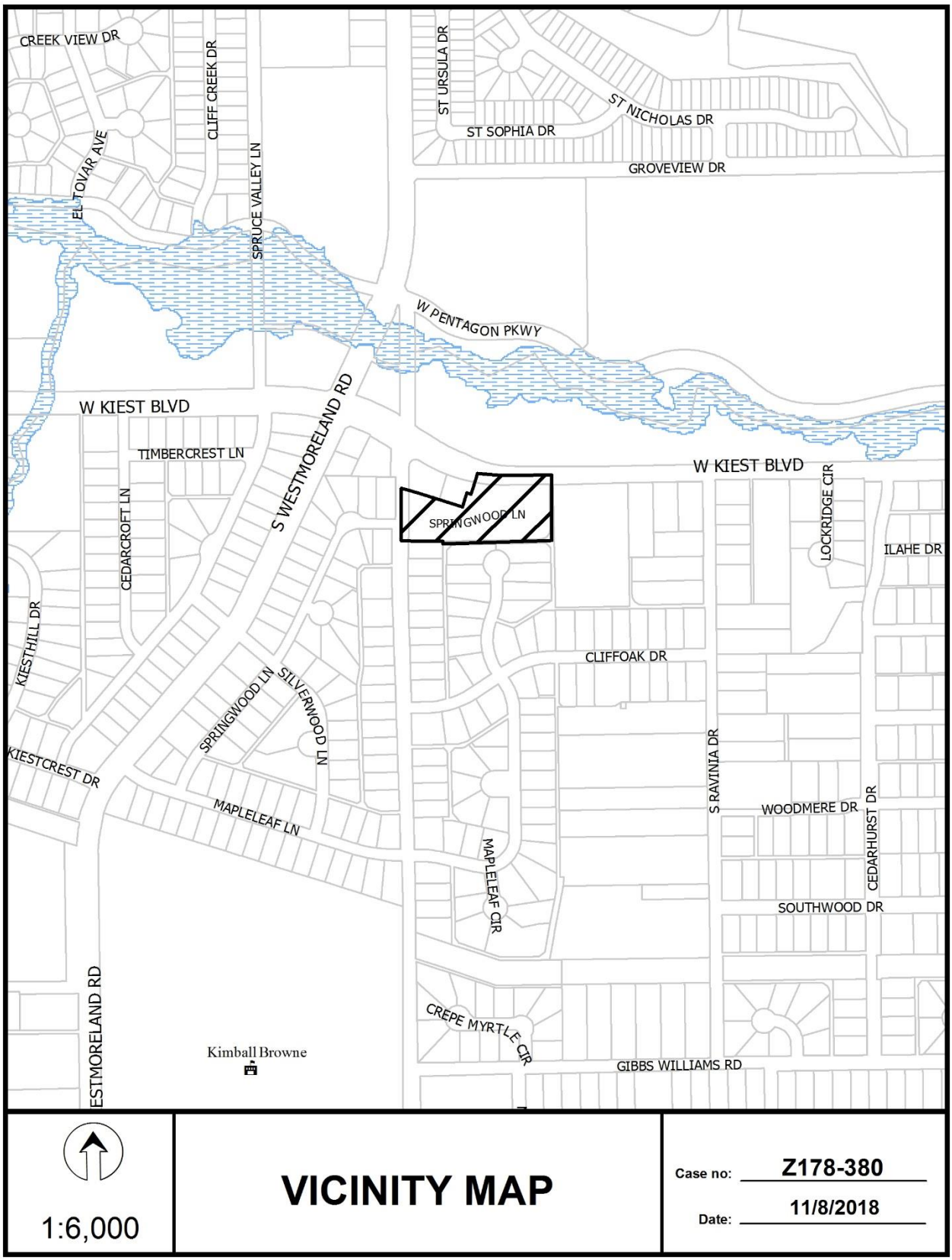
Key	Common Name	Botanical Name	Remarks
EI	English Ivy	Hedera Helix	Existing
AJ	Asian Jasmine	Trachelospermum Asiaticum	Existing

Parking Table

Provided Parking
96 spaces (existing)

Impervious Coverage

Total Lot Size (sq/ft)	Impervious Cover (existing)
130,375 sq/ft	86,699 sq/ft
source: Dallas County Appraisal District	source: survey
66.5% Impervious Cover	

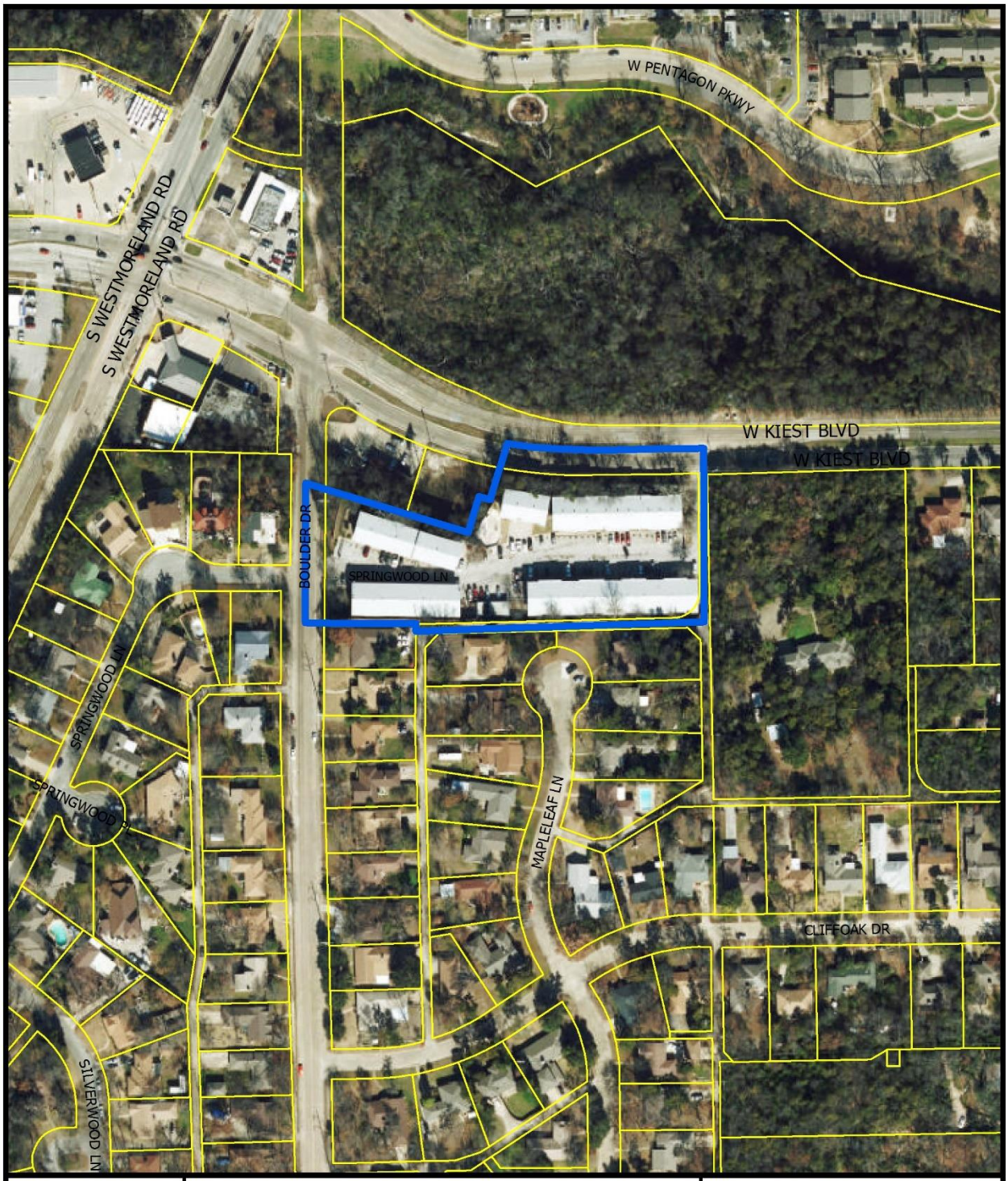


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VICINITY MAP

Case no: Z178-380

Date: 11/8/2018

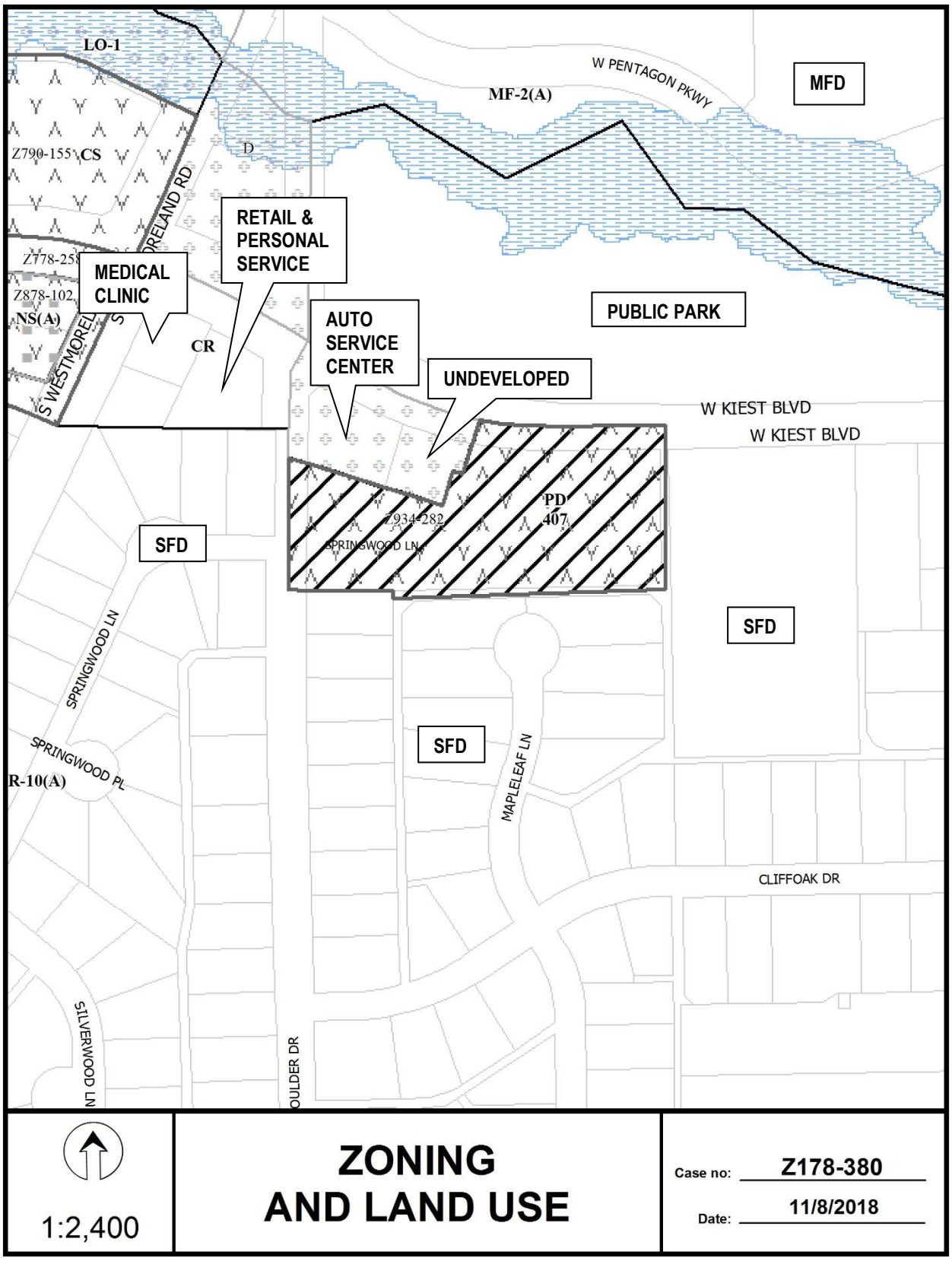


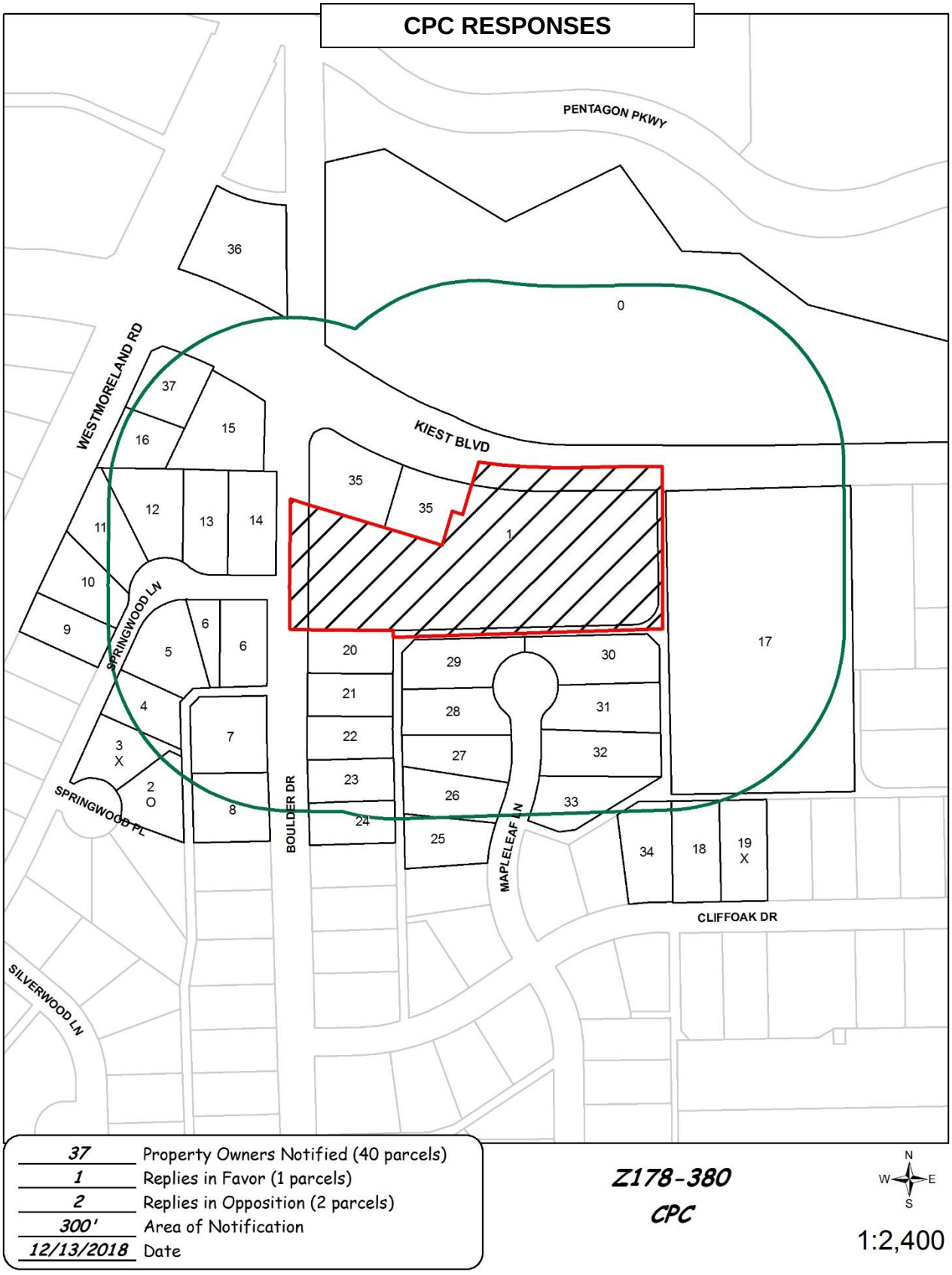
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AERIAL MAP

Case no: Z178-380

Date: 11/8/2018


LO-1
W PENTAGON PKWY
MF-2(A)
MFD
Z790-155
CS
D
RETAIL & PERSONAL SERVICE
MEDICAL CLINIC
Z778-25
Z878-102
NS(A)
CR
AUTO SERVICE CENTER
PUBLIC PARK
UNDEVELOPED
W KIEST BLVD
W KIEST BLVD
PD 407
Z934-282
SPRINGWOOD LN
SFD
SFD
SFD
SPRINGWOOD LN
SPRINGWOOD PL
R-10(A)
MAPLELEAF LN
CLIFFOAK DR
SILVERWOOD LN
OULDER DR
1:2,400
ZONING AND LAND USE
Case no: Z178-380
Date: 11/8/2018


CPC RESPONSES
PENTAGON PKWY
WESTMORELAND RD
KIEST BLVD
SPRINGWOOD LN
SPRINGWOOD PL
BOULDER DR
MAPLELEAF LN
CLIFFOAK DR
SILVERWOOD LN
36
0
37
16
15
35
35
1
12
13
14
11
10
9
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X
37 Property Owners Notified (40 parcels)
1 Replies in Favor (1 parcels)
2 Replies in Opposition (2 parcels)
300' Area of Notification
12/13/2018 Date
Z178-380
CPC
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1:2,400

12/12/2018

Reply List of Property Owners

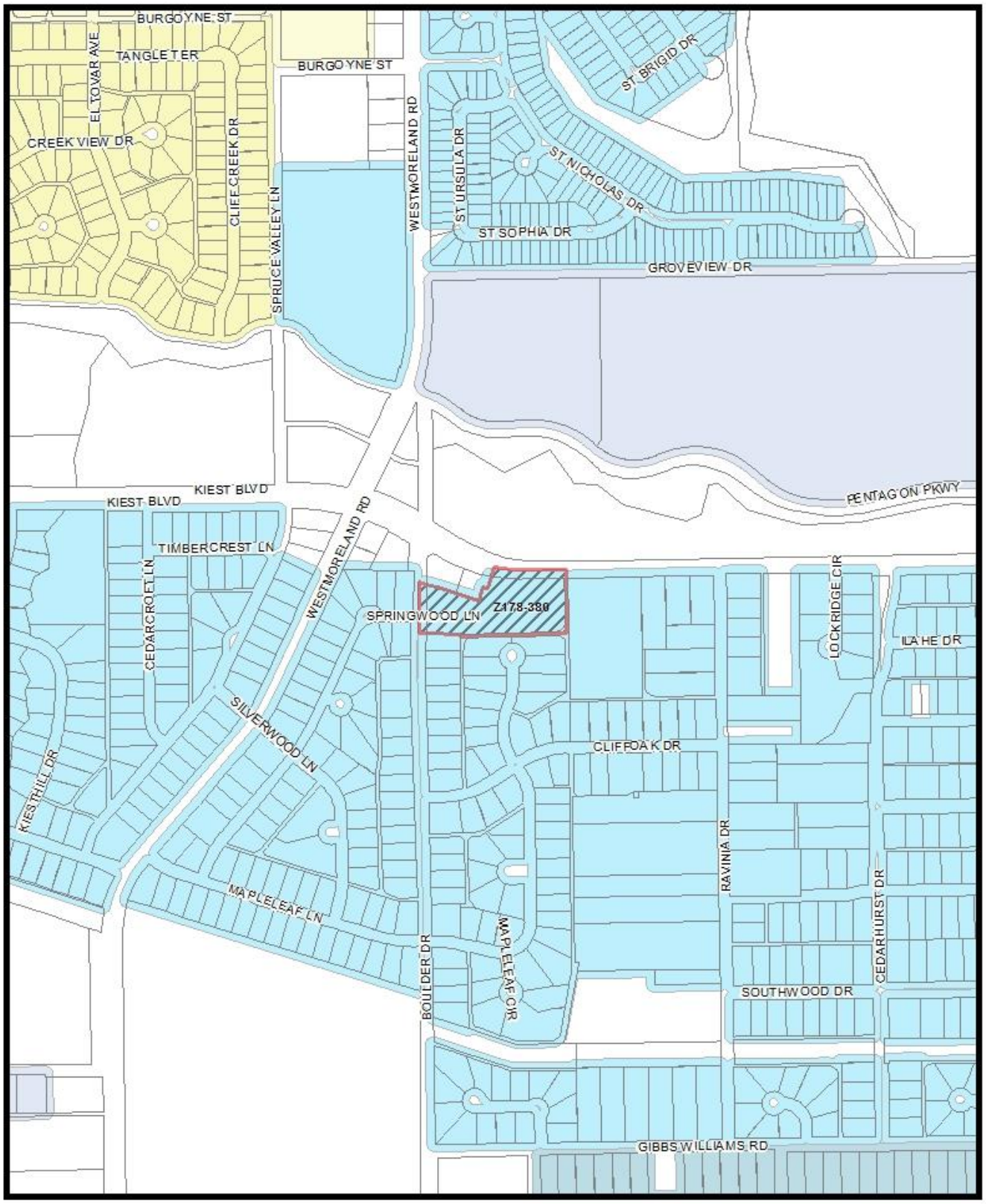
Z178-380

37 Property Owners Notified ***1 Property Owners in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3130	SPRINGWOOD LN	YI NOEL
O	2	3310	SPRINGWOOD PL	BRITT KAREEN G
X	3	3306	SPRINGWOOD PL	NANCE LATANYA L &
	4	3240	SPRINGWOOD LN	SBY 2014 I BORROWER LLC
	5	3230	SPRINGWOOD LN	WILLIS PHILLIP
	6	3212	SPRINGWOOD LN	AGN LLC
	7	3317	BOULDER DR	REBOLLAR MARIA E
	8	3331	BOULDER DR	BADILLO EDGAR M
	9	3235	SPRINGWOOD LN	LEWIS JONATHAN
	10	3229	SPRINGWOOD LN	BARRON JOSE &
	11	3223	SPRINGWOOD LN	PECINA LAURA ANGELICA & GILBERT
	12	3217	SPRINGWOOD LN	BEHARRY RAJENDRA
	13	3211	SPRINGWOOD LN	TUCKER ADALINA &
	14	3205	SPRINGWOOD LN	CHAMBERS LARRY R
	15	3302	W KIEST BLVD	REEVES GROUP LTD
	16	3224	S WESTMORELAND RD	ONATE OSCAR HUGO
	17	3110	W KIEST BLVD	MARQUIS DAVID M &
	18	3123	CLIFFOAK DR	WILLIAMS MARLENE
X	19	3117	CLIFFOAK DR	MAROHN KRISTIE A
	20	3308	BOULDER DR	SALAZAR JAVIER
	21	3314	BOULDER DR	HOLDEN JAMES & JANAVA
	22	3320	BOULDER DR	ARTHUR DWIGHT T &
	23	3326	BOULDER DR	MILLER BILLY GLEN & ANNETTA
	24	3332	BOULDER DR	BELL CYNTHIA
	25	3027	MAPLELEAF LN	WATERS CHRISTOPHER & LESLEY
	26	3021	MAPLELEAF LN	HUGHES CHRISTOPHER W &

12/12/2018

Reply	*Label #*	*Address*		*Owner*
	27	3015	MAPLELEAF LN	LANEY EDDIE N
	28	3009	MAPLELEAF LN	ABROM YVONNE M
	29	3005	MAPLELEAF LN	REYES IVAN & PEREZ THALIA N
	30	3006	MAPLELEAF LN	THOMPSON SAMUEL & DOROTHY
	31	3010	MAPLELEAF LN	RODRIGUEZ LORENA & JOSE ANGEL
	32	3016	MAPLELEAF LN	PETERMAN DAVID
	33	3022	MAPLELEAF LN	BROWN DWAYNE C
	34	3129	CLIFFOAK DR	WOOD TIMOTHY R &
	35	3242	W KIEST BLVD	MOXIE INVESTMENTS LTD
	36	3152	S WESTMORELAND RD	HALEBIAN INVESTMENTS LTD
	37	3314	W KIEST BLVD	STANDIFER JEFFREY


BURGOYNE ST
TANGLE TER
ELTOVAR AVE
CREEK VIEW DR
CLIFF CREEK DR
SPRUCE VALLEY LN
WESTMORELAND RD
ST BRIGID DR
ST URSULA DR
ST NICHOLAS DR
ST SOPHIA DR
GROVE VIEW DR
PENTAGON PKWY
KIEST BLVD
TIMBERCREST LN
CEDARCROFT LN
SPRINGWOOD LN
Z178-380
LOCKRIDGE CIR
ILA HE DR
SILVERWOOD LN
CLIFFOAK DR
KIESTHILL DR
MAPLELEAF LN
BOULDER DR
MAPLELEAF CIR
RAVINIA DR
CEDARHURST DR
SOUTHWOOD DR
GIBBS WILLIAMS RD
MVACluster
A
B
C
D
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NA
1:6,000
Market Value Analysis
Printed Date: 11/9/2018

Agenda Information Sheet

File #: 19-206 **Item #:** 49.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 27, 2019

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned a CS Community Service District and an MC-1 Multiple Commercial District, on the north line of East Northwest Highway, east of Shiloh Road
Recommendation of Staff and CPC: Approval
Z178-385(AM)
Note: This item was deferred by the City Council before opening the public hearing on January 23, 2019, and is scheduled for consideration on February 27, 2019

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 27, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-385(AM) **DATE FILED:** September 24, 2018

LOCATION: North line of East Northwest Highway, east of Shiloh Road

COUNCIL DISTRICT: 9 **MAPSCO:** 36 L

SIZE OF REQUEST: ± 1.728 acres **CENSUS TRACT:** 126.01

OWNER/APPLICANT: FRC AC East Dallas Shiloh, LLC

REPRESENTATIVE: Devin Huffines

REQUEST: An application for an IR Industrial Research District on property zoned a CS Commercial Service District and an MC-1 Multiple Commercial District.

SUMMARY: The applicant proposes to develop the subject site with a car wash.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The site is currently undeveloped.

Zoning History: There haven't been any zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
East Northwest Highway	Principal Arterial	107 feet
Shiloh Road	Minor Arterial	100 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the Dallas City Council on June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in the evaluation of the applicant's request.

The proposed zoning request meets the following goals and objectives of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that the zoning is flexible enough to respond to changing economic conditions

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

Policy 2.4.1.1 Respond to the business community's feedback and foster open channels of communication. Foster customer friendly regulatory functions and development processes within the City

Surrounding Land Uses:

	Zoning	Land Use
Site	CS; MC-1	Undeveloped
North	City of Garland	Vehicle display, sales, or service
East	City of Garland	Restaurant without drive-in or drive-through service; hotel or motel
South	IR	Motor vehicle fueling station; Office
West	IR	Motor vehicle fueling station

Land Use Compatibility:

This request site is currently undeveloped and is located in an area predominantly zoned as IR Industrial Research District. The applicant's request to rezone the property from CS Commercial Service District and MC-1 Multiple Commercial District to IR Industrial Research District would merge two zoning districts under one governing set of development standards and regulations while creating a consolidated, continuous zoning pattern.

Allowing for a zoning change to an IR Industrial Research District will allow the property to be developed with the proposed car wash use; a use which is not permitted under a MC-1 District.

Staff's recommendation is based on the proposed effects of the zoning change on the surrounding properties. There will be no adverse impact on the surrounding properties as a zoning change to an IR zoning district would create a continuous, stable zoning pattern that would allow these properties to be developed with the same development standards and primary uses as that of the surrounding properties. The adjacency to IR zoning and the compatibility achieved by having a continuous development standard will provide stability and development security through consistent regulations.

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
MC-1 Multiple Commercial-1	15' Urban form	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 maximum	70' 5 stories	80%	Proximity Slope U-form setback Tower Spacing Visual Intrusion	Office, retail & personal service, lodging
IR Industrial Research	15'	30' adjacent to residential OTHER: No min.	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80'	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Market Value Analysis

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

Parking:

At the time of development, off-street parking requirements must be provided in accordance with the Dallas Development Code, as amended.

Landscaping:

At the time of development, landscaping must be provided in accordance with Article X, of the Dallas Development Code, as amended.

List of Officers

FRC AC East Dallas Shiloh, LLC

Robert S. Small	President
Jason Smallwood	Vice President
James F. Mason	Vice President
Justin Schoellkpf	Vice President

DECEMBER 13, 2018 - CITY PLAN COMMISSION MINUTES

Z178-385(AM)

Motion: It was moved to recommend **approval** of an IR Industrial Research District on property zoned a CS Community Service District and an MC-1 Multiple Commercial District, on the north line of East Northwest Highway, east of Shiloh Road.

