AUGUST 10, 2016 CITY COUNCIL AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated August 10, 2016. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

A.C. Gonzalez
City Manager

7·29·16
Date

Jeanne Chipperfield
Chief Financial Officer

7/29/16
Date

RECEIVED
2016 JUL 29 PM 5:47
CITY SECRETARY
DALLAS, TEXAS

COUNCIL AGENDA

August 10, 2016
Date

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

General Information

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

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.

SUPPLEMENTAL NOTICE

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

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapitulo h, capitulo 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 subcapitulo h, capitulo 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, AUGUST 10, 2016
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 - 51
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 52 - 62
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 63 - 87

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

AGENDA

CITY COUNCIL MEETING

AUGUST 10, 2016

CITY OF DALLAS

1500 MARILLA

COUNCIL CHAMBERS, CITY HALL

DALLAS, TEXAS 75201

9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the June 15, 2016 City Council Meeting

CONSENT AGENDA

Aviation

2. Authorize a five-year lease agreement with Harry Hines Venture, LP, a Texas Limited Partnership, with a purchase option agreement for approximately 5.27 acres or 229,781 square feet (site 1) of land located at 6612 and 6720 Harry Hines Boulevard for an employee parking facility for Dallas Love Field - Not to exceed $7,157,844 - Financing: Aviation Current Funds (Not to exceed $2,102,676 for Year 1 and $1,263,792 annually for Years 2 through 5) (subject to annual appropriations)

3. Authorize a five-year lease agreement with Harry Hines Venture II, LP, a Texas Limited Partnership, with a purchase option agreement for approximately 3.55 acres or 154,658 square feet (site 2) of land located at 2032, 2108, 2110, 2112, 2114, 2116, and 2128 Hawes Avenue, to be used for an employee parking facility for Dallas Love Field - Not to exceed $4,675,089 - Financing: Aviation Current Funds (Not to exceed $1,581,921 in Year 1 and $773,292 annually in Years 2 through 5) (subject to annual appropriations)

CONSENT AGENDA (Continued)

Aviation (Continued)

4. Authorize a final termination payment of $3,320,000 to Jet Center of Dallas, LLC as per the terms of the early termination agreement executed on October 23, 2015 between the City of Dallas and Jet Center and previously approved on December 9, 2015 - Not to exceed $3,320,000 - Financing: Aviation Current Funds (subject to appropriations)

Business Development & Procurement Services

5. Authorize a two-year service contract, with a one-year renewal option, for maintenance and support of Visual Fire software - ESO Solutions, Inc., only proposer - Not to exceed $312,797 - Financing: Current Funds (subject to annual appropriations)

6. Authorize a thirty-four month service contract for hardware, software maintenance and support for the City's Symantec electronically stored information discovery system - Symantec distributed by Carahsoft Technology Corp. and sold through TEQSYS, Inc., through the Department of Information Resources, State of Texas Cooperative - Not to exceed $301,721 - Financing: Current Funds (subject to annual appropriations)

7. Authorize a three-year service contract to provide professional auctioneer services at the City's auctions - Lone Star Auctioneers, Inc., most advantageous proposer of four - Financing: No cost consideration to the City (commissions to be paid by a buyer's premium)

8. Authorize a three-year master agreement for the purchase of animal food - Lab Animal Supplies, Inc. dba Lab Supply in the amount of $331,205 and Simba Industries in the amount of $25,047, lowest responsible bidders of three - Total not to exceed $356,252 - Financing: Current Funds

9. Authorize a three-year master agreement for hydrogen peroxide to be used in the water purification process - U.S. Peroxide, LLC, lowest responsible bidder of three - Not to exceed $593,640 - Financing: Water Utilities Current Funds

10. Authorize a three-year master agreement for janitorial supplies, trash bags and liners - MANS Distributors, Inc. in the amount of $8,134,179, Eagle Brush & Chemical, Inc. in the amount of $3,611,700, All American Poly Corp. in the amount of $595,511, Nationwide-Supplies, LP dba USA Supply in the amount of $140,050, JBG Purchasing Group, LLC in the amount of $81,639, Interboro Packaging Corp. in the amount of $68,498, Central Poly Corporation in the amount of $28,505 and Pollock Investments dba Pollock Paper Distributors in the amount of $687, lowest responsible bidders of eleven - Total not to exceed $12,660,769 - Financing: Current Funds ($3,483,196), Convention and Event Services Current Funds ($87,333), Aviation Current Funds ($8,585,878), Water Utilities Current Funds ($366,021), Sanitation Current Funds ($94,426), Stormwater Drainage Management Current Funds ($34,302), Department of State Health Services Grant Funds ($5,413) and 2016-17 Community Development Block Grant Funds ($4,200)

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

11. Authorize supplemental agreement no.1 to increase the service contract with AT&T DataComm, LLC for maintenance and support of the 9-1-1 system - Not to exceed $702,078, from $4,333,528 to $5,035,606 - Financing: 911 System Operations Current Funds (subject to annual appropriations)

Economic Development

12. Authorize approval of out of state financing for the Statler/Library redevelopment project to allow a Public Finance Authority to issue bonds pursuant to Wisconsin law - Financing: No cost consideration to the City

13. Authorize the first amendment to the development agreement with Dallas Hartford, LLC for the Hartford Building project to **(1)** extend the completion deadlines for the public improvements on the Open Space portion of the Hartford Building redevelopment project from June 30, 2016 to December 31, 2016; and **(2)** split the approved TIF funding into two phases, thereby allowing for separate reimbursement for the Hartford Building and the Open Space - Financing: No cost consideration to the City

14. Authorize an amendment to the development agreement with Trinity Groves, LLC, for the Trinity Groves Retail/Restaurant Project to extend the completion date for the project by one year, from June 30, 2015 to June 30, 2016 - Financing: No cost consideration to the City

15. Authorize amendments to the Dallas Development Fund's certificate of formation and bylaws, and the City Manager to file the amended certificate of formation with the Secretary of State - Financing: No cost consideration to the City

Fair Housing

16. Authorize **(1)** the acceptance of a grant from the U.S. Department of Housing and Urban Development for the Fair Housing Assistance Program to expand education and outreach during the period May 20, 2016 through September 30, 2017; and **(2)** the execution of the cooperative grant agreement and any other documents related to the grant - Not to exceed $20,000 - Financing: U.S. Department of Housing Urban Development Grant Funds

Housing/Community Services

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

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

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

19. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Cooper Contractors, Inc. for the construction of affordable houses; **(2)** the sale of 11 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Cooper Contractors, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 11 properties that may have been filed by the City - Financing: No cost consideration to the City

20. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; and **(2)** the exchange of deed restrictions from 2 lots previously purchased from the Dallas Housing Acquisition and Development Corporation to 2 comparable lots owned by the developer (list attached) - Financing: No cost consideration to the City

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

22. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City

23. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Marcer Construction Company, LLC for the construction of affordable houses; **(2)** the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Marcer Construction Company, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

24. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City

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

26. Authorize an Interlocal Agreement with Dallas County Health and Human Services to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017 - Not to exceed $1,900,855 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds

27. Authorize an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, to extend the loan agreement with Builders of Hope CDC in the amount of $225,000 from May 27, 2016 to May 31, 2017 for the Creekside project - Financing: No cost consideration to the City

28. Authorize an amendment to Resolution No. 16-0275, previously approved on February 10, 2016, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions, Inc. to change the proposed square footage and price range for the construction of an affordable house on 1 lot acquired from the Dallas Housing Acquisition and Development Corporation (list attached) - Financing: No cost consideration to the City

29. Authorize a second amendment to the contract with the Department of State Health Services to accept additional grant funds for the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period October 1, 2015 through September 30, 2016 - Not to exceed $121,000, from $15,749,144 to $15,870,144 - Financing: Department of State Health Services Grant Funds

30. Authorize a public hearing to be held on September 14, 2016 to receive comments on the proposed sale of eight unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

31. Authorize **(1)** a public hearing to be held October 11, 2016 to receive comments on the proposed City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan; and **(2)** at the close of the public hearing, consideration of approval of the City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City

Office of Emergency Management

32. Authorize the acceptance of a grant from the U.S. Department of Homeland Security passed through the Texas Department of Public Safety, Texas Division of Emergency Management under the Emergency Management Performance Grant Program for the period October 1, 2015 through March 31, 2017 - Not to exceed $169,381 - Financing: U.S. Department of Homeland Security Grant Funds

33. Authorize **(1)** acceptance of Public Assistance Funds from the Federal Emergency Management Agency of the U.S. Department of Homeland Security passed through the Texas Division of Emergency Management in an amount not to exceed $10,000,000 to reimburse emergency response and permanent disaster recovery work efforts by the City as a result of the May 2015 Presidentially Declared Disaster; **(2)** the receipt and deposit of funds from the Federal Emergency Management Agency in an amount not to exceed $10,000,000; **(3)** the establishment of appropriations in an amount not to exceed $10,000,000 in the FEMA Public Assistance Fund; and **(4)** execution of the grant agreement and any other documents required - Not to exceed $10,000,000 - Financing: FEMA Public Assistance Funds

Office of Financial Services

34. Authorize a public hearing to be held on August 24, 2016 to receive comments on the FY 2016-17 Operating, Capital, and Grant/Trust budgets - Financing: No cost consideration to the City

Public Works Department

35. Authorize a professional services contract with HNTB Corporation, most advantageous proposer of three, to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field - Not to exceed $632,602 - Financing: Aviation Capital Construction Funds

36. Authorize **(1)** street paving, storm drainage, water and wastewater main improvements for Street Group 12-458; provide 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 (list attached); and **(2)** a benefit assessment hearing to be held on September 28, 2016, to receive comments - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Public Works Department (Continued)

37. Authorize a Funding Agreement with Dallas County for the preliminary Engineering Feasibility Study of the bicycle route and options along Haskell Avenue/Military Parkway from Parry Avenue to Lawnview Avenue and between Hall Street and Parry Avenue, and for potential spot improvements needed within the study area - Financing: No cost consideration to the City

38. Authorize a Local Transportation Project Advance Funding Agreement with the Texas Department of Transportation for the design review of Rosemont Safe Routes to School Project - Not to exceed $2,609 - Financing: Davis Garden TIF District Funds

Note: Item Nos. 39 and 40 must be considered collectively.

Keller Springs Road

39. * Authorize **(1)** an increase in the Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout in the amount of $204,204, from $342,043 to $546,247; **(2)** the receipt and deposit of funds from Dallas County in the amount of $179,204; and **(3)** an increase in appropriations in the amount of $179,204 in the Capital Projects Reimbursement Fund - Not to exceed $204,204 - Financing: Capital Projects Reimbursement Funds

40. * Authorize an amendment to Resolution No. 15-1163, previously approved on June 17, 2015, to revise the source of funds for the contract to construct paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout - Financing: No cost consideration to the City

Sustainable Development and Construction

41. Authorize acquisition of a wastewater easement from The CTC Family Limited Partnership, of approximately 5,313 square feet located near the intersection of Storey Lane and Timberline Drive for the Storey Lane Project - Not to exceed $58,000 ($53,000 plus closing cost and title expenses not to exceed $5,000) - Financing: Water Utilities Capital Construction Funds

42. Authorize the quitclaim of 106 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: $1,160,933

43. Authorize an amendment to an existing ten-year lease agreement with Family Gateway, Inc. to extend the lease agreement for an additional ten years for the continued use of a 22,500 square foot building known as the Family Gateway Center located at 711 South St. Paul Street for the period September 27, 2016 through September 26, 2026 - Revenue: $1

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

44. An ordinance granting a revocable license to Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar for the use of a total of approximately 242 square feet of aerial space to occupy, maintain and utilize a sign and a canopy over portions of Elm Street right-of-way, near its intersection with Good Latimer Expressway - Revenue: $1,000, plus $100 one-time fee, plus the $20 ordinance publication fee

45. An ordinance granting a private license to Elm at Stoneplace Holdings, LLC for a total of approximately 1,225 square feet of subsurface space to occupy, maintain, and utilize basements under portions of Main and Elm Streets rights-of-way, near their intersection with Ervay Street - Revenue: $2,867 annually, plus the $20 ordinance publication fee

46. An ordinance granting a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District within the northeast quadrant of Churchill Way and Coit Road - Z156-191 - Financing: No cost consideration to the City

Trinity Watershed Management

47. Authorize an application for a grant, requiring matching funds, through the Federal Emergency Management Agency for FY 2016-17 for the Cooperating Technical Partners program, to provide a cost share for updating certain flood studies in the City of Dallas - Financing: This action has no cost consideration to the City

48. Ratify emergency repairs to a steel pressure plate in the New Hampton Stormwater Pump Station with Bar Constructors, Inc., lowest responsive bidder of three - Not to exceed $77,648 - Financing: Stormwater Drainage Management Current Funds

Water Utilities

49. Authorize a contract for the installation and rehabilitation of water and wastewater mains at 38 locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed $10,443,584 - Financing: Water Utilities Capital Improvement Funds

50. Authorize an increase in the contract with AUI Contractors, LLC for additional work associated with the East Side Water Treatment Plant filter to waste and electrical improvements project - Not to exceed $136,430, from $21,970,756 to $22,107,186 - Financing: Water Utilities Capital Improvement Funds

51. Authorize Supplemental Agreement No. 1 to the engineering services contract with Freese and Nichols, Inc. for additional engineering services associated with the replacement of the Plano Road elevated water storage tank and rehabilitation of the Abrams Road ground storage reservoir and pump station facility - Not to exceed $1,286,023, from $490,000 to $1,776,023 - Financing: Water Utilities Capital Construction Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

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

City Attorney's Office

53. Authorize Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed $150,000, from $175,000 to $325,000 - Financing: Current Funds

54. Authorize Supplemental Agreement No. 2 to the professional services contract with the Law Office of Scott D. Bergthold, P.L.L.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed $25,000, from $70,000 to $95,000 - Financing: Current Funds

55. An ordinance **(1)** appointing 12 full-time municipal judges and 18 associate (part-time) municipal judges to preside over the City of Dallas municipal court of record for a term ending May 31, 2018; **(2)** designating an administrative municipal judge for the City of Dallas municipal court of record for a two-year term ending May 31, 2018; and **(3)** establishing the annual salary for the full-time and associate (part-time) municipal judges and the administrative municipal judge - Financing: This action has no cost consideration to the City

ITEMS FOR FURTHER CONSIDERATION

Housing/Community Services

56. Authorize a conditional grant agreement with Greenleaf Ventures, LLC for land development for 36 single family homes for the Buckner Terrace II Project to be located at ~~3831~~ 4400 North Prairie Creek Road - Not to exceed $844,192 - Financing: 2012 Bond Funds

Park & Recreation

57. Authorize a twenty-year development, operation and maintenance agreement, with one five-year renewal option with CFO2 DALLAS II, LLC for the development, operation and maintenance of a pedestrian bridge and landscape improvements for purposes of connecting to and providing public access from an adjacent development to the Katy Trail located at 3535 Travis Street - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION (Continued)

Public Works Department

58. Authorize a construction services contract with Unified Services of Texas, Inc. for replacement of underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street, and at the I.C. Harris Service Center located at 5620 Parkdale Drive - Not to exceed $970,171 - Financing: 2006 Bond Funds ($480,298) and Capital Construction Funds ($489,873)

Sustainable Development and Construction

59. Authorize an amendment to Resolution No. 11-1760, previously approved on June 22, 2011, to amend certain deed restrictions, on approximately 83,478 square feet of land, located near the intersection of Live Oak and Cantegral Streets - Revenue: $1,000

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

Neighborhood Empowerment Zone and Business Personal Property Tax Abatement Authorization

Note: Item Nos. 60 and 61 must be considered collectively.