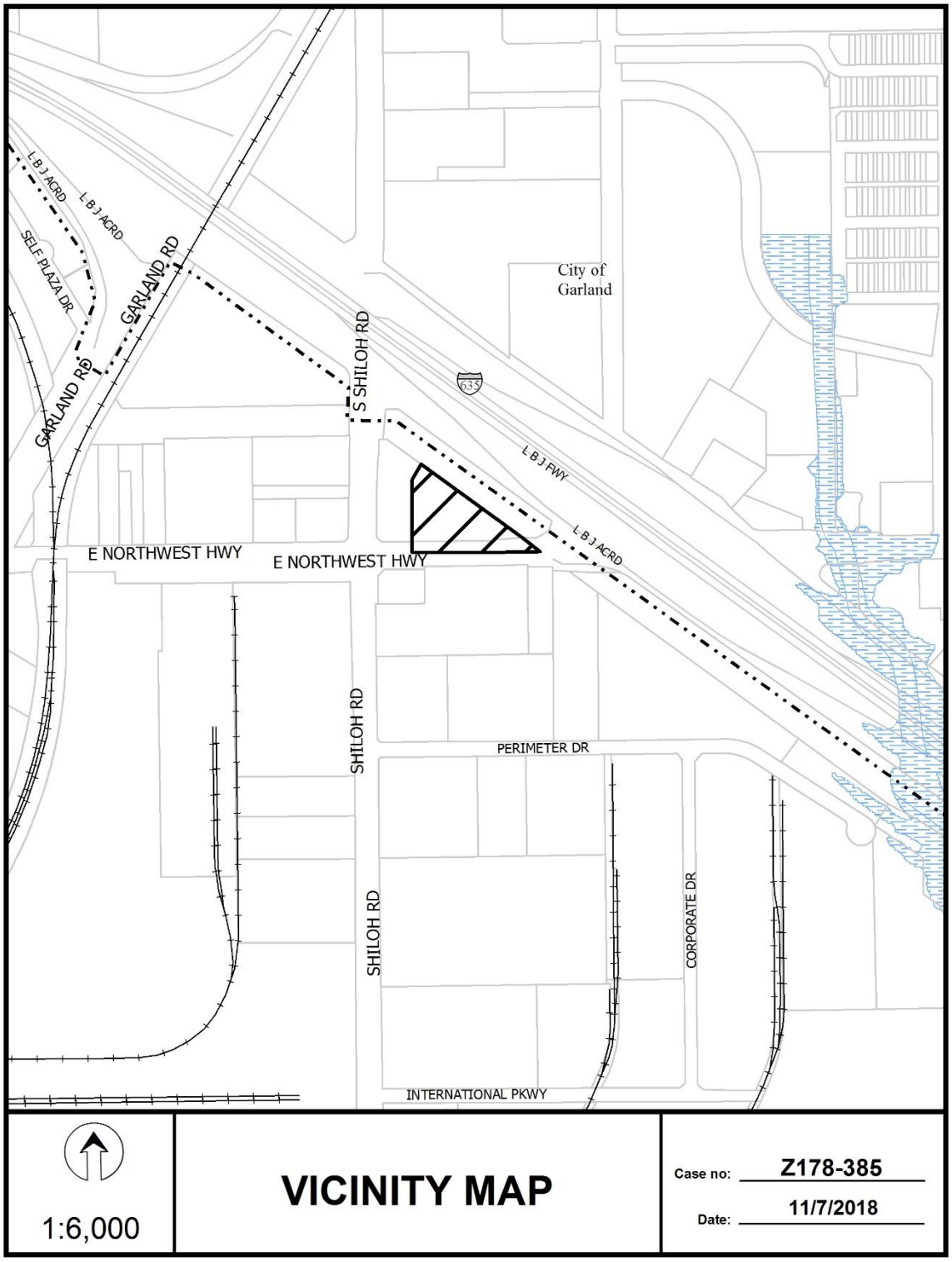
Maker: Jung
Second: Carpenter
Result: Carried: 13 to 0

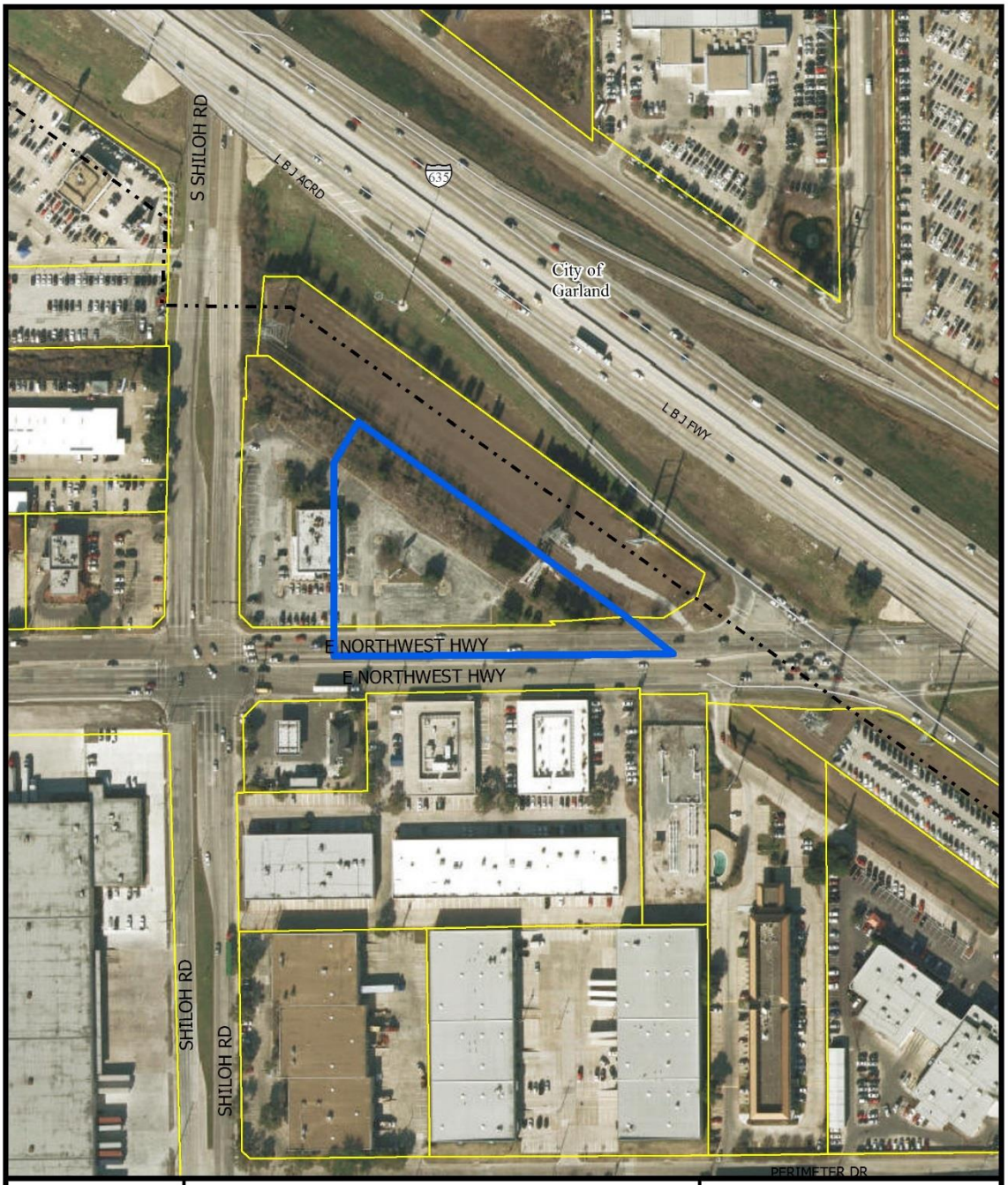
For: 13 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 12
Replies: For: 0 Against: 2

Speakers: None


L B J ACRD
L B J ACRD
SELF PLAZA DR
GARLAND RD
GARLAND RD
S SHILOH RD
635
City of
Garland
L B J FWY
L B J ACRD
E NORTHWEST HWY
E NORTHWEST HWY
SHILOH RD
PERIMETER DR
SHILOH RD
CORPORATE DR
INTERNATIONAL PKWY
1:6,000
VICINITY MAP
Case no: Z178-385
Date: 11/7/2018

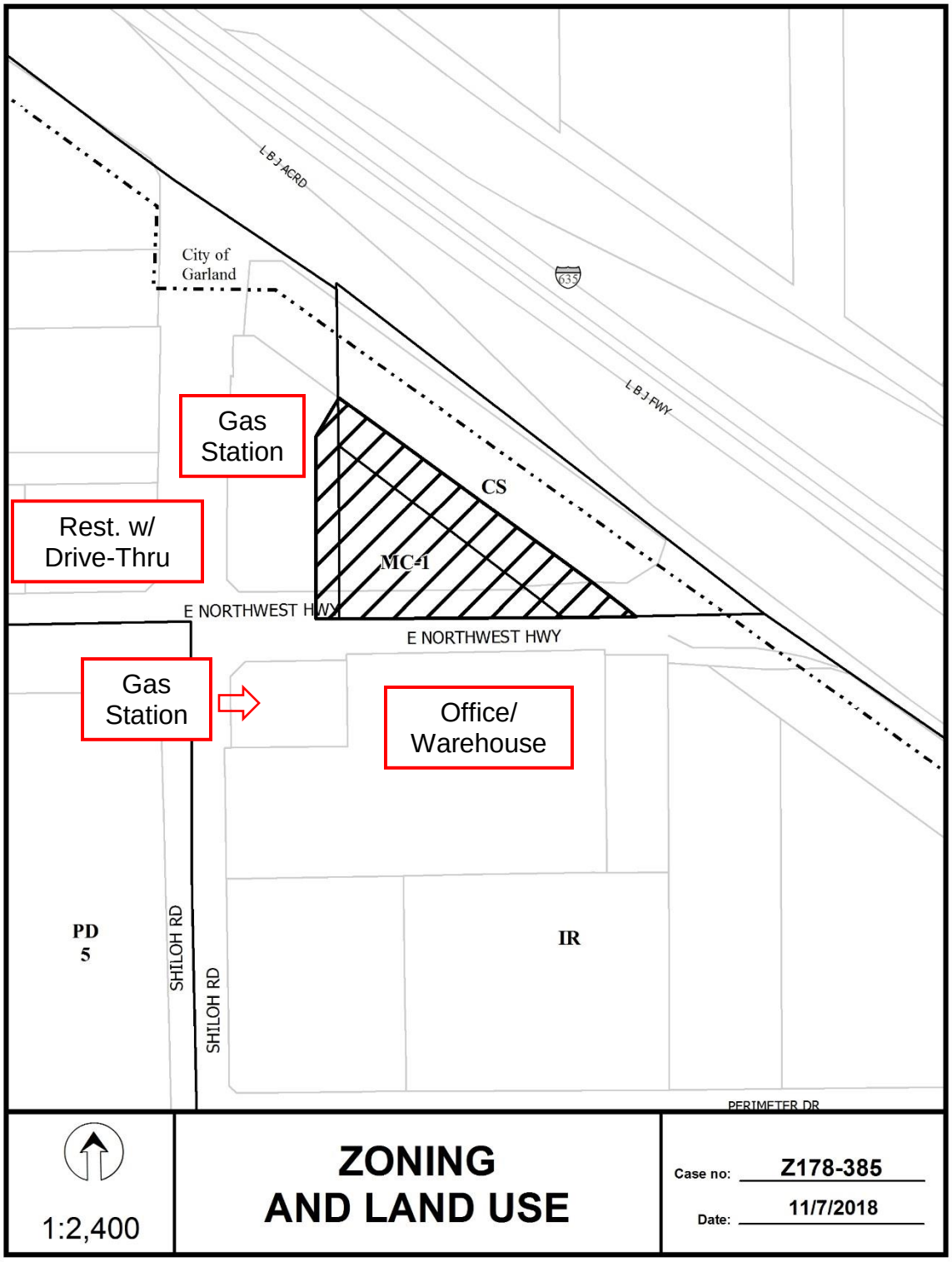


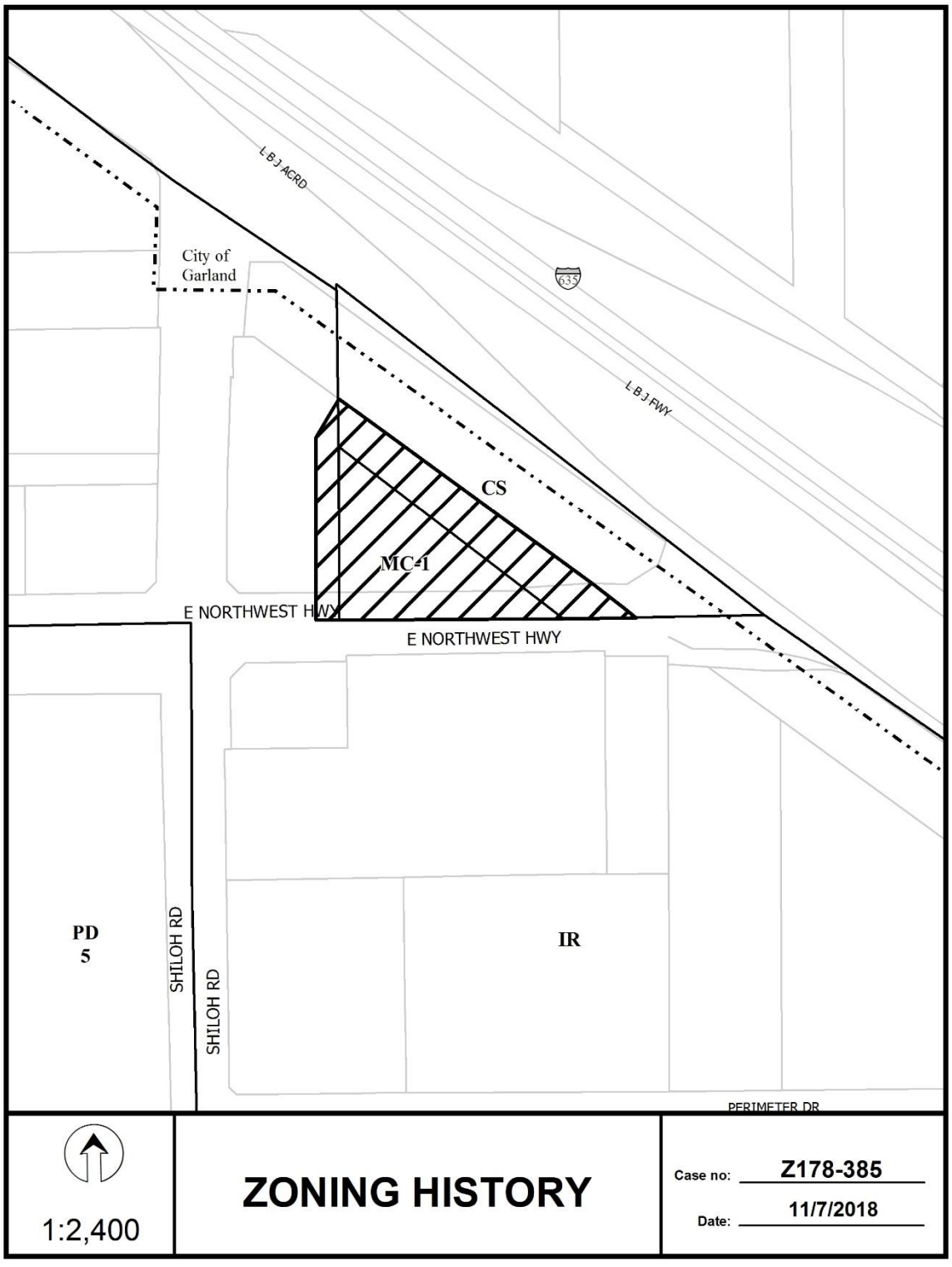
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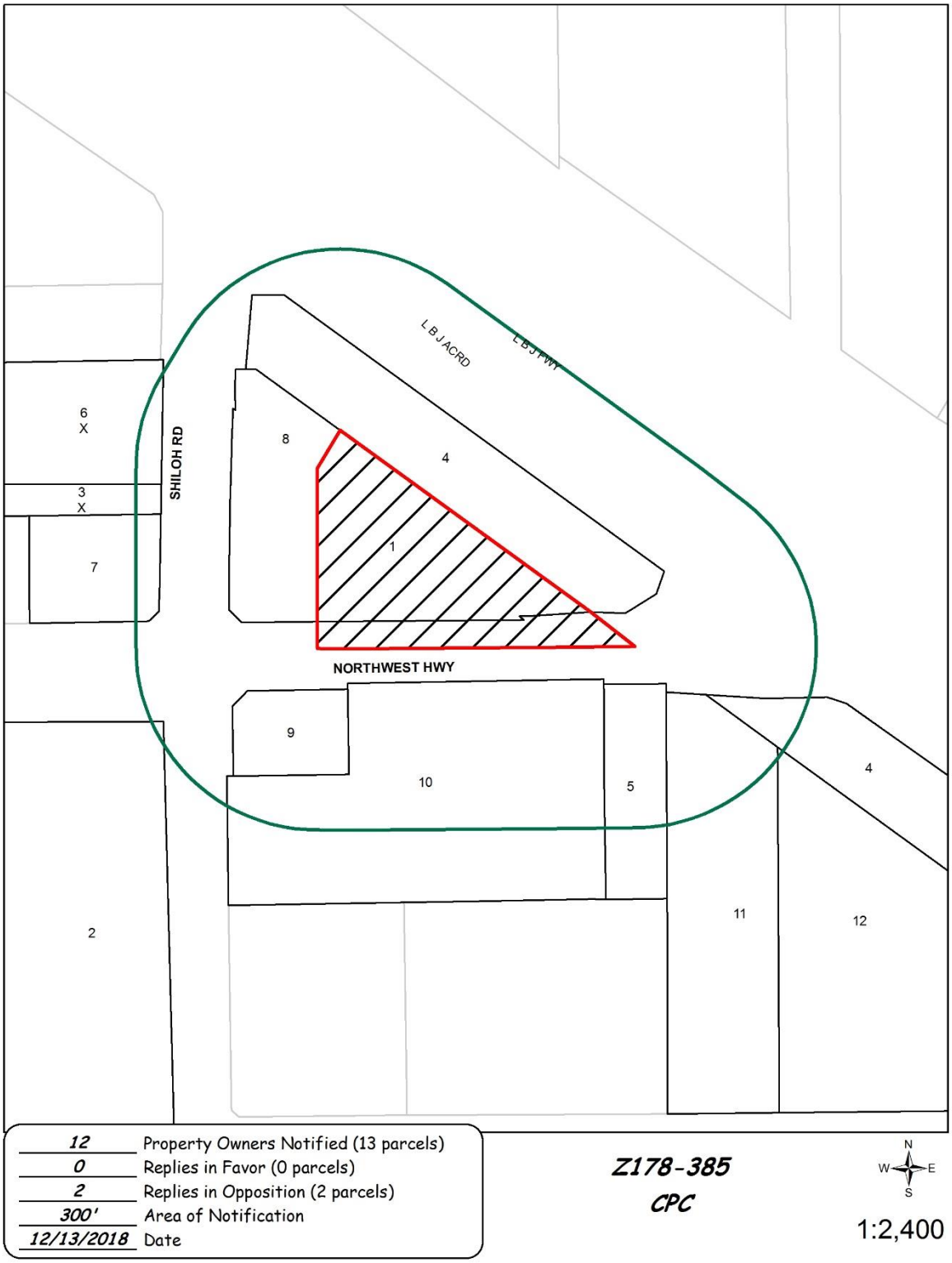
AERIAL MAP

Case no: Z178-385

Date: 11/7/2018


L B J ACRD
City of Garland
635
L B J FWY
Gas Station
Rest. w/ Drive-Thru
CS
MC-1
E NORTHWEST HWY
E NORTHWEST HWY
Gas Station
Office/ Warehouse
PD 5
SHILOH RD
SHILOH RD
IR
PERIMETER DR
1:2,400
ZONING AND LAND USE
Case no: Z178-385
Date: 11/7/2018


L B J ACRD
City of Garland
635
L B J FWY
CS
MC-1
E NORTHWEST HWY
E NORTHWEST HWY
PD 5
SHILOH RD
SHILOH RD
IR
PERIMETER DR
1:2,400
ZONING HISTORY
Case no: Z178-385
Date: 11/7/2018


L B J ACRD
L B J FWY
SHILOH RD
NORTHWEST HWY
6
X
3
X
7
8
4
1
9
10
5
4
2
11
12
12 Property Owners Notified (13 parcels)
0 Replies in Favor (0 parcels)
2 Replies in Opposition (2 parcels)
300' Area of Notification
12/13/2018 Date
Z178-385
CPC
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1:2,400

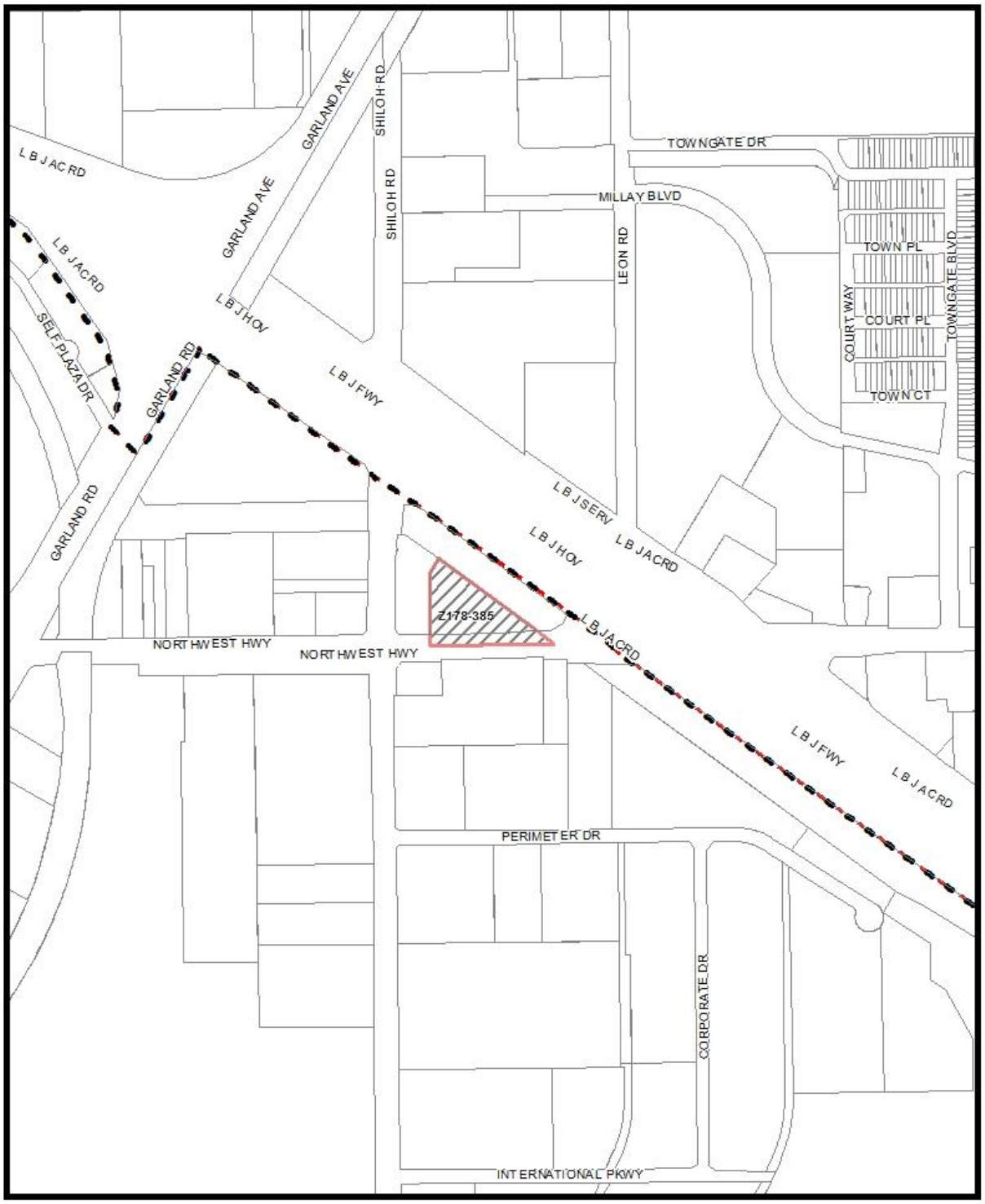
12/12/2018

Reply List of Property Owners

Z178-385

12 Property Owners Notified ***0 Property Owners in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	12505	E NORTHWEST HWY	FRC AC EAST DALLAS SHILOH LLC
	2	12141	SHILOH RD	FAINBARG I LP &
X	3	12303	SHILOH RD	PAYNE WILLIAM INVEST
	4	12200	SHILOH RD	TEXAS UTILITIES ELEC CO
	5	12699	E NORTHWEST HWY	ENSERCH CORP
X	6	12243	SHILOH RD	ALMARK HOLDING CORP
	7	12475	E NORTHWEST HWY	CJS TACO CABANA DALLAS LLC
	8	12505	E NORTHWEST HWY	NORTHWEST SHILOH LLC
	9	12516	E NORTHWEST HWY	GLITTER GEMS LLC
	10	12610	E NORTHWEST HWY	G&I VII NE CROSSING LP
	11	12670	E NORTHWEST HWY	GARLAND HOSPITALITY GROUP LLC
	12	12650	LBJ FWY	ADLER PROPERTY CO LLC


L B J AC RD
GARLAND AVE
SHILOH RD
TOWNGATE DR
MILLAY BLVD
LEON RD
TOWN PL
COURT WAY
COURT PL
TOWNGATE BLVD
TOWN CT
L B J HOV
L B J FWY
SELF PLAZA DR
GARLAND RD
L B J SERV
Z178-385
NORTHWEST HWY
PERIMETER DR
CORPORATE DR
INTERNATIONAL PKWY
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 11/12/2018

Agenda Information Sheet

File #: 19-81 **Item #:** 50.

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 27, 2019
COUNCIL DISTRICT(S):	4, 7
DEPARTMENT:	Department of Public Works
EXECUTIVE:	Majed Al-Ghafry

SUBJECT

A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Street Group 12-465 which includes Meek Street from Carbondale Street to Brownsville Avenue and Hendricks Avenue from South Denley Drive to South Moore Street; and at the close of the hearing, authorize an ordinance levying benefit assessments; and a construction contract with Camino Construction, L.P., lowest responsible bidder of six - Not to exceed $1,047,136.50 - Financing: 2012 Bond Funds ($415,535.00), 2003 Bond Funds ($294,488.50), Water Utilities Capital Improvement Funds ($322,763.00), and Water Utilities Capital Construction Funds ($14,350.00)

BACKGROUND

Meek Street from Carbondale Street to Brownsville Avenue was included in the 2003 Bond Program under the category of Public/Private Partnership. Hendricks Avenue from South Denley Drive to South Moore Street was included in the 2012 Bond Program as a Target Neighborhood Project.

On May 10, 2006, City Council authorized a professional services contract with Halff Associates, Inc. for the engineering design of street improvements for Street Group 03-445, by Resolution No. 06-1364.

On December 11, 2013, City Council authorized a professional services contract with Walter P. Moore & Associates, Inc. for the engineering design of three target neighborhood street improvement projects on Gooch Street from South Lancaster Road to Tracy Road, Hendricks Avenue from Denley Drive to Moore Street and Yancy Street from Carbondale Street to Saipan Street by Resolution No. 13-2073.

This action will allow the public hearing to be held and will authorize the levying of assessments and the contract for construction. The improvements will consist of constructing 26-foot wide concrete pavement with curbs, sidewalks, drive approaches, drainage, and water and wastewater main improvements.

The paving assessment process requires the following three steps:

1. Authorize paving improvements
2. Authorize a benefit assessment hearing
3. Benefit assessment hearing, ordinance levying assessments and authorize contract for construction

This is the third and final step in the process.

Following are the locations for each project:

Street Group 12-465

Project	Limits	Council District
Meek Street	from Carbondale Street to Brownsville Avenue	7
Hendricks Avenue	from South Denley Drive to South Moore Street	4

The following chart illustrates Camino Construction's contractual activities with the City of Dallas for the past three years:

	PBW	DWU	PKR
Projects Completed	5	0	0
Change Orders	5	0	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	May 2006
Completed Design	March 2018
Begin Construction	April 2019
Complete Construction	April 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 10, 2006, City Council authorized a professional services contract with Halff Associates, Inc. for the engineering design of street improvements for Street Group 03-445, by Resolution No. 06-1364.

On December 11, 2013, City Council authorized a professional services contract with Walter P. Moore & Associates, Inc. for the engineering design of three target neighborhood street improvement projects on Gooch Street from South Lancaster Road to Tracy Road, Hendricks Avenue from Denley Drive to Moore Street and Yancy Street from Carbondale Street to Saipan Street by Resolution No. 13-2073.

On January 9, 2019, City Council authorized street paving, drainage, water and wastewater main improvements for Street Group 12-465; provided for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law and a benefit assessment hearing to be held on February 27, 2019, by Resolution No. 19-0084.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on February 25, 2019.

FISCAL INFORMATION

2012 Bond Funds - $415,535.00
2003 Bond Funds - $294,488.50
Water Utilities Capital Improvement Funds - $322,763.00
Water Utilities Capital Construction Funds - $14,350.00

Design	$ 59,496.00
Supplemental Agreement No. 1	$ 5,000.00
Construction (this action)	
Paving & Drainage - PBW	$ 710,023.50
Water & Wastewater - DWU	$ 337,113.00
Total Project Cost	$1,111,632.50

Council District	Amount
4	$ 425,735.00
7	$ 621,401.50
Total	$1,047,136.50

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$1,047,136.50	Architectural & Engineering	25.66%	74.60%	$781,132.50
• This contract exceeds the M/WBE goal.				

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PROCUREMENT INFORMATION

The following six bids with quotes were received and opened on December 10, 2018:

*Denotes successful bidder

Bidders	Bid Amount
* Camino Construction, L.P. 1208 Metro Park Blvd Lewisville, TX 75057	$1,047,136.50
Jeske Construction Company	$1,073,773.00
Tiseo Paving Co.	$1,195,000.00
Vescorp Construction, LLC.	$1,255,035.56
FNH Construction, LLC.	$1,612,584.00
Arreguin Group, Inc.	$1,902,048.33

Original estimate:	PBW	$ 903,650.00
	DWU	$ 230,020.00
Total Project		$1,198,166.00

OWNER

Camino Construction, L.P.

Rogelio T. Ayala, General Manager

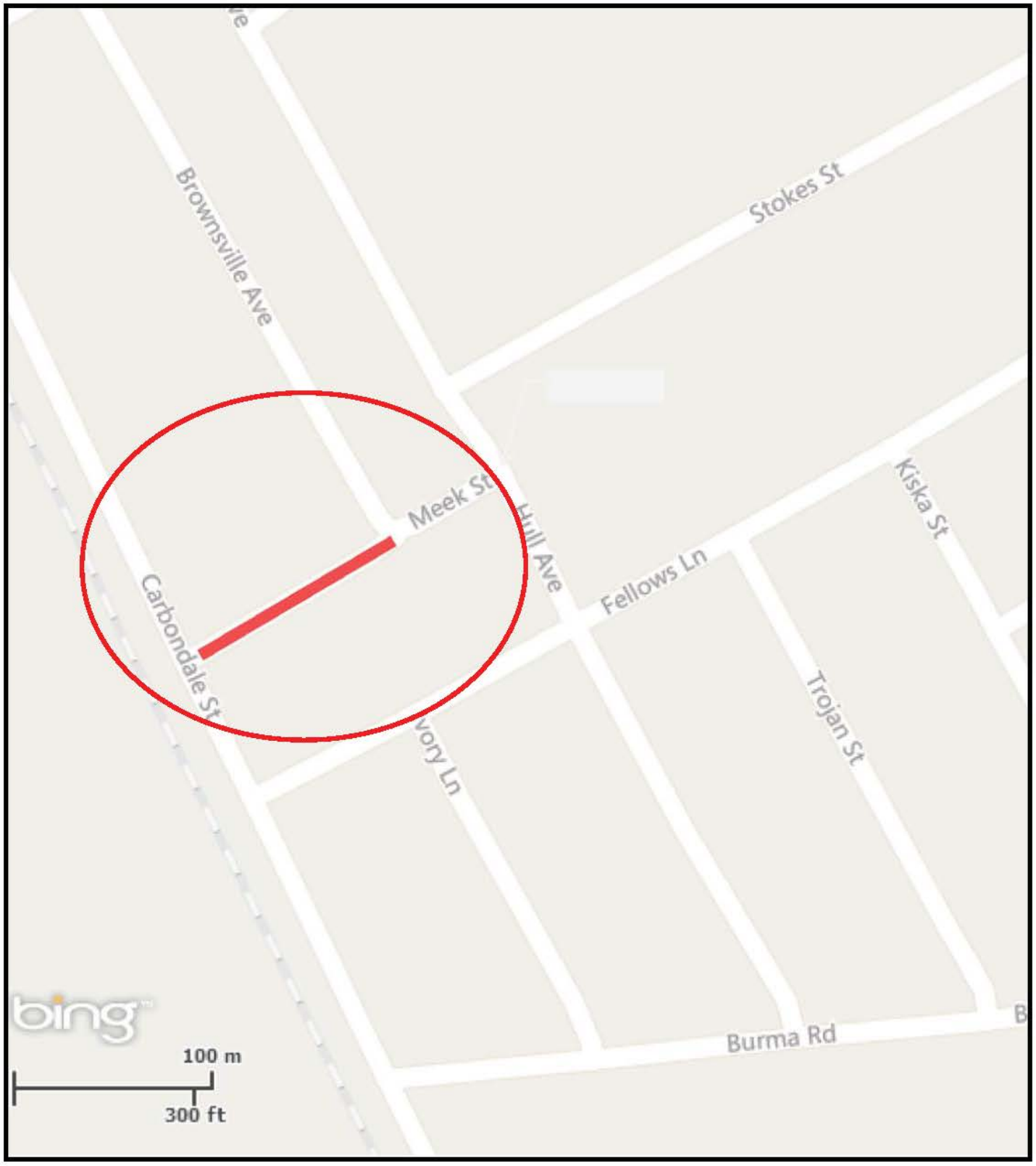
MAPS

Attached

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STREET GROUP 12-465

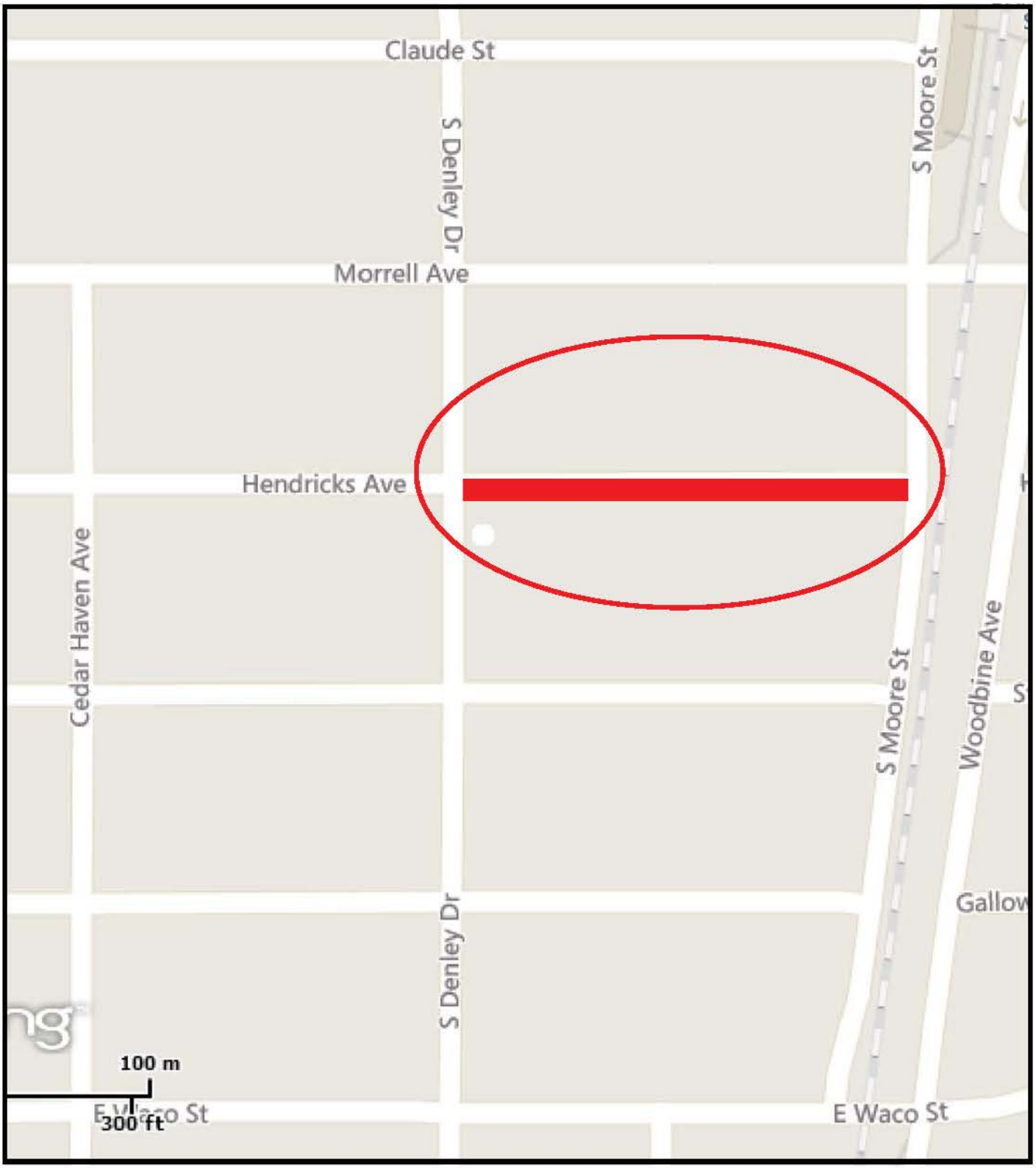
MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE



COUNCIL DISTRICT 7

STREET GROUP 12-465

HENDRICKS AVENUE FROM SOUTH DENLEY DRIVE TO SOUTH MOORE STREET



COUNCIL DISTRICT 4

February 27, 2019

WHEREAS, heretofore, a resolution was duly adopted by the City Council of the City of Dallas for the improvement of the following streets between the limits set forth, out of materials specified, ordering that bids be taken for the construction, and ordering that an estimate of the cost of such improvements be prepared, to wit:

Street Group 12-465

1. Meek Street from Carbondale Street to Brownsville Avenue
2. Hendricks Avenue from South Denley Drive to South Moore Street

WHEREAS, by resolution such estimate and specifications were duly adopted therefore, and the Purchasing Agent was authorized to advertise for bids for such construction; and

WHEREAS, by resolution the City Council determined the necessity for assessing a portion of the cost of such improvements against the property abutting such improvements, and the owners thereof, and duly and legally set a time and place for a public hearing thereon, and provided for notice to be given to such owners, as provided by law; and

WHEREAS, the said hearing was duly held at said time and place; and

WHEREAS, the City Council, after fully considering said proposed assessments, and fully considering the benefits that each property owner and his property receive from making said improvements, is of the opinion that the said proposed assessments determined to be levied are fair and equitable, and in accordance with the enhancement report submitted by Nicholas Co., an independent appraiser, representing the benefits that the said property receives in enhanced values from the making of the said improvements, and that the said assessments should be made; and

WHEREAS, the Council having no further protest, remonstrance, or objection before it, is of the opinion that the said hearing should be closed.