60. * Authorize a resolution designating the approximately 7.4034 acres of property located at 2822 Glenfield Avenue, Dallas, Texas 75233 as City of Dallas Neighborhood Empowerment Zone No. 5 ("NEZ No.5"), pursuant to Chapter 378 of the Local Government Code to promote an increase in economic development in the zone, establishing the boundaries of the Neighborhood Empowerment Zone and providing for an effective date - Financing: No cost consideration to the City

61. * Authorize a 50 percent business personal property tax abatement agreement for 8 years with SVC Manufacturing, Inc. in consideration of an expansion of its beverage manufacturing operation that will generate new taxable investment and job creation at 2822 Glenfield Avenue, Dallas, Texas 75233 furthering the City of Dallas' economic development goals pursuant to the City's Public/Private Partnership Program Guidelines and Criteria - Revenue: First year revenue estimated at $97,553; eight-year revenue estimated at $578,813 (Estimated revenue foregone for eight-year business personal property tax abatement estimated at $578,813)

Housing/Community Services

62. Authorize an amendment to Resolution No. 15-1080, previously approved on June 10, 2015, for a housing development loan in an amount not to exceed $320,000 with South Dallas Fair Park/Innercity Community Development Corporation (ICDC), a certified Community Housing Development Organization, for construction of five scattered sites homes located in the Fair Park area to extend the loan agreement from August 20, 2016 to March 30, 2017 - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

63. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses and a community service center, a child-care facility and office uses; and an ordinance granting the repeal of Specific Use Permit No. 1494 for a community service center and a child-care facility, on property zoned an MF-2(A) Multifamily District in an area bounded by Ross Avenue, Matilda Street, Hudson Street, and Hope Street
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions; and approval of repealing Specific Use Permit No. 1494 for a community service center and a child-care facility
Z112-281(OTH)

64. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for I-2 Industrial Subdistrict Uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z156-124(SH)

65. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for private school and an ordinance repealing Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane
Recommendation of Staff and CPC: Approval for a four-year period, subject to a site plan, traffic management plan, and conditions; and approval of repealing Specific Use Permit No. 67
Z156-174(SM)

66. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 740 on the southeast corner of East Mockingbird Lane and North Central Expressway
Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions
Z156-176(SM)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

67. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of North Harwood Street and Randall Street
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions
Z156-207(SM)

68. A public hearing to receive comments regarding an application for and an ordinance granting a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the northeast line and terminus of Hi Line Drive, northwest of Oak Lawn Avenue
Recommendation of Staff and CPC: Approval, subject to a tower exhibit and conditions
Z156-228(SM)

69. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subdistrict 2 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z156-239(OTH)

70. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z156-240(OTH)

71. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Services District and a resolution accepting deed restrictions volunteered by the applicant; and an ordinance granting a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an NS(A) Neighborhood Services District on the north line of Timberglen Road and west of Marsh Lane
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant; and approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z156-248(SM)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

72. A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned an R-7.5(A) Single Family District, on the north line of Nolte Drive, east of South Edgefield Avenue
Recommendation of Staff and CPC: Approval
Z156-257(OTH)

ZONING CASES - INDIVIDUAL

73. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses with office and retail uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by the Dallas North Tollway, Fairmount Street, and Knight Street
Recommendation of Staff: Approval, subject to a development plan, landscape plan, and staff's conditions
Recommendation of CPC: Approval, subject to a development plan, landscape plan, and conditions
Z156-164(OTH)

74. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned Subarea 6 within Planned Development District No. 366 with a D-1 Liquor Control Overlay on the east side of South Buckner Boulevard, south of Scyene Circle
Recommendation of Staff: Approval for a three-year period, subject to a site plan and staff's recommended conditions
Recommendation of CPC: Approval for an 18-month period, subject to a site plan and conditions
Z156-208(OTH)

75. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue
Recommendation of Staff: Approval for a two-year period, subject to conditions
Recommendation of CPC: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions
Z156-241(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - INDIVIDUAL (Continued)

76. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast side of Ross Avenue, northeast of Hall Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z156-242(JM)

77. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2111 for a tattoo parlor and body piercing studio on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, west of Exposition Avenue
Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions
Z156-258(WE)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

78. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to a traffic management plan and conditions
Z156-214(OTH)
Note: This item was considered by the City Council at a public hearing on June 22, 2016, and was deferred until August 10, 2016, with the public hearing open

DESIGNATED ZONING CASES - INDIVIDUAL

79. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subareas I and II within Planned Development District No. 799, on property at the southeast corner of East Lovers Lane and Matilda Street
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and revised conditions
Z145-326(JM)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

DESIGNATED ZONING CASES - INDIVIDUAL (Continued)

80. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z156-135(OTH)

81. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 878 for MU-1 Mixed District uses on the northeast corner of Arapaho Road and Knoll Trail Drive
Recommendation of Staff and CPC: Approval, subject to conditions
Z156-247(WE)

DESIGNATED ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

82. A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District, on property zoned Subdistrict 5 and Subdistrict 10 within Planned Development District No. 298, in an area bounded by Bryan Street, Texas Street, Live Oak Street, and Cantegral Street
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z145-233(OTH)
Note: This item was considered by the City Council at a public hearing on June 22, 2016, and was deferred until August 10, 2016, with the public hearing open

FLOODPLAIN APPLICATIONS

Trinity Watershed Management

83. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 8.08 acres of the current 10.90 acres of land in the floodplain, located at 1840 Ryan Road, within the floodplain of Elm Fork of the Trinity River, Fill Permit 15-07 - Financing: No cost consideration to the City

84. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.0988 acres of the current 0.1326 acres of land located at northwest corner of IH-35 and Northwest Highway, within the floodplain of Elm Fork of the Trinity River, Fill Permit 16-03 - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

THOROUGHFARE PLAN AMENDMENTS

Planning and Urban Design

85. A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite City Limits from an existing (EXISTING) roadway designation to a special four-lane divided (SPCL 4D) roadway within 80 to 85 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

86. A public hearing to receive comments regarding the advisability of creating the South Dallas/Fair Park Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code (the "Act") for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing authorize: **(1)** waiver of the City's heightened petition requirements for good cause; **(2)** approval of a resolution creating the District for a period of seven years; **(3)** approval of the District's Service Plan for calendar years 2017-2023; and **(4)** approval of a management contract with the Alliance for Greater Works, a non-profit corporation as the management entity for the District - Financing: No cost consideration to the City

87. A public hearing to receive comments concerning the petitioned request to renew the Tourism Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code (the "Act"), for the purpose providing supplemental public services and undertaking certain improvements to increase hotel activities within the City of Dallas, to be funded by a special assessment on Dallas hotels with 100 or more rooms, and at the close of the hearing, authorize: **(1)** approval of a resolution renewing the District for a period of thirteen years; **(2)** approval of the Service Plan that defines the projected costs for the supplemental services and improvements authorized by the petition; and **(3)** approval of a management contract with the Dallas Tourism Public Improvement District Corporation, a non-profit corporation as the management entity for the Tourism Public Improvement District - Financing: No cost consideration to the City

Land Bank (DHADC) Sale of Lots to
Camden Homes, LLC
Agenda Item # 17

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 4030 Maryland	65E	4	$12,266.14
2. 4250 Maryland	65E	4	$18,125.64
3. 1439 Adelaide	65K	4	$ 3,964.36
4. 1418 Owega	65K	4	$21,639.88
5. 1510 Owega	65K	4	$15,563.89
6. 1507 Kingsley	65K	4	$ 8,473.44
7. 1511 Kingsley	65K	4	$12,221.03

Land Bank (DHADC) Sale of Lots to
Confia Homes, L.L.C.
Agenda Item # 18

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 1239 E. Woodin	55P	4	$18,430.49
2. 1508 S. Denley	55P	4	$ 5,068.87
3. 1619 E. Woodin	55P	4	$ 9,669.33

Land Bank (DHADC) Sale of Lots to
Cooper Contractors, Inc.
Agenda Item # 19

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 2543 Custer	65D	4	$16,193.24
2. 2656 Custer	65D	4	$ 2,521.28
3. 1318 Exeter	65F	4	$20,826.93
4. 1349 Exeter	65F	4	$15,438.19
5. 2631 Exeter	55Z	4	$ 2,424.82
6. 4170 Gladewater	65D	4	$ 6,809.11
7. 2605 E. Ledbetter	66E	4	$ 1,334.72
8. 1734 Mentor	65G	4	$19,538.74
9. 1143 E. Missouri	55S	4	$ 6,953.19
10. 1623 E. Overton	65B	4	$16,778.11
11. 2835 E. Overton	56S	4	$30,154.63

Lots Acquired from Land Bank (DHADC)
by DFW Projects, LLC
Agenda Item # 20

Property Address	Mapsco	Council District
1. 1908 Gallagher	44J	6
2. 2017 Morris	43M	6

Lots Owned by
DFW Projects, LLC
To be Exchanged for Land Bank Lots

Property Address	Mapsco	Council District
1. 4007 Furey	43F	6
2. 5608 Fannie	42U	6

Land Bank (DHADC) Sale of Lots to
JDS-Q Services, LLC
Agenda Item # 21

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 1031 E. 11th	55E	4	$22,729.12
2. 618 Ezekial	57R	5	$26,292.95

Land Bank (DHADC) Sale of Lots to
King Home Builders, LLC
Agenda Item # 22

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 603 E. Woodin	55N	4	$24,755.38

Land Bank (DHADC) Sale of Lots to
Marcer Construction Company, LLC
Agenda Item # 23

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 1414 Exeter	65F	4	$14,792.52
2. 731 Ezekial	57R	5	$14,308.29
3. 1526 Fordham	65B	4	$ 8,833.66
4. 1618 Garza	65B	4	$14,215.69
5. 3731 Humphrey	56T	4	$16,406.98
6. 3710 Prosperity	56T	4	$14,420.19
7. 3720 Vandervoort	56T	4	$11,722.73
8. 3810 Vandervoort	56T	4	$13,869.18
9. 2507 Wilhurt	65D	4	$10,979.57
10. 2747 Wilhurt	56W	4	$16,238.00

Land Bank (DHADC) Sale of Lots to
Meredith Investment Properties
Agenda Item # 24

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 1520 Rowan	46M	2	$6,314.05

Land Bank (DHADC) Sale of Lots to
Milton Semper
Agenda Item # 25

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 4159 Biglow	65C	4	$14,179.80
2. 4002 Biglow	65C	4	$12,835.08

Land Bank (DHADC) Lot Owned by
KH Solutions, Inc.
Agenda Item # 28

Property Address	Mapsco	Council District
1. 2615 Crossman	44P	6

Tax Foreclosure and Seizure Property Resale
Agenda Item # 30

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning	Council District
1.	1715 Pueblo	Dallas Neighborhood Alliance for Habitat, Inc.	44N	$9,600	$1,000.00	V	R-5(A)	6
2.	1516 Morris	Dallas Neighborhood Alliance for Habitat, Inc.	44J	$7,590	$1,000.00	V	R-5(A)	6
3.	1619 Life	Dallas Neighborhood Alliance for Habitat, Inc.	44J	$8,210	$1,000.00	V	R-5(A)	6
4.	1711 Bickers	Dallas Neighborhood Alliance for Habitat, Inc.	44J	$8,070	$1,000.00	V	R-5(A)	6
5.	3300 Vilbig	Dallas Neighborhood Alliance for Habitat, Inc.	44J	$8,640	$1,000.00	V	CR	6
6.	1834 McBroom	Dallas Neighborhood Alliance for Habitat, Inc.	44J	$9,050	$1,000.00	V	R-5(A)	6
7.	3107 Puget	Dallas Neighborhood Alliance for Habitat, Inc.	44N	$9,000	$1,000.00	V	R-5(A)	6
8.	4036 Puget	Dallas Neighborhood Alliance for Habitat, Inc.	43H	$8,130	$1,000.00	V	R-5(A)	6

Street Group 12-458
Agenda Item # 36

Project	**Limits**	**Council District**
Arizona Avenue	from Kiest Boulevard to Saner Avenue	4
McVey Avenue	from Seevers Avenue to Marsalis Avenue	4
Mican Drive	from Schofield Drive to dead-end	6

Tax Foreclosed and Seizure Warrant Property Resales

Agenda Item # 42

Parcel No.	Address	Vac/ Imp	Council District	Zoning	Parcel Size	Struck off Amount	# Bids Rec'd	Min Bid Amount	Highest Bid Amount	DCAD	Highest Bidder
1	2143 W. Amherst	V	2	R-7.5(A)	0.1721	$58,270.00	16	$2,000.00	$50,100.00	$55,560.00	Michael Greig
2	2663 Anderson	V	7	PD595	0.1113	$1,024.00	4	$250.00	$1,375.55	$12,000.00	Deon Carson
3	7129 Arborcrest	I	8	R-7.5(A)	0.1801	$53,330.00	7	$10,000.00	$22,000.00	$51,100.00	Melake Belai
4	3718 Armor	V	4	R-5(A)	0.1648	$7,346.00	2	$1,000.00	$2,693.00	$11,500.00	Devan Earle
5	3942 Atlanta	V	7	PD-595	0.0669	$6,000.00	4	$250.00	$3,500.00	$6,000.00	Aurelio Martinez
6	3619 Atlanta	V	7	PD-595	0.2233	$1,889.00	4	$500.00	$2,280.00	$7,500.00	Nearer To Nature, LLC
7	435 Avenue E	V	4	R-5(A)	0.0969	$9,500.00	3	$1,000.00	$4,000.00	$9,500.00	Aurelio Martinez
8	411 Avenue G	V	4	R-5(A)	0.1245	$9,500.00	6	$1,000.00	$5,500.00	$9,500.00	Hermelindo Coria
9	1626 Bannock	V	7	PD-595	0.2306	$4,785.00	4	$250.00	$1,251.00	$9,050.00	Stephen Austin II
10	811 Bayonne	V	6	TH-3(A)	0.1147	$1,620.00	35	$1,000.00	$19,250.00	$8,000.00	Carrion Crow Holdings, LLC- Series D
11	2947 Benrock	V	8	R-5(A)	0.1719	$4,000.00	1	$250.00	$275.00	$3,200.00	Eric W. Martin Sr.
12	3706 Bickers	V	6	R-5(A)	0.1391	$12,000.00	14	$1,000.00	$13,001.00	$12,000.00	Semira Rezaie and Abigail Velazquez
13	3702 Bickers	V	6	R-5(A)	0.1386	$12,000.00	14	$1,000.00	$14,001.00	$12,000.00	Semira Rezaie and Abigail Velazquez
14	5663 Bon Air	V	8	R-7(A)	0.2892	$12,000.00	1	$500.00	$1,159.00	$12,000.00	Devan Earle
15	5655 Bon Air	V	8	R-7.5(A)		$12,000.00	1	$1,000.00	$1,159.00	$12,000.00	Devan Earle
16	2721 Britton	I	4	R-7.5(A)	0.2053	$36,800.00	9	$7,000.00	$22,000.00	$33,990.00	Rosa Delgado
17	4725 Burma	V	7	R-5(A)	0.1322	$10,230.00	3	$1,000.00	$1,785.00	$9,030.00	Nextlots Now L.L.C.
18	333 Buttercup	I	5	R-7.5(A)	0.3058	$40,550.00	23	$7,000.00	$35,900.00	$40,550.00	Irma Lopez Salas
19	4319 Canal	V	7	PD-595	0.1391	$1,460.00	2	$500.00	$6,000.01	$5,000.00	Alejandro Martinez
20	3614 Carl	V	7	PD-595	0.1778	$1,075.00	4	$1,000.00	$1,991.00	$5,000.00	Butch Benavides
21	3224 Carpenter	I	7	PD 595	0.2146	$16,484.00	2	$1,000.00	$1,001.00	$24,410.00	Rickey C. Thompson
22	3718 Cauthorn	V	7	PD-595	0.1492	$3,250.00	2	$250.00	$355.00	$3,250.00	Titus Buckley
23	4109 Colonial	V	7	PD-595	0.1721	$2,270.00	4	$1,000.00	$2,622.00	$6,750.00	Kimiaki Itamura
24	4410 Colonial	V	7	PD-595	0.1825	$1,795.00	2	$1,000.00	$1,650.19	$7,160.00	Title & Title Properties, LLC
25	4114 Colonial	V	7	PD-595	0.1618	$2,563.00	3	$1,000.00	$1,650.19	$6,350.00	Title & Title Properties, LLC
26	3907 Coolidge	V	7	PD-595	0.1062	$1,268.00	1	$500.00	$688.00	$5,000.00	Maria Schneider
27	1104 Coston	V	5	R-7.5(A)	0.1675	$15,000.00	7	$500.00	$10,000.01	$15,000.00	Alejandro Martinez and Ana Martinez
28	8812 Craige	I	5	R-7.5(A)	0.1930	$33,120.00	14	$7,000.00	$35,100.00	$31,800.00	Adiel Quiroz
29	3919 Crozier	V	7	PD-595	0.0789	$21,710.00	2	$250.00	$1,166.00	$6,000.00	Devan Earle
30	2335 S. Denley	I	4	R-7.5(A)	0.1877	$21,807.00	27	$3,000.00	$25,655.00	$15,630.00	Efrain Marquez
31	523 Embrey	I	3	R-7.5(A)	0.4416	$32,110.00	9	$7,000.00	$19,500.00	$32,110.00	Eric Arevalo
32	1326 Emily	V	4	R-7.5(A)	0.1499	$7,235.00	4	$250.00	$750.00	$10,000.00	Alfonso Ruiz
33	1322 Emily	V	4	R-7.5(A)	0.1648	$7,227.00	4	$250.00	$750.00	$10,000.00	Alfonso Ruiz
34	1318 Emily	V	4	R-7.5(A)	0.1822	$7,211.00	4	$250.00	$750.00	$10,000.00	Alfonso Ruiz
35	2505 S. Ewing	V	4	R-7.5(A)	0.1671	$13,000.00	9	$1,000.00	$11,500.00	$12,500.00	Guel Family Builders Inc.
36	2131 S. Ewing	V	4	R-7.5(A)	0.1940	$13,000.00	12	$500.00	$11,500.00	$12,500.00	Guel Family Builders Inc.
37	2611 S. Ewing	V	4	R-7.5(A)	0.1721	$19,640.00	5	$1,000.00	$11,500.00	$11,000.00	Guel Family Builders Inc.
38	1561 Exeter	I	4	R-7.5(A)	0.2913	$17,355.00	9	$7,000.00	$25,000.00	$32,890.00	Alicia Rodriguez
39	540 Ezekial	V	5	R-7.5(A)	0.1449	$15,000.00	4	$1,000.00	$7,850.00	$15,000.00	Cro Group, LLC
40	2811 Fordham	V	4	R-5(A)	0.5098	$7,998.00	4	$1,000.00	$5,345.00	$10,000.00	Nextlots Now L.L.C.
41	8815 Forest Hills	I	9	R-7.5(A)	0.1952	$153,963.00	17	$50,000.00	$143,000.00	$182,100.00	I45 Holdings LLC
42	218 S. Frances	V	1	R-7.5(A)	0.2369	$10,000.00	15	$1,000.00	$22,221.00	$10,000.00	Jon Mazziotta
43	215 N. Frances	V	1	R-7.5(A)	0.2016	$10,000.00	3	$1,000.00	$2,605.00	$10,000.00	Nearer To Nature, LLC
44	1610 Garza	V	4	R-7.5(A)	0.2723	$10,340.00	4	$1,000.00	$3,999.99	$10,350.00	Wealthgates Investment Company