Now, Therefore,

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

SECTION 1. That the said hearing held on the 27th day of February A.D. 2019 be and the same is hereby ordered closed.

SECTION 2. That the City Attorney is hereby directed to prepare an ordinance assessing against the several owners of the abutting property, and against their property abutting upon the streets hereinabove mentioned, the proportionate part of said cost herein adjudged against the said respective owners and their property, such assessments to be in accordance with the attached enhancement report. That the said ordinance shall fix a lien upon said property, and shall declare said respective owners thereof to be respectively liable for the amounts so adjudged against them. Said ordinance shall in all respects comply with the applicable law in such cases made and provided.

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.

NICHOLAS CO.

Paving Assessment
Enhancement Evaluation Study
Project Group: 12-465
Dallas, Texas

An Appraisal Consulting Assignment

~of~

A Paving Assessment Enhancement Evaluation Study of Two Proposed Street Improvement Projects Involving Potential Assessments on 32 Properties Along Meek Street and Hendricks Avenue in the City of Dallas, Texas

Project: 12-465

As of

November 20, 2018

~Prepared for~

Mr. Efrain Trejo
Project Coordinator III
City of Dallas
Department of Public Works
Petition Assessment Division
320 E. Jefferson Blvd., Room 307
Dallas, Texas 75203

~Prepared by~

NICHOLAS CO.
Appraisal & Consulting Group
8150 North Central Expressway, Suite 835
Dallas, Texas 75206
214-369-4000
www.nicholasco.com

December 13, 2018

Mr. Efrain Trejo
Project Coordinator III
City of Dallas
Department of Public Works
Petition Assessment Division
320 E. Jefferson Blvd., Room 307
Dallas, Texas 75203

RE: An appraisal consulting assignment involving a paving assessment enhancement evaluation study of two proposed street improvement projects. This assignment pertains to potential assessments on 32 properties located along Meek Street between Carbondale Street and Brownsville Road and Hendricks Avenue between South Denley Drive and South Moore Street in the City of Dallas, Texas.

Dear Mr. Trejo:

We have personally inspected the above-referenced properties and have prepared opinions of the assessments attributable to each property based upon the enhancement in value due to the proposed street improvements in accordance with your request. The purpose of this assignment is to provide an opinion of the assessments due to the special benefit enhancement, if any, attributable to each of the properties caused by the street improvements.

All data considered pertinent to the preparation of this study has been investigated and analyzed. The results of the analysis together with our conclusions may be found in the following report. The definition of *market value* has been included within the accompanying report.

This report sets forth the identification of the subject properties, information regarding the subject properties and surrounding area, comparable sales data, the results of the investigations and analyses, and the reasoning leading to our conclusions. It is an appraisal consulting assignment in compliance with the Scope of Work Rule of the 2018-2019 Edition of Uniform Standards of Professional Appraisal Practice (USPAP). It involves the application of paired data analysis and market participant interviews to determine special benefits attributable to each property as a result of the proposed street improvement projects.

The Certification and the Assumptions and Limiting Conditions pertaining to this report can be found at the conclusion of the report. All methodology utilized can be found in The Appraisal of Real Estate, Fourteenth Edition, published by The Appraisal Institute.

In our professional opinion, and after careful consideration of the various factors influencing this assignment, the estimated assessments of the 32 properties involved in the proposed street and drainage improvement projects are listed as follows:

STREET GROUP 12-465

1. MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	CURRENT USE	HIGHEST & BEST USE	FRONTAGE			PROPOSED ASSESSMENT	VALUE ENHANCEMENT	RECOMMENDED ASSESSMENT
SOUTHEAST SIDE OF STREET										
R.F. SMITH SURVEY ABSTRACT NO. 1376										
DEFLOYD	10, 160x212	7637	Vacant	Neighborhood	132	FT	PVMT	$2,963.40	0%	$0.00
CO A J WILLIAMS	Fellows and			Services Use	132	FT	WALK	$0.00	0%	$0.00
3334 RIDGEMOOR CIR	Carbondale									$0.00
DALLAS, TEXAS 75241	**4509**									
	Fellows Ln									
JOHNNY CROWDER	TR 11, 137x106	7637	Vacant	Single Family	137	FT	PVMT	$16,671.53	0%	$0.00
4039 OAK ARBOR DR	153 FR			Residential Use	137	FT	WALK	$1,597.42	0%	$0.00
DALLAS, TEXAS 75233	Carbondale;									$0.00
	AKA TR 8									
	4524									
	Meek St									
DALLAS NEIGHBORHOOD	7, 137X106	7637	Vacant	Single Family	60	FT	PVMT	$7,301.40	0%	$0.00
ALLIANCE FOR HABITAT	Inside on Alley			Residential Use	60	FT	WALK	$699.60	0%	$0.00
2800 N HAMPTON RD	137FR Hull St									$0.00
DALLAS, TEXAS 75212	**4528**									
	Meek St									
NORTHWEST SIDE OF STREET										
HONEY SPRINGS										
WILLIE ROBERSON	20 & 21	B/7636	Single Family	Continued Single Family	140	FT	PVMT	$3,497.20	0%	$0.00
3220 BONNIEW VIEW RD	Less Row		Residence	Residential Use	140	FT	WALK	$816.20	0%	$0.00
DALLAS, TEXAS 75216	Acs 0.3183									$0.00
	7835									
	Brownsville Ave									
HONEY SPRINGS										
NORBERTO ORNELAS	Rear Pt Lt 42	B/7636	Vacant	Neighborhood	60	FT	PVMT	$7,301.40	0%	$0.00
2415 W NORTHWEST HWY	Acs 0.0688			Services Use	60	FT	WALK	$699.60	0%	$0.00
STE 105	Meek 123FR									$0.00
DALLAS, TEXAS 75220	Carbondale									
	4511									
	Meek St									
TAYLOR OLIVER	Pt Lt 42	B/7636	Vacant	Neighborhood	103	FT	PVMT	$2,572.94	0%	$0.00
7828 CARBONDALE ST	Acs 0.1395			Services Use	103	FT	WALK	$600.49	0%	$0.00
DALLAS, TEXAS 75216	**7840**									$0.00
	Carbondale St									

STREET GROUP 12-465

2. HENDRICKS AVENUE FROM S DENLEY DRIVE TO S MOORE STREET
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	CURRENT USE	HIGHEST & BEST USE	FRONTAGE			PROPOSED ASSESSMENT	VALUE ENHANCEMENT	RECOMMENDED ASSESSMENT
SOUTH SIDE OF STREET										
EDGEMONT, SECOND INSTALLMENT										
INVESTALL INC	1	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
728 WILFORD WAY	1302		Residence	Residential Use	35 FT	WALK	No Cost	$0.00	40%	$0.00
HEATH, TEXAS 75032	Hendricks				15 FT	DRIVE	No Cost	$0.00	40%	$0.00
										$2,433.80
MCCRAY EVA MAE EST OF	2	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1306 HENDRICKS AVE			Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
4138 INVESTMENTS LLC	3	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
608 BRAVE FACE ST	1310		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
LEANDER, TEXAS 78641	Hendricks				4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
MAYE NOBLE ESTATE OF	4	17/3577	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1314 HENDRICKS AVE				Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216										$2,433.80
ROBERT & TONI THORNTON	5	17/3577	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
PO BOX 53683	1318			Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
HOUSTON, TEXAS 77052	Hendricks								40%	$0.00
										$2,433.80
DONALDSON CROSBY MAE	6	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1322 HENDRICKS AVE			Residence	Residential Use	36 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					14 FT	DRIVE	No Cost	$0.00	40%	$0.00
										$2,433.80
EDGEMONT, SECOND INSTALLMENT										
LINDA D SANDERS	7	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1326 HENDRICKS AVE			Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
WANDA ROSS	8	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1330 HENDRICKS AVE			Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
CAROLYN V JOHNSON	9	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
2018 WARDER WAY	1334		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
GRAND PRAIRIE, TEXAS 75(	Hendricks				4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
ALEXANDER PIERCE	10	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1338 HENDRICKS AVE			Residence	Residential Use	38 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					5.1 SY	DR (12' Wide)	68.48	$349.25	40%	$139.70
										$2,573.50
WS DEVELOPMENT CORP	11	17/3577	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
JEFFREY WONG	1342			Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
1939 LAKE CHARLES DR	Hendricks								40%	$0.00
VERNON HILLS, ILLINOIS 60061										$2,433.80
MARIA B LEDSEMA	12	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
238 W MISSOURI AVE	1346		Residence	Residential Use	38 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75224	Hendricks				5.1 SY	DR (12' Wide)	68.48	$349.25	40%	$139.70
										$2,573.50
EDGEMONT, SECOND INSTALLMENT										

TRANESHA S HEADS	13 17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1352 HENDRICKS AVE		Residence	Residential Use	39 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				11 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
NORTH SIDE OF STREET									
MAMIE R WILLIAMS	19 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
3815 TREELINE DR	1351	Residence	Residential Use	39 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75224	Hendricks			11 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
BILLY R WHITE	20 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1347 HENDRICKS AVE		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				10 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
EDGEMONT, SECOND INSTALLMENT									
QUNIKWIA SAUELS	21 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1343 HENDRICKS AVE		Residence	Residential Use	37 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				13 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
KNOWVEST INC	22 16/3576	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
9609 VISTA VIEW DR	1339		Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
AUSTIN, TEXAS 78750	Hendricks							40%	$0.00
									$2,433.80
MURPHY OLLIE M EST OF	23 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1335 HENDRICKS AVE		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				4.6 S.Y	DR (10' wide)	68.48	$315.01	40%	$126.00
									$2,559.80
TURHON J STEWART	24 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1331 HENDRICKS AVE		Residence	Residential Use	39 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				11 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
RUBEN & VERONICA ORTIZ	25 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	2433.8
1327 HENDRICKS AVE		Residence	Residential Use	32 FT	WALK	No Cost	$0.00	40%	0
DALLAS, TEXAS 75216				18 FT	DRIVE	No Cost	$0.00	40%	0
									$2,433.80
WILLIE L MCCALLISTER	26 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1323 HENDRICKS AVE		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				10 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
KENNETH WASHINGTON	27 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	2433.8
1604 CATTAIL CREEK DR	1319	Residence	Residential Use	26 FT	WALK	No Cost	$0.00	40%	0
DESOTO, TEXAS 75115	Hendricks			12 FT	DRIVE	No Cost	$0.00	40%	0
				12 FT	DRIVE	No Cost	$0.00	40%	0
EDGEMONT, SECOND INSTALLMENT									$2,433.80
ENRIQUE ORTIZ	28 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1322 GRANT ST	1315	Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75203	Hendricks			6.2 SY	DR (16' wide)	68.48	$424.58	40%	$169.83
									$2,603.63
EDGAR CERDA	29 16/3576	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
3062 ST NICHOLAS DR	1311		Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75233	Hendricks							40%	$0.00
									$2,433.80
LUIS OMAR REYES	30 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
906 SUNNINGDALE CIR	1307	Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
GARLAND, TEXAS 75044	Hendricks			10 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
TERESA ZUNIGA	31 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1303 HENDRICKS AVE	Less Row	Residence	Residential Use	34 FT	WALK	11.66	$396.44	40%	$158.58
DALLAS, TEXAS 75216	Acs 0.1643			16 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,592.38

The appraisers are relying on the client furnished proposed assessments being in compliance with the State Transportation Code and the Dallas City Council Resolutions that are contained in the addendum section of this report. To the best of our knowledge, there was no information required or deemed pertinent to the completion of this assignment, which was not available to the undersigned. In order for the opinions set forth herein to be considered valid this letter of transmittal must not be considered separately or independently of the attached report, and this report must be used in its entirety and must not be separated into parts. Should any questions regarding this appraisal arise, please contact us.

Respectfully submitted,



Nick Nicholas, CRE, CCIM, MAI, AI-GRS
President
State Certification #TX-1320778-G



Mitchell B. Todd, MAI
Senior Vice President
State Certification #TX-1323514-G



Matthew C. Todd, MAI
Vice President
State Certification # TX-1338120-G

TABLE OF CONTENTS

SECTION I - INTRODUCTION

Executive Summary 2
Identification of the Property 4
Objective of the Assignment 5
Identification of the Problem 5
Date of Evaluation 5
Date of Report 5
Intended Use/Intended User 6
Statement of Prior Services Rendered 6
Property Rights Appraised 6
Definition of Special Benefit 6
Definition of Market Value 6
Statement of Ownership 7
Scope of Work 7
Estimate of Exposure Time 8

SECTION II – EXTERNAL INFLUENCES

Regional Analysis 11
Neighborhood Analysis 22

SECTION III – FACTUAL DESCRIPTION AND ANALYSES

Site Description and Analysis 26
Zoning and Land Use Restrictions 31
Subject Property Photographs 35

SECTION IV – HIGHEST AND BEST USE AND EVALUATION PROCESS

Highest and Best Use Analysis 56
The Evaluation Process 62

SECTION V – EVALUATION

Paired Data Analysis 64
Paired Comparison for Residential Uses – Street Improvements 65
Market Participant Interviews 69
Conclusion 70

SECTION VI – CERTIFICATION & ASSUMPTIONS & LIMITING CONDITION

Certification 76
Assumptions and Limiting Conditions 81

SECTION VII – ADDENDUM

Qualifications of the Appraisers
Paving Plans
List of Analyzed Properties
Transportation Code Chapter 313
City of Dallas Paving Assessment Policy

SECTION I - INTRODUCTION

EXECUTIVE SUMMARY



*The section of the street involving potential assessments is highlighted in red.

PHYSICAL DATA

Project Group:	12-465
Assignment Description:	A paving and drainage assessment enhancement evaluation study of two proposed street improvement projects involving potential assessments on 32 properties.
Location:	Street Improvement Projects: Along Meek Street, between Carbondale Street and Brownsville Avenue and along Hendricks Avenue, between South Denley Drive and South Moore Street in the City of Dallas, Dallas County, Texas as depicted in the map shown above.
Date of Inspection:	November 20, 2018 and other dates
Date of Report:	December 13, 2018
Ownership:	Various Owners (See Property Listing in Addendum)
Land Size:	The 32 lots vary in size (See Property Listing in Addendum)

Status:	The assignment involves the determination of assessments due to special benefit enhancements to the 32 properties adjoining the subject street and drainage improvement under consideration to be assessed by the City of Dallas.
Zoning:	Various Zoning Districts (See Zoning and Land Use Restrictions Section)
HIGHEST AND BEST USE:	Various Uses (See Highest and Best Use Section).
Intended User:	The City of Dallas

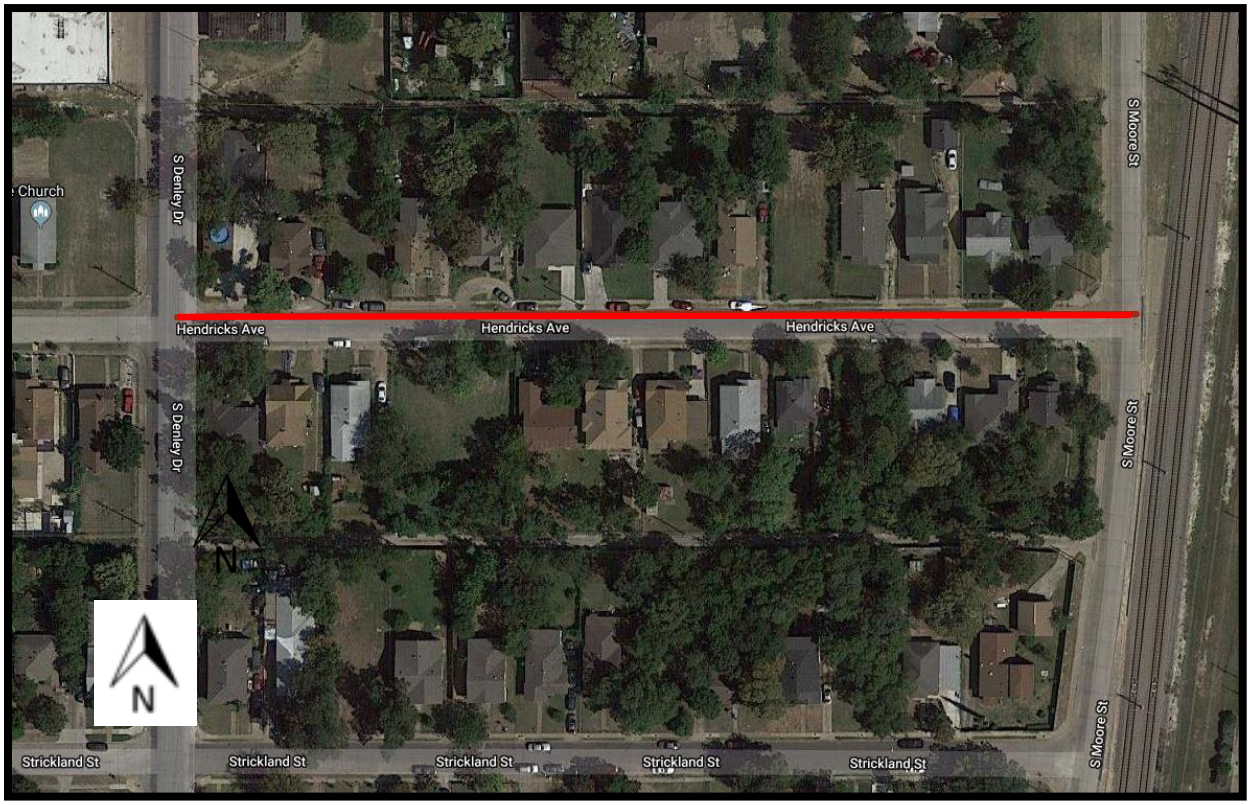
SCOPE OF WORK

Problem Identification:	To provide credible opinions of the assessments attributable to each of the 32 properties involved in the proposed street and drainage improvement projects.
Objective of the Assignment:	To provide the client with current credible opinions of the assessments of the 32 properties involved with the proposed street and drainage improvement projects based upon the special benefit enhancement to each property by the projects. These opinions are intended to assist the City of Dallas in the assessment of costs for Project Group: 12-465.
Relevant Techniques Used:	Paired Data Analysis and Market Participant Interviews

IDENTIFICATION OF THE PROPERTY

The subject consists of 32 properties located along Meek Street and Hendricks Avenue within the southern portion of the City of Dallas. The project along Meek Street and Hendricks Avenue involves the construction of a 26-foot-wide concrete street with concrete curbs and gutters, concrete sidewalks, and concrete drive approaches to replace the existing asphalt and gravel paved sections of these streets.

The approximate location of these street improvements affecting the 32 subject properties is depicted by red linear highlighting within the following aerial photographs provided by Google Earth. The parcels of land primarily include single family residences; however, ten parcels are vacant lots. The zoning of the subject parcels involves various zoning districts by the City of Dallas (see Zoning and Land Use Restrictions Section). The summarized legal descriptions are included within the property listing tables in the addendum of this report. Aerial photographs are included on the following pages to provide a visual reference of the subject properties and proposed street improvements.



Aerial Photograph provided by Google Earth (Image Capture Date: 11/19/2018)



Aerial Photograph provided by Google Earth (Image Capture Date: 11/19/2018)

OBJECTIVE OF THE ASSIGNMENT

The objective of this assignment is to provide the client with current opinions of the assessments of the 32 properties involved with the proposed street and drainage improvement projects based upon the special benefit enhancement to each property by the projects. These opinions are intended to assist the City of Dallas in the assessment of costs for Project Group 12-465.

IDENTIFICATION OF THE PROBLEM

To provide credible opinions of the assessments attributable to each of the 32 properties involved in the proposed street improvement projects.

DATE OF EVALUATION

An exterior only inspection of the subject properties was performed on November 20, 2018 and other dates by Nick Nicholas, CRE, CCIM, MAI, AI-GRS, and Matthew C. Todd, MAI. The effective date of the evaluation study is as of the date of the most recent date of inspection of November 20, 2018.

DATE OF REPORT

The date of this report is December 13, 2018.

INTENDED USE/INTENDED USER

This appraisal consulting report has been prepared for and is intended to be used by the City of Dallas. The intended use of this report has been identified by the appraisers based on communications with the client, the City of Dallas, at the time of the assignment to assist in determining equitable assessments to the 32 subject properties involved in Project Group 12-465. Therefore, the intended user of this report is the City of Dallas. Use of this report by others is not intended by the appraisers. No one other than the intended user should rely on the opinions of value enhancement or any other conclusions contained in this report.

STATEMENT OF PRIOR SERVICES RENDERED

Nicholas Co. has not provided professional services regarding this property during the prior three years from the date acceptance of this assignment.

PROPERTY RIGHTS APPRAISED

Property rights typically involve the fee simple and leased fee estates. The fee simple estate is defined as "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat" [1] This differs from the leased fee estate which is defined as *"the lessor's, or landlord's, interest. A landlord holds specified rights that include the right of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee (leaseholder) are specified by contract terms contained in the lease".* [2]

DEFINITION OF SPECIAL BENEFIT

Based upon our research of various articles published regarding special benefits, the following definition appears appropriate: "A specific, measurable increase in value of certain real estate in excess of the enhancement to the general area-and benefitting the public at large-brought about by a public improvement project. It is the difference in the market value of a given property at its highest and best use before and after the installation of the project improvements." (Article entitled, *Special Benefit/Proportionate Assessment: Funding for Public Improvements,* by Charles R. Macaulay, MAI, SRA, The Appraisal Journal, January 1997, Page 55*)*

DEFINITION OF MARKET VALUE

The appropriate definition of market value as indicated by the client, City of Dallas, is defined as follows: "Market Value" is the price the property would bring when offered for sale by one who desires to sell, but is not obliged to sell, and is bought by one who desires to buy, but is under no

1 The Appraisal Institute, The Dictionary of Real Estate Appraisal (Sixth Edition), Chicago, Illinois, 2010, page 78.

2 The Appraisal Institute, The Appraisal of Real Estate (Fourteenth Edition), Chicago, Illinois, 2013, page 72.

necessity of buying, taking into consideration all those uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.

City of Austin v. Cannizzo, 267 S.W. 2d 808 (Tex, 1954)

STATEMENT OF OWNERSHIP

According to the Dallas County Deed Records; the Dallas County Tax Records; and information provided by the client, the ownership of the subject properties varies, and the individual owners of each property are outlined in the property listing information within the addendum.

SCOPE OF WORK

The scope of work is defined as the type and extent of research and analysis in an assignment. The scope of this appraisal consulting assignment is to provide credible opinions of the assessments of the street improvement project costs to the adjoining properties based upon the special benefit enhancements to each property by the proposed projects. In compliance with the 2018-2019 Edition of the Uniform Standards of Professional Appraisal Practice (USPAP), and upon the request of the client, an appraisal consulting assignment has been prepared utilizing the Scope of Work Rule.

The Scope of Work Rule within USPAP emphasizes the requirements for problem identification, determining the appropriate scope of work, and disclosure of the scope of work that was performed in appraisal, appraisal review, and appraisal consulting assignments. The following is a discussion of the scope of work undertaken within the context of this report.

The scope of work for this appraisal consulting assignment was determined by the complexity of the assignment and the reporting requirements of this report type, including: the definition of market value, real property interests valued, assumptions and limiting conditions, and certifications.

The appraisers considered this scope of work to be adequate to complete a credible appraisal consulting report for the subject properties. The appraisers believe that this scope of work would meet the expectations and needs of parties who are regular intended users for similar assignments and that this scope of work is substantially similar to what an appraiser's peers actions would be in performing the same or similar assignment.

Our research began with a brief review of the history of the subject properties by conducting research of the Dallas County public records for three years prior to the date of assignment. This research was facilitated by several on-line sources including CoStar.com; Dallas Central Appraisal District; as well as several other resources including owners, buyers, lenders, and other parties knowledgeable of the subject properties. The Regional and Neighborhood Analyses

include information gathered through inspection of the areas, review of published secondary data, such as that provided by the North Central Texas Council of Governments and a variety of resources available from the Cities of Fort Worth, Dallas, and other communities comprising the Metroplex.

The site analysis included an exterior only inspection of the properties by the appraisers, a review of the project plans, zoning maps, and FEMA flood insurance rate maps. The exterior inspection of the subject properties was conducted on November 20, 2018 and other dates. The inspection was conducted by Nick Nicholas, CRE, CCIM, MAI, AI-GRS, and Matthew C. Todd, MAI of Nicholas Co. November 20, 2018 will be used as the effective date of the evaluation study. The applicable zoning ordinances of the subject properties were verified with the zoning records of the City of Dallas.

To complete this appraisal consulting assignment, paired data analysis along with market participant interviews were completed. This entailed using sales of comparable properties to determine the special benefit enhancement to the subject properties due to street improvements. This was done by analyzing similar sales from the area which have occurred during the last several years. All data gathered within this technique regarding properties similar to the subject have been previously verified with either the Grantor, the Grantee, or their representatives. Primary data regarding the subject submarket and the immediate surrounding area were verified by the appraisers through inspection of the area and interviews conducted with owners/investors, real estate brokers, developers, and management company representatives. A more detailed explanation of the methods and techniques employed in the estimates of market value is located in the Evaluation Process section of this report.

Sales comparables similar to the subject properties will be utilized to determine special benefit enhancements for the street improvements on the properties included within the project. The appraisers are relying on the client furnished proposed assessments being in compliance with the State Transportation Code and the Dallas City Council Resolutions that are contained in the addendum section of this report.

ESTIMATE OF EXPOSURE TIME

A reasonable exposure period is the amount of time necessary to expose a property to the open market in order to achieve a sale. According to USPAP 2018-2019, exposure time is defined as, “an estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.” It is our opinion that a period of six to nine months, with a contract period of 90 days is reasonable. This results in a total exposure time until closing at a title company of nine to twelve months. We performed due diligence in estimating the exposure period for the subject property by surveying the marketing period for comparable properties which had recently sold or were placed under contract. Additionally, the brokers contacted in verifying the comparable

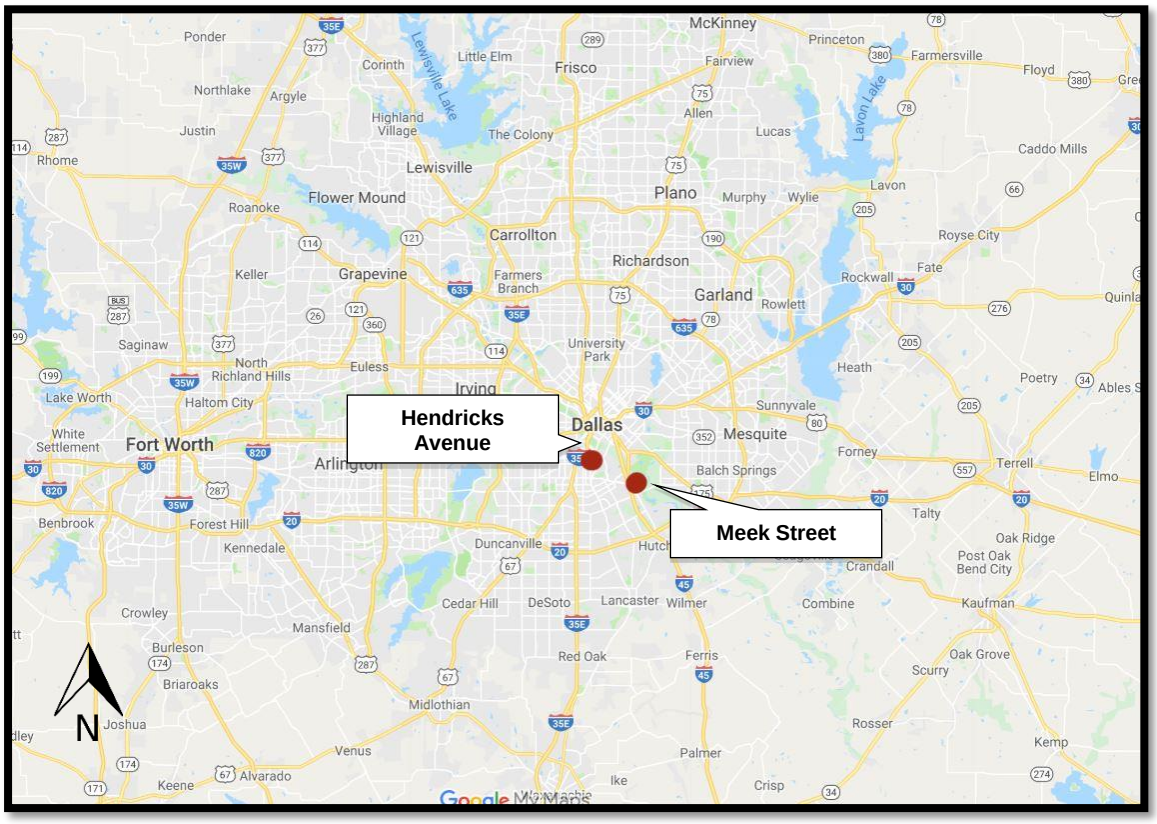
improved sales within this report generally indicated that exposure times during the last twelve months have typically ranged from six to twelve months.

It was observed that properties are often marketed for several months or years with very little interest shown in the property. However, they eventually sell after significant price reductions. A common tendency among the majority of these sales is that once these properties experience price reductions, which are believed to bring them into alignment with the rest of the market, their exposure time was typically less than one year. The price reductions and recognition of market derived values is reflected in the comparables' sales prices. This is to the extent that the sales price as represented by the value conclusion for the subject is attractive to an investor today. Thus, this attractive price should result in a normal exposure of less than one year. Therefore, it is our opinion that had the subject property been marketed at or very near the "as is" value conclusion contained herein, it would have been sufficiently attractive to entice an investor to purchase the property within a nine to twelve month exposure period.

SECTION II – EXTERNAL INFLUENCES

REGIONAL ANALYSIS

Real Estate is an immobile asset, which is dependent upon the exterior environment for economic viability. The economic climate in which a property is located is both general (the region or area in which a property is located) and specific (the neighborhood). Four forces continually exert influence on real estate values within any environment: social, economic, environmental and governmental. The purpose of this section is to consider all pertinent forces that will have an effect on the use and value of the subject property.



The Dallas-Fort Worth-Arlington Consolidated Metropolitan Statistical Area (CMSA) encompasses approximately 9,289 square miles in north central Texas. The Dallas-Fort Worth-Arlington CMSA is comprised of 12 counties: Collin, Dallas, Denton, Tarrant, Johnson, Kaufman, Parker, Rockwall, Hunt, Wise, Delta and Ellis. This CMSA, which is also referred to as the D/FW area or Metroplex, is located 203 miles northwest of Austin, 240 miles northeast of Houston and 206 miles south of Oklahoma City. On a national level, the Metroplex is located in the southern central sector of the country. The Dallas/Fort Worth area is located approximately equidistant from both coasts and from the four major concentrations of population in North America: New York, Chicago, Los Angeles and Mexico City. The following is a discussion of the aforementioned forces that exert influence on property value.

Environmental

The Dallas-Fort Worth climate is humid subtropical with hot summers. It is also considered to be continental, characterized by a wide annual temperature range. The amount of precipitation usually varies and ranges from less than 20" to more than 50". D/FW winters are somewhat mild, but occasionally there are sudden drops in temperature. Periods of extreme cold that occasionally occur are short-lived, so that even in January mild weather occurs frequently. During the summer, the high temperatures are associated with fair skies, westerly winds, and low humidity's. Average high and low temperatures range from 37 F in January to 98 F in August. Rainfall occurs throughout the year, but usually occurs more frequently during the night and also during the spring. Usually, periods of rainy weather last for only a day or two, and are followed by several days with fair skies. Moderate hail may occur on about two or three days a year, only causing slight and scattered damage. However, windstorms occurring during thunderstorm activity may be destructive. Snowfall is rare. The average length of the warm seasons (freeze-free period) is about 249 days, or about 8 months. Thus, the local climate is very conducive of real estate development.

The area's topography is basically level in the northern sector to gently rolling in the southern portion. The rolling terrain of the southern sector is due to a geologic formation known as the escarpment. This escarpment consists of a chalky soil that rests on top of shales causing unstable building foundations. The shale soil presents shrink-swell problems for the foundations of buildings that are constructed on it, and the chalk is an unstable soil that crumbles easily, resulting in minor landslides.

Transportation

As stated above, on a national basis, the Dallas/Fort Worth Metroplex is centrally located, which has resulted in the development of a major transportation network that connects the Metroplex with the rest of the country. This network consists of major thoroughfares, railroad lines and air carriers. In regard to roadways, the Dallas/Fort Worth region is located at the convergence of four Interstate Highways: north-south access is provided by Interstate Highways 35 and 45 (IH-35 and IH-45); east-west access is provided by IH-20 and IH-30. Two major outer loops provide internal accessibility to the region. LBJ Freeway (IH-635) surrounds Dallas, and IH-820 encompasses Fort Worth. Both of these arteries connect with the interstate highways as well as local streets, thus affording the cities regional as well as internal access. In recent years, greater access and mobility have been expanded to the Metroplex's surrounding communities. The President George Bush Toll Road (SH-190) is a loop encircling IH-635 that connects IH-30 in Garland/Rockwall to IH-20 in Grand Prairie traversing the communities of Rowlett, Mesquite, Garland, Richardson, Plano, Carrollton, Coppell, Irving, Arlington and Grand Prairie. Additionally, the North Texas Tollway Authority (NTTA) recently opened the Chisholm Trail Parkway connecting the Downtown Fort Worth Business District with communities to the south including Benbrook, Crowley, Joshua and connecting with SH-67 in Cleburne.

Two additional toll roads which serve the Metroplex are the Dallas North Tollway and the Sam Rayburn Tollway (SRT). SH-121(located north of SH-190) has expanded to incorporate and become the SRT. While SH-121 continues to run east-west from Fort Worth to McKinney connecting DFW Airport to other areas of the Metropolitan area, the SRT has provided a larger artery for traffic to flow between the communities of Grapevine, Coppell, Carrollton, Plano, Frisco, Allen and McKinney. The Dallas North Tollway connects downtown Dallas to the rapidly growing areas of Frisco and Prosper. The Sam Rayburn Tollway connects central Collin County to the vicinity of the DFW International Airport.

Reference may be made to Mobility 2040 which was adopted by the Regional Transportation Council in March of 2016. This long-range strategic plan aims to define the vision for the Region's transportation system and identify solutions and options. The goals of the plan are to improve mobility, quality of life, and air quality concerns for the cities of Dallas and Fort Worth as well as the surrounding areas. In addition, properties located along or near new or improved thoroughfares should benefit from this plan through better access and exposure. It is worthy to note that the region is also serviced by multiple public transportation services including bus, rail and light rail. These services include Dallas Area Rapid Transit (DART), DART Light Rail, the Fort Worth Transportation Authority (FWTA or The T), the Trinity Railway Express (TRE), and the Denton County Transportation Authority (DCTA).

In addition to the various modes of ground transportation, the Metroplex is serviced by a major international airport as well as several other local and regional airports. D/FW International Airport, located midway between Dallas and Fort Worth, has the 2nd largest land area of any other airport in the nation with 17,207 acres and the fourth largest in the world. In 2016, D/FW was responsible for 65,670,697 passengers reaching their destinations, making it the world's 11th busiest airport in number of passengers, with service provided by 9 international and 11 domestic airlines. As of January 2018, DFW Airport provides transportation to more than 216 destinations including 57 international and 159 domestic destinations with the number of daily flights just under 3,000 including passenger and freight. Additionally, DFW is one of 3 domestic airports and 11 globally providing service to more than 200 destinations around the world.

The City of Dallas owns and operates Dallas Love Field. The airfield is located six miles northwest of the downtown central business district and is managed by the City's Department of Aviation. Southwest Airlines is the predominant user of Love Field; however, Virgin America Airlines and Delta Airlines also utilize Love Field. In 1963, several airlines had all agreed to seek full repeal of the Wright Amendment; which restricted direct flights to other states from Love Field. In 2008, the airport handled approximately 8,060,000 passengers. On October 13, 2014, the Wright Amendment had been repealed and new non-stop service to several cities began. This has led to significant increases in passenger traffic. Southwest Airlines added numerous other cities in the beginning of 2015. In 2016, the airport handled approximately 15,563,000 passengers. To accommodate the increase in traffic construction on a new parking garage began and is scheduled to be completed and open in early 2018.

Commercial air freight service is provided to the region by the Alliance International Centre which is the first development of its type in the world. This Fort Worth based facility comprises a 3,000-acre cargo airport/industrial park. Meacham Field (Fort Worth), Addison Airport (North Dallas) and several other municipal airports, provide for the area's general aviation needs.

Social

Social forces, as defined in The Appraisal of Real Estate, Fourteenth Edition, published by The Appraisal Institute and studied by appraisers, primarily relate to population characteristics. Because the demographic composition of the population reveals the potential demand for real estate, proper analysis and interpretation of demographic trends are required. Real property values are affected not only by population changes and characteristics, but also by the entire spectrum of human activity. The total population, its composition by age and gender, and the rate of household formation and dissolution strongly influence real property values. Social forces are also manifest in attitudes toward education, law and order, and lifestyle options. This section of the report will identify all social forces that may have an effect on the value of the subject property.

According to the North Central Texas Council of Governments (NCTCOG) 2017 population estimates, North Central Texas estimated that the region had added approximately 706,400 new residents between 2010 and 2017 for a total population of 7,246,350. A chart detailing the individual county growth rates is located below included the most recent year over year data.

County Name	2010 Census Population April 1	2011 Estimated Population January 1	2012 Estimated Population January 1	2013 Estimated Population January 1	2014 Estimated Population January 1	2015 Estimated Population January 1	2016 Estimated Population January 1	2017 Estimated Population January 1	Jan 2016 to Jan 2017 Absolute Change	Jan 2016 to Jan 2017 Percentage Change
Collin	782,341	782,341	795,390	827,780	851,920	873,840	901,170	932,530	31,360	3.48%
Dallas	2,368,139	2,368,139	2,383,790	2,415,060	2,435,800	2,455,050	2,478,970	2,502,270	23,300	0.94%
Denton	662,614	662,614	677,880	714,000	736,900	761,040	784,840	814,560	29,720	3.79%
Ellis	149,610	149,610	152,570	158,070	161,200	165,010	168,690	173,410	4,720	2.80%
Erath	37,890	37,890	38,340	40,700	41,010	41,460	43,540	43,850	310	0.71%
Hood	51,182	51,182	53,670	58,880	61,680	64,400	64,620	64,840	220	0.34%
Hunt	86,129	86,129	87,840	90,070	91,240	92,530	93,110	94,350	1,240	1.33%
Johnson	150,934	150,934	151,790	155,240	156,710	158,880	161,670	164,970	3,300	2.04%
Kaufman	103,350	103,350	104,050	106,400	108,120	109,300	113,530	116,140	2,610	2.30%
Navarro	47,735	47,735	47,940	48,470	48,590	48,900	49,030	49,170	140	0.29%
Palo Pinto	28,111	28,111	28,290	28,420	28,590	28,710	28,660	28,660	-	0.00%
Parker	116,927	116,927	118,040	120,640	121,830	124,630	127,980	130,150	2,170	1.70%
Rockwall	78,337	78,337	79,570	83,400	85,900	88,200	90,570	93,130	2,560	2.83%
Somervell	8,490	8,490	8,550	8,690	8,800	8,950	9,230	9,420	190	2.06%
Tarrant	1,809,034	1,809,034	1,832,660	1,875,930	1,899,900	1,922,470	1,945,320	1,966,440	21,120	1.09%
Wise	59,127	59,127	59,600	60,920	61,690	61,970	62,240	62,460	220	0.35%
16-County Region	6,539,950	6,539,950	6,619,970	6,792,670	6,899,880	7,005,340	7,123,170	7,246,350	123,180	1.73%

According to the NCTCOG "the estimated January 1, 2017 population for the NCTCOG Region is 7,246,350. Last year, the region added 123,000 people. In 2016, 25 cities grew by more than 5%....Collin, Denton, Dallas, and Tarrant counties each added more than 20,000 people last year, accounting for 85% of the regional growth."

In conclusion, the NCTCOG reported that there is a continued upward trend solidifying the north central Texas region as "one of the most desirable locations to live." However, the growth rate in the near future will likely continue to be dependent upon the condition of the economy.

Economic

Economic forces have a direct and obvious effect on property values. The condition of an area's economy in great measure determines the growth or decline of the population, as well as its purchasing power, which affect the demand for goods and services. If an area's economy is in a growth stage, construction of new housing, retail centers and expansions of employment centers occur to accommodate the needs of the population. Conversely, as the unemployment rate rises because of an area's declining economy, some residents move from the area, and those who remain may have decreased disposable incomes, both of which result in a diminished demand for housing as well as goods and services. As occupancy rates for housing, retail facilities, and employment centers decrease, demand for new construction either decreases or may even cease altogether. Characteristics that are considered to be demand-oriented include employment levels, the number and size of basic industries, and the availability of mortgage credit. Economic characteristics that are considered to be supply-oriented include the stock of available vacant and improved properties, occupancy rates, and rental rates.

Apartment markets continue to fare better than expected, with occupancy and rents improving in most Texas metros. Dallas/Fort Worth area apartment rents were up approximately 2.0 percent in 3Q 2018 compared with 3Q 2017, according to CoStar. Additionally, CoStar reports “the Dallas-Fort Worth apartment market has performed well over the last few years thanks to exceptional demand driven by some of the best in-migration and employment growth in the country. While 2017 and 2018 will likely be the peak years of the cycle in terms of supply, the influx of tens of thousands of jobs from corporate moves like those by Toyota and Liberty Mutual is helping boost demand, especially in the northern suburbs along the Dallas North Tollway.”

The D/FW Metroplex has an excellent transportation network, a good central U.S. location, and a relatively low cost of living compared to other parts of the U.S., which attracts major corporate employers. D/FW is a major product distribution center and it is a major trade hub with Mexico and other sectors across Latin America. The Emerging Trends in Real Estate markets-to-watch survey for 2018 revealed the Dallas/Fort Worth market as the number-five market to watch. The area is considered to continue strong growth due to projected population increases and corporate relocations. Multiple survey respondents and interviewees mentioned the strong job growth driving the local economy. (Emerging Trends in Real Estate, United States and Canada 2018, PricewaterhouseCoopers LLP and Urban Land Institute). D/FW is also known for its large technology influence, and provides business services such as advertising, data processing, telecommunications, and other computer services. As mentioned previously, the transportation industry will continue to play an important part of the economy, due to D/FW International Airport’s large influence.

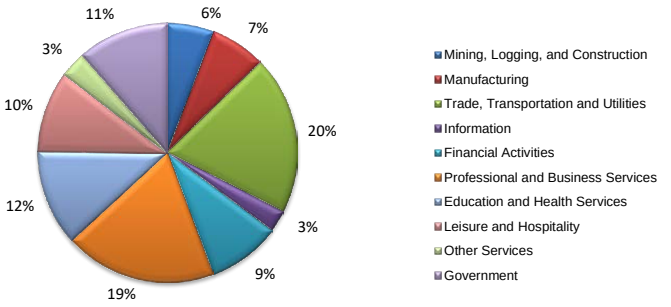
According to the NCTCOG Forecast 2040, total employment for the region is anticipated to grow in excess of 2,750,000 jobs between 2010 and 2040. Dallas County alone is expected to encounter over 1.3 million new jobs during this time period accounting for more than 45% of the projected growth. Collin and Denton counties will account for 18% of the region’s total growth by

adding approximately 314,000 and 196,000 new jobs respectively between 2010 and 2040. Tarrant County is anticipated to add approximately 713,000 new jobs during this time period as well. Employment is expected to increase tremendously over the next 20+ years which will only continue to contribute to the growing economy of the region. The following two pages contain economic snapshots of the Dallas-Plano-Irving Metropolitan District (Collin, Dallas, Delta, Denton, Ellis, Hunt, Kaufman and Rockwall Counties) and the Fort Worth-Arlington Metropolitan District (Johnson, Parker, Tarrant and Wise Counties). This information was provided by the Texas Workforce Commission from their September 2018 Economic Profiles and is currently the most recent available.

Dallas-Plano-Irving MD — September 2018

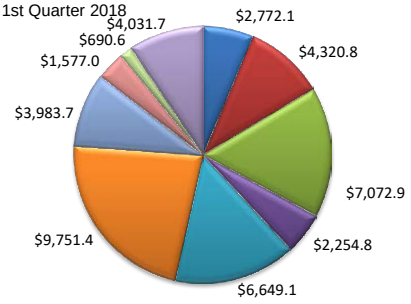
(Collin, Dallas, Denton, Ellis, Hunt, Kaufman, Rockwall)

Industry Composition



Wages by Industry (in millions)

1st Quarter 2018



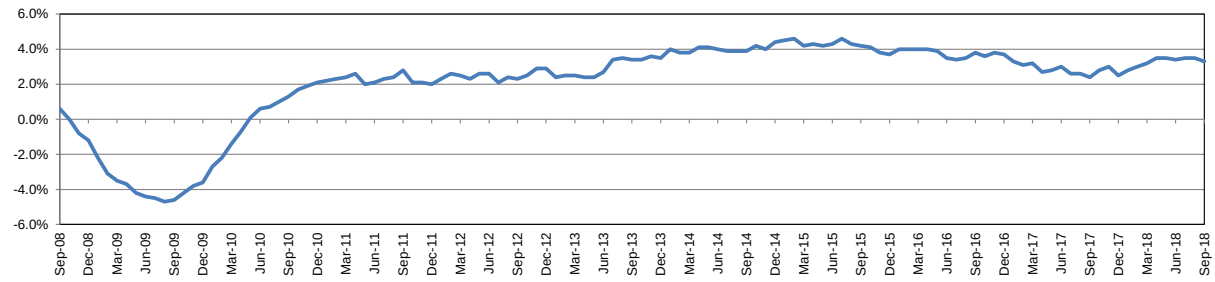
Employment by Industry

	Sep-18	Aug-18	Sep-17	Monthly Change Actual	Monthly Change %	Annual Change Actual	Annual Change %
Total Nonfarm	2,661,700	2,658,400	2,575,800	3,300	0.1%	85,900	3.3%
Mining, Logging and Construction	155,700	154,900	141,600	800	0.5%	14,100	10.0%
Manufacturing	183,100	182,700	177,300	400	0.2%	5,800	3.3%
Trade, Transportation, and Utilities	525,800	527,200	518,400	-1,400	-0.3%	7,400	1.4%
Information	72,800	72,900	71,400	-100	-0.1%	1,400	2.0%
Financial Activities	239,800	237,600	239,800	2,200	0.9%	0	0.0%
Professional and Business Services	505,700	510,400	483,500	-4,700	-0.9%	22,200	4.6%
Education and Health Services	319,200	318,300	309,000	900	0.3%	10,200	3.3%
Leisure and Hospitality	269,300	273,200	257,600	-3,900	-1.4%	11,700	4.5%
Other Services	87,000	88,100	82,800	-1,100	-1.2%	4,200	5.1%
Government	303,300	293,100	294,400	10,200	3.5%	8,900	3.0%

Industry Size Class — March 2018

Size Class	Employees per firm	Number of Firms	Employment in Size Class	% Total Employment
9	1000+	300	815,323	32.8%
8	500-999	384	270,582	10.9%
7	250-499	749	257,979	10.4%
6	100-249	2,216	338,972	13.6%
5	50-99	3,133	218,842	8.8%
4	20-49	8,159	250,024	10.1%
3	10-19	10,474	142,133	5.7%
2	5-9	15,022	99,497	4.0%
1	1-4	49,239	93,069	3.7%
0	0	14,394	0	0.0%
Total		104,070	2,486,421	100.0%

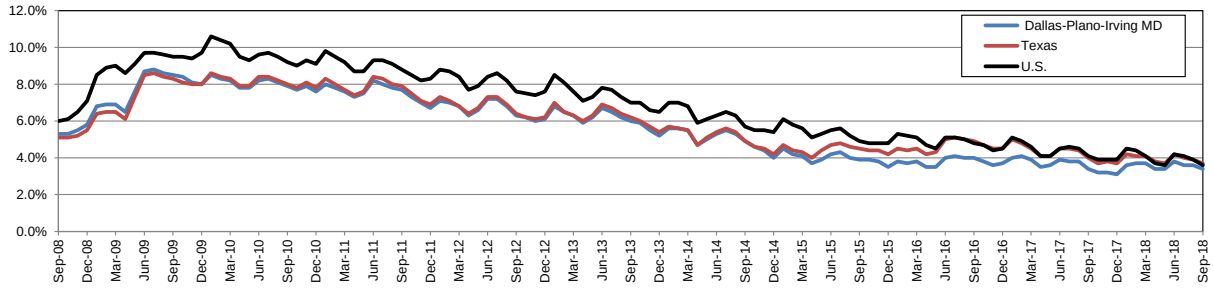
Annual Growth Rate for Total Nonagricultural Employment



Unemployment Information (all estimates in thousands)

	Dallas-Plano-Irving MD C.L.F.	Emp.	Unemp.	Rate	Texas (Actual) C.L.F.	Emp.	Unemp.	Rate	United States (Actual) C.L.F.	Emp.	Unemp.	Rate
Sep-18	2,640.8	2,550.7	90.0	3.4	13,802.3	13,285.7	516.6	3.7	161,958.0	156,191.0	5,766.0	3.6
Aug-18	2,635.1	2,541.5	93.6	3.6	13,750.1	13,210.7	539.4	3.9	161,909.0	155,539.0	6,370.0	3.9
Sep-17	2,588.6	2,501.4	87.2	3.4	13,619.5	13,070.6	548.8	4.0	161,049.0	154,494.0	6,556.0	4.1

Historical Unemployment Rates

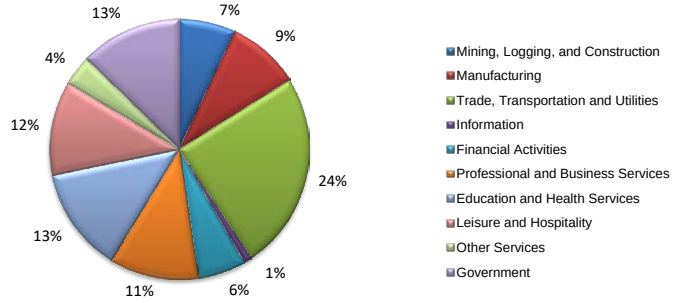


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Fort Worth-Arlington MD — September 2018

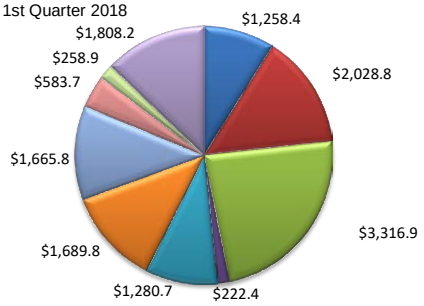
(Hood, Johnson, Parker, Somervell, Tarrant, Wise)

Industry Composition



Wages by Industry (in millions)

1st Quarter 2018



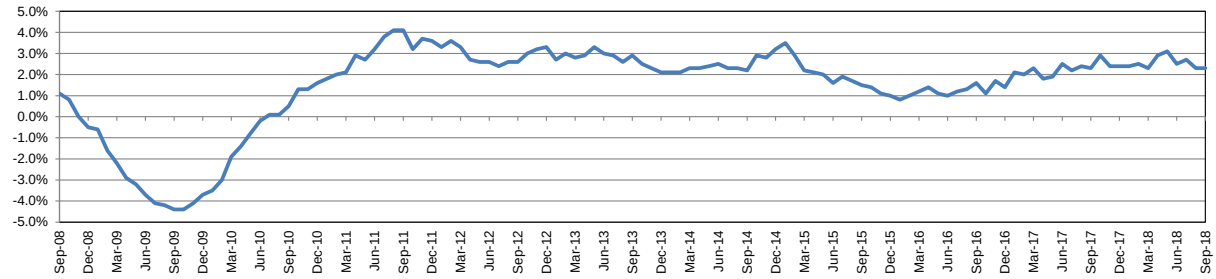
Employment by Industry

	Sep-18	Aug-18	Sep-17	Monthly Change Actual	Monthly Change %	Annual Change Actual	Annual Change %
Total Nonfarm	1,059,000	1,055,700	1,035,500	3,300	0.3%	23,500	2.3%
Mining, Logging and Construction	74,100	76,600	74,600	-2,500	-3.3%	-500	-0.7%
Manufacturing	96,300	96,600	94,700	-300	-0.3%	1,600	1.7%
Trade, Transportation, and Utilities	261,100	260,200	254,200	900	0.3%	6,900	2.7%
Information	10,800	11,000	11,200	-200	-1.8%	-400	-3.6%
Financial Activities	63,000	62,200	60,000	800	1.3%	3,000	5.0%
Professional and Business Services	116,800	116,300	113,000	500	0.4%	3,800	3.4%
Education and Health Services	138,300	138,500	136,000	-200	-0.1%	2,300	1.7%
Leisure and Hospitality	124,000	124,300	118,200	-300	-0.2%	5,800	4.9%
Other Services	39,600	39,900	38,800	-300	-0.8%	800	2.1%
Government	135,000	130,100	134,800	4,900	3.8%	200	0.1%

Industry Size Class — March 2018

Size Class	Employees per firm	Number of Firms	Employment in Size Class	% Total Employment
9	1000+	89	287,301	28.5%
8	500-999	164	112,787	11.2%
7	250-499	294	103,538	10.3%
6	100-249	994	151,239	15.0%
5	50-99	1,395	96,606	9.6%
4	20-49	3,644	111,483	11.0%
3	10-19	4,582	61,898	6.1%
2	5-9	6,826	45,199	4.5%
1	1-4	20,089	39,225	3.9%
0	0	4,778	0	0.0%
Total		42,855	1,009,276	100.0%

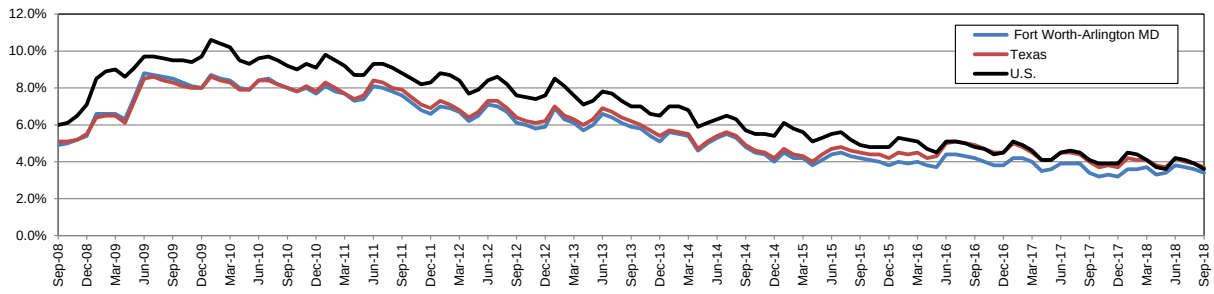
Annual Growth Rate for Total Nonagricultural Employment



Unemployment Information (all estimates in thousands)

	Fort Worth-Arlington MD C.L.F.	Emp.	Unemp.	Rate	Texas (Actual) C.L.F.	Emp.	Unemp.	Rate	United States (Actual) C.L.F.	Emp.	Unemp.	Rate
Sep-18	1,261.9	1,219.0	42.9	3.4	13,802.3	13,285.7	516.6	3.7	161,958.0	156,191.0	5,766.0	3.6
Aug-18	1,257.7	1,212.7	45.0	3.6	13,750.1	13,210.7	539.4	3.9	161,909.0	155,539.0	6,370.0	3.9
Sep-17	1,247.3	1,204.9	42.4	3.4	13,619.5	13,070.6	548.8	4.0	161,049.0	154,494.0	6,556.0	4.1

Historical Unemployment Rates



Available at http://www.tracer2.com

Governmental

Although the Metroplex is governed by state and county agencies, the most direct influence on properties lies with the municipalities. The majority of the cities within the nine county area have council-manager forms of government. County and city governments are financed by a combination of property taxes, sales taxes, and miscellaneous taxes, fees, and fines. Property taxes are collected by the various taxing districts based upon market value assessments determined each year by county appraisal districts. No personal or corporate income taxes are levied by any city or county in the CMSA. The state of Texas does impose Franchise Taxes which are an indirect form of corporate income tax.

The City of Dallas has a council-manager form of government with the mayor selected at-large, 14 single member district council members, and one city manager. In a council-city management form of government, council members represent the people in their geographic districts. The City Manager is responsible to the council for the administration of business policies that the council has established. Services provided by the city include complete fire protection, police protection, water, sewer and garbage disposal. Electric service is provided by Oncor Electric Company while natural gas is provided by Atmos Energy. Telephone service is provided by AT&T. Fort Worth, like Dallas, utilizes a Council-City Management form of government. The Fort Worth City Council consists of an appointed City Manager, an at-large elected mayor and eight council members. The City manager is the Chief Administrator of the city and is appointed by and accountable to the council. Also like Dallas, water, sanitation, sewer services, and police and fire protection, as well as street and bridge maintenance are all provided by the City government. The other utility carriers of electricity, gas and telephone are all provided by the companies serving Dallas.

Conclusion

Texas' total nonfarm seasonally adjusted employment increased by 15,600 jobs in September, which marked 27 consecutive months of employment growth. Annual employment growth rate for Texas was 3.3 percent in September. Texas' seasonally adjusted unemployment rate in September (3.8 percent) was down slightly from August 2018 (3.8 percent). The unemployment rate was the lowest recorded unemployment rate recorded in Texas in four decades. "Texas employers continue to contribute to our state's success with private-sector employers adding 16,700 jobs in September and accounting for an impressive 402,500 jobs over the year," said Texas Workforce Commission (TWC) Chair Ruth Ruggero Hughs. "Texas' continued addition of jobs over a twenty-seven month period demonstrates the competitive advantage and market opportunities available to our Texas employers and world-class workforce." September's annual growth in the state's Goods Producing industries was strong at 6.9 percent. Over the month, Construction added 3,000 jobs, followed by the Manufacturing industry with 2,800 positions, while Mining and Logging employment expanded by 2,600 positions. In Texas' Service Providing sector, Financial Activities added 5,800 positions over the month, and led all industries in job growth for September. Also within this sector, Professional and Business Services added 2,500 jobs, followed by Trade, Transportation, and Utilities which added 2,100. "Texas' labor force is

made up of hard-working individuals who are eager to obtain the skills that our employers need," said TWC Commissioner Representing Labor Julian Alvarez. "I encourage all job seekers to contact their local Workforce Solutions office for assistance with job training and placement." The Midland Metropolitan Statistical Area (MSA) recorded the month's lowest unemployment rate among Texas MSAs with a non-seasonally adjusted rate of 2.2 percent, followed by the Amarillo MSA and the Odessa MSA which had the second lowest with a rate of 2.7 percent. The Austin-Round Rock and College Station- Bryan MSAs recorded the third lowest rate of 2.9 percent for September. "Texas continues to flourish thanks to the outstanding efforts and talents of individuals and employers in communities around the state," said TWC Commissioner Representing the Public Robert D. Thomas. "TWC will continue to promote innovative workforce and economic development strategies in collaboration with our education partners, local leaders, and industry to preserve our competitive edge in the best place to work in the world."