Tax Foreclosed and Seizure Warrant Property Resales

Agenda Item # 42 (Continued)

Parcel No.	Address	Vac/ Imp	Council District	Zoning	Parcel Size	Struck off Amount	# Bids Rec'd	Min Bid Amount	Highest Bid Amount	DCAD	Highest Bidder
45	1007 Glen Park	I	3	R-7.5(A)	0.1809	$74,300.00	10	$20,000.00	$59,000.00	$74,300.00	Double-R Capital Management, Inc.
46	2346 Gooch	V	8	R-7.5(A)	0.1981	$8,000.00	1	$1,000.00	$1,750.00	$5,000.00	Nextlots Now L.L.C.
47	4314 Hamilton	V	7	PD-595	0.1459	$1,499.00	5	$500.00	$3,375.00	$5,000.00	Nextlots Now L.L.C.
48	428 Highcrest	I	3	R-7.5(A)	0.2210	$45,880.00	9	$8,000.00	$30,100.00	$45,880.00	Sebastian Properties LLC
49	2707 Holmes	V	7	PD-595	0.2591	$36,930.00	6	$1,000.00	$8,510.00	$28,220.00	William Baker
50	Honey Suckle 8331	V	8	CS	0.3100	$6,760.00	2	$500.00	$4,375.00	$6,760.00	Nextlots Now L.L.C.
51	1930 Huntingdon	V	4	TH-3(A)	0.1855	$11,500.00	1	$1,000.00	$1,125.00	$11,500.00	Nextlots Now L.L.C.
52	2002 Huntingdon	V	4	TH-3(A)	0.2212	$11,500.00	2	$1,000.00	$1,185.00	$11,500.00	Peter Tsai
53	1147 Iowa	I	4	R-7.5(A)	0.1696	$32,260.00	10	$5,000.00	$22,777.00	$31,940.00	Enrique Marquez and Martha Marquez
54	3916 Kenilworth	V	7	PD-595	0.1310	$2,950.00	1	$1,000.00	$1,500.00	$2,860.00	Julio Marin
55	3706 Kenilworth	V	7	PD-595	0.1474	$2,026.00	3	$1,000.00	$1,500.00	$3,210.00	Julio Marin
56	1800 Kirnwood	V	8	R-7.5(A)	0.3770	$7,871.00	3	$2,000.00	$5,950.00	$25,000.00	Devan Earle
57	6620 S. Lancaster	V	8	R-7.5(A)	0.0687	$4,000.00	1	$500.00	$605.00	$5,000.00	Titus Buckley
58	4210 Landrum	V	4	R-7.5(A)	0.0820	$3,450.00	1	$500.00	$503.00	$3,450.00	Gregory Motte
59	3907 Latimer	I	7	PD-595	0.0765	$25,419.00	6	$9,000.00	$18,500.00	$50,320.00	Jose Saragosa
60	2539 Marburg	V	7	PD-595	0.1441	$4,430.00	1	$1,000.00	$1,462.13	$6,000.00	Kimiaki Itamura
61	2706 Marburg	V	7	PD-595	0.1711	$1,761.00	2	$1,000.00	$1,237.00	$6,000.00	Devan Earle
62	2823 Marder	I	7	PD-595	0.1351	$20,688.00	1	$500.00	$650.00	$23,580.00	Titus Buckley
63	1733 Maryland	V	4	R-7.5(A)	0.1250	$13,000.00	6	$1,000.00	$12,400.00	$13,000.00	Aubrey Quarles
64	2031 McBroom	I	6	R-5(A)	0.1063	$50,030.00	12	$15,000.00	$46,500.00	$49,220.00	Young Coder
65	4618 Metropolitan	V	7	PD-595	0.1285	$1,646.00	3	$1,000.00	$1,500.00	$5,000.00	Julio Marin
66	4201 Metropolitan	I	7	PD-595	0.1527	$56,468.00	2	$20,000.00	$22,277.00	$100,520.00	County Land and Water LLC Series 2799L
67	3502 Morris	I	6	R-5(A)	0.1524	$23,005.00	6	$7,000.00	$10,550.00	$39,190.00	J. Santos Coria
68	1201 North	V	4	PD-388	0.187	$12,220.00	4	$1,000.00	$3,921.00	$12,220.00	Butch Benavides
69	2834 Oakdale	V	7	PD-595	0.1164	$4,000.00	2	$250.00	$251.00	$4,000.00	Ronnie Compton
70	2830 Oakdale	V	7	PD-595	0.1217	$4,000.00	1	$500.00	$895.00	$4,000.00	Devan Earle
71	2731 Obannon	I	4	R-7.5(A)	0.2184	$48,240.00	18	$5,000.00	$32,150.00	$48,240.00	Cesar Carrillo
72	109 Palm Oak	V	8	R-7.5(A)	0.1804	$15,623.00	1	$1,000.00	$5,375.00	$8,000.00	Nextlots Now L.L.C.
73	4049 Pampas	I	1	R-7.5(A)	0.1635	$50,660.00	29	$5,000.00	$36,601.00	$50,660.00	Butch Benavides
74	6919 Parkdale	V	5	R-7.5(A)	0.1653	$9,000.00	6	$1,000.00	$10,000.01	$9,000.00	Alejandro Martinez and Ana Martinez
75	626 Pemberton Hill	V	5	R-7.5(A)	0.1628	$9,817.00	3	$2,000.00	$3,766.00	$15,000.00	Devan Earle
76	618 Pemberton Hill	V	5	R-7.5(A)	0.1675	$9,824.00	2	$2,000.00	$3,326.99	$15,000.00	Sara Martinez
77	2404 Pennsylvania	V	7	R-5(A)	0.1492	$3,014.00	9	$1,000.00	$4,599.00	$3,900.00	Devan Earle
78	2400 Pennsylvania	V	7	R-5(A)	0.1434	$14,423.00	9	$1,000.00	$4,599.00	$3,900.00	Devan Earle
79	2627 Pine	V	7	Pd-595	0.1213	$7,000.00	1	$1,000.00	$1,150.00	$6,000.00	Devan Earle
80	8351 Plainview	V	8	A(A)	0.2401	$4,000.00	2	$1,000.00	$4,675.00	$4,000.00	Nextlots Now L.L.C.
81	3919 Polly	V	7	PD-595	0.1116	$1,048.00	2	$250.00	$308.00	$2,430.00	Maria Schneider, Devan Earle, Doric Earle And M. W. Resnick
82	3118 Puget	V	6	R-5(A)	0.0642	$4,480.00	9	$1,000.00	$11,500.00	$4,480.00	Camden Homes, LLC
83	2716 Ramsey	V	4	R-7.5(A)	0.1797	$14,000.00	6	$2,000.00	$12,000.00	$14,000.00	Saul Celis
84	3318 Reed	V	7	PD-595	0.2313	$12,994.00	2	$1,000.00	$1,680.00	$22,230.00	Nearer To Nature, LLC
85	3210 Reed	I	07	PD-595	0.1852	$12,793.00	3	$3,500.00	$8,500.00	$24,100.00	Biruk Tesfaye

Tax Foreclosed and Seizure Warrant Property Resales

Agenda Item # 42 (Continued)

Parcel No.	Address	Vac/ Imp	Council District	Zoning	Parcel Size	Struck off Amount	# Bids Rec'd	Min Bid Amount	Highest Bid Amount	DCAD	Highest Bidder
86	3927 Roberts	V	7	PD-595	0.1021	$1,896.00	1	$1,000.00	$1,277.00	$5,000.00	Devan Earle
87	115 Satinwood	I	8	R-7.5(A)	0.1759	$26,509.00	5	$5,000.00	$18,077.00	$33,230.00	Tri-Capital Equities LLC
88	2414 Scotland	V	4	R-7.5	0.1625	$6,900.00	2	$1,000.00	$3,475.00	$6,900.00	Nextlots Now L.L.C.
89	14124 Seagoville	I	8	NS(A)	0.3821	$98,280.00	8	$10,000.00	$60,000.00	$98,280.00	Rosa Delgado
90	3517 Sidney	V	7	PD-595	0.1436	$1,469.00	2	$250.00	$308.00	$3,130.00	Maria Schneider
91	3760 Soft Wind	V	8	R-5(A)	0.1260	$8,500.00	1	$500.00	$1,201.00	$8,500.00	Muneeshwar LLC dba Muni Ventures
92	3107 South	V	7	PD 595	0.4459	$14,570.00	9	$3,000.00	$16,890.00	$14,570.00	Devan Earle
93	3101 South	V	7	PD 595	0.0896	$2,190.00	11	$500.00	$4,489.00	$2,190.00	Devan Earle
94	1444 Stirling	V	4	TH-3(A)	0.5497	$2,838.00	1	$750.00	$2,580.00	$17,250.00	Nearer To Nature, LLC
95	4748 Stokes	V	7	R-5(A)	0.1421	$2,000.00	2	$250.00	$1,175.00	$2,000.00	Nextlots Now L.L.C.
96	2425 Stovall	I	4	R-5(A)	0.1678	$22,436.68	5	$4,000.00	$23,200.00	$23,730.00	I45 Holdings LLC
97	3906 Telephone	V	8	A(A)	0.2680	$7,500.00	6	$1,000.00	$8,975.00	$7,500.00	Nextlots Now L.L.C.
98	239 Terrace	V	4	R-7.5(A)	0.1386	$15,000.00	9	$1,500.00	$13,200.00	$15,000.00	Aubrey Quarles
99	9731 Travis	V	8	A(A)	0.1799	$5,030.00	1	$1,000.00	$1,500.00	$5,030.00	Rai Investments Inc.
100	9723 Travis	V	8	A(A)	0.1759	$4,920.00	2	$1,000.00	$3,276.00	$4,920.00	H. E. Davis
101	9719 Travis	V	8	A(A)	0.1769	$4,950.00	2	$1,000.00	$3,276.00	$4,960.00	H. E. Davis
102	9711 Travis	V	8	A(A)	0.1789	$5,010.00	1	$1,000.00	$1,500.00	$5,010.00	Rai Investments Inc.
103	9715 Travis	V	8	A(A)	0.1769	$4,950.00	2	$1,000.00	$3,276.00	$4,950.00	H. E. Davis
104	1326 Trewitt	I	8	R-7.5(A)	0.2232	$13,601.00	7	$3,000.00	$18,600.00	$33,870.00	Juan Solis
105	3903 S. Tyler	V	4	MF-2(A)	0.6575	$16,702.00	3	$6,000.00	$13,400.00	$57,290.00	Devan Earle
106	1527 Waco	V	4	R-5(A)	0.1694	$11,500.00	4	$1,000.00	$3,250.00	$11,500.00	Aurelio Martinez

Installation of Water and Wastewater Mains
Agenda Item # 49

District 2

Alley between Beaumont Street and Hickory Street from southwest of Park Avenue southwest
Alley between Lockheed Avenue and Prosper Street from Savage Street to Linnet Lane
Alley between Prosper Street and Kenwell Street from Linnet Lane to Starling Circle
Beacon Street from East Grand Avenue to Winslow Avenue
*Foley Street from Haskell Avenue to Hay Street
Roper Street from north of Linnet Lane south
Swiss Avenue from Peak Street to Carroll Avenue

District 4

Alley east of Storey Street from Foster Avenue to Pembroke Avenue
Brooklyn Avenue from Storey Street to Havendon Circle
Easement east of Cumberland Street from Suffolk Avenue to Clarendon Drive
Foster Avenue from Storey Street east
Havendon Circle from Suffolk Avenue to Brooklyn Avenue
Kostner Avenue from Ann Arbor Avenue to Exeter Avenue
Ledbetter Drive from Bonnie View Road to Corrigan Avenue
Michigan Avenue from Iowa Avenue to Louisiana Avenue
Page Avenue from east of Storey Street east
Pembroke Avenue from Storey Street to Havendon Circle
Storey Street from Havendon Circle to Pembroke Avenue
Suffolk Avenue from Cumberland Street to Havendon Circle

District 5

Ava Lane from Piedmont Drive to Eccles Drive

District 6

Alley between Mobile Street and Stafford Avenue from Willomet Avenue to Wickmere Mews
Walmsley Avenue from Neal Street to Malone Drive

Installation of Water and Wastewater Mains
Agenda Item # 49 (Continued)

District 7

Baltic Street from Marshall Street to Carpenter Avenue
Colonial Avenue from Al Lipscomb Way southeast
Colonial Avenue from Stoneman Street to Marburg Street
*(Foley Street from Haskell Avenue to Hay Street)
(See District 2)
Jordan Street from Octavia Street to Latimer Street
Martin Luther King Jr. Boulevard from Admiral Nimitz Circle to Washington Street
Pine Street from Waldron Avenue to Crozier Street
Sonny Circle from Spring Avenue to Lagow Street
York Street from Todd Street to DART right of way

District 9

Brendenwood Drive from Lakewood Boulevard south
Lakewood Boulevard from Brendenwood Drive to Hideaway Drive
Losa Drive from Tranquilla Drive southwest
Loving Avenue from Pasadena Avenue to Winsted Drive
Tranquilla Drive from Redondo Drive to Losa Drive

District 14

Easement north of Meadow Bend Drive from Southwestern Boulevard southeast
Matilda Street from Bryan Street north
Sevilla Street from Clermont Avenue to Valencia Street

*Project limits in more than one Council District

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

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

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

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

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

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

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

AGENDA DATE August 10, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			All	V	NA	NA	NA	NA	Approval of Minutes of the June 15, 2016 City Council Meeting
2			2	C	AVI	$7,157,844.00	NA	NA	Authorize a five-year lease agreement with Harry Hines Venture, LP, a Texas Limited Partnership, with a purchase option agreement for approximately 5.27 acres or 229,781 square feet (site 1) of land located at 6612 and 6720 Harry Hines Boulevard for an employee parking facility for Dallas Love Field - Not to exceed $7,157,844 - Financing: Aviation Current Funds (Not to exceed $2,102,676 for Year 1 and $1,263,792 annually for Years 2 through 5) (subject to annual appropriations)
3			2	C	AVI	$4,675,089.00	NA	NA	Authorize a five-year lease agreement with Harry Hines Venture II, LP, a Texas Limited Partnership, with a purchase option agreement for approximately 3.55 acres or 154,658 square feet (site 2) of land located at 2032, 2108, 2110, 2112, 2114, 2116, and 2128 Hawes Avenue, to be used for an employee parking facility for Dallas Love Field - Not to exceed $4,675,089 - Financing: Aviation Current Funds (Not to exceed $1,581,921 in Year 1 and $773,292 annually in Years 2 through 5) (subject to annual appropriations)
4			3	C	AVI	$3,320,000.00	NA	NA	Authorize a final termination payment of $3,320,000 to Jet Center of Dallas, LLC as per the terms of the early termination agreement executed on October 23, 2015 between the City of Dallas and Jet Center and previously approved on December 9, 2015 - Not to exceed $3,320,000 - Financing: Aviation Current Funds (subject to appropriations)
5			All	C	PBD, CIS, FIR	$312,797.00	0.00%	0.00%	Authorize a two-year service contract, with a one-year renewal option, for maintenance and support of Visual Fire software - ESO Solutions, Inc., only proposer - Not to exceed $312,797 - Financing: Current Funds (subject to annual appropriations)
6			All	C	PBD, ATT, CIS	$301,720.01	NA	NA	Authorize a thirty-four month service contract for hardware, software maintenance and support for the City's Symantec electronically stored information discovery system - Symantec distributed by Carahsoft Technology Corp. and sold through TEQSYS, Inc., through the Department of Information Resources, State of Texas Cooperative - Not to exceed $301,721 - Financing: Current Funds (subject to annual appropriations)
7			6	C	PBD	NC	NA	NA	Authorize a three-year service contract to provide professional auctioneer services at the City's auctions - Lone Star Auctioneers, Inc., most advantageous proposer of four - Financing: No cost consideration to the City (commissions to be paid by a buyer's premium)
8			All	C	PBD, CCS, FIR, POL	$356,251.90	7.03%	7.03%	Authorize a three-year master agreement for the purchase of animal food - Lab Animal Supplies, Inc. dba Lab Supply in the amount of $331,205 and Simba Industries in the amount of $25,047, lowest responsible bidders of three - Total not to exceed $356,252 - Financing: Current Funds
9			6, Outside	C	PBD, WTR	$593,640.00	0.00%	0.00%	Authorize a three-year master agreement for hydrogen peroxide to be used in the water purification process - U.S. Peroxide, LLC, lowest responsible bidder of three - Not to exceed $593,640 - Financing: Water Utilities Current Funds
10			All	C	PBD, AVI, CES, HOU, SAN, TWM, WTR	$12,651,156.24	75.90%	69.92%	Authorize a three-year master agreement for janitorial supplies, trash bags and liners - MANS Distributors, Inc. in the amount of $8,134,179, Eagle Brush & Chemical, Inc. in the amount of $3,611,700, All American Poly Corp. in the amount of $595,511, Nationwide-Supplies, LP dba USA Supply in the amount of $140,050, JBG Purchasing Group, LLC in the amount of $81,639, Interboro Packaging Corp. in the amount of $68,498, Central Poly Corporation in the amount of $28,505 and Pollock Investments dba Pollock Paper Distributors in the amount of $687, lowest responsible bidders of eleven - Total not to exceed $12,660,769 - Financing: Current Funds ($3,483,196), Convention and Event Services Current Funds ($87,333), Aviation Current Funds ($8,585,878), Water Utilities Current Funds ($366,021), Sanitation Current Funds ($94,426), Stormwater Drainage Management Current Funds ($34,302), Department of State Health Services Grant Funds ($5,413) and 2016-17 Community Development Block Grant Funds ($4,200)
11			All	C	PBD, CIS	$702,077.64	100.00%	0.00%	Authorize supplemental agreement no.1 to increase the service contract with AT&T DataComm, LLC for maintenance and support of the 9-1-1 system - Not to exceed $702,078, from $4,333,528 to $5,035,606 - Financing: 911 System Operations Current Funds (subject to annual appropriations)
12			2, 14	C	ECO	NC	NA	NA	Authorize approval of out of state financing for the Statler/Library redevelopment project to allow a Public Finance Authority to issue bonds pursuant to Wisconsin law - Financing: No cost consideration to the City

AGENDA DATE August 10, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
13			14	C	ECO	NC	NA	NA	Authorize the first amendment to the development agreement with Dallas Hartford, LLC for the Hartford Building project to (1) extend the completion deadlines for the public improvements on the Open Space portion of the Hartford Building redevelopment project from June 30, 2016 to December 31, 2016; and (2) split the approved TIF funding into two phases, thereby allowing for separate reimbursement for the Hartford Building and the Open Space - Financing: No cost consideration to the City
14			2, 6, 14	C	ECO	NC	NA	NA	Authorize an amendment to the development agreement with Trinity Groves, LLC, for the Trinity Groves Retail/Restaurant Project to extend the completion date for the project by one year, from June 30, 2015 to June 30, 2016 - Financing: No cost consideration to the City
15			N/A	C	ECO	NC	NA	NA	Authorize amendments to the Dallas Development Fund's certificate of formation and bylaws, and the City Manager to file the amended certificate of formation with the Secretary of State - Financing: No cost consideration to the City
16			All	C	OHC	GT	NA	NA	Authorize (1) the acceptance of a grant from the U.S. Department of Housing and Urban Development for the Fair Housing Assistance Program to expand education and outreach during the period May 20, 2016 through September 30, 2017; and (2) the execution of the cooperative grant agreement and any other documents related to the grant - Not to exceed $20,000 - Financing: U.S. Department of Housing Urban Development Grant Funds
17			4	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Camden Homes, LLC for the construction of affordable houses; (2) the sale of 7 vacant lots from Dallas Housing Acquisition and Development Corporation to Camden Homes, LLC; and (3) execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City - Financing: No cost consideration to the City
18			4	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Confia Homes, L.L.C. for the construction of affordable houses; (2) the sale of 3 vacant lots from Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C.; and (3) execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City - Financing: No cost consideration to the City
19			4	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Cooper Contractors, Inc. for the construction of affordable houses; (2) the sale of 11 vacant lots from Dallas Housing Acquisition and Development Corporation to Cooper Contractors, Inc.; and (3) execution of a release of lien for any non-tax liens on the 11 properties that may have been filed by the City - Financing: No cost consideration to the City
20			6	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; and (2) the exchange of deed restrictions from 2 lots previously purchased from the Dallas Housing Acquisition and Development Corporation to 2 comparable lots owned by the developer - Financing: No cost consideration to the City
21			4, 5	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by JDS-Q Services, LLC for the construction of affordable houses; (2) the sale of 2 vacant lots from Dallas Housing Acquisition and Development Corporation to JDS-Q Services, LLC; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City
22			4	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of an affordable house; (2) the sale of 1 vacant lot from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
23			4, 5	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Marcer Construction Company, LLC for the construction of affordable houses; (2) the sale of 10 vacant lots from Dallas Housing Acquisition and Development Corporation to Marcer Construction Company, LLC; and (3) execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City - Financing: No cost consideration to the City

AGENDA DATE August 10, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
24			2	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of an affordable house; (2) the sale of 1 vacant lot from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
25			4	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Milton Semper for the construction of affordable houses; (2) the sale of 2 vacant lots from Dallas Housing Acquisition and Development Corporation to Milton Semper; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City
26			All	C	HOU	GT	NA	NA	Authorize an Interlocal Agreement with Dallas County Health and Human Services to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017 - Not to exceed $1,900,855 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds
27			8	C	HOU	NC	NA	NA	Authorize an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, to extend the loan agreement with Builders of Hope CDC in the amount of $225,000 from May 27, 2016 to May 31, 2017 for the Creekside project - Financing: No cost consideration to the City
28			6	C	HOU	NC	NA	NA	Authorize an amendment to Resolution No. 16-0275, previously approved on February 10, 2016, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions, Inc. to change the proposed square footage and price range for the construction of an affordable house on 1 lot acquired from the Dallas Housing Acquisition and Development Corporation - Financing: No cost consideration to the City
29			All	C	HOU	GT	NA	NA	Authorize a second amendment to the contract with the Department of State Health Services to accept additional grant funds for the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period October 1, 2015 through September 30, 2016 - Not to exceed $121,000, from $15,749,144 to $15,870,144 - Financing: Department of State Health Services Grant Funds
30			6	C	HOU	NC	NA	NA	Authorize a public hearing to be held on September 14, 2016 to receive comments on the proposed sale of eight unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City
31			1, 2, 3, 4, 5, 6, 7, 8	C	HOU	NC	NA	NA	Authorize (1) a public hearing to be held October 11, 2016 to receive comments on the proposed City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan; and (2) at the close of the public hearing, consideration of approval of the City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City
32			All	C	OEM	GT	NA	NA	Authorize the acceptance of a grant from the U.S. Department of Homeland Security passed through the Texas Department of Public Safety, Texas Division of Emergency Management under the Emergency Management Performance Grant Program for the period October 1, 2015 through March 31, 2017 - Not to exceed $169,381 - Financing: U.S. Department of Homeland Security Grant Funds
33			All	C	OEM	GT	NA	NA	Authorize (1) acceptance of Public Assistance Funds from the Federal Emergency Management Agency of the U.S. Department of Homeland Security passed through the Texas Division of Emergency Management in an amount not to exceed $10,000,000 to reimburse emergency response and permanent disaster recovery work efforts by the City as a result of the May 2015 Presidentially Declared Disaster; (2) the receipt and deposit of funds from the Federal Emergency Management Agency in an amount not to exceed $10,000,000; (3) the establishment of appropriations in an amount not to exceed $10,000,000 in the FEMA Public Assistance Fund; and (4) execution of the grant agreement and any other documents required - Not to exceed $10,000,000 - Financing: FEMA Public Assistance Funds
34			N/A	C	OFS	NC	NA	NA	Authorize a public hearing to be held on August 24, 2016 to receive comments on the FY 2016-17 Operating, Capital, and Grant/Trust budgets - Financing: No cost consideration to the City

AGENDA DATE August 10, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
35			2	C	PBW, AVI	$632,602.00	62.19%	44.02%	Authorize a professional services contract with HNTB Corporation, most advantageous proposer of three, to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field - Not to exceed $632,602 - Financing: Aviation Capital Construction Funds
36			4, 6	C	PBW, WTR	NC	NA	NA	Authorize (1) street paving, storm drainage, water and wastewater main improvements for Street Group 12-458; provide 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 (2) a benefit assessment hearing to be held on September 28, 2016, to receive comments - Financing: No cost consideration to the City
37			2, 5, 7	C	PBW	NC	NA	NA	Authorize a Funding Agreement with Dallas County for the preliminary Engineering Feasibility Study of the bicycle route and options along Haskell Avenue/Military Parkway from Parry Avenue to Lawnview Avenue and between Hall Street and Parry Avenue, and for potential spot improvements needed within the study area - Financing: No cost consideration to the City
38			1	C	PBW, ECO	$2,608.60	NA	NA	Authorize a Local Transportation Project Advance Funding Agreement with the Texas Department of Transportation for the design review of Rosemont Safe Routes to School Project - Not to exceed $2,609 - Financing: Davis Garden TIF District Funds
39			12	C	PBW	$179,204.00	NA	NA	Keller Springs Road: Authorize (1) an increase in the Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout in the amount of $204,204, from $342,043 to $546,247; (2) the receipt and deposit of funds from Dallas County in the amount of $179,204; and (3) an increase in appropriations in the amount of $179,204 in the Capital Projects Reimbursement Fund - Not to exceed $204,204 - Financing: Capital Projects Reimbursement Funds
40			12	C	PBW	NC	NA	NA	Keller Springs Road: Authorize an amendment to Resolution No. 15-1163, previously approved on June 17, 2015, to revise the source of funds for the contract to construct paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout - Financing: No cost consideration to the City
41			6	C	DEV, WTR	$58,000.00	NA	NA	Authorize acquisition of a wastewater easement from The CTC Family Limited Partnership, of approximately 5,313 square feet located near the intersection of Storey Lane and Timberline Drive for the Storey Lane Project - Not to exceed $58,000 ($53,000 plus closing cost and title expenses not to exceed $5,000) - Financing: Water Utilities Capital Construction Funds
42			1, 2, 3, 4, 5, 6, 7, 8, 9	C	DEV	REV $1,160,932.07	NA	NA	Authorize the quitclaim of 106 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment - Revenue: $1,160,933
43			2	C	DEV, HOU	REV $1	NA	NA	Authorize an amendment to an existing ten-year lease agreement with Family Gateway, Inc. to extend the lease agreement for an additional ten years for the continued use of a 22,500 square foot building known as the Family Gateway Center located at 711 South St. Paul Street for the period September 27, 2016 through September 26, 2026 - Revenue: $1
44			2	C	DEV	REV $1,100	NA	NA	An ordinance granting a revocable license to Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar for the use of a total of approximately 242 square feet of aerial space to occupy, maintain and utilize a sign and a canopy over portions of Elm Street right-of-way, near its intersection with Good Latimer Expressway - Revenue: $1,000, plus $100 one-time fee, plus the $20 ordinance publication fee
45			14	C	DEV	REV $2,867	NA	NA	An ordinance granting a private license to Elm at Stoneplace Holdings, LLC for a total of approximately 1,225 square feet of subsurface space to occupy, maintain, and utilize basements under portions of Main and Elm Streets rights-of-way, near their intersection with Ervay Street - Revenue: $2,867 annually, plus the $20 ordinance publication fee
46			11	C	DEV	NC	NA	NA	An ordinance granting a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District within the northeast quadrant of Churchill Way and Coit Road - Z156-191 - Financing: No cost consideration to the City
47			All	C	TWM	NC	NA	NA	Authorize an application for a grant, requiring matching funds, through the Federal Emergency Management Agency for FY 2016-17 for the Cooperating Technical Partners program, to provide a cost share for updating certain flood studies in the City of Dallas - Financing: This action has no cost consideration to the City

AGENDA DATE August 10, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
48			6	C	TWM	$77,648.00	NA	NA	Ratify emergency repairs to a steel pressure plate in the New Hampton Stormwater Pump Station with Bar Constructors, Inc., lowest responsive bidder of three - Not to exceed $77,648 - Financing: Stormwater Drainage Management Current Funds
49			2, 4, 5, 6, 7, 9, 14	C	WTR	$10,443,584.00	81.30%	25.33%	Authorize a contract for the installation and rehabilitation of water and wastewater mains at 38 locations - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed $10,443,584 - Financing: Water Utilities Capital Improvement Funds
50			Outside	C	WTR	$136,430.00	15.23%	24.97%	Authorize an increase in the contract with AUI Contractors, LLC for additional work associated with the East Side Water Treatment Plant filter to waste and electrical improvements project - Not to exceed $136,430, from $21,970,756 to $22,107,186 - Financing: Water Utilities Capital Improvement Funds
51			10	C	WTR	$1,286,023.00	97.22%	28.53%	Authorize Supplemental Agreement No. 1 to the engineering services contract with Freese and Nichols, Inc. for additional engineering services associated with the replacement of the Plano Road elevated water storage tank and rehabilitation of the Abrams Road ground storage reservoir and pump station facility - Not to exceed $1,286,023, from $490,000 to $1,776,023 - Financing: Water Utilities Capital Construction Funds
52			N/A	I	SEC	NC	N/A	N/A	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
53			N/A	I	ATT, CES	$150,000.00	100.00%	0.00%	Authorize Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed $150,000, from $175,000 to $325,000 - Financing: Current Funds
54			N/A	I	ATT, CES	$25,000.00	0.00%	0.00%	Authorize Supplemental Agreement No. 2 to the professional services contract with the Law Office of Scott D. Bergthold, P.L.L.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed $25,000, from $70,000 to $95,000 - Financing: Current Funds
55			N/A	I	ATT	NC	NA	NA	An ordinance (1) appointing 12 full-time municipal judges and 18 associate (part-time) municipal judges to preside over the City of Dallas municipal court of record for a term ending May 31, 2018; (2) designating an administrative municipal judge for the City of Dallas municipal court of record for a two-year term ending May 31, 2018; and (3) establishing the annual salary for the full-time and associate (part-time) municipal judges and the administrative municipal judge - Financing: This action has no cost consideration to the City
56			7	I	HOU	$844,192.00	NA	NA	Authorize a conditional grant agreement with Greenleaf Ventures, LLC for land development for 36 single family homes for the Buckner Terrace II Project to be located at ~~3831~~ 4400 North Prairie Creek Road - Not to exceed $844,192 - Financing: 2012 Bond Funds
57			14	I	PKR	NC	NA	NA	Authorize a twenty-year development, operation and maintenance agreement, with one five-year renewal option with CFO2 DALLAS II, LLC for the development, operation and maintenance of a pedestrian bridge and landscape improvements for purposes of connecting to and providing public access from an adjacent development to the Katy Trail located at 3535 Travis Street - Financing: No cost consideration to the City
58			2, 7	I	PBW, OEQ	$970,170.97	0.00%	69.13%	Authorize a construction services contract with Unified Services of Texas, Inc. for replacement of underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street, and at the I.C. Harris Service Center located at 5620 Parkdale Drive - Not to exceed $970,171 - Financing: 2006 Bond Funds ($480,298) and Capital Construction Funds ($489,873)
59			14	I	DEV, ECO	REV $1,000	NA	NA	Authorize an amendment to Resolution No. 11-1760, previously approved on June 22, 2011, to amend certain deed restrictions, on approximately 83,478 square feet of land, located near the intersection of Live Oak and Cantegral Streets - Revenue: $1,000
60			3	I	ECO	NC	NA	NA	Neighborhood Empowerment Zone and Business Personal Property Tax Abatement Authorization: Authorize a resolution designating the approximately 7.4034 acres of property located at 2822 Glenfield Avenue, Dallas, Texas 75233 as City of Dallas Neighborhood Empowerment Zone No. 5 ("NEZ No.5"), pursuant to Chapter 378 of the Local Government Code to promote an increase in economic development in the zone, establishing the boundaries of the Neighborhood Empowerment Zone and providing for an effective date - Financing: No cost consideration to the City