Civilian Labor Force Estimated for Texas Metropolitan Statistical Areas
Not Seasonally Adjusted (In Thousands)

	September 2018				August 2018				September 2017			
	C.L.F	Emp.	Unemp.	Rate	C.L.F	Emp.	Unemp.	Rate	C.L.F	Emp.	Unemp.	Rate
United States	161,958.0	156,191.0	5,766.0	3.6	161,909.0	155,539.0	6,370.0	3.9	161,049.0	154,494.0	6,556.0	4.1
Texas	13,802.3	13,285.7	516.6	3.7	13,750.1	13,210.7	539.4	3.9	13,619.5	13,070.6	548.8	4.0
Abilene	76.4	73.9	2.5	3.3	75.8	73.2	2.6	3.5	76.0	73.4	2.6	3.4
Amarillo	132.4	128.8	3.6	2.7	132.2	128.5	3.7	2.8	130.9	127.3	3.6	2.8
Austin-Round Rock	1,189.6	1,155.0	34.6	2.9	1,179.9	1,144.0	35.8	3.0	1,161.1	1,127.2	33.8	2.9
Beaumont-Port Arthur	170.7	160.6	10.1	5.9	170.9	160.2	10.7	6.3	175.2	160.8	14.3	8.2
Brownsville-Harlingen	165.7	156.2	9.4	5.7	165.8	155.6	10.2	6.1	165.7	155.1	10.6	6.4
College Station-Bryan	133.8	129.9	3.9	2.9	127.4	123.2	4.2	3.3	131.9	128.1	3.9	2.9
Corpus Christi	205.6	195.7	9.9	4.8	205.4	195.2	10.2	5.0	207.7	195.1	12.6	6.0
Dallas-Fort Worth-Arlington	3,902.6	3,769.7	133.0	3.4	3,892.8	3,754.2	138.6	3.6	3,835.9	3,706.3	129.6	3.4
Dallas-Plano-Irving MD	2,640.8	2,550.7	90.0	3.4	2,635.1	2,541.5	93.6	3.6	2,588.6	2,501.4	87.2	3.4
Fort Worth-Arlington MD	1,261.9	1,219.0	42.9	3.4	1,257.7	1,212.7	45.0	3.6	1,247.3	1,204.9	42.4	3.4
El Paso	360.4	345.3	15.2	4.2	357.4	341.8	15.6	4.4	357.2	341.9	15.3	4.3
Houston-The Woodlands-Sugar Land	3,408.0	3,267.3	140.7	4.1	3,392.8	3,246.2	146.6	4.3	3,338.5	3,176.8	161.7	4.8
Killeen-Temple	177.2	170.1	7.1	4.0	177.5	170.1	7.4	4.2	175.9	169.0	6.9	3.9
Laredo	114.5	110.3	4.2	3.6	114.3	110.0	4.3	3.8	115.2	111.0	4.2	3.6
Longview	96.9	93.0	3.9	4.0	96.0	92.0	4.0	4.2	97.5	93.1	4.4	4.5
Lubbock	164.7	159.7	4.9	3.0	164.7	159.5	5.2	3.2	161.9	157.2	4.7	2.9
McAllen-Edinburg-Mission	341.0	319.9	21.1	6.2	339.7	317.2	22.5	6.6	339.2	316.1	23.0	6.8
Midland	100.7	98.6	2.2	2.2	100.4	98.2	2.3	2.2	94.3	91.9	2.5	2.6
Odessa	80.3	78.1	2.2	2.7	80.0	77.7	2.3	2.9	80.1	77.4	2.7	3.4
San Angelo	55.4	53.6	1.8	3.2	55.0	53.2	1.8	3.3	55.0	53.2	1.8	3.3
San Antonio-New Braunfels	1,177.2	1,138.5	38.8	3.3	1,173.4	1,132.9	40.5	3.5	1,179.0	1,140.9	38.1	3.2
Sherman-Denison	63.4	61.4	2.0	3.2	63.4	61.4	2.1	3.2	62.3	60.3	2.0	3.2
Texarkana	64.8	61.5	3.4	5.2	64.4	61.2	3.2	5.0	64.8	62.1	2.8	4.3
Tyler	109.3	105.5	3.8	3.5	108.6	104.6	4.0	3.7	106.9	102.8	4.0	3.8
Victoria	44.6	42.9	1.7	3.8	44.8	43.0	1.8	4.0	45.9	43.8	2.2	4.8
Waco	125.5	121.2	4.3	3.4	125.3	120.8	4.6	3.7	125.4	120.8	4.6	3.7
Wichita Falls	64.8	62.7	2.2	3.3	64.9	62.6	2.2	3.4	64.7	62.6	2.2	3.3

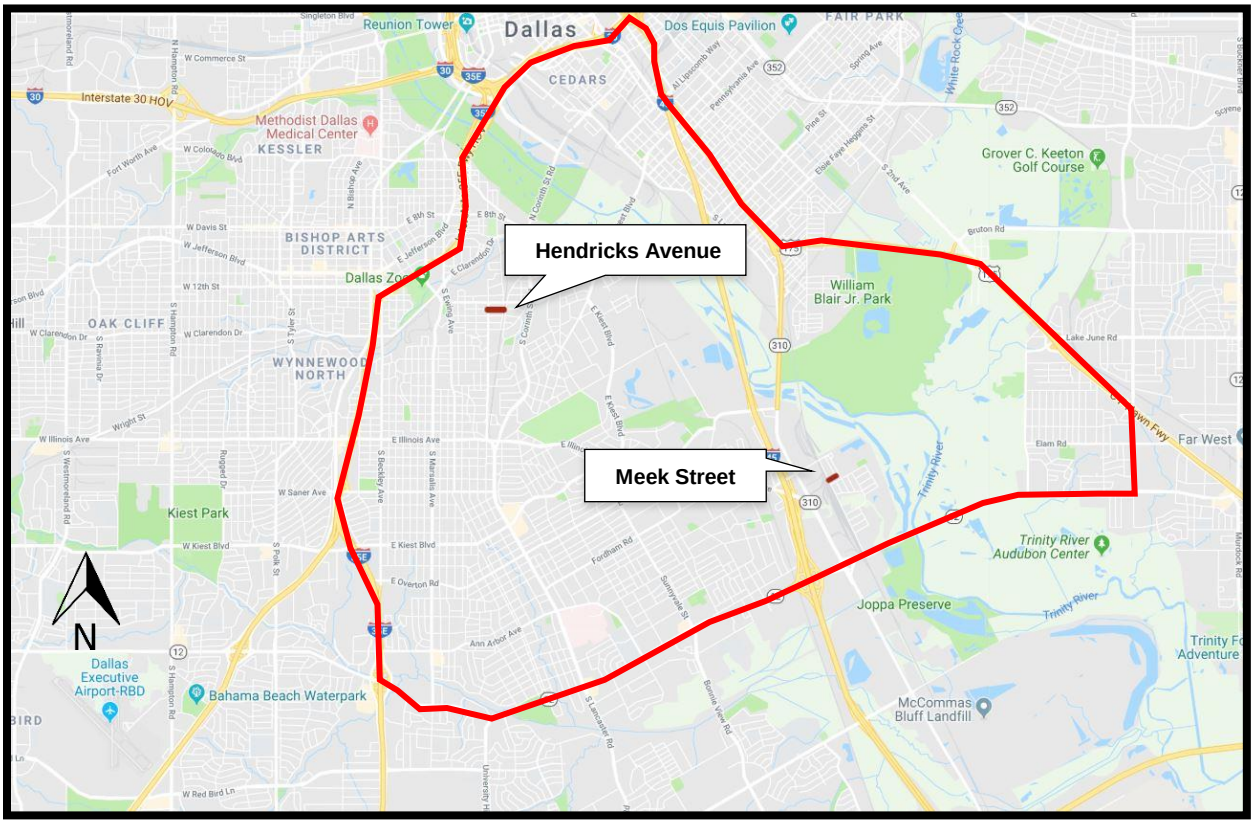
Texas Nonagricultural Wage and Salary Employment
Seasonally Adjusted

INDUSTRY TITLE	Sep 2018*	Aug 2018	Sep 2017	Aug '18 to Sep '18		Sep '17 to Sep '18	
				Absolute Change	Percent Change	Absolute Change	Percent Change
Total Nonagricultural	12,638,500	12,622,900	12,232,100	15,600	0.1	406,400	3.3
Total Private	10,699,100	10,682,400	10,296,600	16,700	0.2	402,500	3.9
Goods Producing	1,916,300	1,907,900	1,792,500	8,400	0.4	123,800	6.9
Mining and Logging	263,600	261,000	227,500	2,600	1	36,100	15.9
Construction	769,700	766,700	709,500	3,000	0.4	60,200	8.5
Manufacturing	883,000	880,200	855,500	2,800	0.3	27,500	3.2
Service Providing	10,722,200	10,715,000	10,439,600	7,200	0.1	282,600	2.7
Trade, Transportation, and Utilities	2,525,500	2,523,400	2,458,700	2,100	0.1	66,800	2.7
Information	195,300	195,900	201,100	-600	-0.3	-5,800	-2.9
Financial Activities	782,300	776,500	762,800	5,800	0.7	19,500	2.6
Professional and Business Services	1,760,800	1,758,300	1,676,500	2,500	0.1	84,300	5
Education and Health Services	1,709,500	1,711,400	1,664,200	-1,900	-0.1	45,300	2.7
Leisure and Hospitality	1,370,700	1,370,900	1,315,000	-200	0	55,700	4.2
Other Services	438,700	438,100	425,800	600	0.1	12,900	3
Government	1,939,400	1,940,500	1,935,500	-1,100	-0.1	3,900	0.2

As illustrated in the encouraging recent statistics, the Dallas-Fort Worth-Arlington Metroplex continues to be one of the fastest growing areas of the United States. This trend is expected to continue in the future and through the year 2030, as population is expected to reach 9.1 million. More employers are expected to migrate to D/FW, and therefore provide an increased number of jobs. Dallas/Fort Worth accounts for over 30 percent of the State's gross regional product and is a national leader in the creation of new jobs, corporate relocations, and technology-related businesses. One of the primary factors in maintaining this employment growth is excellent access to the area provided by a well-developed highway system and D/FW International Airport, as well as an extensive rail transportation system. Since the late 1990s, the D/FW economy has shown good signs of growth and stability. Many experts are guardedly optimistic about the current economic outlook as it compares favorably to a softening national economy and the last two years of erratic energy prices. Dallas/Fort Worth is larger today in population than 27 states, and is a major economic, social, and political center of both Texas and the United States. Due to the changing demographics, the regional economy in general, and the continued stability of the local government, expectations for the region's future are optimistic.

NEIGHBORHOOD ANALYSIS

A neighborhood is defined in The Appraisal of Real Estate, Fourteenth Edition, published by the Appraisal Institute, as *a group of complementary land uses*. Land uses within a neighborhood are not necessarily homogeneous, as in a district, but are related in that property values are affected by the same factors. Neighborhood boundaries identify the physical area that influences the value of a subject property. These boundaries may coincide with observable changes in prevailing land use or occupant characteristics. Physical features such as the type of structures, street patterns, terrain, vegetation, and lot sizes tend to identify land use districts. Transportation arteries, bodies of water, and changing elevation can also be significant boundaries. To identify the neighborhood boundaries, we have followed the following four steps (summarized), as recommended within The Appraisal of Real Estate: *1) Examine the subject property; 2) Examine the area's physical characteristics, 3) Determine preliminary boundaries on a map; and 4) Determine how well the preliminary boundaries correspond to the demographic data.*



The subject properties are located in the City of Dallas, Texas, in southwestern Dallas County, approximately 3 miles southwest of the Dallas CBD. The purpose of this section is to consider the pertinent physical, political, economic, social and environmental forces pertinent to Dallas as a political subdivision, and to the subject property neighborhood as an identifiable physical entity, which will or may influence the use and value of the subject properties. The subject neighborhood

boundaries are considered to lie within the municipal boundaries of the City of Dallas.

NEIGHBORHOOD BOUNDARIES

The subject property's neighborhood is located in the City of Dallas. The physical limits of the neighborhood can be defined by Loop 12 to the south, IH-35E to the west, IH-30 to the north, and US Highway 175/Jim Miller Road to the east.

ACCESSIBILITY OF NEIGHBORHOOD

Access to the area is considered to be good. Primary access to the subject neighborhood is from Interstate 30, US Highway 175, Interstate 35E, Loop 12, and Interstate 45. All of these thoroughfares are major corridors throughout the Dallas/Fort Worth Metroplex.

The location of the neighborhood between the aforementioned thoroughfares is a good location for access to major transportation networks. The secondary traffic carriers provide convenient access to and from the adjacent freeways. All major thoroughfares have relatively equal access from the subject neighborhood.

POPULATION

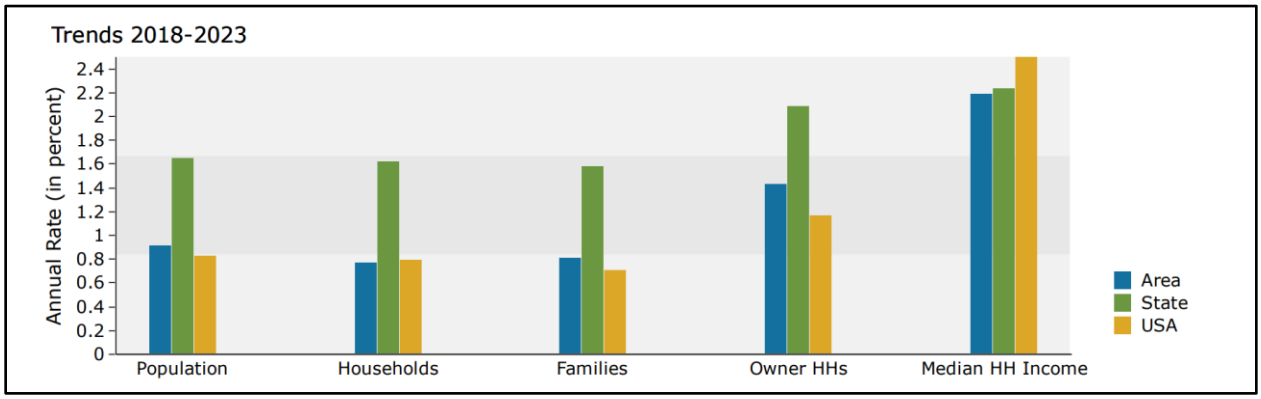
As can be seen in the following charts provided via the Site to do Business, the 2018 population estimate was 76,260. The population has grown at a steady rate of 0.84 percent annually since 2010. Population between 2018 and 2023 is expected to grow at a steady rate of 0.91 percent annually. The charts for population and household growth are located below.

Summary	Census 2010	2018	2023
Population	71,463	76,260	79,777
Households	23,981	25,320	26,315
Families	16,125	17,090	17,791
Average Household Size	2.95	2.98	3.00
Owner Occupied Housing Units	12,886	12,064	12,952
Renter Occupied Housing Units	11,095	13,256	13,362
Median Age	33.6	35.1	36.4
Trends: 2018 - 2023 Annual Rate	**Area**	**State**	**National**
Population	0.91%	1.65%	0.83%
Households	0.77%	1.62%	0.79%
Families	0.81%	1.58%	0.71%
Owner HHs	1.43%	2.09%	1.16%

INCOME

According to the Site to do Business, the 2018 average median income within the neighborhood was $28,028, which is below the national average. Income is projected to grow at a relatively steady rate of 2.2 percent over the next five years. Located below is a chart detailing the median, average and per capita income for the subject neighborhood.

Households by Income	2018 Number	2018 Percent	2023 Number	2023 Percent
<$15,000	7,010	27.7%	6,548	24.9%
$15,000 - $24,999	4,252	16.8%	4,040	15.4%
$25,000 - $34,999	3,731	14.7%	3,714	14.1%
$35,000 - $49,999	3,745	14.8%	4,025	15.3%
$50,000 - $74,999	3,387	13.4%	3,849	14.6%
$75,000 - $99,999	1,533	6.1%	1,915	7.3%
$100,000 - $149,999	1,070	4.2%	1,456	5.5%
$150,000 - $199,999	356	1.4%	445	1.7%
$200,000+	237	0.9%	322	1.2%
Median Household Income	$28,028		$31,238	
Average Household Income	$40,432		$46,452	
Per Capita Income	$14,017		$15,982	



EMPLOYMENT

According to the Site to do Business, the neighborhood has an unemployment rate of 8.3 percent. The employment of the neighborhood breaks down to approximately 42 percent work in white collar jobs, 36 percent work in blue collar jobs and 22 percent work in services .

Conclusion

The subject is located in a neighborhood that has experienced limited growth. Population has been growing at a relatively steady pace over the past seven years and is anticipated to increase slightly over the next five years. The subject area should continue to benefit from the rapid growth of the surrounding submarkets and Dallas/Fort Worth Metroplex. Overall, the outlook for the neighborhood is positive over the next 5-10 years.

SECTION III – FACTUAL DESCRIPTION AND ANALYSES

SITE DESCRIPTION AND ANALYSIS

A Site description consists of comprehensive factual data, information on land use restrictions, a legal description, other title and record data, and information on pertinent physical characteristics. Site analysis goes further. It is a careful study of factual data in relation to the market area characteristics that create, enhance, or detract from the utility and marketability of specific land or a given site as compared with other sites with which it competes.[3]

LOCATION AND LEGAL DESCRIPTION

The subject properties of this assignment consist of 32 properties located along Hendricks Avenue, and Meek Street within South Dallas. The project involves the construction of a 26 foot wide concrete street with concrete curbs and gutters, concrete sidewalks, and concrete drive approaches to replace the existing asphalt and/ or gravel paved sections of these streets. The section of Hendricks Avenue lies east of South Denley Street and west of South Moore Street. The section of Meek Street lies east of Carbondale Street and west of Brownsville Avenue. The legal descriptions are detailed in the property listing located within the addendum.

SIZE AND SHAPE

The subject properties involve an array of rectangular and irregular shaped parcels. The sizes of the subject tracts were not provided to the appraisers and detailed surveys for each tract were not available. The plans for the subject project are located in the addendum of this report.

ACCESS AND EXPOSURE

As detailed previously, the subject properties have access to Hendricks Avenue and Meek Street which are secondary thoroughfares. Hendricks Avenue is a two lane, two-way, asphalt paved right-of-way that is proposed to be widened to 26 feet and be concrete paved with concrete curbs and gutters, concrete sidewalks and concrete drive approaches. Meek Street is a two lane, two-way, gravel paved right-of-way and is proposed to be widened to 26 feet and be concrete paved with concrete curbs and gutters, concrete sidewalks and concrete drive approaches. Access by the properties to their respective thoroughfares is considered to be good. Additionally, exposure of the subject tracts is considered to be average for properties located along Hendricks Avenue and the exposure for properties located on Meek exposure is considered to be fair.

[3] The Appraisal Institute, The Appraisal of Real Estate (Fourteenth Edition), Chicago, Illinois, 2013, page 190.

TOPOGRAPHY

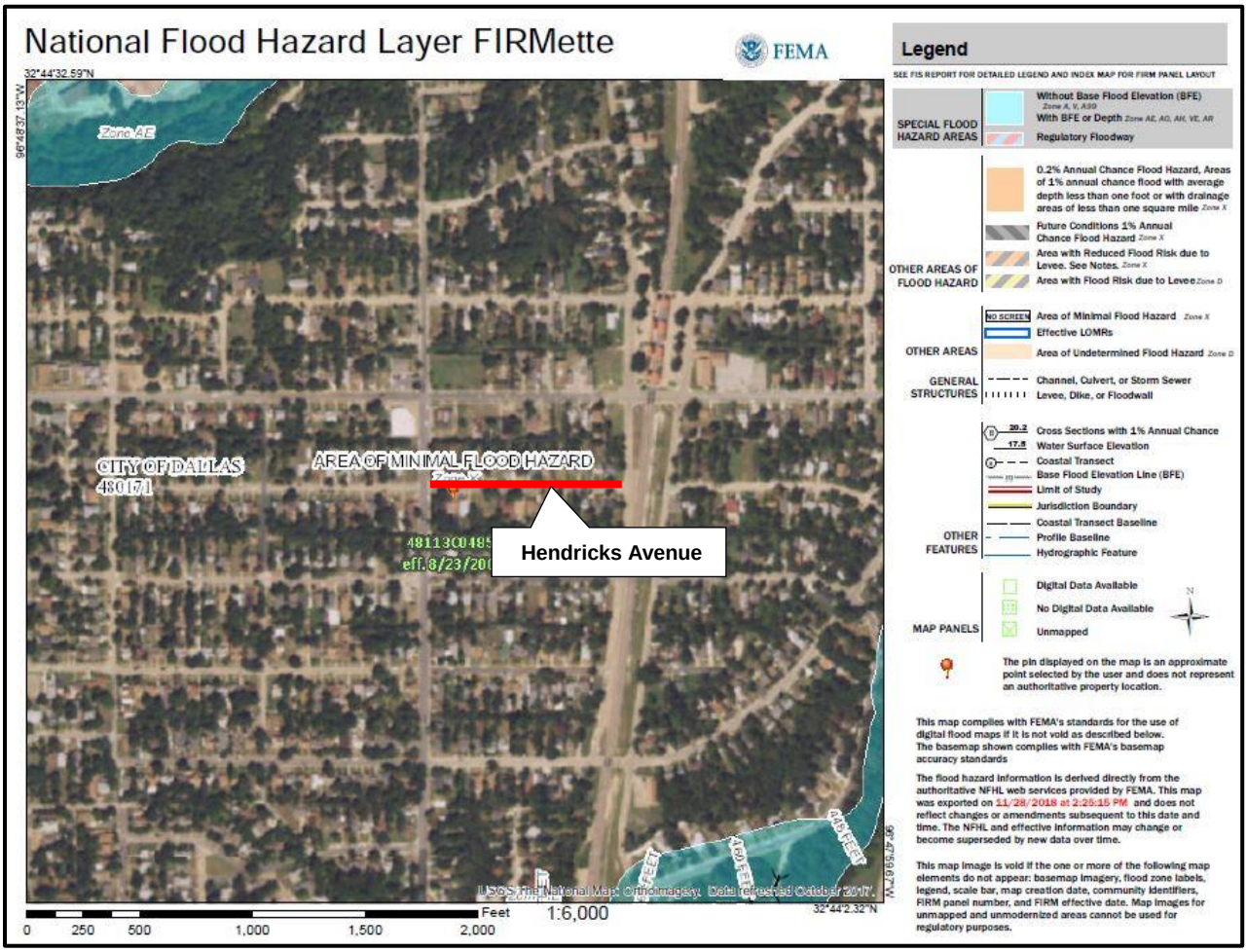
The subject tracts are generally flat and level and are best described as near street grade. The topography of the subject tracts should not limit the use of land upon completion of proper site work and planning.

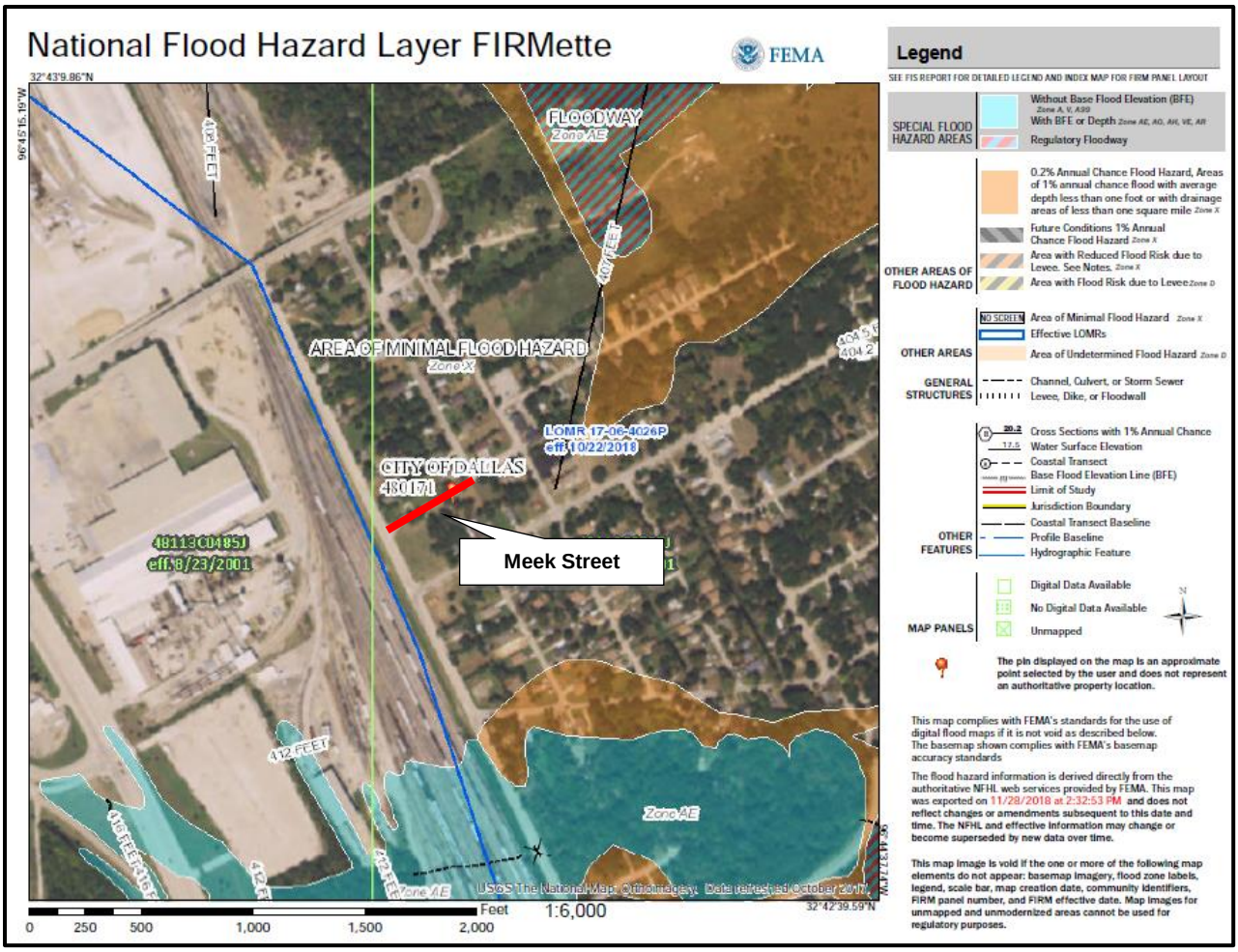
SOILS

Attention should be taken to the soils, insofar as preliminary sitework preparation and excavation is concerned, as damage may occur to the improvements if proper precautions are not undertaken. These soil characteristics are relatively common throughout the developed areas of the Metroplex and should not seriously hinder the development potential of the site, provided that significant site preparation and planning is undertaken. Based upon the extent of development in the subject neighborhood, there is no anticipated difficulty with improvements built upon these subsoil conditions.

FLOOD ZONE

Our analysis of flood plain considerations was conducted through a review of Community-Panel Numbers **48113C0485J and 48113C0505J** dated August 23, 2001 as prepared by the Federal Emergency Management Agency (FEMA) National Flood Insurance Program. A copy of the FEMA maps for the subject properties is located on the following pages. After careful inspection of the properties and analysis of flood plain maps, it appears that the subject properties are not impacted by the 100 year flood plain.





EASEMENTS

We were not furnished, and it is beyond the scope of our assignment to obtain title work and surveying which depicts easements for the subject properties. For the purposes of this analysis we are assuming that only typical utility easements exist and that they would not adversely affect development of the subject properties. If this assumption is not correct it could necessitate re-analysis.

UTILITIES AND PUBLIC SERVICES

The subject properties appear to have access to all public utilities which are located in the vicinity. These public utility services (water and sewer) are provided by the City of Dallas, as are police and fire protection. Telephone service is available to the area from AT&T, electricity is available from Oncor, and natural gas is provided by Atmos Energy.

SURROUNDING LAND USES

The subject properties are primarily located in residential areas. Surrounding land uses to the subject parcels include single-family residences in all directions with some industrial uses located west of the Meek Street properties. The commercial uses within the neighborhoods are located along primary thoroughfares and near major intersections with residential uses along secondary thoroughfares.

ENVIRONMENTAL OBSERVATIONS

The existence of any hazardous substances or materials was not observed upon the physical inspection of the property. However, we are not qualified to detect these substances and it is recommended that an expert in this field be obtained if the client has suspicion of these materials and substances existing on the property. It should be noted that the estimates of value enhancement contained within this report are contingent upon the subject being free of any hazardous wastes deposited thereupon by the present or previous owners/tenants of the site which would adversely affect the value of the property.

CONCLUSION

The subject properties are located in the corporate city limits of Dallas and comprise 32 parcels. The tracts are rectangular to irregular in shape and have frontage along secondary roads. The tracts appear to be serviced by utilities and have average to good access and exposure characteristics. The tracts are not located within a flood prone area (i.e., 100 or 500 year flood plain). The properties are located in primarily residential developed areas of south Dallas.

ZONING AND LAND USE RESTRICTIONS

The subject properties along with their zoning districts and current improvements are detailed below and on the following page.

STREET GROUP 12-465

1. MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE			Zoning	Primary Uses	Current Uses
SOUTHEAST SIDE OF STREET								
	R.F. SMITH SURVEY ABSTRACT NO. 1376							
DEFLOYD CO A J WILLIAMS 3334 RIDGEMOOR CIR DALLAS, TEXAS 75241	10, 160x212 Fellows and Carbondale **4509** **Fellows Ln**	7637	132 132	FT FT	PVMT WALK	CS	Commercial Services	Vacant Lot
JOHNNY CROWDER 4039 OAK ARBOR DR DALLAS, TEXAS 75233	TR 11, 137x106 153 FR Carbondale; AKA TR 8 **4524** **Meek St**	7637	137 137	FT FT	PVMT WALK	R-5(A)	Single Family Residential	Vacant Lot
DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT 2800 N HAMPTON RD DALLAS, TEXAS 75212	7, 137X106 Inside on Alley 137FR Hull St **4528** **Meek St**	7637	60 60	FT FT	PVMT WALK	R-5(A)	Single Family Residential	Vacant Lot
NORTHWEST SIDE OF STREET								
	HONEY SPRINGS							
WILLIE ROBERSON 3220 BONNIEW VIEW RD DALLAS, TEXAS 75216	20 & 21 Less Row Acs 0.3183 **7835** **Brownsville Ave**	B/7636	140 140	FT FT	PVMT WALK	R-5(A)	Single Family Residential	Single Family Residence
	HONEY SPRINGS							
NORBERTO ORNELAS 2415 W NORTHWEST HWY STE 105 DALLAS, TEXAS 75220	Rear Pt Lt 42 Acs 0.0688 Meek 123FR Carbondale **4511** **Meek St**	B/7636	60 60	FT FT	PVMT WALK	CS	Commercial Services	Vacant Lot
TAYLOR OLIVER 7828 CARBONDALE ST DALLAS, TEXAS 75216	Pt Lt 42 Acs 0.1395 **7840** **Carbondale St**	B/7636	103 103	FT FT	PVMT WALK	CS	Commercial Services	Vacant Lot

STREET GROUP 12-465

2. HENDRICKS AVENUE FROM S DENLEY DRIVE TO S MOORE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		ZONING	PRIMARY USES	CURRENT USES
SOUTH SIDE OF STREET							
			EDGEMONT, SECOND INSTALLMENT				
INVESTALL INC 728 WILFORD WAY HEATH, TEXAS 75032	1	17/3577 1302 Hendricks	50 FT 35 FT 15 FT	PVMT WALK DRIVE	R-5(A)	Single Family Residential	Single Family Residence
MCCRAY EVA MAE EST OF 1306 HENDRICKS AVE DALLAS, TEXAS 75216	2	17/3577	50 FT 40 FT 4.6 SY	PVMT WALK DR (10' Wide)	R-5(A)	Single Family Residential	Single Family Residence
4138 INVESTMENTS LLC 608 BRAVE FACE ST LEANDER, TEXAS 78641	3	17/3577 1310 Hendricks	50 FT 40 FT 4.6 SY	PVMT WALK DR (10' Wide)	R-5(A)	Single Family Residential	Single Family Residence
MAYE NOBLE ESTATE OF 1314 HENDRICKS AVE DALLAS, TEXAS 75216	4	17/3577	50 FT 50 FT	PVMT WALK	R-5(A)	Single Family Residential	Vacant Lot
ROBERT & TONI THORNTON PO BOX 53683 HOUSTON, TEXAS 77052	5	17/3577 1318 Hendricks	50 FT 50 FT	PVMT WALK	R-5(A)	Single Family Residential	Vacant Lot
DONALDSON CROSBY MAE M 1322 HENDRICKS AVE DALLAS, TEXAS 75216	6	17/3577	50 FT 36 FT 14 FT	PVMT WALK DRIVE	R-5(A)	Single Family Residential	Single Family Residence
			EDGEMONT, SECOND INSTALLMENT				
LINDA D SANDERS 1326 HENDRICKS AVE DALLAS, TEXAS 75216	7	17/3577	50 FT 40 FT 4.6 SY	PVMT WALK DR (10' Wide)	R-5(A)	Single Family Residential	Single Family Residence
WANDA ROSS 1330 HENDRICKS AVE DALLAS, TEXAS 75216	8	17/3577	50 FT 40 FT 4.6 SY	PVMT WALK DR (10' Wide)	R-5(A)	Single Family Residential	Single Family Residence
CAROLYN V JOHNSON 2018 WARDER WAY GRAND PRAIRIE, TEXAS 75051	9	17/3577 1334 Hendricks	50 FT 40 FT 4.6 SY	PVMT WALK DR (10' Wide)	R-5(A)	Single Family Residential	Single Family Residence
ALEXANDER PIERCE 1338 HENDRICKS AVE DALLAS, TEXAS 75216	10	17/3577	50 FT 38 FT 5.1 SY	PVMT WALK DR (12' Wide)	R-5(A)	Single Family Residential	Single Family Residence
WS DEVELOPMENT CORP JEFFREY WONG 1939 LAKE CHARLES DR VERNON HILLS, ILLINOIS 60061	11	17/3577 1342 Hendricks	50 FT 50 FT	PVMT WALK	R-5(A)	Single Family Residential	Vacant Lot
MARIA B LEDSEMA 238 W MISSOURI AVE DALLAS, TEXAS 75224	12	17/3577 1346 Hendricks	50 FT 38 FT 5.1 SY	PVMT WALK DR (12' Wide)	R-5(A)	Single Family Residential	Single Family Residence
			EDGEMONT, SECOND INSTALLMENT				

TRANESHA S HEADS	13 17/3577	50 FT	PVMT	R-5(A)	Single Family	Single Family
1352 HENDRICKS AVE		39 FT	WALK		Residential	Residence
DALLAS, TEXAS 75216		11 FT	DRIVE			