AGENDA DATE August 10, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
61			3	I	ECO	NC	NA	NA	Neighborhood Empowerment Zone and Business Personal Property Tax Abatement Authorization: Authorize a 50 percent business personal property tax abatement agreement for 8 years with SVC Manufacturing, Inc. in consideration of an expansion of its beverage manufacturing operation that will generate new taxable investment and job creation at 2822 Glenfield Avenue, Dallas, Texas 75233 furthering the City of Dallas' economic development goals pursuant to the City's Public/Private Partnership Program Guidelines and Criteria - Revenue: First year revenue estimated at $97,553; eight-year revenue estimated at $578,813 (Estimated revenue foregone for eight-year business personal property tax abatement estimated at $578,813)
62			7	I	HOU	NC	NA	NA	Authorize an amendment to Resolution No. 15-1080, previously approved on June 10, 2015, for a housing development loan in an amount not to exceed $320,000 with South Dallas Fair Park/Innercity Community Development Corporation (ICDC), a certified Community Housing Development Organization, for construction of five scattered sites homes located in the Fair Park area to extend the loan agreement from August 20, 2016 to March 30, 2017 - Financing: No cost consideration to the City
63			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses and a community service center, a child-care facility and office uses; and an ordinance granting the repeal of Specific Use Permit No. 1494 for a community service center and a child-care facility, on property zoned an MF-2(A) Multifamily District in an area bounded by Ross Avenue, Matilda Street, Hudson Street, and Hope Street
64			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for I-2 Industrial Subdistrict Uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard
65			11	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for private school and an ordinance repealing Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane
66			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 740 on the southeast corner of East Mockingbird Lane and North Central Expressway
67			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of North Harwood Street and Randall Street
68			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the northeast line and terminus of Hi Line Drive, northwest of Oak Lawn Avenue
69			5	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subdistrict 2 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road
70			1	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue
71			12	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Services District and a resolution accepting deed restrictions volunteered by the applicant; and an ordinance granting a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an NS(A) Neighborhood Services District on the north line of Timberglen Road and west of Marsh Lane
72			1	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned an R-7.5(A) Single Family District, on the north line of Nolte Drive, east of South Edgefield Avenue

AGENDA DATE August 10, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
73			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses with office and retail uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by the Dallas North Tollway, Fairmount Street, and Knight Street
74			7	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned Subarea 6 within Planned Development District No. 366 with a D-1 Liquor Control Overlay on the east side of South Buckner Boulevard, south of Scyene Circle
75			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue
76			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast side of Ross Avenue, northeast of Hall Street
77			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2111 for a tattoo parlor and body piercing studio on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, west of Exposition Avenue
78			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street
79			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subareas I and II within Planned Development District No. 799, on property at the southeast corner of East Lovers Lane and Matilda Street
80			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road
81			11	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 878 for MU-1 Mixed District uses on the northeast corner of Arapaho Road and Knoll Trail Drive
82			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District, on property zoned Subdistrict 5 and Subdistrict 10 within Planned Development District No. 298, in an area bounded by Bryan Street, Texas Street, Live Oak Street, and Cantegral Street
83			6	PH	TWM	NC	NA	NA	A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 8.08 acres of the current 10.90 acres of land in the floodplain, located at 1840 Ryan Road, within the floodplain of Elm Fork of the Trinity River, Fill Permit 15-07 - Financing: No cost consideration to the City
84			6	PH	TWM	NC	NA	NA	A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.0988 acres of the current 0.1326 acres of land located at northwest corner of IH-35 and Northwest Highway, within the floodplain of Elm Fork of the Trinity River, Fill Permit 16-03 - Financing: No cost consideration to the City
85			9	PH	PNV	NC	NA	NA	A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite City Limits from an existing (EXISTING) roadway designation to a special four-lane divided (SPCL 4D) roadway within 80 to 85 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

AGENDA DATE August 10, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
86			7	PH	ECO	NC	NA	NA	A public hearing to receive comments regarding the advisability of creating the South Dallas/Fair Park Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code (the "Act") for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing authorize: (1) waiver of the City's heightened petition requirements for good cause; (2) approval of a resolution creating the District for a period of seven years; (3) approval of the District's Service Plan for calendar years 2017-2023; and (4) approval of a management contract with the Alliance for Greater Works, a non-profit corporation as the management entity for the District - Financing: No cost consideration to the City
87			2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14	PH	ECO	NC	NA	NA	A public hearing to receive comments concerning the petitioned request to renew the Tourism Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code (the "Act"), for the purpose providing supplemental public services and undertaking certain improvements to increase hotel activities within the City of Dallas, to be funded by a special assessment on Dallas hotels with 100 or more rooms, and at the close of the hearing, authorize: (1) approval of a resolution renewing the District for a period of thirteen years; (2) approval of the Service Plan that defines the projected costs for the supplemental services and improvements authorized by the petition; and (3) approval of a management contract with the Dallas Tourism Public Improvement District Corporation, a non-profit corporation as the management entity for the Tourism Public Improvement District - Financing: No cost consideration to the City

TOTAL $44,876,038.36

AGENDA ITEM # 2

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34N

SUBJECT

Authorize a five-year lease agreement with Harry Hines Venture, LP, a Texas Limited Partnership, with a purchase option agreement for approximately 5.27 acres or 229,781 square feet (site 1) of land located at 6612 and 6720 Harry Hines Boulevard for an employee parking facility for Dallas Love Field - Not to exceed $7,157,844 - Financing: Aviation Current Funds (Not to exceed $2,102,676 for Year 1 and $1,263,792 annually for Years 2 through 5) (subject to annual appropriations)

BACKGROUND

The Department of Aviation is currently seeking the development of an off-site employee parking lot facility for Dallas Love Field. Aviation is seeking to acquire a facility that will provide quick-turnaround capability due to the Braniff Centre's development need for the Love Hub employee parking area within six months. As a result of this need, Aviation has identified a potential off-airport site for use as current and future airport parking space operations. Due to the current real estate market around the airport and our research of available sites, Aviation Department has determined that there are very limited options in the area that meet the criteria for a parking space facility. This property has been assembled specifically to be utilized for parking and can easily be developed into a useable parking facility in six months.

Harry Hines Venture, LP, a Texas Limited Partnership, offered to lease approximately 5.27 acres of land to the City of Dallas to help alleviate the need for a facility to perform all or a portion of the airport employee parking operations. The lease of this Harry Hines site would:

(1) Be critical to future employee parking facility accommodations.

(2) Offer current Aviation employees immediate parking operations (available in six months).

BACKGROUND (Continued)

(3) Allow for future site development(s) along Harry Hines Boulevard at the end of term period.

The City shall pay an estimated amount not to exceed $7,157,844.00 ($2,102,676.00 annual for Year 1 which includes payment of monthly base rent and parking lot construction and development and $1,263,792.00 annually for base monthly rent in Years 2 through 5.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

FISCAL INFORMATION

$7,157,844.00 - Aviation Current Funds ($2,102,676.00 for Year 1 and $1,263,792.00 annually for Years 2 through 5) (subject to annual appropriations)

OWNER

Harry Hines Venture, LP, a Texas Limited Partnership

Alex Whitman, Manager

MAP

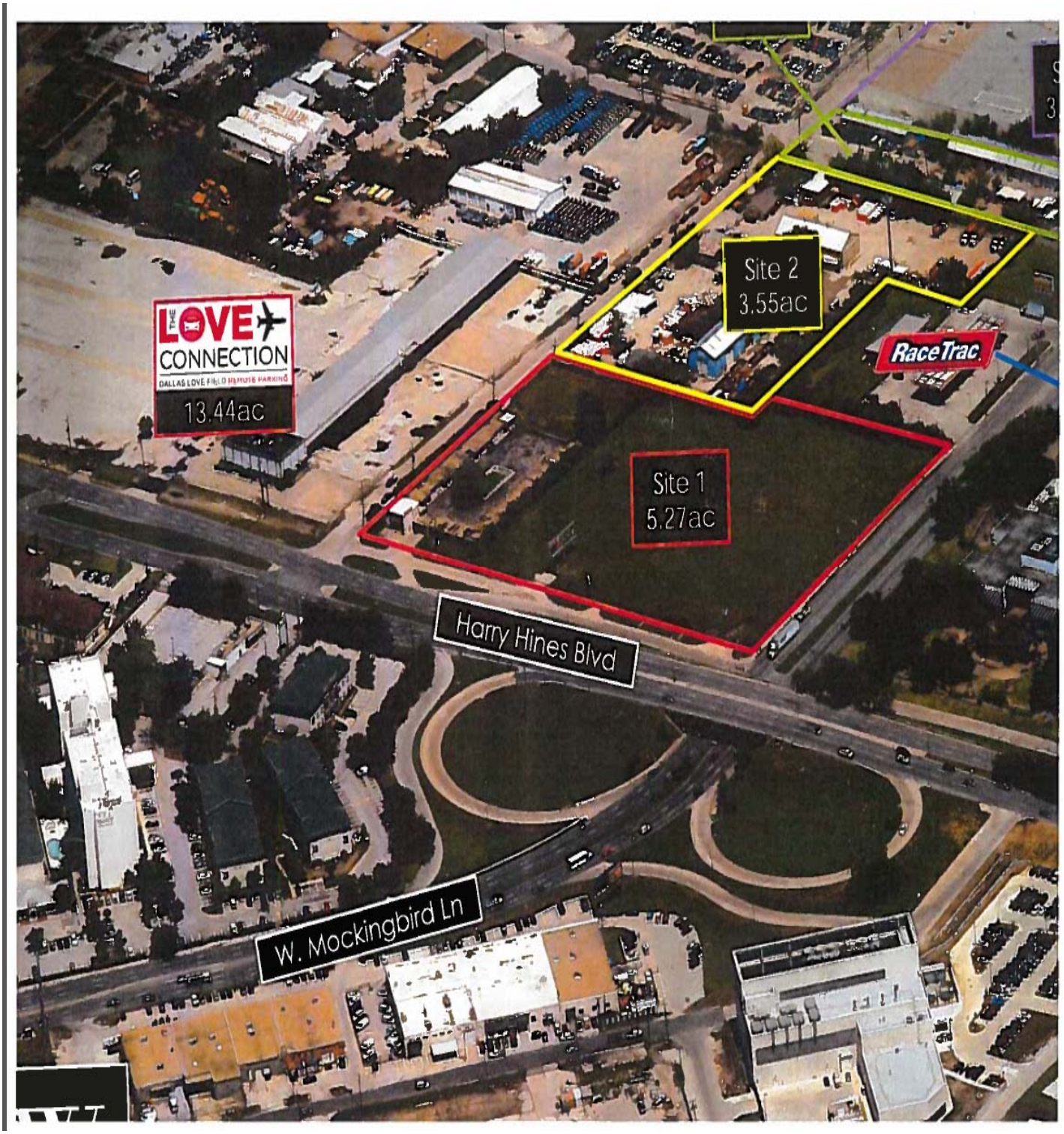
Attached

DALLAS LOVE FIELD

Harry Hines Venture, LP

Lease Premises

MAPSCO 34N



WHEREAS, the existing employee parking facilities at Dallas Love Field are insufficient to meet present and future airport employee parking needs year-round; and,

WHEREAS, Harry Hines Venture, LP, a Texas Limited Partnership, ("Lessor") is the owner of approximately 5.27 acres of land located at 6612 and 6720 Harry Hines Boulevard, Dallas, TX 75235 and being in the vicinity of Dallas Love Field; and,

WHEREAS, Lessor has agreed to lease the entire 5.27 acres of land to the City of Dallas ("City" or "Lessee") under a five-year lease agreement.

Now, Therefore,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a lease agreement with Harry Hines Venture, LP, a Texas Limited Partnership, as Lessor, and the City of Dallas, as Lessee, for approximately 5.27 acres of land (Site 1) located at 6612 and 6720 Harry Hines Boulevard, Dallas, TX 75235 to be used as an employee parking facility and for other lawful uses at the discretion of the City for Dallas Love Field.

Section 2. That the special terms and conditions of the lease are:

(a) The lease is for a term of five (5) years with a purchase option agreement. The estimated base rental shall not exceed $2,102,676.00 annually for Year 1 which will consist of a base monthly rental and parking lot construction and development and $1,263,792.00 annually ($105,316.00 monthly) rent in Years 2 through 5.

(b) The Lessor will deliver the leased premises to the City as a parking lot facility.

(c) The City shall pay all operating expenses for the Leased Premises, including utilities, insurance, (self-insurance being allowed), repair and maintenance in addition to the monthly rental.

Section 3. That subject to appropriations the Chief Financial Officer is hereby authorized to draw warrants payable to Harry Hines Venture, LP, a Texas Limited Partnership, the first day of each month in advance during the lease term and charge the same to AVI Operating Fund 0130, Unit 7751, Dept. AVI, Object 3330, and Vendor No. VS92360.

Section 4. That the Chief Financial Officer is hereby authorized to draw warrants payable to the respective utility, communication, and security companies upon the receipt of a bill for charges throughout the term of the lease.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 3

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34N

SUBJECT

Authorize a five-year lease agreement with Harry Hines Venture II, LP, a Texas Limited Partnership, with a purchase option agreement for approximately 3.55 acres or 154,658 square feet (site 2) of land located at 2032, 2108, 2110, 2112, 2114, 2116, and 2128 Hawes Avenue, to be used for an employee parking facility for Dallas Love Field - Not to exceed $4,675,089 - Financing: Aviation Current Funds (Not to exceed $1,581,921 in Year 1 and $773,292 annually in Years 2 through 5) (subject to annual appropriations)

BACKGROUND

The Department of Aviation is currently seeking the development of an off-site employee parking facility for Dallas Love Field. Department of Aviation is seeking to acquire a facility that will provide quick-turnaround capability due to the Braniff Centre's development need for the Love Hub employee parking area within six (6) months. As a result of this need, Aviation has identified a potential off airport site for use as current and future airport parking space operations. Due to the current real estate market around the airport and our research of available sites, Aviation has determined that there are very limited options in the area that meet the criteria for a parking facility. This property has been assembled specifically to be utilized for parking and can easily be developed into a useable parking facility in six months.

Harry Hines Venture II, LP, a Texas Limited Partnership, offered to lease approximately 3.55 acres of land to the City of Dallas to help alleviate the need for a facility to perform all or a portion of the airport employee parking operations. The lease of this Harry Hines site would:

(1) Be critical to future employee parking facility accommodations.

(2) Offer current Dallas Aviation employees immediate parking operations (available in six months).

BACKGROUND (Continued)

(3) Allow for future site development(s) along Harry Hines Boulevard at the end of term period.

The City shall pay an estimated amount not to exceed $4,675,089.00 ($1,581,921.00 in Year 1 to include payment of monthly base rent and parking lot construction and development and $773,292.00 annually for base monthly rent in Years 2 through 5).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

FISCAL INFORMATION

$4,675,089.00 - Aviation Current Funds ($1,581,921.00 for Year 1 and $773,292.00 annually for Years 2 through 5) (subject to annual appropriations).