NORTH SIDE OF STREET

MAMIE R WILLIAMS	19 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family
3815 TREELINE DR	1351	39 FT	WALK		Residential	Residence
DALLAS, TEXAS 75224	Hendricks	11 FT	DRIVE			
BILLY R WHITE	20 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family
1347 HENDRICKS AVE		40 FT	WALK		Residential	Residence
DALLAS, TEXAS 75216		10 FT	DRIVE			

EDGEMONT, SECOND INSTALLMENT

QUNIKWIA SAUELS	21 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family
1343 HENDRICKS AVE		37 FT	WALK		Residential	Residence
DALLAS, TEXAS 75216		13 FT	DRIVE			
KNOWVEST INC	22 16/3576	50 FT	PVMT	R-5(A)	Single Family	Vacant Lot
9609 VISTA VIEW DR	1339	50 FT	WALK		Residential	
AUSTIN, TEXAS 78750	Hendricks					
MURPHY OLLIE M EST OF	23 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family
1335 HENDRICKS AVE		40 FT	WALK		Residential	Residence
DALLAS, TEXAS 75216		4.6 S.Y	DR (10' wide)			
TURHON J STEWART	24 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family
1331 HENDRICKS AVE		39 FT	WALK		Residential	Residence
DALLAS, TEXAS 75216		11 FT	DRIVE			
RUBEN & VERONICA ORTIZ	25 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family
1327 HENDRICKS AVE		32 FT	WALK		Residential	Residence
DALLAS, TEXAS 75216		18 FT	DRIVE			
WILLIE L MCCALLISTER	26 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family
1323 HENDRICKS AVE		40 FT	WALK		Residential	Residence
DALLAS, TEXAS 75216		10 FT	DRIVE			
KENNETH WASHINGTON	27 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family
1604 CATTAIL CREEK DR	1319	26 FT	WALK		Residential	Residence
DESOTO, TEXAS 75115	Hendricks	12 FT	DRIVE			
		12 FT	DRIVE			

EDGEMONT, SECOND INSTALLMENT

ENRIQUE ORTIZ	28 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family
1322 GRANT ST	1315	40 FT	WALK		Residential	Residence
DALLAS, TEXAS 75203	Hendricks	6.2 SY	DR (16' wide)			
EDGAR CERDA	29 16/3576	50 FT	PVMT	R-5(A)	Single Family	Vacant Lot
3062 ST NICHOLAS DR	1311	50 FT	WALK		Residential	
DALLAS, TEXAS 75233	Hendricks					
LUIS OMAR REYES	30 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family
906 SUNNINGDALE CIR	1307	40 FT	WALK		Residential	Residence
GARLAND, TEXAS 75044	Hendricks	10 FT	DRIVE			
TERESA ZUNIGA	31 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family
1303 HENDRICKS AVE	Less Row	34 FT	WALK		Residential	Residence
DALLAS, TEXAS 75216	Acs 0.1643	16 FT	DRIVE			

All of the subject properties appear to be legal conforming uses within their respective zoning districts, but this is assumed and has not been investigated and is not certain. Furthermore, there are no known deed restrictions, either public or private, that would further limit the utilization of the subject properties. This statement should not be taken as a guarantee or warranty that no non-conformity or restrictions exist. Deed and title examinations by a competent attorney and design and construction analysis by a licensed architect or engineer on the properties analyzed is recommended if any questions regarding such potential non-conformity or restrictions should arise

SUBJECT PROPERTY PHOTOGRAPHS

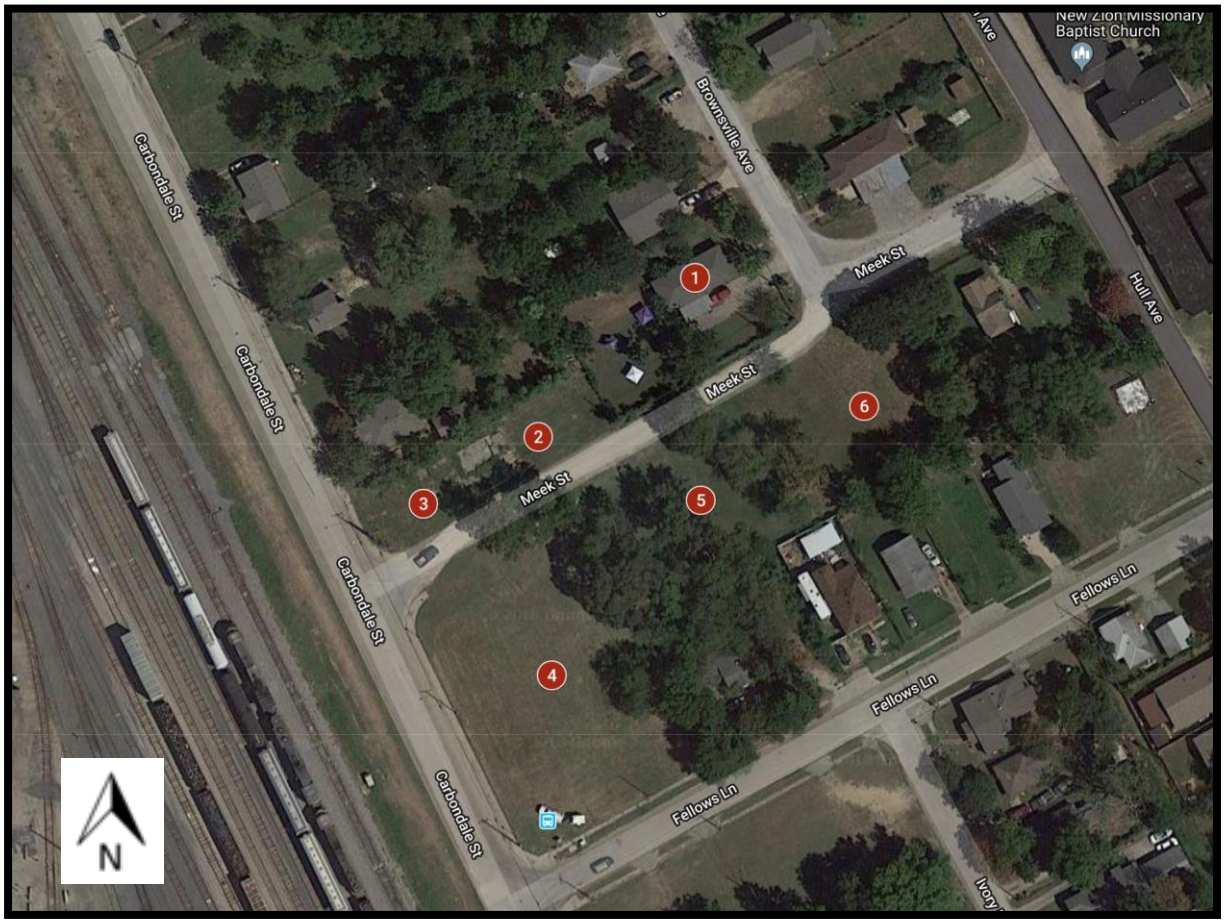


Looking north along Meek Street from Carbondale Street



Looking south along Meek Street from Brownsville Avenue

SUBJECT PROPERTY PHOTOGRAPHS



The following subject photographs exhibit the subject properties along Meet Street. The pictures are numbered according to the aerial photograph located above.

SUBJECT PROPERTY PHOTOGRAPHS



Picture #1 (7835 Brownsville Avenue)



Picture #2 (4511 Meek Street)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #3 (7840 Carbondale Street)



Picture #4 (4509 Fellows Lane)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #5 (4524 Meek Street)



Picture #6 (4528 Meek Street)

SUBJECT PROPERTY PHOTOGRAPHS

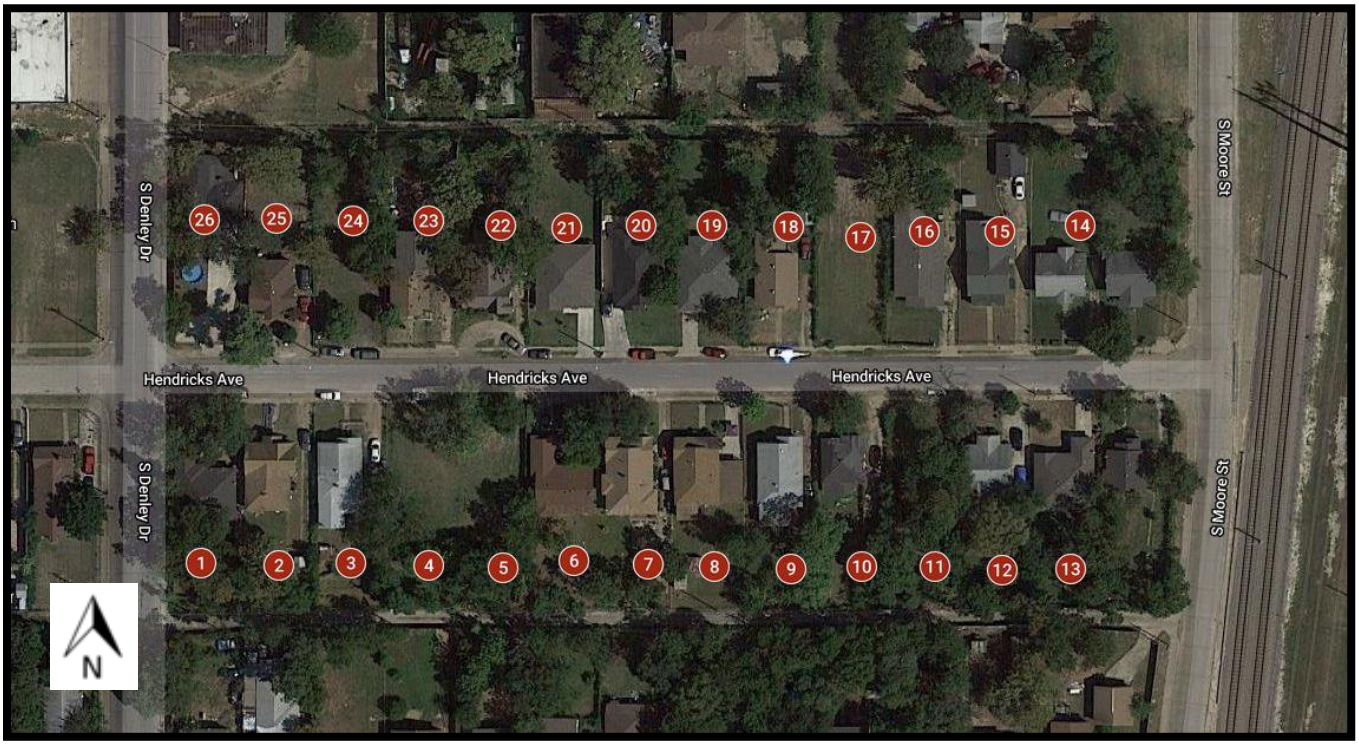


Looking west along Hendricks Avenue from South Moore Street



Looking east along Hendricks Avenue from South Denley Street

SUBJECT PROPERTY PHOTOGRAPHS



The following subject photographs exhibit the subject properties along Hendricks Avenue. The pictures are numbered according to the aerial photograph located above.

SUBJECT PROPERTY PHOTOGRAPHS



Picture #1 (1302 Hendricks Avenue)



Picture #2 (1306 Hendricks Avenue)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #3 (1310 Hendricks Avenue)



Picture #4 (1314 Hendricks Avenue)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #5 (1318 Hendricks Avenue)



Picture #6 (1322 Hendricks Avenue)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #7 (1326 Hendricks Avenue)



Picture #8 (1330 Hendricks Avenue)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #9 (1334 Hendricks Avenue)



Picture #10 (1338 Hendricks Avenue)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #11 (1342 Hendricks Avenue)



Picture #12 (1346 Hendricks Avenue)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #13 (1352 Hendricks Avenue)



Picture #14 (1351 Hendricks Avenue)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #15 (1347 Hendricks Avenue)



Picture #16 (1343 Hendricks Avenue)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #17 (1339 Hendricks Avenue



Picture #18 (1335 Hendricks Avenue)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #19 (1331 Hendricks Avenue)



Picture #20 (1327 Hendricks Avenue)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #21 (1323 Hendricks Avenue)



Picture #22 (1319 Hendricks Avenue)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #23 (1315 Hendricks Avenue)



Picture #24 (1311 Hendricks Avenue)

SUBJECT PROPERTY PHOTOGRAPHS



Picture #25 (1307 Hendricks Avenue)



Picture #26 (1303 Hendricks Avenue)

SECTION IV – HIGHEST AND BEST USE AND EVALUATION PROCESS

HIGHEST AND BEST USE ANALYSIS

The economic principles which affect the market value of real property also play a significant role in forming the property's highest and best use. In all valuation assignments, value opinions are based upon use. The highest and best use of a property provides the foundation for a thorough investigation of the competitive positions of market participants. Consequently, highest and best use can be described as the foundation upon which market value rests. The highest and best use of a property is defined as follows:

> *The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value.* [4]

With regard to vacant land, the highest and best use is generally regarded as that use among all reasonable, alternative uses, which yields the highest present land value, after payments are made for labor, capital, and coordination. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use.

Analysis of the highest and the best use of a property as improved implies that the existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. Furthermore, the existing use will continue, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within this definition is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable use. The most probable use is defined as follows:

1. *The use to which a property will most likely be put based on market analysis and the highest and best use conclusion. The most probable use is the basis for the most probable selling price of the property.*

2. *Highest and best use in the context of market value.* [5]

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4 The Appraisal Institute, The Dictionary of Real Estate Appraisal (Sixth Edition), Chicago, Illinois, 2015, page 109.

5 Ibid. page 152.

To test for the most feasible or the highest and best use for land as vacant all logical and feasible alternatives must be analyzed. All alternative uses must meet four criteria. The criteria are as follows:

1) The legal use of the site -- what uses of the site are permitted under applicable zoning ordinances and other legal restrictions.

2) The physical use of the site -- what potential uses of the site are physically possible.

3) The feasible use of the site -- what possible and legally permissible use of the site will produce a positive return.

4) The maximum productive use of the site -- among the highest financially feasible uses, the use that provides the highest rate of return, or value (given a constant rate of return), is the highest and best use.

While some investors/developers seek to maximize their returns, most seem to operate on the belief that the available information is too imperfect to permit optimization or maximization. It appears that the typical investor is satisfied if their investment can be expected to return a yield that will meet their standards. Thus, it is possible for more than one single use to be feasible for a site if the uses meet investment criteria of the typical investor/developer for a property.

The highest and best uses of the subject properties have been determined based upon their current zoning and our inspection of their current improvements and surrounding neighborhood. Our concluded highest and best uses for the properties are listed on the following pages.

STREET GROUP 12-465

1. **MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE			ZONING	PRIMARY USE	CURRENT USE	HIGHEST & BEST USE
SOUTHEAST SIDE OF STREET									
	R.F. SMITH SURVEY ABSTRACT NO. 1376								
DEFLOYD CO A J WILLIAMS 3334 RIDGEMOOR CIR DALLAS, TEXAS 75241	10, 160x212 Fellows and Carbondale **4509** **Fellows Ln**	7637	132 132	FT FT	PVMT WALK	CS	Commercial Services	Vacant	Neighborhood* Services Use
JOHNNY CROWDER 4039 OAK ARBOR DR DALLAS, TEXAS 75233	TR 11, 137x106 153 FR Carbondale; AKA TR 8 **4524** **Meek St**	7637	137 137	FT FT	PVMT WALK	R-5(A)	Single Family Residential	Vacant	Single Family Residential Use
DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT 2800 N HAMPTON RD DALLAS, TEXAS 75212	7, 137X106 Inside on Alley 137FR Hull St **4528** **Meek St**	7637	60 60	FT FT	PVMT WALK	R-5(A)	Single Family Residential	Vacant	Single Family Residential Use
NORTHWEST SIDE OF STREET									
	HONEY SPRINGS								
WILLIE ROBERSON 3220 BONNIEW VIEW RD DALLAS, TEXAS 75216	20 & 21 Less Row Acs 0.3183 **7835** **Brownsville Ave**	B/7636	140 140	FT FT	PVMT WALK	R-5(A)	Single Family Residential	Single Family Residence	Continued Single Family Residential Use
	HONEY SPRINGS								
NORBERTO ORNELAS 2415 W NORTHWEST HWY STE 105 DALLAS, TEXAS 75220	Rear Pt Lt 42 Acs 0.0688 Meek 123FR Carbondale **4511** **Meek St**	B/7636	60 60	FT FT	PVMT WALK	CS	Commercial Services	Vacant	Neighborhood* Services Use
TAYLOR OLIVER 7828 CARBONDALE ST DALLAS, TEXAS 75216	Pt Lt 42 Acs 0.1395 **7840** **Carbondale St**	B/7636	103 103	FT FT	PVMT WALK	CS	Commercial Services	Vacant	Neighborhood* Services Use

* SEE BELOW FOR USE

*Given the surrounding land uses being predominantly residential and limited exposure and access for commercial/industrial oriented uses the most likely use would be for a neighborhood service use such as a worship facility, child care center, or other services that would serve the needs of the surrounding residences in the neighborhood.

STREET GROUP 12-465

2. HENDRICKS AVENUE FROM S DENLEY DRIVE TO S MOORE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S) BLOCK	FRONTAGE		ZONING	PRIMARY USES	CURRENT USES	HIGHEST & BEST USE
SOUTH SIDE OF STREET							
		EDGEMONT, SECOND INSTALLMENT					
INVESTALL INC 728 WILFORD WAY HEATH, TEXAS 75032	1 17/3577 1302 Hendricks	50 FT 35 FT 15 FT	PVMT WALK DRIVE	R-5(A)	Single Family Residential	Single Family Residence	Continued Single Family Residential Use
MCCRAY EVA MAE EST OF 1306 HENDRICKS AVE DALLAS, TEXAS 75216	2 17/3577	50 FT 40 FT 4.6 SY	PVMT WALK DR (10' Wide)	R-5(A)	Single Family Residential	Single Family Residence	Continued Single Family Residential Use
4138 INVESTMENTS LLC 608 BRAVE FACE ST LEANDER, TEXAS 78641	3 17/3577 1310 Hendricks	50 FT 40 FT 4.6 SY	PVMT WALK DR (10' Wide)	R-5(A)	Single Family Residential	Single Family Residence	Continued Single Family Residential Use
MAYE NOBLE ESTATE OF 1314 HENDRICKS AVE DALLAS, TEXAS 75216	4 17/3577	50 FT 50 FT	PVMT WALK	R-5(A)	Single Family Residential	Vacant	Single Family Residential Use
ROBERT & TONI THORNTON PO BOX 53683 HOUSTON, TEXAS 77052	5 17/3577 1318 Hendricks	50 FT 50 FT	PVMT WALK	R-5(A)	Single Family Residential	Vacant	Single Family Residential Use
DONALDSON CROSBY MAE M 1322 HENDRICKS AVE DALLAS, TEXAS 75216	6 17/3577	50 FT 36 FT 14 FT	PVMT WALK DRIVE	R-5(A)	Single Family Residential	Single Family Residence	Continued Single Family Residential Use
		EDGEMONT, SECOND INSTALLMENT					
LINDA D SANDERS 1326 HENDRICKS AVE DALLAS, TEXAS 75216	7 17/3577	50 FT 40 FT 4.6 SY	PVMT WALK DR (10' Wide)	R-5(A)	Single Family Residential	Single Family Residence	Continued Single Family Residential Use
WANDA ROSS 1330 HENDRICKS AVE DALLAS, TEXAS 75216	8 17/3577	50 FT 40 FT 4.6 SY	PVMT WALK DR (10' Wide)	R-5(A)	Single Family Residential	Single Family Residence	Continued Single Family Residential Use
CAROLYN V JOHNSON 2018 WARDER WAY GRAND PRAIRIE, TEXAS 75051	9 17/3577 1334 Hendricks	50 FT 40 FT 4.6 SY	PVMT WALK DR (10' Wide)	R-5(A)	Single Family Residential	Single Family Residence	Continued Single Family Residential Use
ALEXANDER PIERCE 1338 HENDRICKS AVE DALLAS, TEXAS 75216	10 17/3577	50 FT 38 FT 5.1 SY	PVMT WALK DR (12' Wide)	R-5(A)	Single Family Residential	Single Family Residence	Continued Single Family Residential Use
WS DEVELOPMENT CORP JEFFREY WONG 1939 LAKE CHARLES DR VERNON HILLS, ILLINOIS 60061	11 17/3577 1342 Hendricks	50 FT 50 FT	PVMT WALK	R-5(A)	Single Family Residential	Vacant	Single Family Residential Use
MARIA B LEDSEMA 238 W MISSOURI AVE DALLAS, TEXAS 75224	12 17/3577 1346 Hendricks	50 FT 38 FT 5.1 SY	PVMT WALK DR (12' Wide)	R-5(A)	Single Family Residential	Single Family Residence	Continued Single Family Residential Use

EDGEMONT, SECOND INSTALLMENT

TRANESHA S HEADS	13 17/3577	50 FT	PVMT	R-5(A)	Single Family	Single Family	Continued Single Family
1352 HENDRICKS AVE		39 FT	WALK		Residential	Residence	Residential Use
DALLAS, TEXAS 75216		11 FT	DRIVE				

NORTH SIDE OF STREET

MAMIE R WILLIAMS	19 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family	Continued Single Family
3815 TREELINE DR	1351	39 FT	WALK		Residential	Residence	Residential Use
DALLAS, TEXAS 75224	Hendricks	11 FT	DRIVE				
BILLY R WHITE	20 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family	Continued Single Family
1347 HENDRICKS AVE		40 FT	WALK		Residential	Residence	Residential Use
DALLAS, TEXAS 75216		10 FT	DRIVE				

EDGEMONT, SECOND INSTALLMENT

QUNIKWIA SAUELS	21 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family	Continued Single Family
1343 HENDRICKS AVE		37 FT	WALK		Residential	Residence	Residential Use
DALLAS, TEXAS 75216		13 FT	DRIVE				
KNOWVEST INC	22 16/3576	50 FT	PVMT	R-5(A)	Single Family	Vacant	Single Family
9609 VISTA VIEW DR	1339	50 FT	WALK		Residential		Residential Use
AUSTIN, TEXAS 78750	Hendricks						
MURPHY OLLIE M EST OF	23 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family	Continued Single Family
1335 HENDRICKS AVE		40 FT	WALK		Residential	Residence	Residential Use
DALLAS, TEXAS 75216		4.6 S.Y	DR (10' wide)				
TURHON J STEWART	24 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family	Continued Single Family
1331 HENDRICKS AVE		39 FT	WALK		Residential	Residence	Residential Use
DALLAS, TEXAS 75216		11 FT	DRIVE				
RUBEN & VERONICA ORTIZ	25 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family	Continued Single Family
1327 HENDRICKS AVE		32 FT	WALK		Residential	Residence	Residential Use
DALLAS, TEXAS 75216		18 FT	DRIVE				
WILLIE L MCCALLISTER	26 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family	Continued Single Family
1323 HENDRICKS AVE		40 FT	WALK		Residential	Residence	Residential Use
DALLAS, TEXAS 75216		10 FT	DRIVE				
KENNETH WASHINGTON	27 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family	Continued Single Family
1604 CATTAIL CREEK DR	1319	26 FT	WALK		Residential	Residence	Residential Use
DESOTO, TEXAS 75115	Hendricks	12 FT	DRIVE				
		12 FT	DRIVE				

EDGEMONT, SECOND INSTALLMENT

ENRIQUE ORTIZ	28 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family	Continued Single Family
1322 GRANT ST	1315	40 FT	WALK		Residential	Residence	Residential Use
DALLAS, TEXAS 75203	Hendricks	6.2 SY	DR (16' wide)				
EDGAR CERDA	29 16/3576	50 FT	PVMT	R-5(A)	Single Family	Vacant	Single Family
3062 ST NICHOLAS DR	1311	50 FT	WALK		Residential		Residential Use
DALLAS, TEXAS 75233	Hendricks						
LUIS OMAR REYES	30 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family	Continued Single Family
906 SUNNINGDALE CIR	1307	40 FT	WALK		Residential	Residence	Residential Use
GARLAND, TEXAS 75044	Hendricks	10 FT	DRIVE				
TERESA ZUNIGA	31 16/3576	50 FT	PVMT	R-5(A)	Single Family	Single Family	Continued Single Family
1303 HENDRICKS AVE	Less Row	34 FT	WALK		Residential	Residence	Residential Use
DALLAS, TEXAS 75216	Acs 0.1643	16 FT	DRIVE				

An article obtained from the Appraisal Institute Lum Library entitled "*Special Benefit/Proportionate Assessment: Funding for Public Improvements,"* (published in the Appraisal Institute Journal, January 1997, Page 55) provides discussion about how highest and best use affects special benefits for a Local Improvement District (LID). According to the author, in some cases, without anticipation of the LID, a particular property has a different highest and best use and value than that same property, as of the same date, with LID improvements in place. The difference between the two market value estimates is the special benefit attributable to the LID project. Based upon our review of the construction plans as well as our inspection of the subject properties and surrounding neighborhoods, the proposed street improvements are not considered to change the highest and best uses of the subject properties.

THE EVALUATION PROCESS

The evaluation process represents a logical analysis in determining the value enhancement provided by concrete curb and gutter streets with concrete sidewalks on properties within the subject neighborhood. In this process, the appraisers considered two methods: 1) Paired Data Analysis and 2) Market Participant Interviews.

Paired data analysis is the process of comparing two properties in order to isolate an adjustment for a particular characteristic. In theory the two properties would be identical except for the one characteristic for which the adjustment is determined. This process involves comparing the sales prices of the two comparables, with any difference being attributed to the adjustment characteristic.

Market participant interviews involve discussions with real estate specialists such as brokers and investors who are active in the local real estate market. These participants have a comprehensive understanding of the factors that influence sales prices of the properties within the neighborhood. Due to their extensive experience in buying, selling, or representing the parties involved in these types of transactions, the opinions of these professionals are important to this type of analysis.

The subject properties consist of 32 properties located along Hendricks Avenue and Meek Street within South Dallas. The project involves the construction of a 26 foot wide concrete street with concrete curbs and gutters, concrete sidewalks, and concrete drive approaches to replace the existing asphalt and/or gravel paved sections of these streets. The section of Hendricks Avenue lies east of South Denley Street and west of South Moore Street. The section of Meek Street lies northeast of Carbondale Street and southwest of Brownsville Avenue.

To complete this appraisal consulting assignment, paired data analysis along with market participant interviews were completed.

SECTION V – EVALUATION

PAIRED DATA ANALYSIS

Paired data analysis is the process of comparing two properties in order to isolate an adjustment for a particular characteristic. In theory the two properties would be identical except for the one characteristic for which the adjustment is determined. This process involves comparing the sales prices of the two comparables, with any difference being attributed to the adjustment characteristic. Given the fact that it is very difficult to find ideal comparables for this technique, it is also reasonable to adjust for other differences in comparables before determining an appropriate adjustment for a particular characteristic.

In this analysis we will utilize paired data comparison to determine if there is market evidence to support the possibility of concrete curb and gutter streets with concrete sidewalks and drive approaches adding value to the properties involved with this report. The 32 subject properties primarily consist of single-family residences with ten vacant lots. The vacant lots on Hendricks Avenue are anticipated to be developed with single family residences and the vacant lots on Meek Street could potentially be developed into neighborhood service uses or single-family residences. Therefore, paired data analysis will be performed using single family residential comparables and residential land sales as all of the properties with the potential for benefit from the improvements are single family or similar properties with the potential for single family use or uses that service single family residences.

Within this analysis we have used two forms of paired data comparison to determine any differences in prices paid for properties with the proposed improvements versus properties without the proposed improvements depending on the data available in each area of the neighborhood. The first type is direct paired comparison, whereby a single property with similar improvements to those proposed is compared to properties that sold without similar improvements. The sales are adjusted for other characteristics with differences in the adjusted prices indicating value attributable to the proposed improvements. The second technique is group paired comparison, in which a group of sales with similar improvements to those proposed is compared to a group of sales without similar improvements. This is more of a general comparison to determine if average prices within a neighborhood indicate value enhancements due to the proposed improvements.

PAIRED COMPARISON FOR RESIDENTIAL USES – STREET IMPROVEMENTS

The following table includes a sale of a residence along an asphalt paved street with no concrete curb or sidewalk and two sales that are located along streets with concrete paving and curbs and gutters. Adjustments are made for other characteristics with differences in adjusted prices indicating street improvement enhancements.

Direct Paired Comparison – Improved Properties
Near Hendricks Avenue

Property	**Control Comparable** 1307 Renner Drive, Dallas, TX	**Comparable Number 1** 1534 Vermont Ave, Dallas, Tx	**Comparable . Number 2** 1560 Vermont Ave, Dallas, Tx
Actual Sales Price/SF	$109.68	$101.59	$116.79
Size (SF)	1167	1260	1096
Year Built	1941	1947	1940/ Remodeled
Date of Sale	10/18/2018	2/28/2018	6/8/2018
Adjustments			
Financing Terms	0%	0%	0%
Conditions of Sale	0%	0%	0%
Market Conditions	0%	0%	0%
Location	0%	10%	10%
Age/Conditions	0%	0%	-15%
Quality of Construction	0%	0%	0%
Size	0%	0%	0%
Total Adjustment	0%	10%	-5%
Adjust Sales Price/SF	$109.68	$111.75	$110.95
Concrete Curb/Gutter/ Sidewalk	No	Yes	Yes

The three Improved Comparables utilized tend to indicate that the proposed street improvements would slightly enhance the value of residential properties in this area of the neighborhood (vicinity of Hendricks Avenue). The properties along concrete curb and gutter streets indicate higher adjusted prices than the property located along an asphalt street with open ditch drainage. The average adjusted price of the two properties along the concrete curb/gutter/sidewalk streets ($111.35/sq. ft.) is slightly higher than the price of the property along the asphalt street with open ditch drainage.

Direct Paired Comparison – Vacant Land
Near Hendricks Avenue

Property	**Control Comparable** 1410 Morell Avenue Dallas, Tx	**Comparable Number 1** 1215 Renner Drive Dallas, Tx	**Comparable Number 2** 1607 Carson Street Dallas, TX
Actual Sales Price/SF	$5.07	$3.85	$3.67
Size (SF)	6,708	6,621	6,534
Date of Sale	11/2/2018	9/22/2017	1/2/2018
Adjustments			
Financing Terms	0%	0%	0%
Conditions of Sale	0%	0%	0%
Market Conditions	0%	5%	0%
Location	0%	10%	10%
Zoning	0%	0%	0%
Flood Plain	0%	0%	0%
Size	0%	0%	0%
Total Adjustment	0%	15%	10%
Adjust Sales Price/SF	$5.07	$4.43	$4.04
Concrete Curb/Gutter/ Sidewalk	Yes	No	No

The three Land only comparables utilized tend to indicate that the proposed street improvements would slightly enhance the value of residential properties in this area of the neighborhood (vicinity

of Hendricks Avenue). The properties along concrete curb and gutter streets indicate higher adjusted prices than the property located along an asphalt street with open ditch drainage. The average adjusted price of the two properties located along the asphalt streets with open ditch drainage ($4.23/sq. ft.) is overall lower than the price of the property located along the concrete/curb/gutter/sidewalk street.

The group paired comparison table below includes three single family residence sales along concrete curb and gutter streets and three along asphalt streets with open ditch drainage. The average sales price per square foot is reported for each group.

Group Paired Comparison – Improved Properties
Near Hendricks Avenue

Category	Comp. #	Location	Date of Sale	Size(SF)	Year Built	Adjusted Sales Price/SF	Average Sales Price/SF
Residential Sales Along Concrete Curb/Gutter Streets	1	1534 Vermont Avenue Dallas, Tx	2/28/18	1,260	1947	$101.59	**$111.07**
	2	1560 Vermont Avenue Dallas, Tx	6/8/18	1,096	1940	$116.79	
	3	2007 Harlandale Avenue Dallas, Tx	4/5/18	1,524	1953	$114.83	
Residential Sales Along Asphalt Streets	4	2207 Alabama Avenue Dallas, Tx	5/12/17	1,245	1923	$124.42	**$107.94**
	5	1307 Renner Drive Dallas, TX	10/18/18	1,167	1941	109.68	
	6	2126 Lamont Avenue Dallas, Tx	4/19/17	1,003	1971	$89.73	

Based upon the above analysis, it appears that single family residences along concrete curb and gutter/sidewalk streets are selling for higher prices than those along asphalt streets with open ditch drainage in this area of the neighborhood (vicinity of Hendricks Avenue). .