OWNER

Harry Hines Venture II, LP, a Texas Limited Partnership

Alex Whitman, Manager

MAP

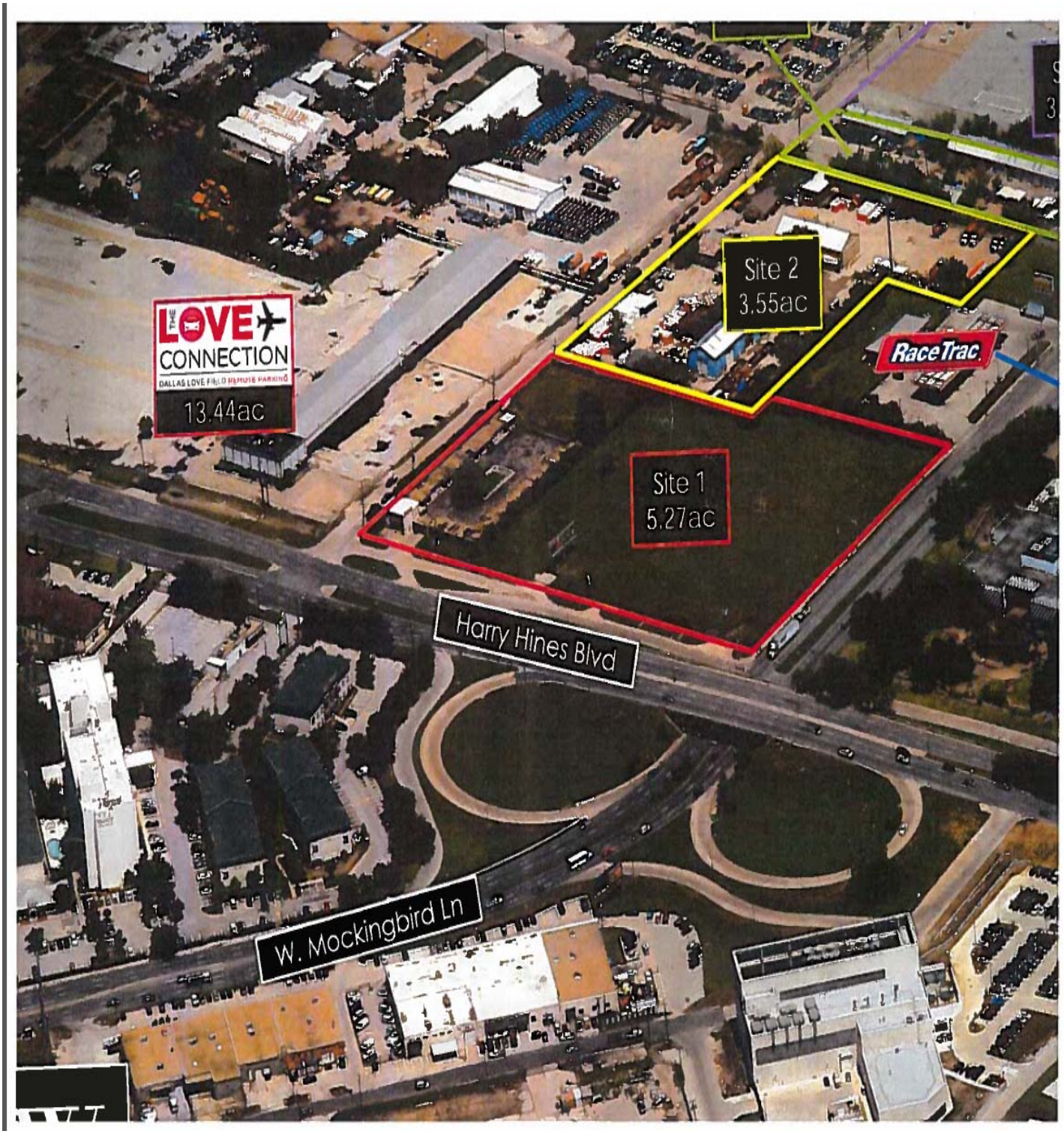
Attached

DALLAS LOVE FIELD

Harry Hines Venture II, LP

Lease Premises

MAPSCO 34N



WHEREAS, the existing employee parking facilities at Dallas Love Field are insufficient to meet present and future airport employee parking needs year-round; and,

WHEREAS, Harry Hines Venture II, LP, a Texas Limited Partnership, ("Lessor") is the owner of approximately 3.55 acres of land located at located at 2032, 2108, 2110, 2112, 2114, 2116 and 2128 Hawes Avenue, Dallas, TX 75235 and being in the vicinity of Dallas Love Field; and,

WHEREAS, Lessor has agreed to lease the entire 3.55 acres of land to the City of Dallas ("City" or "Lessee") under a five-year lease agreement.

Now, Therefore,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a lease agreement with Harry Hines Venture II, LP, a Texas Limited Partnership, as Lessor, and the City of Dallas, as Lessee, for approximately 3.55 acres of land located at 2032, 2108, 2110, 2112, 2114, 2116 and 2128 Hawes Avenue, Dallas, TX 75235 to be used as an employee parking facility and for other lawful uses at the discretion of the City for Dallas Love Field.

Section 2. That the special terms and conditions of the lease are:

(a) The lease is for a term of five (5) years with a purchase option agreement. The estimated base rental shall not exceed $1,581,921.00 in Year 1 which will consist of a base monthly rental and parking lot construction and development and $773,292.00 annual ($64,441.00 monthly) in Years 2 through 5.

(b) The Lessor will deliver the leased premises to the City as a parking lot facility.

(c) The City shall pay all operating expenses for the Leased Premises, including utilities, insurance, repair and maintenance in addition to the monthly rental.

Section 3. That subject to appropriations the Chief Financial Officer is hereby authorized to draw warrants payable to Harry Hines Venture II, LP, a Texas Limited Partnership, the first day of each month in advance during the lease term and charge the same to AVI Operating Fund 0130, Unit 7751, Dept. AVI, Object 3330, and Vendor No. VS92359.

Section 4. That the Chief Financial Officer is hereby authorized to draw warrants payable to the respective utility, communication, and security companies upon the receipt of a bill for charges throughout the term of the lease.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 4

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 3

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 63R

SUBJECT

Authorize a final termination payment of $3,320,000 to Jet Center of Dallas, LLC as per the terms of the early termination agreement executed on October 23, 2015 between the City of Dallas and Jet Center and previously approved on December 9, 2015 - Not to exceed $3,320,000 - Financing: Aviation Current Funds (subject to appropriations)

BACKGROUND

City staff was in negotiations with Commemorative Air Force (CAF) to relocate and expand its headquarters operations to Dallas Executive Airport from Midland, Texas since the spring of 2013. After an intensive one-year nationwide search, which began with twenty-three cities, the CAF Board selected Dallas Executive Airport as it finalist in April 2014.

On November 12, 2014, the Dallas City Council authorized a Chapter 380 economic development grant agreement in an amount not to exceed $700,000.00 with the Commemorative Air Force related to the relocation and expansion of its Headquarters and National Air Base operations to Dallas Executive Airport.

On December 10, 2014, the City Council approved and authorized the City Manager to execute, on behalf of the City of Dallas, a lease with CAF for approximately 45 acres of improved and unimproved land, an aircraft hangar, ramp and automobile parking at Dallas Executive Airport, effective subject to the termination of the existing lease and relocation of the existing tenant on the leased premise.

On December 10, 2014, the City Council also approved and authorized the City Manager to execute, on behalf of the City of Dallas, a development agreement requiring CAF to substantially complete and obtain approval of a certificate of occupancy for the construction of a new 35,000 square feet museum/hangar building at a cost of at least $5,000,000.00, on or before December 31, 2020, with a reimbursement from the City for actual costs (up to 40%) associated with the construction, in an amount not to exceed $2,000,000.00.

BACKGROUND (Continued)

On December 9, 2015, the City Council approved and authorized the City Manager to execute, on behalf of the City of Dallas, an early lease Termination Agreement with Jet Center of Dallas, LLC (Jet Center) for two leases on the subject property. The City agreed to pay Jet Center a final termination payment once approved by the City Council, less the $1,900,000.00 termination deposit payment previously paid by the City, based upon four independent aviation appraisals acquired by the Department of Aviation and Jet Center. Of the four independent aviation appraisals, the highest and lowest appraisals were discarded and the two (2) remaining appraisals were averaged to determine the final termination payment amount.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized execution of a thirty-year lease with one ten-year renewal option with Cutter Aviation Dallas, Inc. by Resolution No. 00-1845, on June 14, 2000.

Authorized execution of a thirty-year lease with two five-year renewal options with Cutter Aviation Dallas, Inc. by Resolution No. 05-1922, on June 22, 2005.

Approved by the Economic Development Committee, an economic development grant agreement in an amount not to exceed $700,000.00, lease agreement, and development agreement in an amount not to exceed $2,000,000.00 with CAF, on November 3, 2014.

Authorized a Chapter 380 economic development grant agreement in an amount not to exceed $700,000.00 with CAF, related to the relocation and expansion of its Headquarters and National AirBase operations to Dallas Executive Airport by Resolution No. 14-1940, on November 12, 2014.

Authorized execution of a lease with CAF for approximately 45 acres of improved and unimproved land, an aircraft hangar, ramp and automobile parking at Dallas Executive Airport, effective subject to the termination of the existing lease and relocation of the existing tenant on the leased premise by Resolution No. 14-2184, on December 10, 2014.

Authorized execution of the proposed development agreement, requiring CAF to substantially complete and obtain approval of a certificate of occupancy for the construction of a new 35,000 square feet museum/hangar building at a cost of at least $5,000,000.00, on or before December 31, 2020, with a reimbursement from the City for actual costs (up to 40%) associated with the construction, in an amount not to exceed $2,000,000.00 by Resolution No. 14-2185, on December 10, 2014.

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

Authorized execution of an early Termination Agreement with Jet Center of Dallas, LLC, which authorized a final termination payment once approved by the City Council, less a $1,900,000.00 termination deposit payment previously paid by the City, based upon independent aviation appraisals acquired by the Department of Aviation and Jet Center by Resolution No. 15-2195, on December 9, 2015.

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

FISCAL INFORMATION

$3,320,000.00 - Aviation Current Funds

OWNER

Jet Center of Dallas, LLC

Dalton Lott, Owner, Chief Executive Officer

MAP

Attached.

DALLAS EXECUTIVE
Jet Center of Dallas
Lease Premises
MAPSCO 63R

WHEREAS, the City Council approved Resolution No. 14-1940 on November 12, 2014, which authorized the City Manager to enter into a Chapter 380 economic development grant agreement with the Commemorative Air Force, Inc., a Texas nonprofit corporation ("CAF"), to defray relocation and other project costs, in consideration of CAF's investment in real property improvements and the creation of new jobs at Dallas Executive Airport ("DEA"); and,

WHEREAS, the City Council approved Resolution No. 14-2184 on December 10, 2014, which authorized the City Manager to execute a thirty-nine year lease agreement, of approximately 45 acres of improved and unimproved land, an aircraft hangar, ramp and automobile parking, providing annual rent to the City in the approximate amount of $1,000.00; and,

WHEREAS, the City Council approved Resolution No. 05-1922 on June 22, 2005, which authorized the City Manager to execute a thirty-year lease with two five-year renewal options with Cutter Aviation Dallas, Inc. On December 8, 2008, the City executed a Consent to Assignment of the lease to Jet Center of Dallas, LLC ("Jet Center"), hereby referenced as "Lease 1"; and,

WHEREAS, the City Council approved Resolution No. 00-1845 on June 14, 2000, which authorized the City Manager to execute a thirty-year lease with one ten-year renewal option with Cutter Aviation Dallas, Inc. On May 3, 2010, the City executed a Consent to Assignment of the lease to Jet Center, hereby referenced as "Lease 2"; and,

WHEREAS, the City Council approved Resolution No. 14-2185 on December 10, 2014, which authorized the City Manager to execute a development agreement requiring CAF to substantially complete and obtain approval of a certificate of occupancy for the construction of a new 35,000 square feet museum/hangar building at a cost of at least $5,000,000.00 by December 31, 2020, with a reimbursement from the City for actual costs (up to 40%) associated with the construction, in an amount not to exceed $2,000,000.00; and,

WHEREAS, the City Council approved Resolution No. 15-2195 on December 9, 2015, which authorized the City Manager to execute an early Termination Agreement with Jet Center of Dallas, LLC concerning two leases at Dallas Executive Airport; and,

WHEREAS, upon execution of the early Termination Agreement, the City proceeded with the execution of the CAF lease; and,

WHEREAS, the City now desires to pay Jet Center a final termination payment based upon independent aviation appraisals acquired by the Department of Aviation and Jet Center pursuant to the terms of the early Termination 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 pay Jet Center of Dallas, LLC a Final Termination Payment of $3,320,000.00 as per the terms of the early Termination Agreement executed by the City of Dallas and Jet Center approved by Resolution No. 15-2195, on December 9, 2015.

Section 2. That the City of Dallas and Jet Center of Dallas, LLC each acquired two independent aviation appraisals of Lease 1 and Lease 2, inclusive of the fuel farm rights, avgas self-service unit, the FBO operations, parking facilities, and ramp (the "Leasehold Assets"). The highest and lowest appraisal of the four appraisals were discarded and the average of the two remaining appraisals were used to determine the final termination payment amount.

Section 3. That the Chief Financial Officer is hereby authorized to draw warrants payable to Jet Center of Dallas, LLC upon execution of the early Termination Agreement and charge same in the amount of $3,320,000.00 to AVI Operation Fund 0131, Unit W005, Dept. AVI, Object 3899, Activity AV09, Vendor No. AVIJCOD (subject to appropriations).

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 5

KEY FOCUS AREA: E-Gov

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Communication and Information Services
Fire

CMO: Jeanne Chipperfield, 670-7804
Mark McDaniel, 670-3256
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize a two-year service contract, with a one-year renewal option, for maintenance and support of Visual Fire software – ESO Solutions, Inc., only proposer - Not to exceed $312,797 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

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

This service contract will provide ongoing maintenance and support for Visual Fire software that links to the Fire Record Management System (FRMS) utilized by Fire-Rescue (DFR) to the National Fire Incident Reporting System (NFIRS). This software supports built-in data validation tools that assist DFR with ensuring fire incident reports are correctly and completely filled in accordance with the NFIRS standards.

DFR is required by federal law to report specific information on all fire incidents. In 2015, DFR responded to approximately 117,500 fire related incidents. Visual Fire software is a repository for capturing and storing this information in accordance with NFIRS standards. DFR must complete an incident report for every fire-related incident. Within these reports, critical information must be captured such as types and quantity of equipment used and arrival time on scene. These reports are submitted to the State of Texas via NFIRS protocol. Compliance with these reporting standards directly impacts the receipt of state and federal grants used to fund DFR programs and outreach activities.

BACKGROUND (Continued)

Maintenance and support includes patches, updates, compliance with any new state or federal requirements, technical and customer service support.

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

- Business Development and Procurement Services (2)*
- Police (1)
- Communication and Information Services (2)
- Fire-Rescue (2)

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

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

- Experience and capability 50%
- Cost 35%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,297 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

The recommended vendor meets the wage floor rate of $10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 27, 2010, City Council authorized a five-year service contract for maintenance and support for a records management system by Resolution No. 10-0361.

Information about this item will be provided to the Public Safety Committee on August 8, 2016.

FISCAL INFORMATION

$312,797.00 - Current Funds (subject to annual appropriations)

M/WBE INFORMATION

242 - Vendors contacted
242 - No response
0 - Response (Bid)
0 - Response (No Bid)
0 - Successful

1,297 - M/WBE and Non-M/WBE vendors were contacted

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

ETHNIC COMPOSITION

ESO Solutions, Inc.

White Male	63	White Female	22
Black Male	0	Black Female	1
Hispanic Male	4	Hispanic Female	4
Other Male	4	Other Female	2

PROPOSAL INFORMATION

The following proposal was received from solicitation number BUZ1606 and was opened on December 4, 2015. This service contract is being awarded in its entirety to the only proposer.

*Denotes successful proposer

Proposer	Address	Score	Amount
*ESO Solutions, Inc.	9020 N. Capital of Texas Highway Building II, Suite 300 Austin, TX 78759	79%	$312,797.00

Note: A single proposal review process has been conducted by Business Development and Procurement Services and no exceptions have been found.

OWNER

ESO Solutions, Inc.

Chris Dillie, Chief Executive Officer
Elaine Gordon, Chief Financial Officer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a two-year service contract, with a one-year renewal option, for maintenance and support of Visual Fire software – ESO Solutions, Inc., only proposer - Not to exceed $312,797 - Financing: Current Funds (subject to annual appropriations)

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

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$312,797.00	100.00%
TOTAL CONTRACT	$312,797.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

August 10, 2016

WHEREAS, on January 27, 2010, City Council authorized a five-year service contract for maintenance and support for a records management system by Resolution No. 10-0361;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with ESO Solutions, Inc. (VC14899) for maintenance and support of Visual Fire software for a term of two years, with a one-year renewal option, in an amount not to exceed $312,797.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to ESO Solutions, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by ESO Solutions, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $312,797.00 (subject to annual appropriations) from Service Contract number MASCDSV18DFDTI.

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

AGENDA ITEM # 6

KEY FOCUS AREA: E-Gov

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
City Attorney's Office
Communication and Information Services

CMO: Jeanne Chipperfield, 670-7804
Christopher D. Bowers, 670-3491
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize a thirty-four month service contract for hardware, software maintenance and support for the City's Symantec electronically stored information discovery system - Symantec distributed by Carahsoft Technology Corp. and sold through TEQSYS, Inc., through the Department of Information Resources, State of Texas Cooperative - Not to exceed $301,721 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

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

This service contract will provide ongoing hardware, software maintenance and support for the City's Symantec electronically stored information discovery system. This system is utilized by the City Attorney's Office, Communication and Information Services and Police to collect, analyze and produce data used for pre-trial discovery, administrative hearings and internal department investigations. Additionally, this system provided efficiencies in responding to approximately 320 open records request in 2015. It is a key component in the City's ability to meet deadlines for open records requests and litigation pre-trial discovery timelines.

This system has proved to be an efficient tool in the management and processing of the large amounts of electronic data stored within the City. Attorneys are able to create cases, perform document redaction and generate numbering to identify and label legal documents. The system also streamlines case reviews and provides automated legal hold notifications.

BACKGROUND (Continued)

The Department of Information Resources conforms to the requirements of Texas Statutes that are applicable for competitive bids and proposals, in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code. In addition, the Department of Information Resources receives bids from manufacturers and dealers throughout the United States.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 17, 2015, City Council authorized an acquisition contract to upgrade the City's Symantec E-Discovery Platform system by Resolution No. 15-1140.

Information about this item will be provided to the Budget, Finance and Audit Committee on August 1, 2016.

FISCAL INFORMATION

$301,720.01 - Current Funds (subject to annual appropriations)

ETHNIC COMPOSITION

TEQSYS, Inc.

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

OWNER

TEQSYS, Inc.

Keri Ramirez, President
Laura Cruise, Secretary

August 10, 2016

WHEREAS, on June 3, 2015, Administrative Action No. 15-6061 authorized the acquisition and installation of a replacement server for eDiscovery; and,

WHEREAS, on June 17, 2015, City Council authorized an acquisition contract to upgrade the City's Symantec E-Discovery Platform system by Resolution No. 15-1140; and,

WHEREAS, on July 12, 2016, Administrative Action No. 16-6302 authorized a two-month support renewal for the Clearwell eDiscovery Platform;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Symantec distributed by Carahsoft Technology Corp. and sold through TEQSYS, Inc. (VS0000076343) through the Department of Information Resources, State of Texas Cooperative for hardware, software maintenance and support for the City's Symantec electronically stored information discovery system for a term of thirty four months in an amount not to exceed $301,720.01, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to TEQSYS, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by TEQSYS, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $301,720.01 (subject to annual appropriations) from Service Contract number MASCDSV19CLRTEQ.

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

AGENDA ITEM # 7

KEY FOCUS AREA: E-Gov

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Business Development & Procurement Services

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: 33-Y, 44-S

SUBJECT

Authorize a three-year service contract to provide professional auctioneer services at the City's auctions - Lone Star Auctioneers, Inc., most advantageous proposer of four - Financing: No cost consideration to the City (commissions to be paid by a buyer's premium)

BACKGROUND

This service contract will provide a turn key professional auctioneer service and any fees associated with the sale of property will be paid thru a buyer's premium. The contractor in coordination with the Police Department and the City Store will conduct bi-weekly auctions at the City auto pound for unclaimed vehicles, live auctions for surplus City-owned property, auctions for surplus City-owned vehicles and heavy equipment and online auctions as needed of unclaimed, court-awarded, confiscated or surplus property. The auctions will provide an opportunity for the general public to bid, will help to maintain lower levels of vehicles in the auto impound lot and items will be sold at a fair and reasonable price. The buyer's premium rates are as follows:

- Live auction of unclaimed and seized vehicles at 5.50%
- Live auction of surplus City property at 5.00%
- On-line auction of surplus City-owned vehicles and heavy equipment at 7.00%
- On-line auctioning of unclaimed, court awarded, confiscated or surplus property at 7.00%

The contractor will advertise all upcoming auctions through newspapers, catalogs and the internet to ensure notice to a wide range of buyers. Sufficient personnel and security staff will be provided by the contractor to handle all activities associated with conducting an auction such as cashiering, document processing and crowd control. The contractor will furnish reports of sales activity for analysis on market prices and conditions and for verification of deposited amounts. The City will pilot online auctions for the City auto pound as an effort to increase competition and revenue.

BACKGROUND (Continued)

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

- Police (1)
- Dallas Water Utilities (1)
- Equipment & Building Services (1)
- Fire (1)
- Business Development and Procurement Services (3)

The successful proposer was selected by the committee on the basis of the following criteria:

- Cost 35%
- Capability and expertise 25%
- Overall approach 25%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 124 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

The recommended vendor meets the wage floor rate of $10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 13, 2006, City Council authorized a sixty-month service contract to provide professional auctioneer services at the City's auctions by Resolution No. 06-3383.

Information about this item will be provided to the Budget, Finance and Audit Committee on August 1, 2016.

FISCAL INFORMATION

No cost consideration to the City (commissions to be paid by a buyer's premium)

M/WBE INFORMATION

27 - Vendors contacted
26 - No response
1 - Response (Bid)
0 - Response (No bid)
1 - Successful

124 M/WBE and Non-M/WBE vendors were contacted.

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

ETHNIC COMPOSITION

Lone Star Auctioneers, Inc.

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

PROPOSAL INFORMATION

The following proposals were received from solicitation number BKZ1525 and were opened on October 30, 2015. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	**Address**	**Score**
*Lone Star Auctioneers, Inc.	4629 Mark IV Pkwy. Fort Worth, TX 76106	86%
Municibid	2401 Walnut St. 6th Floor Philadelphia, PA 19103	66%
Gov Planet	3850 Hopyard Rd. Suite 250 Pleasanton, CA 94588	63%

PROPOSAL INFORMATION (continued)

Proposers	Address	Score
Gov Deals	100 Capitol Commerce Blvd. Suite 110 Montgomery, AL 36117	61%

OWNER

Lone Star Auctioneers, Inc.

Marilyn K. Burgess, President
Ed Lanford, Vice President

WHEREAS, on December 13, 2006, City Council authorized a sixty-month service contract to provide professional auctioneer services at the City's auctions by Resolution No. 06-3383; and,

WHEREAS, on April 16, 2014, Administrative Action No. 14-5872 authorized Supplemental Agreement No. 2 to extend the term of the service contract for six months from March 4, 2014 to September 3, 2014; and,

WHEREAS, on August 21, 2014, Administrative Action No. 14-6749 authorized Supplemental Agreement No. 3 to extend the term of the service contract for six months from September 4, 2014 to March 3, 2015; and,

WHEREAS, on March 11, 2015, Administrative Action No. 15-5600 authorized Supplemental Agreement No. 4 to extend the term of the service contract for six months from March 3, 2015 to September 3, 2015; and,

WHEREAS, on July 30, 2015, Administrative Action No. 15-6685 authorized Supplemental Agreement No. 5 to extend the term of the service contract for six months from September 4, 2015 to March 3, 2016; and,

WHEREAS, on March 4, 2016, Administrative Action No. 16-5693 authorized Supplemental Agreement No. 6 to extend the term of the service contract for ninety days from March 4, 2016 to June 3, 2016; and,

WHEREAS, on May 25, 2016, Administrative Action No. 16-6037 authorized Supplemental Agreement No. 7 to extend the term of the service contract for ninety days from June 4, 2016 to September 3, 2016;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Lone Star Auctioneers, Inc. (268423) to provide professional auctioneer services at the City's auctions for a term of three years upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Lone Star Auctioneers, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Lone Star Auctioneers, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit all revenues received from Lone Star Auctioneers, Inc. to the appropriate department.

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

AGENDA ITEM # 8

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Code Compliance
Fire
Police

CMO: Jeanne Chipperfield, 670-7804
Joey Zapata, 670-3009
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for the purchase of animal food - Lab Animal Supplies, Inc. dba Lab Supply in the amount of $331,205 and Simba Industries in the amount of $25,047, lowest responsible bidders of three - Total not to exceed $356,252 - Financing: Current Funds

BACKGROUND

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

This master agreement will provide food for animals managed by Code Compliance's Dallas Animal Services (DAS), Police (DPD) and Fire-Rescue (DFR). This agreement will provide the nutrition required to maintain a healthy diet for canines, felines and equines.

- DAS cares for approximately 28,700 dogs, cats and other animals each year
- DPD cares for 15 horses and 46 canines
- DFR cares for two canines assigned to the Fire Arson Investigation Division and Urban Search and Rescue

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 65 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone.

BACKGROUND (Continued)

Additionally, in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance and Audit Committee on August 1, 2016.

FISCAL INFORMATION

$356,251.90 - Current Funds

M/WBE INFORMATION

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

65 - M/WBE and Non-M/WBE vendors were contacted.

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

ETHNIC COMPOSITION

Lab Animal Supplies, Inc. dba Lab Supply

White Male	17	White Female	11
Black Male	0	Black Female	0
Hispanic Male	1	Hispanic Female	0
Other Male	0	Other Female	0

Simba Industries

White Male	5	White Female	4
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BA1603 and were opened on April 14, 2016. This master agreement is being awarded to the lowest responsive and responsible bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

Bidders	Address	Amount of Bid
*Lab Animal Supplies, Inc. dba Lab Supply	54 Remington Dr. Highland Village, TX 75077	Multiple Lines
*Simba Industries	753 Port America Pl. Suite 210 Grapevine, TX 76051	Multiple Lines
Arete Properties dba Green Pet Supply	315 N. Bishop Ave. Dallas, TX 75208	Non-Responsive**

**Arete Properties dba Green Pet Supply was deemed non-responsive due to not meeting specifications.

OWNERS

Lab Animal Supplies, Inc. dba Lab Supply

Tim Raynor, President
Jason Raynor, Vice President
Katie Raynor, Secretary

Simba Industries

Vickie L. Kasten, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for the purchase of animal food - Lab Animal Supplies, Inc. dba Lab Supply in the amount of $331,205 and Simba Industries in the amount of $25,047, lowest responsible bidders of three - Total not to exceed $356,252 - Financing: Current Funds

Lab Animal Supplies, Inc. dba Lab Supply is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce. Simba Industries is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.
PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$25,046.80	7.03%
Total non-local contracts	$331,205.10	92.97%
TOTAL CONTRACT	$356,251.90	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Simba Industries	WFWB08925N0718	$25,046.80	100.00%
Total Minority - Local		$25,046.80	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$25,046.80	100.00%	$25,046.80	7.03%
Total	$25,046.80	100.00%	$25,046.80	7.03%

August 10, 2016

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

Section 1. That a master agreement for the purchase of animal food is authorized with Lab Animal Supplies, Inc. dba Lab Supply (VS0000036448) in the amount of $331,205.10 and Simba Industries (519720) in the amount of $25,046.80 for a term of three years in a total amount not to exceed $356,251.90.

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

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $356,251.90 from Master Agreement number BA1603.

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 9

KEY FOCUS AREA:	E-Gov
AGENDA DATE:	August 10, 2016
COUNCIL DISTRICT(S):	6, Outside City Limits
DEPARTMENT:	Business Development & Procurement Services Water Utilities
CMO:	Jeanne Chipperfield, 670-7804 Mark McDaniel, 670-3256
MAPSCO:	50A N S T 33C G

SUBJECT

Authorize a three-year master agreement for hydrogen peroxide to be used in the water purification process – U.S. Peroxide, LLC, lowest responsible bidder of three - Not to exceed $593,640 - Financing: Water Utilities Current Funds

BACKGROUND

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

This agreement will provide National Sanitary Foundation 60 certified hydrogen peroxide for water treatment at the Bachman and Eastside Water Treatment Plants. Hydrogen peroxide is necessary for enhancement of the biological filtration process. The peroxide enhancement strategy will improve hydraulic performance and help to ensure production meets both demand and quality standards set by the Environmental Protection Agency and Texas Commission of Environmental Quality.

Water Utilities provides service to an estimated 2 million people in Dallas and surrounding communities.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,078 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' Resource LINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance and Audit Committee on August 1, 2016.

FISCAL INFORMATION

$593,640.00 - Water Utilities Current Funds

Council District	Amount
6	$247,350.00
Outside City Limits	$346,290.00
Total	$593,640.00

M/WBE INFORMATION

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

1,078 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 12-2236 as amended.

ETHNIC COMPOSITION

U.S. Peroxide, LLC

White Male	49	White Female	5
Black Male	1	Black Female	1
Hispanic Male	4	Hispanic Female	0
Other Male	3	Other Female	1

BID INFORMATION

The following bids were received from solicitation number BW1608 and were opened on May 27, 2016. This master agreement is being awarded to the lowest responsive and responsible bidder by line.

*Denotes successful bidder

Bidders	Address	Amount of Bid
*U.S. Peroxide, LLC	900 Circle 75 Parkway Suite 1330 Atlanta, GA 30339	Line 1 - $346,290.00 Line 2 - $247,350.00
Evoqua Water Technologies, LLC	2650 Tallevast Road Sarasota, FL 34243	Line 1 - $1,249,500.00 Line 2 - $ 892,500.00
Univar USA, Inc.	8201 S. 212th Street Kent, WA 98032	Line 1 - $ 385,560.00 Line 2 - $ 275,400.00

OWNER

U.S. Peroxide, LLC

Marvin DeVries, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for hydrogen peroxide to be used in the water purification process – U.S. Peroxide, LLC, lowest responsible bidder of three - Not to exceed $593,640 - Financing: Water Utilities Current Funds

U.S. Peroxide, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.
PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$593,640.00	100.00%
TOTAL CONTRACT	$593,640.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

August 10, 2016

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

Section 1. That a master agreement for the purchase of hydrogen peroxide to be used in the water purification process is authorized with U.S. Peroxide, LLC (VS0000078783) for a term of three years in an amount not to exceed $593,640.00.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for hydrogen peroxide to be used in the water purification process. If a written contract is required or requested for any or all purchases of hydrogen peroxide to be used in the water purification process under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $593,640.00 from Master Agreement number BW1601.

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 10

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Aviation
Convention and Event Services
Housing/Community Services
Sanitation Services
Trinity Watershed Management
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Ryan S. Evans, 671-9837
Alan Sims, Chief of Neighborhood Plus, 670-1611
Joey Zapata, 670-3009
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for janitorial supplies, trash bags and liners - MANS Distributors, Inc. in the amount of $8,134,179, Eagle Brush & Chemical, Inc. in the amount of $3,611,700, All American Poly Corp. in the amount of $595,511, Nationwide-Supplies, LP dba USA Supply in the amount of $140,050, JBG Purchasing Group, LLC in the amount of $81,639, Interboro Packaging Corp. in the amount of $68,498, Central Poly Corporation in the amount of $28,505 and Pollock Investments dba Pollock Paper Distributors in the amount of $687, lowest responsible bidders of eleven - Total not to exceed $12,660,769 - Financing: Current Funds ($3,483,196), Convention and Event Services Current Funds ($87,333), Aviation Current Funds ($8,585,878), Water Utilities Current Funds ($366,021), Sanitation Current Funds ($94,426), Stormwater Drainage Management Current Funds ($34,302), Department of State Health Services Grant Funds ($5,413) and 2016-17 Community Development Block Grant Funds ($4,200)

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.

BACKGROUND (Continued)

This master agreement provides janitorial supplies to multiple departments. This agreement offers an efficient method of ordering products including, but not limited to, trash bags and liners, mops, brooms, scrubbing brushes, soap, detergent, floor waxes, polishes, paper towels and toilet tissue as needs arise. These products are used daily to ensure the City's buildings are maintained, presentable and clean.

This solicitation was structured in a manner which required bidders to submit a response using unit pricing; this bid resulted in a 14.9% decrease over comparable unit prices for the bid awarded in 2010 and an average discount from catalog of 52.5% compared to an average discount of 48.5% for the bid awarded in 2014.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 748 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 13, 2010, City Council authorized a three-year master agreement for polyethylene bags, recycling bags, trash can liners and zipper lock storage bags by Resolution No. 10-0136.

On January 25, 2012, City Council authorized a three-year master agreement for janitorial supplies by Resolution No. 12-0270.

On September 24, 2014, City Council authorized a three-year master agreement for janitorial supplies by Resolution No. 14-1590.

On February 24, 2016, City Council authorized an increase to the master agreement for janitorial supplies by Resolution No. 16-0329.

Information about this item will be provided to the Budget, Finance and Audit Committee on August 1, 2016.

FISCAL INFORMATION

$3,483,195.64 - Current Funds
$8,585,878.17 - Aviation Current Funds
$ 366,020.63 - Water Utilities Current Funds
$ 94,426.67 - Sanitation Current Funds
$ 87,333.17 - Convention and Event Services Current Funds
$ 34,301.96 - Stormwater Drainage Management Current Funds
$ 5,413.00 - Department of State Health Services Grant Funds
$ 4,199.52 - 2016-17 Community Development Block Grant Funds

M/WBE INFORMATION

81 - Vendors contacted
80 - No response
1 - Response (Bid)
0 - Response (No bid)
1 - Successful

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

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

ETHNIC COMPOSITION

MANS Distributors, Inc.

White Male	0	White Female	0
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	3	Other Female	5

Eagle Brush & Chemical, Inc.

White Male	5	White Female	3
Black Male	1	Black Female	0
Hispanic Male	4	Hispanic Female	0
Other Male	0	Other Female	0

All American Poly Corp.

White Male	60	White Female	17
Black Male	29	Black Female	5
Hispanic Male	71	Hispanic Female	31
Other Male	1	Other Female	1

ETHNIC COMPOSITION (Continued)

Nationwide-Supplies, LP dba USA Supply

White Male	2	White Female	1
Black Male	3	Black Female	1
Hispanic Male	0	Hispanic Female	2
Other Male	0	Other Female	0

JBG Purchasing Group, LLC

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

Interboro Packaging Corp.