DIRECT PAIRED COMPARISON – IMPROVED PROPERTIES NEAR MEEK STREET

Property	Control Comparable 4615 Luzon Street Dallas, TX	Comparable Number 1 4750 Zealand Street Dallas, TX
Actual Sales Price/SF	$73.89	$74.28
Size (SF)	1352	1318
Year Built	2006	2007
Date of Sale	2/3/2017	2/9/2017
Adjustments		
Financing Terms	0%	0%
Conditions of Sale	0%	0%
Market Conditions	0%	0%
Location	0%	0%
Age/Conditions	0%	0%
Quality of Construction	0%	0%
Size	0%	0%
Total Adjustment	0%	0%
Adjust Sales Price/SF	$73.89	$74.28
Concrete Curb/Gutter/ Sidewalk	Yes	No

The two Improved Comparables utilized tend to indicate that the proposed street improvements would not enhance the value of residential properties in this area of the neighborhood (near Meek Street). The property along concrete curb and gutter streets did not indicate higher value than the properties located along an asphalt/gravel street with open ditch drainage. The adjusted price of the property located along the asphalt/gravel street with open ditch drainage is slightly higher than the price of the property along the concrete curb/gutter/sidewalk street.

Although it is difficult to determine significant differences in value by the market data presented, after analyzing the all of the available data it appears that concrete curb and gutter streets generally add slightly more value to residential uses than asphalt streets with open ditch drainage in the western portion of the neighborhood near Hendricks Avenue, but do not add value in the eastern portion of the neighborhood near Meek Street.

MARKET PARTICIPANT INTERVIEWS

In addition to analyzing sales data, during our evaluation process we found it imperative to interview market participants who are involved with real estate transactions for property within the subject neighborhoods. We were able to conduct interviews with several real estate brokers and investors involved with the various types of properties within the subject and have an intimate knowledge of the immediate subject area. The effects of the proposed street improvements on the different property types involved with the subject properties are discussed below utilizing the market participant interviews.

Street Improvements – Near Hendricks Avenue

Mr. Roger Lopez with Value Properties indicated that several of the older homes in this area are being remodeled and that these street improvements would enhance the value of the remodeled homes by approximately $2,000 per property, but the homes which have not been remodeled would only experience a minimal value enhancement.

Ms. Kathy Hewitt with Dave Perry-Miller In Town reported that this portion of the neighborhood is experiencing unprecedented rehab efforts with older homes selling quickly and new owners/investors remodeling these properties. In her opinion the street improvements would overall increase the value of the properties but did not feel that a value could be placed on the properties until the market could adjust to the proposed enhancements.

Ms. Patty Tafoya with Century 21 Judge Fite also reported that unprecedented rehab efforts are taking place in this portion of the neighborhood, especially west of I-35E. However, Ms. Tafoya also indicated that interest is spreading to areas east of I-35E near the Dallas Zoo. Ms. Tafoya indicated that buyers are very interested in older tudor style homes which have very good access to the DART rail stations in the neighborhood. In her opinion these street improvements would enhance residential property values by at least $3,000 to $5,000.

Ms. Destinee Sanders with Dallas City Realtors, reported that any street improvements would make the residential homes in the area more marketable, many homes in the area do not have these street improvements or have deteriorated to a point that new improvements are needed. Ms. Sanders also feels that the area is very attractive to investors who are looking to rehab homes for investment purposes. In her opinion the new street improvements could potentially enhance these residential properties between $2,000 to $3,000.

Mr. Brian Abercrombie with Integral Realty Services, reported that the area is in need of street improvements and these improvements could potentially enhance the value of the residential properties in these neighborhoods. Mr. Abercrombie feels that market is leveling out but still has profitability to attract rehab investors. In his opinion these street improvements could potentially enhance property values by at least $2,000 to $3,000.

Street Improvements – Near Meek Street

Mr. Bobby Nathan with Ambrose Real Estate, reported in his opinion the homes in the area of Meek Street would not benefit with the new street improvements at this time. Based on his experience in the area, homes would need to be rehabilitated in this portion of the neighborhood to benefit from this project. In his opinion, only when the majority of the homes in the immediate area are renovated would the project benefit the value of the homes.

Ms. Imelda Dominguez with Pinnacle Realty Advisors, reported in her opinion the homes in the area of Meek Street would not benefit with the new street improvements at this time. She also reported that the majority of homes in this neighborhood would need to be renovated in order for this project to enhance the value of the properties.

CONCLUSION

Based upon our research of various articles published and made available from the Appraisal Institute's Lum Library, the most important factor in determining value enhancements is the highest and best use of the subject property. Therefore, in order to determine the value enhancement (special benefit) to the subject property caused by the proposed improvements, the highest and best use of each property must be considered. Based upon the market data analyzed and discussions with market participants it appears that residential properties along Hendricks

Avenue will be enhanced by being located along a concrete curb and gutter street with concrete sidewalks and drive approaches versus an asphalt street. Based upon our discussions with several market participants, the range of enhancement for these residential properties reported by each of the participants is approximately $2,000 to $5,000 with one market participant indicated value enhancements of a maximum of $2,000 per property, two indicating a value range between $2,000 and $3,000, and one market participant indicating $3,000 to $5,000. The typical assessment for these properties is between $2,000 to $3,000 depending on the improvements currently in place and the amount of street frontage. The average assessment is $6,216. The typical average of the range indicated by the market participants would indicate an enhancement of roughly 40 percent of the assessment. This is supported by the paired sales data analyzed. Therefore, an enhancement of 40 percent of the City's assessments appears reasonable for the residential properties along Hendricks Avenue. Based upon the market data analyzed and discussions with market participants it appears that residential properties along Meek Street will not be enhanced by being located along a concrete curb and gutter streets with concrete sidewalks and drive approaches versus a gravel street. Therefore, based upon our discussions with market participants and paired analysis of the immediate area the enhancements will not increase the value of the homes located along Meek Street until the immediate area has been rehabilitated.

Located on the following pages are tables including the subject properties, their proposed assessments by the City of Dallas, their current uses, their highest and best uses, their value enhancement as a percentage of the City's assessment, and their recommended assessments based upon the value enhancements (special benefits) by the proposed improvements.

STREET GROUP 12-465

1. MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	CURRENT USE	HIGHEST & BEST USE	FRONTAGE	PROPOSED ASSESSMENT	VALUE ENHANCEMENT	RECOMMENDED ASSESSMENT
SOUTHEAST SIDE OF STREET								
R.F. SMITH SURVEY ABSTRACT NO. 1376								
DEFLOYD	10, 160x212	7637	Vacant	Neighborhood	132 FT PVMT	$2,963.40	0%	$0.00
CO A J WILLIAMS	Fellows and			Services Use	132 FT WALK	$0.00	0%	$0.00
3334 RIDGEMOOR CIR	Carbondale							$0.00
DALLAS, TEXAS 75241	**4509 Fellows Ln**							
JOHNNY CROWDER	TR 11, 137x106	7637	Vacant	Single Family	137 FT PVMT	$16,671.53	0%	$0.00
4039 OAK ARBOR DR	153 FR			Residential Use	137 FT WALK	$1,597.42	0%	$0.00
DALLAS, TEXAS 75233	Carbondale; AKA TR 8							$0.00
	4524 Meek St							
DALLAS NEIGHBORHOOD	7, 137X106	7637	Vacant	Single Family	60 FT PVMT	$7,301.40	0%	$0.00
ALLIANCE FOR HABITAT	Inside on Alley			Residential Use	60 FT WALK	$699.60	0%	$0.00
2800 N HAMPTON RD	137FR Hull St							$0.00
DALLAS, TEXAS 75212	**4528 Meek St**							
NORTHWEST SIDE OF STREET								
HONEY SPRINGS								
WILLIE ROBERSON	20 & 21	B/7636	Single Family	Continued Single Family	140 FT PVMT	$3,497.20	0%	$0.00
3220 BONNIEW VIEW RD	Less Row		Residence	Residential Use	140 FT WALK	$816.20	0%	$0.00
DALLAS, TEXAS 75216	Acs 0.3183							$0.00
	7835 Brownsville Ave							
HONEY SPRINGS								
NORBERTO ORNELAS	Rear Pt Lt 42	B/7636	Vacant	Neighborhood	60 FT PVMT	$7,301.40	0%	$0.00
2415 W NORTHWEST HWY	Acs 0.0688			Services Use	60 FT WALK	$699.60	0%	$0.00
STE 105	Meek 123FR							$0.00
DALLAS, TEXAS 75220	Carbondale							
	4511 Meek St							
TAYLOR OLIVER	Pt Lt 42	B/7636	Vacant	Neighborhood	103 FT PVMT	$2,572.94	0%	$0.00
7828 CARBONDALE ST	Acs 0.1395			Services Use	103 FT WALK	$600.49	0%	$0.00
DALLAS, TEXAS 75216	**7840 Carbondale St**							$0.00

STREET GROUP 12-465

2. HENDRICKS AVENUE FROM S DENLEY DRIVE TO S MOORE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	CURRENT USE	HIGHEST & BEST USE	FRONTAGE			PROPOSED ASSESSMENT	VALUE ENHANCEMENT	RECOMMENDED ASSESSMENT
SOUTH SIDE OF STREET										
EDGEMONT, SECOND INSTALLMENT										
INVESTALL INC	1	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
728 WILFORD WAY	1302		Residence	Residential Use	35 FT	WALK	No Cost	$0.00	40%	$0.00
HEATH, TEXAS 75032	Hendricks				15 FT	DRIVE	No Cost	$0.00	40%	$0.00
										$2,433.80
MCCRAY EVA MAE EST OF	2	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1306 HENDRICKS AVE			Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
4138 INVESTMENTS LLC	3	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
608 BRAVE FACE ST	1310		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
LEANDER, TEXAS 78641	Hendricks				4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
MAYE NOBLE ESTATE OF	4	17/3577	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1314 HENDRICKS AVE				Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216										$2,433.80
ROBERT & TONI THORNTON	5	17/3577	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
PO BOX 53683	1318			Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
HOUSTON, TEXAS 77052	Hendricks								40%	$0.00
										$2,433.80
DONALDSON CROSBY MAE	6	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1322 HENDRICKS AVE			Residence	Residential Use	36 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					14 FT	DRIVE	No Cost	$0.00	40%	$0.00
										$2,433.80
EDGEMONT, SECOND INSTALLMENT										
LINDA D SANDERS	7	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1326 HENDRICKS AVE			Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
WANDA ROSS	8	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1330 HENDRICKS AVE			Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
CAROLYN V JOHNSON	9	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
2018 WARDER WAY	1334		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
GRAND PRAIRIE, TEXAS 75	Hendricks				4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
ALEXANDER PIERCE	10	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1338 HENDRICKS AVE			Residence	Residential Use	38 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					5.1 SY	DR (12' Wide)	68.48	$349.25	40%	$139.70
										$2,573.50
WS DEVELOPMENT CORP	11	17/3577	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
JEFFREY WONG	1342			Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
1939 LAKE CHARLES DR	Hendricks								40%	$0.00
VERNON HILLS, ILLINOIS 60061										$2,433.80
MARIA B LEDSEMA	12	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
238 W MISSOURI AVE	1346		Residence	Residential Use	38 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75224	Hendricks				5.1 SY	DR (12' Wide)	68.48	$349.25	40%	$139.70
										$2,573.50
EDGEMONT, SECOND INSTALLMENT										

TRANESHA S HEADS	13 17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1352 HENDRICKS AVE		Residence	Residential Use	39 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				11 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
NORTH SIDE OF STREET									
MAMIE R WILLIAMS	19 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
3815 TREELINE DR	1351	Residence	Residential Use	39 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75224	Hendricks			11 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
BILLY R WHITE	20 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1347 HENDRICKS AVE		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				10 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
EDGEMONT, SECOND INSTALLMENT									
QUNIKWIA SAUELS	21 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1343 HENDRICKS AVE		Residence	Residential Use	37 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				13 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
KNOWVEST INC	22 16/3576	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
9609 VISTA VIEW DR	1339		Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
AUSTIN, TEXAS 78750	Hendricks							40%	$0.00
									$2,433.80
MURPHY OLLIE M EST OF	23 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1335 HENDRICKS AVE		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				4.6 S.Y	DR (10' wide)	68.48	$315.01	40%	$126.00
									$2,559.80
TURHON J STEWART	24 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1331 HENDRICKS AVE		Residence	Residential Use	39 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				11 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
RUBEN & VERONICA ORTIZ	25 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	2433.8
1327 HENDRICKS AVE		Residence	Residential Use	32 FT	WALK	No Cost	$0.00	40%	0
DALLAS, TEXAS 75216				18 FT	DRIVE	No Cost	$0.00	40%	0
									$2,433.80
WILLIE L MCCALLISTER	26 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1323 HENDRICKS AVE		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				10 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
KENNETH WASHINGTON	27 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	2433.8
1604 CATTAIL CREEK DR	1319	Residence	Residential Use	26 FT	WALK	No Cost	$0.00	40%	0
DESOTO, TEXAS 75115	Hendricks			12 FT	DRIVE	No Cost	$0.00	40%	0
				12 FT	DRIVE	No Cost	$0.00	40%	0
EDGEMONT, SECOND INSTALLMENT									$2,433.80
ENRIQUE ORTIZ	28 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1322 GRANT ST	1315	Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75203	Hendricks			6.2 SY	DR (16' wide)	68.48	$424.58	40%	$169.83
									$2,603.63
EDGAR CERDA	29 16/3576	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
3062 ST NICHOLAS DR	1311		Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75233	Hendricks							40%	$0.00
									$2,433.80
LUIS OMAR REYES	30 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
906 SUNNINGDALE CIR	1307	Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
GARLAND, TEXAS 75044	Hendricks			10 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
TERESA ZUNIGA	31 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1303 HENDRICKS AVE	Less Row	Residence	Residential Use	34 FT	WALK	11.66	$396.44	40%	$158.58
DALLAS, TEXAS 75216	Acs 0.1643			16 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,592.38

SECTION VI – CERTIFICATION & ASSUMPTIONS & LIMITING CONDITION

CERTIFICATION

The undersigned hereby certifies that, to the best of their knowledge and belief:

1) The statements of fact contained in this report are true and correct.

2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, unbiased, professional analyses, opinions, and conclusions of the undersigned.

3) The undersigned, nor any associate of the appraiser, has any present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

4) All analyses, opinions, and conclusions have been developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

5) The use of this report is subject to the requirements of Appraisal Institute regarding review by duly authorized representatives.

6) No one provided significant assistance in the preparation of this appraisal report to the persons signing this report.

7) As of the date of this report, Nick Nicholas, Mitchell B. Todd, and Matthew C. Todd have completed the requirements of the continuing education program of The Appraisal Institute.

8) The undersigned's compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

9) The report was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

10) The effective date of evaluation is November 20, 2018. Nick Nicholas CRE, CCIM, MAI, AI-GRS and Matthew C. Todd, MAI inspected the exterior of the subject properties on November 20, 2018 and other dates. Mitchell B. Todd, MAI did not perform an inspection of the subject properties.

11) The undersigned, or any associate of the appraisers, did not consider race, color, religion, sex, national origin, handicap, or familial status in determining the assessments of the subject properties.

12) Neither the undersigned, nor any associate of the appraisers, is an employee, officer or appointed board or commission member of the City of Dallas.

13) Nicholas Co., Nick Nicholas, CRE, CCIM, MAI, AI-GRS, Mitchell B. Todd, MAI, and Matthew C. Todd, MAI have rendered no professional real estate services as appraisers or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

13) In our professional opinion, and after careful consideration of the various factors influencing this assignment, the estimated assessments of the subject properties reflective of value enhancement by the proposed improvement projects, as of our most recent date of inspection of November 20, 2018 are as follows:

STREET GROUP 12-465
1. MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	CURRENT USE	HIGHEST & BEST USE	FRONTAGE			PROPOSED ASSESSMENT	VALUE ENHANCEMENT	RECOMMENDED ASSESSMENT
SOUTHEAST SIDE OF STREET										
R.F. SMITH SURVEY ABSTRACT NO. 1376										
DEFLOYD	10, 160x212	7637	Vacant	Neighborhood	132	FT	PVMT	$2,963.40	0%	$0.00
CO A J WILLIAMS	Fellows and			Services Use	132	FT	WALK	$0.00	0%	$0.00
3334 RIDGEMOOR CIR	Carbondale									$0.00
DALLAS, TEXAS 75241	**4509 Fellows Ln**									
JOHNNY CROWDER	TR 11, 137x106	7637	Vacant	Single Family	137	FT	PVMT	$16,671.53	0%	$0.00
4039 OAK ARBOR DR	153 FR			Residential Use	137	FT	WALK	$1,597.42	0%	$0.00
DALLAS, TEXAS 75233	Carbondale; AKA TR 8									$0.00
	4524 Meek St									
DALLAS NEIGHBORHOOD	7, 137X106	7637	Vacant	Single Family	60	FT	PVMT	$7,301.40	0%	$0.00
ALLIANCE FOR HABITAT	Inside on Alley			Residential Use	60	FT	WALK	$699.60	0%	$0.00
2800 N HAMPTON RD	137FR Hull St									$0.00
DALLAS, TEXAS 75212	**4528 Meek St**									
NORTHWEST SIDE OF STREET										
HONEY SPRINGS										
WILLIE ROBERSON	20 & 21	B/7636	Single Family	Continued Single Family	140	FT	PVMT	$3,497.20	0%	$0.00
3220 BONNIEW VIEW RD	Less Row		Residence	Residential Use	140	FT	WALK	$816.20	0%	$0.00
DALLAS, TEXAS 75216	Acs 0.3183									$0.00
	7835 Brownsville Ave									
HONEY SPRINGS										
NORBERTO ORNELAS	Rear Pt Lt 42	B/7636	Vacant	Neighborhood	60	FT	PVMT	$7,301.40	0%	$0.00
2415 W NORTHWEST HWY	Acs 0.0688			Services Use	60	FT	WALK	$699.60	0%	$0.00
STE 105	Meek 123FR									$0.00
DALLAS, TEXAS 75220	Carbondale									
	4511 Meek St									
TAYLOR OLIVER	Pt Lt 42	B/7636	Vacant	Neighborhood	103	FT	PVMT	$2,572.94	0%	$0.00
7828 CARBONDALE ST	Acs 0.1395			Services Use	103	FT	WALK	$600.49	0%	$0.00
DALLAS, TEXAS 75216	**7840 Carbondale St**									$0.00

STREET GROUP 12-465

2. HENDRICKS AVENUE FROM S DENLEY DRIVE TO S MOORE STREET
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	CURRENT USE	HIGHEST & BEST USE	FRONTAGE			PROPOSED ASSESSMENT	VALUE ENHANCEMENT	RECOMMENDED ASSESSMENT
SOUTH SIDE OF STREET										
EDGEMONT, SECOND INSTALLMENT										
INVESTALL INC	1	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
728 WILFORD WAY	1302		Residence	Residential Use	35 FT	WALK	No Cost	$0.00	40%	$0.00
HEATH, TEXAS 75032	Hendricks				15 FT	DRIVE	No Cost	$0.00	40%	$0.00
										$2,433.80
MCCRAY EVA MAE EST OF	2	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1306 HENDRICKS AVE			Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
4138 INVESTMENTS LLC	3	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
608 BRAVE FACE ST	1310		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
LEANDER, TEXAS 78641	Hendricks				4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
MAYE NOBLE ESTATE OF	4	17/3577	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1314 HENDRICKS AVE				Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216										$2,433.80
ROBERT & TONI THORNTON	5	17/3577	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
PO BOX 53683	1318			Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
HOUSTON, TEXAS 77052	Hendricks								40%	$0.00
										$2,433.80
DONALDSON CROSBY MAE M	6	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1322 HENDRICKS AVE			Residence	Residential Use	36 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					14 FT	DRIVE	No Cost	$0.00	40%	$0.00
										$2,433.80
EDGEMONT, SECOND INSTALLMENT										
LINDA D SANDERS	7	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1326 HENDRICKS AVE			Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
WANDA ROSS	8	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1330 HENDRICKS AVE			Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
CAROLYN V JOHNSON	9	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
2018 WARDER WAY	1334		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
GRAND PRAIRIE, TEXAS 75051	Hendricks				4.6 SY	DR (10' Wide)	68.48	$315.01	40%	$126.00
										$2,559.80
ALEXANDER PIERCE	10	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1338 HENDRICKS AVE			Residence	Residential Use	38 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216					5.1 SY	DR (12' Wide)	68.48	$349.25	40%	$139.70
										$2,573.50
WS DEVELOPMENT CORP	11	17/3577	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
JEFFREY WONG	1342			Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
1939 LAKE CHARLES DR	Hendricks								40%	$0.00
VERNON HILLS, ILLINOIS 60061										$2,433.80
MARIA B LEDSEMA	12	17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
238 W MISSOURI AVE	1346		Residence	Residential Use	38 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75224	Hendricks				5.1 SY	DR (12' Wide)	68.48	$349.25	40%	$139.70
										$2,573.50

EDGEMONT, SECOND INSTALLMENT

TRANESHA S HEADS	13 17/3577	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1352 HENDRICKS AVE		Residence	Residential Use	39 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				11 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
NORTH SIDE OF STREET									
MAMIE R WILLIAMS	19 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
3815 TREELINE DR	1351	Residence	Residential Use	39 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75224	Hendricks			11 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
BILLY R WHITE	20 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1347 HENDRICKS AVE		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				10 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
EDGEMONT, SECOND INSTALLMENT									
QUNIKWIA SAUELS	21 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1343 HENDRICKS AVE		Residence	Residential Use	37 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				13 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
KNOWVEST INC	22 16/3576	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
9609 VISTA VIEW DR	1339		Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
AUSTIN, TEXAS 78750	Hendricks							40%	$0.00
									$2,433.80
MURPHY OLLIE M EST OF	23 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1335 HENDRICKS AVE		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				4.6 S.Y	DR (10' wide)	68.48	$315.01	40%	$126.00
									$2,559.80
TURHON J STEWART	24 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1331 HENDRICKS AVE		Residence	Residential Use	39 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				11 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
RUBEN & VERONICA ORTIZ	25 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	2433.8
1327 HENDRICKS AVE		Residence	Residential Use	32 FT	WALK	No Cost	$0.00	40%	0
DALLAS, TEXAS 75216				18 FT	DRIVE	No Cost	$0.00	40%	0
									$2,433.80
WILLIE L MCCALLISTER	26 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1323 HENDRICKS AVE		Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75216				10 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
KENNETH WASHINGTON	27 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	2433.8
1604 CATTAIL CREEK DR	1319	Residence	Residential Use	26 FT	WALK	No Cost	$0.00	40%	0
DESOTO, TEXAS 75115	Hendricks			12 FT	DRIVE	No Cost	$0.00	40%	0
				12 FT	DRIVE	No Cost	$0.00	40%	0
EDGEMONT, SECOND INSTALLMENT									$2,433.80
ENRIQUE ORTIZ	28 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1322 GRANT ST	1315	Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75203	Hendricks			6.2 SY	DR (16' wide)	68.48	$424.58	40%	$169.83
									$2,603.63
EDGAR CERDA	29 16/3576	Vacant	Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
3062 ST NICHOLAS DR	1311		Residential Use	50 FT	WALK	No Cost	$0.00	40%	$0.00
DALLAS, TEXAS 75233	Hendricks							40%	$0.00
									$2,433.80
LUIS OMAR REYES	30 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
906 SUNNINGDALE CIR	1307	Residence	Residential Use	40 FT	WALK	No Cost	$0.00	40%	$0.00
GARLAND, TEXAS 75044	Hendricks			10 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,433.80
TERESA ZUNIGA	31 16/3576	Single Family	Continued Single Family	50 FT	PVMT	121.69	$6,084.50	40%	$2,433.80
1303 HENDRICKS AVE	Less Row	Residence	Residential Use	34 FT	WALK	11.66	$396.44	40%	$158.58
DALLAS, TEXAS 75216	Acs 0.1643			16 FT	DRIVE	No Cost	$0.00	40%	$0.00
									$2,592.38



Nick Nicholas, CRE, CCIM, MAI, AI-GRS
President
State Certification #TX-1320778-G



Mitchell B. Todd, MAI
Senior Vice President
State Certification #TX-1323514-G



Matthew C. Todd, MAI
Vice President
State Certification #TX-1338120-G

ASSUMPTIONS AND LIMITING CONDITIONS

1) No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical or engineering nature. No opinion is rendered as to the title of the subject property, which is presumed to be good and marketable. The legal descriptions are assumed to be correct as used in this report.

2) These properties are analyzed as though free and clear of any or all liens or encumbrances unless stated.

3) The properties are assumed to be under responsible ownership and competent management.

4) The appraisers have not independently verified all of the information furnished or assumptions made with respect to the appraisal consulting assignment unless otherwise indicated and therefore are not responsible for their content or their effect on the market value of the property. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

5) All engineering is assumed to be correct. The maps or other illustrative materials included in this report are intended only to depict spatial relationships. They are not measured surveys nor measured maps, and the appraiser is not responsible for cartographic or surveying errors. Dimensions and areas of the subject property and of the comparables were obtained by various means and are not guaranteed to be exact.

6) The appraisal consulting assignment is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil, or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.

7) The appraisal consulting assignment is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.

8) This appraisal consulting assignment is based on the assumption that all applicable zoning, building, and use restrictions for all types have been complied with, unless a nonconformity has been stated, defined, and considered in the report.

9) The assumption has been made that all required licenses, consents, permits or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.

10) Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde, foam insulation, or other hazardous substances or environmental conditions, may affect the value of the properties, the value estimated is predicated on the assumption that there is not such condition on or in the properties or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the filed of environmental impacts upon real estate if so desired.

11) This appraisal consulting assignment is based on the assumption that the use of the land and improvements is within the boundaries of the subject properties and there is no trespass or encroachment unless otherwise noted in the report.

12) The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

13) Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for other than its intended use. The Bylaws and Regulations of the Appraisal Institute require each Member and Candidate to control the use and distribution of each appraisal consulting report signed by such Member or Candidate; this appraisal consulting report shall not be given to third parties without the prior written consent of the signatory of this appraisal report. Neither all nor any part of this appraisal consulting report shall be disseminated to the general public by use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of the appraiser.

14) The appraisers are not obligated to provide any other services, including but not limited to, testimony in court or before any other body charged with interpretation of enforcement of the appraisal consulting assignment.

15) Due to the nature of real estate valuation and the complexities of external and internal factors which dictate the market value of any real estate, and the rapid changes and fluctuations with respect to the valuation of real estate, the opinion of the appraiser set forth in the appraisal consulting assignment concerning the market value of the property is reliable as of the effective date and should not be considered as reliable at any time thereafter.

16) The appraisers make no guarantee or warranty, whether implied or expressed, concerning the market value set forth in the appraisal consulting assignment. The appraisal consulting assignment merely sets forth the appraiser's opinion of such market value based upon information obtained by the appraisers and assumptions made by the appraisers with respect to the property.

17) The appraisers assume no responsibility for any costs or consequences arising due to the need, or the lack of need for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

18) Subsurface Rights (minerals and oil) were not considered in this appraisal consulting assignment unless otherwise specifically stated.

19) The State of Texas does not have full disclosure laws regarding real estate transactions. Therefore, the appraisers necessarily confirmed all sales and rental comparables with brokers, property managers, mortgage brokers, grantors, grantees and other parties familiar with the transaction. The appraiser's data is limited by the accuracy of the information supplied by the aforementioned individuals. Whenever possible, the information was verified by county records

SECTION VII – ADDENDUM

PROFESSIONAL QUALIFICATIONS

NICK NICHOLAS, CRE, CCIM, MAI, AI-GRS

EXPERIENCE

1978 to Present President - Nicholas Co.; Dallas, Texas

Nick Nicholas entered the real estate profession in 1976 and started his own company in 1978. From 1978 to the present he has been involved in a diversity of real estate activities including sales and leasing, site selection and planning, financing, development, construction, marketing, appraisal and management of office, retail, industrial and other business properties. Mr. Nicholas has developed millions of dollars of office, retail, industrial and residential properties for investment partnerships and has made significant personal real estate investments. Mr. Nicholas is president of Nicholas Co. and is actively engaged in real estate investing, development, brokerage, litigation support and expert witness, counseling and appraisal. Mr. Nicholas also teaches courses he developed for the commercial real estate industry.

PROFESSIONAL LICENSE, ASSOCIATIONS AND DESIGNATIONS

- Texas Real Estate Broker License
- State Certified General Real Estate Appraiser License; Texas
- State Licensed Senior Property Tax Consultant
- Texas Real Estate Commission Approved, Education Instructor in the fields of brokerage, legal and ethics, broker responsibility, real estate law, contracts, appraisal, management, agency, finance, and math.
- Counselors of Real Estate, holding the Counselor of Real Estate (CRE) designation
- CCIM Institute, holding the Certified Commercial Investment Member (CCIM) designation
- Appraisal Institute, holding the Member, Appraisal Institute (MAI) and General Review Specialist (AI-GRS) designations

EDUCATION

Bachelor of Arts, University of North Texas

CCIM Institute courses completed for the CCIM Designation: Fundamentals of Real Estate Investment and Taxation, Fundamentals of Creating a Real Estate Investment, Advanced Real Estate Taxation for Investment Real Estate, Case Studies in Commercial and Investment Real Estate and Communication Skills for Selling Commercial and Investment Real Estate.

Appraisal Institute courses completed for the MAI Designation: Uniform Standards of Professional Appraisal Practice, Principles of Appraisal, Basic Valuation, Capitalization Theory – Part A and Part B, Case Studies in Real Estate Valuation, Report Writing and Valuation Analysis. Mr. Nicholas has also completed the Appraisal Institute's Litigation Certificate Program and the Institute's Appraisal Review Designation (AI-GRS) curriculum.

Other advanced level real estate related courses and seminars completed include: Texas Real Estate Law, The Appraiser as Expert Witness, Litigation Appraising, Condemnation Appraising, Market Analysis, Reading Construction Drawings, Success Strategies for Investment Real Estate, Real Estate Development, Commercial Property Management, Introduction to Oil and Gas Valuation, Real Estate Capital Gains Taxes, Environmental Issues Impacting Real Estate, Commercial Leasing: Tenant and Landlord Representation, Texas Real Estate Securities & Group Ownership, Exchanging: Structuring a 1031 Tax-Deferred Exchange and Commercial Real Estate Contracts.

PROFESSIONAL & CIVIC LEADERSHIP (Selected Activities and Awards)

- National Association of Realtors®, Omega Tau Rho Medallion of Honor (2016)
- Real Estate Center Advisory Committee-Appointed by Gov. George W. Bush (1999-2006) Chairman (2004-2005)
- Texas Association of Realtors®, Political Action Committee, Board of Trustees (1993-1995)
- North Texas Commercial Association of Realtors®, Stemmons Service Award (1997)
- Boy Scouts of America Extraordinary Service Award (2006)
- North Texas Commercial Association of Realtors®, Co-Founder (1993), Board of Directors (1995)
- Greater Dallas Association of Realtors®, Board of Directors (1987-1994)
- Park Cities YMCA Board of Directors (1996-2002), Capital Campaign (1989-2002) Chairman (1996)
- Park Cities YMCA Volunteer of the Year (1996)
- Dallas County Appraisal Review Board (1994-1995)
- Dallas County Park Board (1987-1990)
- Dallas County Grand Jury (1989)

January 2018

PROFESSIONAL QUALIFICATIONS

MITCHELL B. TODD, MAI

EXPERIENCE

1994 to Present	Senior Vice President, Nicholas Co. Real Estate Appraisal & Consulting Group; Dallas, Texas
1992 to 1994	Vice President, Beer-Wells-Vaughan, Commercial Property Analysts, Dallas, Texas
1986 to 1992	Vice President, Noyd & O'Connell, Inc.: Real Estate Appraisers and Consultants; Dallas, Texas

Mr. Todd entered the Appraisal business in 1986. Mr. Todd's has prepared numerous valuations on a variety of high profile and complex income producing real estate developments. He also has significant experience in the appraisal of single family residential properties.

Some of the more complex assignments in which Mr. Todd has completed appraisals involve numerous parcels assembled by the City of Dallas for the American Airlines Center and the new performing arts center in the Arts District; Reunion Arena and adjacent parking facilities, The Grand Hotel and the Mercantile Complex in the Dallas CBD; the proposed Bank One Building in the Fort Worth CBD; the Hughes Aircraft Facility in Las Cruces, New Mexico; the Stephens Graphics Manufacturing Facility in Dallas, Texas; the Radisson Inn Tulsa Airport in Tulsa, Oklahoma, the Trophy Club Development (all remaining lots, acreage, and disputed acreage) of Denton County, Texas; the Eldorado Subdivision (all remaining lots and acreage) in McKinney, Texas; the Stonebriar Community Church in Frisco, Texas; the Trinity Terrace Retirement Center in Fort Worth, Texas; the San Antonio Savings Association Headquarters Building in San Antonio, Texas and numerous portfolios of credit tenant retail projects, office buildings, charter schools, full service car washes and extended stay lodging facilities across Texas and the United States.

PROFESSIONAL LICENSE, ASSOCIATIONS AND DESIGNATIONS

- State Certified General Real Estate Appraiser License; Texas, Oklahoma, Arkansas, New Mexico and Georgia
- Texas Real Estate Broker License
- State Licensed Property Tax Consultant
- Appraisal Institute, holding the Member, Appraisal Institute (MAI) designation

EDUCATION

Masters of Land Economics and Real Estate, Texas A&M University, 1986

Bachelor of Science in Agricultural Economics, Texas A&M University (Magna Cum Laude), 1984

Appraisal Institute courses completed for the MAI Designation: Standards of Professional Appraisal Practice, Principles of Appraisal, Basic Valuation, Capitalization Theory - Part A, Capitalization Theory - Part B, Case Studies in Real Estate Valuation, Report Writing and Valuation Analysis.

Other college level real estate courses and seminars completed by Mr. Todd include: Real Estate Development Analysis, Real Property Valuation, Building Construction Practices, Rural Real Estate Appraisal, Understanding Limited Appraisals and Reporting Options, ASB Informational Meeting, and Texas Property Tax Law.

PROFESSIONAL LEADERSHIP

- Past - Appraisal Institute, Region VIII, Ethics and Counseling Regional Panel

PROFESSIONAL QUALIFICATIONS

MATTHEW C. TODD, MAI

EXPERIENCE

2006 to Present Vice President, Nicholas Co. Real Estate Appraisal & Consulting Group; Dallas, Texas

Mr. Todd entered the Appraisal business in 2006. Mr. Todd has assisted in the preparation of numerous valuations on a variety of commercial real estate developments. These assignments include various single and multiple tenant industrial, office, and retail facilities as well as residential subdivision developments, multifamily developments, and several user specific and special purpose properties. Mr. Todd's responsibilities involved assisting in property inspections as well as analyzing market trends, collecting and analyzing market data, analyzing subject property income and expense information, and estimating reproduction costs and depreciation.

Some of the more complex assignments in which Mr. Todd has provided assistance on involve a portfolio of 18 oil lube facilities throughout Dallas/Fort Worth; The University Woods Duplexes, Waco, Texas; the Chateau Du Lac Subdivision (portion of Phase IV), Flower Mound, Texas; the proposed Lake Shore Funeral Home, Waco, Texas; The Villas at Oak Pointe, Colleyville, Texas; Stone Tower, Dallas, Texas; Equine Sports Medicine and Surgery Center, Weatherford, Texas; Georgetown Living – Alzheimer's/Dementia Care Facility, Georgetown, Texas; and Renaissance Square, Fort Worth, Texas.

PROFESSIONAL LICENSE, ASSOCIATIONS AND DESIGNATIONS

- State Certified General Real Estate Appraiser License; Texas
- Appraisal Institute, holding the Member, Appraisal Institute (MAI) designation

EDUCATION

Bachelor of Science in Agricultural Systems Management, Texas A&M University (Magna Cum Laude), 2005

Relevant college course work completed to obtain Bachelor of Science Degree includes: Land Economics, Land Development, Survey of Finance Principles, Marketing, Survey of Accounting Principles, Survey of Managerial and Cost Accounting Principles, Business Government and Society, Survey of Management, Macro-Economics, Micro-Economics, Principles of Statistics, and Financial Management in Agriculture to achieving a minor in Business Administration.

Appraisal Institute courses completed include: Appraisal Principles; Appraisal Procedures; Uniform Standards of Professional Appraisal Practice; Basic Income Capitalization; Advanced Income Capitalization; Finance, Statistics and Valuation Modeling; General Applications; Apartment Appraisal; Advanced Sales Comparison and Cost Approaches; General Appraisal Report Writing and Case Studies; Advanced Market Analysis and Highest and Best Use; Advanced Concepts and Case Studies; and Quantitative Analysis.

January 2018

STREET GROUP 12-465

1. MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK
SOUTHEAST SIDE OF STREET		
	R.F. SMITH SURVEY ABSTRACT NO. 1376	
DEFLOYD CO A J WILLIAMS 3334 RIDGEMOOR CIR DALLAS, TEXAS 75241	10, 160x212 Fellows and Carbondale **4509** **Fellows Ln**	7637
JOHNNY CROWDER 4039 OAK ARBOR DR DALLAS, TEXAS 75233	TR 11, 137x106 153 FR Carbondale; AKA TR 8 **4524** **Meek St**	7637
DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT 2800 N HAMPTON RD DALLAS, TEXAS 75212	7, 137X106 Inside on Alley 137FR Hull St **4528** **Meek St**	7637
NORTHWEST SIDE OF STREET		
	HONEY SPRINGS	
WILLIE ROBERSON 3220 BONNIEW VIEW RD DALLAS, TEXAS 75216	20 & 21 Less Row Acs 0.3183 **7835** **Brownsville Ave**	B/7636
	HONEY SPRINGS	
NORBERTO ORNELAS 2415 W NORTHWEST HWY STE 105 DALLAS, TEXAS 75220	Rear Pt Lt 42 Acs 0.0688 Meek 123FR Carbondale **4511** **Meek St**	B/7636
TAYLOR OLIVER 7828 CARBONDALE ST DALLAS, TEXAS 75216	Pt Lt 42 Acs 0.1395 **7840** **Carbondale St**	B/7636

STREET GROUP 12-465

2. HENDRICKS AVENUE FROM S DENLEY DRIVE TO S MOORE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK
SOUTH SIDE OF STREET		
	EDGEMONT, SECOND INSTALLMENT	
INVESTALL INC 728 WILFORD WAY HEATH, TEXAS 75032	1 **1302** **Hendricks**	17/3577
MCCRAY EVA MAE EST OF 1306 HENDRICKS AVE DALLAS, TEXAS 75216	2	17/3577
4138 INVESTMENTS LLC 608 BRAVE FACE ST LEANDER, TEXAS 78641	3 **1310** **Hendricks**	17/3577
MAYE NOBLE ESTATE OF 1314 HENDRICKS AVE DALLAS, TEXAS 75216	4	17/3577
ROBERT & TONI THORNTON PO BOX 53683 HOUSTON, TEXAS 77052	5 **1318** **Hendricks**	17/3577
DONALDSON CROSBY MAE M 1322 HENDRICKS AVE DALLAS, TEXAS 75216	6	17/3577
	EDGEMONT, SECOND INSTALLMENT	
LINDA D SANDERS 1326 HENDRICKS AVE DALLAS, TEXAS 75216	7	17/3577
WANDA ROSS 1330 HENDRICKS AVE DALLAS, TEXAS 75216	8	17/3577
CAROLYN V JOHNSON 2018 WARDER WAY GRAND PRAIRIE, TEXAS 75051	9 **1334** **Hendricks**	17/3577
ALEXANDER PIERCE 1338 HENDRICKS AVE DALLAS, TEXAS 75216	10	17/3577
WS DEVELOPMENT CORP JEFFREY WONG 1939 LAKE CHARLES DR VERNON HILLS, ILLINOIS 60061	11 **1342** **Hendricks**	17/3577
MARIA B LEDSEMA 238 W MISSOURI AVE DALLAS, TEXAS 75224	12 **1346** **Hendricks**	17/3577
	EDGEMONT, SECOND INSTALLMENT	

ENRIQUE ORTIZ 1322 GRANT ST DALLAS, TEXAS 75203	28 **1315** **Hendricks**	16/3576
EDGAR CERDA 3062 ST NICHOLAS DR DALLAS, TEXAS 75233	29 **1311** **Hendricks**	16/3576
LUIS OMAR REYES 906 SUNNINGDALE CIR GARLAND, TEXAS 75044	30 **1307** **Hendricks**	16/3576
TERESA ZUNIGA 1303 HENDRICKS AVE DALLAS, TEXAS 75216	31 Less Row Acs 0.1643	16/3576
TRANESHA S HEADS 1352 HENDRICKS AVE DALLAS, TEXAS 75216	13	17/3577

NORTH SIDE OF STREET

MAMIE R WILLIAMS 3815 TREELINE DR DALLAS, TEXAS 75224	19 **1351** **Hendricks**	16/3576
BILLY R WHITE 1347 HENDRICKS AVE DALLAS, TEXAS 75216	20	16/3576

EDGEMONT, SECOND INSTALLMENT

QUNIKWIA SAUELS 1343 HENDRICKS AVE DALLAS, TEXAS 75216	21	16/3576
KNOWVEST INC 9609 VISTA VIEW DR AUSTIN, TEXAS 78750	22 **1339** **Hendricks**	16/3576
MURPHY OLLIE M EST OF 1335 HENDRICKS AVE DALLAS, TEXAS 75216	23	16/3576
TURHON J STEWART 1331 HENDRICKS AVE DALLAS, TEXAS 75216	24	16/3576
RUBEN & VERONICA ORTIZ 1327 HENDRICKS AVE DALLAS, TEXAS 75216	25	16/3576
WILLIE L MCCALLISTER 1323 HENDRICKS AVE DALLAS, TEXAS 75216	26	16/3576
KENNETH WASHINGTON 1604 CATTAIL CREEK DR DESOTO, TEXAS 75115	27 **1319** **Hendricks**	16/3576

ORDINANCE NO.

AN ORDINANCE LEVYING ASSESSMENTS AGAINST VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREETS IN THE CITY OF DALLAS, TEXAS, TO WIT:

Street Group 12-465

1. Meek Street from Carbondale Street to Brownsville Avenue
2. Hendricks Avenue from South Denley Drive to South Moore Street

PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A CHARGE AND LIEN AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREETS, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, heretofore a resolution was duly adopted by the City Council ordering the improvements of

Street Group 12-465

1. Meek Street from Carbondale Street to Brownsville Avenue
2. Hendricks Avenue from South Denley Drive to South Moore Street

by filling, raising, grading, and paving same; and

WHEREAS, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Department of Public Works (City Engineer), filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and

WHEREAS, in compliance with the law the City Engineer prepared his statements or lists showing the names of property owners upon said streets the description of their property, the total cost of the said improvements, the cost thereof per front foot and cost to each property owner, said statements possessing all the other requisites required by law; and

WHEREAS, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a hearing to such property owners, all in accordance with the terms of applicable law, at which hearing to such property owners were to be heard as to the benefits of the said improvements to their property, as to any error or invalidity in said proceedings, or to any matter or thing connected with the said improvements; and

WHEREAS, the said resolution in connection with the improvement of said streets was duly adopted in compliance with the law on the 9th day of January, 2019; and

WHEREAS, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said streets of said hearing, by publishing a copy of said notice in the Dallas Morning News, a daily paper of general circulation in the City of Dallas, for three successive days prior to the days set for the hearing, to wit, the 27th day of February, 2019; and the City also gave notice of said hearing by mailing letters containing the same to said property owners at least fourteen (14) days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate these proceedings; and

WHEREAS, said hearing was held at the time and place mentioned in the said resolution and notice, to wit, on the 27th day of February, 2019 at 1:00 O'clock P.M. at the Council Chamber in the City Hall of the City of Dallas, Texas, which hearing was then closed; and

WHEREAS, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner be heard concerning the benefits thereof, or in any related matter, were heard, and errors and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected.

Now, Therefore,

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

SECTION 1. That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 27th day of February, 2019, in these proceedings is hereby ratified and confirmed by this ordinance. That the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the streets herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties concerned, considering the benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

SECTION 2. That there shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

STREET GROUP 12-465

1. MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
SOUTHEAST SIDE OF STREET							
	R.F. SMITH SURVEY ABSTRACT NO. 1376						
DEFLOYD	10, 160x212	7637	132	FT PVMT	$22.45	$2,963.40	
CO A J WILLIAMS	Fellows and		132	FT WALK	No Cost	$0.00	
3334 RIDGEMOOR CIR	Carbondale		**TOTAL**			$2,963.40	
DALLAS, TEXAS 75241	**4509**		**ADJ PER ENHANCEMENT EVAL.**			$2,963.40	
	Fellows Ln		**NET DUE BY OWNER**				**$0.00**
JOHNNY CROWDER	TR 11, 137x106	7637	137	FT PVMT	$121.69	$16,671.53	
4039 OAK ARBOR DR	153 FR		137	FT WALK	$11.66	$1,597.42	
DALLAS, TEXAS 75233	Carbondale;		**TOTAL**			$18,268.95	
	AKA TR 8		**ADJ PER ENHANCEMENT EVAL.**			$18,268.95	
	4524		**NET DUE BY OWNER**				**$0.00**
	Meek St						
DALLAS NEIGHBORHOOD	7, 137X106	7637	60	FT PVMT	$121.69	$7,301.40	
ALLIANCE FOR HABITAT	Inside on Alley		60	FT WALK	$11.66	$699.60	
2800 N HAMPTON RD	137FR Hull St		**TOTAL**			$8,001.00	
DALLAS, TEXAS 75212	**4528**		**ADJ PER ENHANCEMENT EVAL.**			$8,001.00	
	Meek St		**NET DUE BY OWNER**				**$0.00**
NORTHWEST SIDE OF STREET							
	HONEY SPRINGS						
WILLIE ROBERSON	20 & 21	B/7636	140	FT PVMT	$24.98	$3,497.20	
3220 BONNIEW VIEW RD	Less Row		140	FT WALK	$5.83	$816.20	
DALLAS, TEXAS 75216	Acs 0.3183		**TOTAL**			$4,313.40	
	7835		**ADJ PER ENHANCEMENT EVAL.**			$4,313.40	
	Brownsville Ave		**NET DUE BY OWNER**				**$0.00**

STREET GROUP 12-465

1. MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
			HONEY SPRINGS			
NORBERTO ORNELAS	Rear Pt Lt 42	B/7636	60 FT PVMT	$121.69	$7,301.40	
2415 W NORTHWEST HWY	Acs 0.0688		60 FT WALK	$11.66	$699.60	
STE 105	Meek 123FR		**TOTAL**		$8,001.00	
DALLAS, TEXAS 75220	Carbondale		**ADJ PER ENHANCEMENT EVAL.**		$8,001.00	
	4511		**NET DUE BY OWNER**			**$0.00**
	Meek St					
TAYLOR OLIVER	Pt Lt 42	B/7636	103 FT PVMT	$24.98	$2,572.94	
7828 CARBONDALE ST	Acs 0.1395		103 FT WALK	$5.83	$600.49	
DALLAS, TEXAS 75216	**7840**		**TOTAL**		$3,173.43	
	Carbondale St		**ADJ PER ENHANCEMENT EVAL.**		$3,173.43	
			NET DUE BY OWNER			**$0.00**

STREET GROUP 12-465

1. MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		$0.00
TOTAL CITY OF DALLAS' COST - PAVING	$274,918.50	
TOTAL CITY OF DALLAS' COST - DRAINAGE	$19,570.00	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	$326,913.00	
TOTAL CITY OF DALLAS' COST		$621,401.50
ESTIMATED TOTAL COST OF IMPROVEMENTS		$621,401.50

STREET GROUP 12-465

2. HENDRICKS AVENUE FROM SOUTH DENLEY DRIVE TO SOUTH MOORE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
SOUTH SIDE OF STREET							
			EDGEMONT, SECOND INSTALLMENT				
INVESTALL INC	1	17/3577	50	FT PVMT	$121.69	$6,084.50	
728 WILFORD WAY	**1302**		35	FT WALK	No Cost	$0.00	
HEATH, TEXAS 75032	**Hendricks**		15	FT DRIVE	No Cost	$0.00	
			TOTAL			$6,084.50	
			ADJ PER ENHANCEMENT EVAL.			$3,650.70	
			NET DUE BY OWNER				**$2,433.80**
MCCRAY EVA MAE EST OF	2	17/3577	50	FT PVMT	$121.69	$6,084.50	
1306 HENDRICKS AVE			40	FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			4.6	SY DR (10' Wide)	$68.48	$315.01	
			TOTAL			$6,399.51	
			ADJ PER ENHANCEMENT EVAL.			$3,839.71	
			NET DUE BY OWNER				**$2,559.80**
4138 INVESTMENTS LLC	3	17/3577	50	FT PVMT	$121.69	$6,084.50	
608 BRAVE FACE ST	**1310**		40	FT WALK	No Cost	$0.00	
LEANDER, TEXAS 78641	**Hendricks**		4.6	SY DR (10' Wide)	$68.48	$315.01	
			TOTAL			$6,399.51	
			ADJ PER ENHANCEMENT EVAL.			$3,839.71	
			NET DUE BY OWNER				**$2,559.80**
MAYE NOBLE ESTATE OF	4	17/3577	50	FT PVMT	$121.69	$6,084.50	
1314 HENDRICKS AVE			50	FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			**TOTAL**			$6,084.50	
			ADJ PER ENHANCEMENT EVAL.			$3,650.70	
			NET DUE BY OWNER				**$2,433.80**
ROBERT & TONI THORNTON	5	17/3577	50	FT PVMT	$121.69	$6,084.50	
PO BOX 53683	**1318**		50	FT WALK	No Cost	$0.00	
HOUSTON, TEXAS 77052	**Hendricks**		**TOTAL**			$6,084.50	
			ADJ PER ENHANCEMENT EVAL.			$3,650.70	
			NET DUE BY OWNER				**$2,433.80**
DONALDSON CROSBY MAE M	6	17/3577	50	FT PVMT	$121.69	$6,084.50	
1322 HENDRICKS AVE			36	FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			14	FT DRIVE	No Cost	$0.00	
			TOTAL			$6,084.50	
			ADJ PER ENHANCEMENT EVAL.			$3,650.70	
			NET DUE BY OWNER				**$2,433.80**

STREET GROUP 12-465

2. HENDRICKS AVENUE FROM SOUTH DENLEY DRIVE TO SOUTH MOORE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			EDGEMONT, SECOND INSTALLMENT				
LINDA D SANDERS	7	17/3577	50	FT PVMT	$121.69	$6,084.50	
1326 HENDRICKS AVE			40	FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			4.6	SY DR (10' Wide)	$68.48	$315.01	
			TOTAL			$6,399.51	
			ADJ PER ENHANCEMENT EVAL.			$3,839.71	
			NET DUE BY OWNER				**$2,559.80**
WANDA ROSS	8	17/3577	50	FT PVMT	$121.69	$6,084.50	
1330 HENDRICKS AVE			40	FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			4.6	SY DR (10' Wide)	$68.48	$315.01	
			TOTAL			$6,399.51	
			ADJ PER ENHANCEMENT EVAL.			$3,839.71	
			NET DUE BY OWNER				**$2,559.80**
CAROLYN V JOHNSON	9	17/3577	50	FT PVMT	$121.69	$6,084.50	
2018 WARDER WAY	**1334**		40	FT WALK	No Cost	$0.00	
GRAND PRAIRIE, TEXAS 75051	**Hendricks**		4.6	SY DR (10' Wide)	$68.48	$315.01	
			TOTAL			$6,399.51	
			ADJ PER ENHANCEMENT EVAL.			$3,839.71	
			NET DUE BY OWNER				**$2,559.80**
ALEXANDER PIERCE	10	17/3577	50	FT PVMT	$121.69	$6,084.50	
1338 HENDRICKS AVE			38	FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			5.1	SY DR (12' Wide)	$68.48	$349.25	
			TOTAL			$6,433.75	
			ADJ PER ENHANCEMENT EVAL.			$3,860.25	
			NET DUE BY OWNER				**$2,573.50**
WS DEVELOPMENT CORP	11	17/3577	50	FT PVMT	$121.69	$6,084.50	
JEFFREY WONG	**1342**		50	FT WALK	No Cost	$0.00	
1939 LAKE CHARLES DR	**Hendricks**		**TOTAL**			$6,084.50	
VERNON HILLS, ILLINOIS 60061			**ADJ PER ENHANCEMENT EVAL.**			$3,650.70	
			NET DUE BY OWNER				**$2,433.80**
MARIA B LEDSEMA	12	17/3577	50	FT PVMT	$121.69	$6,084.50	
238 W MISSOURI AVE	**1346**		38	FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75224	**Hendricks**		5.1	SY DR (12' Wide)	$68.48	$349.25	
			TOTAL			$6,433.75	
			ADJ PER ENHANCEMENT EVAL.			$3,860.25	
			NET DUE BY OWNER				**$2,573.50**

STREET GROUP 12-465

2. HENDRICKS AVENUE FROM SOUTH DENLEY DRIVE TO SOUTH MOORE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
			EDGEMONT, SECOND INSTALLMENT			
TRANESHA S HEADS	13	17/3577	50 FT PVMT	$121.69	$6,084.50	
1352 HENDRICKS AVE			39 FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			11 FT DRIVE	No Cost	$0.00	
			TOTAL		$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		$3,650.70	
			NET DUE BY OWNER			**$2,433.80**
ROYAL DREAM ALLIANCE INC	14	17/3577	**NO ASSESSMENT,**			
1611 CRENSHAW BLVD #196	**1354**		**PAVEMENT IN PLACE**			
TORRANCE, CA 90501	**Hendricks**					
DALLAS AREA RAPID TRANSIT	15	17/3577	**NO ASSESSMENT,**			
PO BOX 660163	Less Row		**PAVEMENT IN PLACE**			
DALLAS, TEXAS 75266	Acs 0.0198					
	1358					
	Hendricks					
NORTH SIDE OF STREET						
ZELLIA HEMPHILL	18	16/3576	**NO ASSESSMENT,**			
PO BOX 398159	**1355**		**PAVEMENT IN PLACE**			
DALLAS, TEXAS 75339	**Hendricks**					
MAMIE R WILLIAMS	19	16/3576	50 FT PVMT	$121.69	$6,084.50	
3815 TREELINE DR	**1351**		39 FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75224	**Hendricks**		11 FT DRIVE	No Cost	$0.00	
			TOTAL		$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		$3,650.70	
			NET DUE BY OWNER			**$2,433.80**
BILLY R WHITE	20	16/3576	50 FT PVMT	$121.69	$6,084.50	
1347 HENDRICKS AVE			40 FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			10 FT DRIVE	No Cost	$0.00	
			TOTAL		$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		$3,650.70	
			NET DUE BY OWNER			**$2,433.80**

STREET GROUP 12-465

2. HENDRICKS AVENUE FROM SOUTH DENLEY DRIVE TO SOUTH MOORE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
			EDGEMONT, SECOND INSTALLMENT			
QUNIKWIA SAUELS	21	16/3576	50 FT PVMT	$121.69	$6,084.50	
1343 HENDRICKS AVE			37 FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			13 FT DRIVE	No Cost	$0.00	
			TOTAL		$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		$3,650.70	
			NET DUE BY OWNER			**$2,433.80**
KNOWVEST INC	22	16/3576	50 FT PVMT	$121.69	$6,084.50	
9609 VISTA VIEW DR	**1339**		50 FT WALK	No Cost	$0.00	
AUSTIN, TEXAS 78750	**Hendricks**		**TOTAL**		$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		$3,650.70	
			NET DUE BY OWNER			**$2,433.80**
MURPHY OLLIE M EST OF	23	16/3576	50 FT PVMT	$121.69	$6,084.50	
1335 HENDRICKS AVE			40 FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			4.6 S.Y DR (10' wide)	$68.48	$315.01	
			TOTAL		$6,399.51	
			ADJ PER ENHANCEMENT EVAL.		$3,839.71	
			NET DUE BY OWNER			**$2,559.80**
TURHON J STEWART	24	16/3576	50 FT PVMT	$121.69	$6,084.50	
1331 HENDRICKS AVE			39 FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			11 FT DRIVE	No Cost	$0.00	
			TOTAL		$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		$3,650.70	
			NET DUE BY OWNER			**$2,433.80**
RUBEN & VERONICA ORTIZ	25	16/3576	50 FT PVMT	$121.69	$6,084.50	
1327 HENDRICKS AVE			32 FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			18 FT DRIVE	No Cost	$0.00	
			TOTAL		$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		$3,650.70	
			NET DUE BY OWNER			**$2,433.80**
WILLIE L MCCALLISTER	26	16/3576	50 FT PVMT	$121.69	$6,084.50	
1323 HENDRICKS AVE			40 FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75216			10 FT DRIVE	No Cost	$0.00	
			TOTAL		$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		$3,650.70	
			NET DUE BY OWNER			**$2,433.80**

STREET GROUP 12-465

2. HENDRICKS AVENUE FROM SOUTH DENLEY DRIVE TO SOUTH MOORE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			EDGEMONT, SECOND INSTALLMENT				
KENNETH WASHINGTON	27	16/3576	50	FT PVMT	$121.69	$6,084.50	
1604 CATTAIL CREEK DR	**1319**		26	FT WALK	No Cost	$0.00	
DESOTO, TEXAS 75115	**Hendricks**		12	FT DRIVE	No Cost	$0.00	
			12	FT DRIVE	No Cost	$0.00	
			TOTAL			$6,084.50	
			ADJ PER ENHANCEMENT EVAL.			$3,650.70	
			NET DUE BY OWNER				**$2,433.80**
ENRIQUE ORTIZ	28	16/3576	50	FT PVMT	$121.69	$6,084.50	
1322 GRANT ST	**1315**		40	FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75203	**Hendricks**		6.2	SY DR (16' wide)	$68.48	$424.58	
			TOTAL			$6,509.08	
			ADJ PER ENHANCEMENT EVAL.			$3,905.45	
			NET DUE BY OWNER				**$2,603.63**
EDGAR CERDA	29	16/3576	50	FT PVMT	$121.69	$6,084.50	
3062 ST NICHOLAS DR	**1311**		50	FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75233	**Hendricks**		**TOTAL**			$6,084.50	
			ADJ PER ENHANCEMENT EVAL.			$3,650.70	
			NET DUE BY OWNER				**$2,433.80**
LUIS OMAR REYES	30	16/3576	50	FT PVMT	$121.69	$6,084.50	
906 SUNNINGDALE CIR	**1307**		40	FT WALK	No Cost	$0.00	
GARLAND, TEXAS 75044	**Hendricks**		10	FT DRIVE	No Cost	$0.00	
			TOTAL			$6,084.50	
			ADJ PER ENHANCEMENT EVAL.			$3,650.70	
			NET DUE BY OWNER				**$2,433.80**
TERESA ZUNIGA	31	16/3576	50	FT PVMT	$121.69	$6,084.50	
1303 HENDRICKS AVE	Less Row		34	FT WALK	$11.66	$396.44	
DALLAS, TEXAS 75216	Acs 0.1643		16	FT DRIVE	No Cost	$0.00	
			TOTAL			$6,480.94	
			ADJ PER ENHANCEMENT EVAL.			$3,888.56	
			NET DUE BY OWNER				**$2,592.38**

STREET GROUP 12-465
2. HENDRICKS AVENUE FROM SOUTH DENLEY DRIVE TO SOUTH MOORE STREET

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		$64,642.61
TOTAL CITY OF DALLAS' COST - PAVING	$254,485.42	
ESTIMATED TOTAL CITY OF DALLAS' COST - DRAINAGE	$52,258.00	
ESTIMATED TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	$6,571.00	
ESTIMATED TOTAL CITY OF DALLAS' COST		$313,314.42
ESTIMATED TOTAL COST OF IMPROVEMENTS		$377,957.03

Street Group 12-465

1. Meek Street from Carbondale Street to Brownsville Avenue
2. Hendricks Avenue from South Denley Drive to South Moore Street

Grand Total Property Owners' Cost - Assessments	$206,327.76	
Adjustments Per Enhancement Evaluation	$141,685.15	
Grand Total Net Due by Owners		$64,642.61
Grand Total City of Dallas' Cost - Paving	$605,050.89	
Grand Total City of Dallas' Cost - Drainage	$40,330.00	
Grand Total Water Utilities Department Cost Water and Wastewater Main Improvements	$337,113.00	
Grand Total City of Dallas' Cost		$982,493.89
Grand Total Cost of Improvements		$1,047,136.50

SECTION 3. That where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8.00%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by suit in any court having jurisdiction or by lien foreclosure.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates may be issued by the City of Dallas upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Dallas, or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block

SECTION 6. (continued)

Number of front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And that the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Dallas being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And that the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced as above provided.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly in compliance with the terms of the applicable law, and that all prerequisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be prima facie evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide that the amounts payable thereunder shall be paid to the City Controller of the City of Dallas, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Dallas, to be kept and held by him in a special fund, which is hereby designated as Capital Assessments Fund and which payments shall be by the Treasurer paid to the said City of Dallas or other holder of the said certificates, on presentation thereof to him, duly credited by the City Controller the said credit by said City Controller being the Treasurer's Warranty for making such payment and the said City of Dallas or other holder of said certificate, shall receipt in writing to said Treasurer when paid in full, together with all costs of collection.

And that the said certificates shall further provide that the City of Dallas shall exercise all legal power, when requested so to do by the holder of said certificate, to aid in the collection thereof; but the City of Dallas shall in nowise be liable to the holder of said certificates in any manner for payment of the amount evidenced by the said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidates or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. That all assessments levied are a personal liability and charged against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 8. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law has been adopted as an alternative method for the construction of street improvements in the City of Dallas, Texas, by Chapter XX of the Charter of the City of Dallas.

SECTION 9. That the assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

SECTION 10. That the City Manager, or his designee, is hereby authorized to execute releases of any paving assessment liens herein levied and assessed against the parcels of property and owners thereof, if same are fully paid, such releases to be approved as to form by the City Attorney and attested by the City Secretary.

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

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

BY _____
Assistant City Attorney

Prepared by _____
Project Coordinator

Approved by _____
Director, Department of Public Works

February 27, 2019

WHEREAS, on January 9, 2019, City Council authorized street paving, drainage, water and wastewater main improvements for Street Group 12-465; provided for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law and a benefit assessment hearing to be held on February 27, 2019, by Resolution No. 19-0084; and

WHEREAS, on December 10, 2018, six bids were received for street paving, drainage, water and wastewater main improvements for Street Group 12-465.

Bidders	**Bid Amount**
Camino Construction, L.P.	$1,047,136.50
Jeske Construction Company	$1,073,773.00
Tiseo Paving Co.	$1,195,000.00
Vescorp Construction, LLC.	$1,255,035.56
FNH Construction, LLC.	$1,612,584.00
Arreguin Group, Inc.	$1,902,048.33

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 construction contract with Camino Construction, L.P., approved as to form by the City Attorney, for the construction of street paving, drainage, water and wastewater main improvements for Street Group 12-465, in an amount not to exceed $1,047,136.50, this being the lowest responsive bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,047,136.50 to Camino Construction, L.P., in accordance with the terms and conditions of the contract, as follows:

Street and Transportation Improvements Fund
Fund 3U22, Department PBW, Unit S603, Activity TGTN
Object 4510, Program PB12S603
Encumbrance/Contract No. CX-PBW-2019-00009022
Vendor 144735 $ 207,358.13

Street and Transportation Improvements Fund
Fund 4U22, Department PBW, Unit S603, Activity TGTN
Object 4510, Program PB12S603
Encumbrance/Contract No. CX-PBW-2019-00009022
Vendor 144735 $ 208,176.87

SECTION 2. (continued)

Street and Transportation Improvements Fund Fund 5R22, Department PBW, Unit P378, Activity PPPF Object 4510, Program PB03P378 Encumbrance/Contract No. CX-PBW-2019-00009022 Vendor 144735	$ 294,488.50
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Object 4550, Program 719109 Encumbrance/Contract No. CX-PBW-2019-00009022 Vendor 144735	$ 203,804.00
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Object 3221, Program 719109X Encumbrance/Contract No. CX-PBW-2019-00009022 Vendor 144735	$ 11,550.00
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4560, Program 719110 Encumbrance/Contract No. CX-PBW-2019-00009022 Vendor 144735	$ 118,959.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Object 3222, Program 719110X Encumbrance/Contract No. CX-PBW-2019-00009022 Vendor 144735	$ 2,800.00
Total amount not to exceed	$1,047,136.50

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.