White Male	16	White Female	11
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

Central Poly Corporation

White Male	3	White Female	4
Black Male	1	Black Female	0
Hispanic Male	1	Hispanic Female	3
Other Male	0	Other Female	0

Pollock Investments dba Pollock Paper Distributors

White Male	95	White Female	70
Black Male	40	Black Female	14
Hispanic Male	72	Hispanic Female	10
Other Male	1	Other Female	3

BID INFORMATION

The following bids were received from solicitation number BQ1608 and were opened on March 18, 2016. This master agreement is being awarded to the lowest responsive and responsible bidders by line and group. Information related to this solicitation is available upon request.

BID INFORMATION (Continued)

*Denotes successful bidders

Bidders	Address	Amount of Bid
*MANS Distributors, Inc.	3120 Kellway Drive Suite #108 Carrollton, TX 75006	Multiple Groups
*Eagle Brush & Chemical, Inc.	11242 Indian Trail Dallas, TX 75229	Multiple Groups
*All American Poly Corp.	40 Turner Place Piscataway, NJ 08854	Multiple Groups
*Nationwide-Supplies, LP dba USA Supply	2301 Executive Drive Suite #B Garland, TX 75041	Multiple Groups
*JBG Purchasing Group, LLC	70 Grand Avenue Suite #200 River Edge, NJ 07661	Multiple Groups
*Interboro Packaging Corp.	114 Bracken Road Montgomery, NJ 12549	Multiple Groups
*Central Poly Corporation	2400 Bedle Place Linden, NJ 07036	Multiple Groups
*Pollock Investments dba Pollock Paper Distributors	1 Pollock Place Grand Prairie, TX 75050	Multiple Groups**
Dow-Caide Custodial Supply, Inc.	2804 Prestige Road Fort Worth, TX 76244	Multiple Groups
San Benito Textile, Inc.	201 N Travis Street San Benito, TX 78586	Multiple Groups
Metera Paper Company	835 N W.W. White Road San Antonio, TX 78219	Non-Responsive**

**Pollock Investments dba Pollock Paper Distributors was deemed non-responsive for line items 4, 11, 15 and 39 due to not meeting specifications. Metera Paper Company was deemed non-responsive due to not meeting specifications.

OWNERS

MANS Distributors, Inc.

Suresh Kara, President
Purnima Kara, Chief Executive Officer

Eagle Brush & Chemical, Inc.

Ben R. Carriker, President
Rosanne K. Benoit, Vice President

All American Poly Corp.

Jack Klein, President
Neil Koenig, Vice President
Joe Stern, Secretary
Joe Weingarten, Treasurer

Nationwide-Supplies, LP dba USA Supply

Kristi Boylan, President
Patrick Boylan, Vice President

JBG Purchasing Group, LLC

Laurie Gordon, President
Richard Gordon, Vice President
Emma Alperin, Secretary

Interboro Packaging Corp.

Edith Jeremias, President
Abraham Jeremias, Vice President
Chava Landao, Secretary
Chaim Bittman, Treasurer

Central Poly Corporation

Andrew Hoffer, President
Agres Serhofer, Secretary

OWNERS (Continued)

Pollock Investments dba Pollock Paper Distributors

Lawrence Pollock III, President
Tracy Evatt, Vice President
Richard Pollock, Secretary
Paul A. Garcia, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for janitorial supplies, trash bags and liners - MANS Distributors, Inc. in the amount of $8,134,179, Eagle Brush & Chemical, Inc. in the amount of $3,611,700, All American Poly Corp. in the amount of $595,511, Nationwide-Supplies, LP dba USA Supply in the amount of $140,050, JBG Purchasing Group, LLC in the amount of $81,639, Interboro Packaging Corp. in the amount of $68,498, Central Poly Corporation in the amount of $28,505 and Pollock Investments dba Pollock Paper Distributors in the amount of $687, lowest responsible bidders of eleven - Total not to exceed $12,660,769 - Financing: Current Funds ($ 3,483,196), Convention and Event Services Current Funds ($87,333), Aviation Current Funds ($8,585,878), Water Utilities Current Funds ($366,021), Sanitation Current Funds ($94,426), Stormwater Drainage Management Current Funds ($34,302), Department of State Health Services Grant Funds ($5,413) and 2016-17 Community Development Block Grant Funds ($4,200)

MANS Distributors, Inc., and Eagle Brush & Chemical, Inc. are local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use the use the following sub-contractors. Nationwide-Supplies, LP dba USA Supply and Pollock Investments dba Pollock Paper Distributors are local, non-minority firms, have signed the "Business Inclusion & Development" documentation and propose to use their own workforces. All American Poly Corp., JBG Purchasing Group, LLC and Central Poly Corporation are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation and propose to use their own workforces. Interboro Packaging Corp. is a non-local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.
PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$9,609,673.68	75.90%
Total non-local contracts	$3,051,095.08	24.10%
TOTAL CONTRACT	$12,660,768.76	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
MANS Distributors	IFMB37378N0718	$6,507,343.00	67.72%
Total Minority - Local		$6,507,343.00	67.72%

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Pronto Delivery	WFWBE95691216	$1,626,836.00	53.32%
Amarillo Mop & Broom	WFWBE14561216	$650,106.00	21.31%
Interboro Packaging Corp	WFWB69009N517	$68,497.58	2.25%
Total Minority - Non-local		$2,345,439.58	76.87%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$6,507,343.00	67.72%	$6,507,343.00	51.40%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$2,345,439.58	18.53%
Total	$6,507,343.00	67.72%	$8,852,782.58	69.92%

WHEREAS, on January 13, 2010, City Council authorized a three-year master agreement for polyethylene bags, recycling bags, trash can liners and zipper lock storage bags by Resolution No. 10-0136; and,

WHEREAS, on January 25, 2012, City Council authorized a three-year master agreement for janitorial supplies by Resolution No. 12-0270; and,

WHEREAS, on September 24, 2014, City Council authorized a three-year master agreement for janitorial supplies by Resolution No. 14-1590; and,

WHEREAS, on December 17, 2014, Administrative Action No. 14-7257 authorized an extension to the master agreement with All American Poly Corporation for twelve months from February 28, 2015 to February 28, 2016; and,

WHEREAS, on December 17, 2014, Administrative Action No. 14-7259 authorized an extension to the master agreement with Central Poly Corporation for twelve months from February 28, 2015 to February 28, 2016; and,

WHEREAS, on December 22, 2015, Administrative Action No. 16-5011 authorized an extension to the master agreement with Central Poly Corporation for six months from February 28, 2016 to August 28, 2016; and,

WHEREAS, on December 22, 2015, Administrative Action No. 16-5045 authorized an extension to the master agreement with All American Poly Corporation for six months from February 28, 2016 to August 28, 2016; and,

WHEREAS, on February 24, 2016, City Council authorized an increase to the master agreement for janitorial supplies, in a total amount not to exceed $721,169.00, increasing the master agreement from $3,605,845.00 to $4,327,014.00, by Resolution No. 16-0329;

NOW, THEREFORE,

August 10, 2016

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

Section 1. That a master agreement for the purchase of janitorial supplies, trash bags and liners is authorized with MANS Distributors, Inc. (331904) in the amount of $8,134,179.00, Eagle Brush & Chemical, Inc. (009948) in the amount of $3,611,700.00, All American Poly Corp. (269007) in the amount of $595,510.74, Nationwide-Supplies, LP dba USA Supply (513956) in the amount of $140,050.00, JBG Purchasing Group, LLC (VS91853) in the amount of $81,639.36, Interboro Packaging Corp. (331142) in the amount of $68,497.58, Central Poly Corporation (VS0000002191) in the amount of $28,505.40 and Pollock Investments dba Pollock Paper Distributors (063760) in the amount of $686.68, for a term of three years in a total amount not to exceed $12,660,768.76.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for janitorial supplies, trash bags and liners. If a written contract is required or requested for any or all purchases of janitorial supplies, trash bags and liners under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $12,660,768.76 from Master Agreement number BQ1608.

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 11

KEY FOCUS AREA:	Public Safety
AGENDA DATE:	August 10, 2016
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Communication and Information Services
CMO:	Jeanne Chipperfield, 670-7804 Mark McDaniel, 670-3256
MAPSCO:	N/A

SUBJECT

Authorize supplemental agreement no.1 to increase the service contract with AT&T DataComm, LLC for maintenance and support of the 9-1-1 system - Not to exceed $702,078, from $4,333,528 to $5,035,606 - Financing: 911 System Operations Current Funds (subject to annual appropriations)

BACKGROUND

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

This supplemental agreement will provide continuous maintenance and support to the 9-1-1 telephone system infrastructure. The supplemental agreement includes providing required software patches, network monitoring, software upgrades, 24 hour on-site technical support to resolve or prevent issues, such as, network outages, data corruption, performance, security and connectivity issues.

The current phone system infrastructure serving the 9-1-1 call center receives in excess of 2.1 million calls per year. This infrastructure is an integral part of providing mission critical services to citizens of Dallas. The system feeds critical 9-1-1 call information to the Computer Aided Dispatch (CAD) system when dispatching emergency services. Continuous maintenance and support of this system is a fundamental and vital component for the delivery of public safety. This extension will allow for maintenance of the existing system while a phased in upgrade of the hardware is conducted.

This supplemental meets the wage floor rate of $10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2011, City Council authorized the purchase of hardware and software to upgrade the 9-1-1, 3-1-1, and Water Customer Service Call Center telephone system infrastructure and a five-year service contract for maintenance of the 9-1-1 system by Resolution No. 11-2609.

Information about this item will be provided to the Budget, Finance and Audit Committee on August 1, 2016.

FISCAL INFORMATION

$702,077.64 - 911 System Operations Current Funds (subject to annual appropriations)

ETHNIC COMPOSITION

AT&T DataComm, LLC

White Male	4,789	White Female	2,658
Black Male	1,366	Black Female	2,245
Hispanic Male	483	Hispanic Female	694
Other Male	588	Other Female	299

OWNER

AT&T DataComm, LLC

Ralph De La Vega, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize supplemental agreement no.1 to increase the service contract with AT&T DataComm, LLC for maintenance and support of the 9-1-1 system - Not to exceed $702,078, from $4,333,528 to $5,035,606 - Financing: 911 System Operations Current Funds (subject to annual appropriations)

AT&T DataComm, LLC, is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.
PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$702,077.64	100.00%
Non-local contracts	$0.00	0.00%
TOTAL THIS ACTION	$702,077.64	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$0.00	0.00%	$0.00	0.00%

August 10, 2016

WHEREAS, on September 28, 2011, City Council authorized the purchase of hardware and software to upgrade the 9-1-1, 3-1-1, and Water Customer Service Call Center telephone system infrastructure and a five-year service contract for maintenance of the 9-1-1 system by Resolution No. 11-2609;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute supplemental agreement no.1 with AT&T DataComm, LLC (502484) for maintenance and support of the 9-1-1 system in an amount not to exceed $702,077.64, increasing the service contract amount from $4,333,528.26 to $5,035,605.90.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $702,077.64 (subject to appropriations) from Service Contract number CT DSV17MNT911.

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

AGENDA ITEM # 12

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 L Q

SUBJECT

Authorize approval of out of state financing for the Statler/Library redevelopment project to allow a Public Finance Authority to issue bonds pursuant to Wisconsin law – Financing: No cost consideration to the City

BACKGROUND

On April 23, 2014, City Council approved a development agreement, between the City of Dallas (the "City"), Centurion Acquisitions, L.P., and Commerce Statler Development, LLC (collectively, the "Developer"), and committed a TIF subsidy in the amount of $46,500,000 for the redevelopment of the Statler and Old Library buildings located at 1914 Commerce Street, Dallas, Texas, the Old Dallas Central Library building project, located at 1954 Commerce Street, Dallas, Texas, and the Jackson Street Garage project, located at 2007 Jackson Street and 2002 Commerce Street, Dallas, Texas (collectively, the "Project"),. The Statler building will be redeveloped into 219 residential apartments, 161 hotel rooms and 60,000 square feet of ground level retail, restaurant and entertainment venues. The former public library building will be converted to 88,000 square feet of office and event space. Adjacent streetscape, landscape and parking improvements are components of the Project.

The developer desires to pledge its $46.5 million TIF Subsidy to a Public Finance Authority pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, commonly known as the "Joint Exercise of Powers Law" (the "Act"), and the terms of an Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010 (the "Joint Exercise Agreement"), in order to issue revenue bonds in accordance with the Act for the purpose of financing various types of projects within or outside the State of Wisconsin.

BACKGROUND (Continued)

The Authority has been authorized to approve the issuance of up to $46.5 million of Bonds (the "Bonds") to provide part of the financing for the Project, the Bonds to be secured and payable solely by the TIF Subsidy committed pursuant to which the TIF Subsidy will be sold, transferred, conveyed and assigned to the Authority and, as a result, will be paid directly by the City to the Authority or its bond trustee.

A Public Finance Authority may not issue bonds to finance a capital improvement in any state or territory or the United States unless a political subdivision within whose boundaries the project is to be located has approved the financing. Accordingly, the Authority is seeking approval by the City Council for this financing.

As a condition to this approval, the Authority shall agree:

1. To indemnify the city for all claims arising from the bond issuance, other agreements, actions/inactions of the trustee, and any and all actions by the parties not subject to the development agreement.

2. That the City shall have no responsibility or liability of any kind, direct or indirect, with respect to the terms, sale, issuance, security or payment of the Bonds, which shall be the sole responsibility of the Authority.

3. That the official statement and all offering documents for these bonds shall emphasize that the City has no obligation to pay anything beyond the TIF Subsidy and that the TIF Subsidy is subject to all the terms and conditions of the development agreement and the availability of future TIF revenues received, if any.

4. That the city shall not incur any additional obligations or liability, including any reporting or compliance obligations in connection with the issuance.

5. That payment of the TIF Subsidy shall be subject to all contractual terms and contingencies in the development agreement including the superiority of prior projects such as the obligations issued for the Mercantile block and the increment allocation policy.

6. That all statements characterizing the project shall be accurately described.

As of June 2016, all demolition and debris removal, asbestos remediation and interior framing of hotel rooms and apartments have been completed. Exterior restoration efforts are well underway and new steel structure and mechanical equipment has been installed on the roof.

ESTIMATED SCHEDULE OF PROJECT

Started Construction June 2015
Complete Construction October 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 27, 2014, the Downtown Connection TIF District Board of Directors reviewed and recommended approval of a development agreement with Centurion Acquisitions, LP, for TIF funding for the Statler/Library/Jackson Street project in an amount not to exceed $46,500,000, of which $43,500,000 is in the form of an Economic Development TIF Grant.

On April 23, 2014, City Council authorized a development agreement with Centurion Acquisitions, LP for redevelopment of the Statler and Old Library buildings and TIF subsidy in an amount not to exceed $46,500,000 by Resolution Nos. 14-0684 and 14-0685.

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

FISCAL INFORMATION

No cost consideration to the City.

PROJECT COUNCIL DISTRICT

14

OWNER

Centurion Acquisitions, LP

Mehrdad Moayedi, President and CEO
1221 N. I-35 E
Carrollton, TX 75006

DEVELOPER

Centurion Acquisitions, LP

Mehrdad Moayedi, President and CEO
1221 N. I-35 E
Carrollton, TX 75006

MAP

Attached.

Statler/Library/Jackson Street Redevelopment Project

City of Dallas
Office of Economic Development

Area Redevelopment Division
http://www.Dallas-EcoDev.org

Created 3/2014

Legend

- Jackson Street
- Statler Hilton
- Old Dallas Public Library
- Downtown Connection TIF Boundary
- Downtown Connection TIF Parcels
- Properties Outside of TIF
- Rail Station
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line
- Trinity Railway Express

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WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eleven, City of Dallas, Texas ("Downtown Connection TIF District") in accordance with the Tax Increment Financing Act, as amended, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act") to promote development and redevelopment in the Uptown and Downtown areas through the use of tax increment financing by Ordinance No. 26020; as amended; and

WHEREAS, on August 29, 2005, City Council authorized the Downtown Connection Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 26096; as amended; and

WHEREAS, on March 27, 2014, Downtown Connection TIF District Board of Directors reviewed and recommended approval of a development agreement with Centurion Acquisitions, LP, (the "Developer") for TIF incentives and dedication of TIF funding for eligible project costs (street/utility improvements) in an amount not to exceed $3,000,000 plus an Economic Development TIF Grant in an amount not to exceed $43,500,000 for a total not to exceed $46,500,000 for redevelopment of the buildings located at 1914 Commerce Street (Statler building) and 1954 Commerce Street (Old Dallas Central Library building) and the properties at 2002 Commerce Street, 210, 300 and 308 S. Harwood Street and 2003 Jackson Street (collectively the "Project"); and

WHEREAS, on April 7, 2014, the Economic Development Committee was briefed and recommended approval of TIF funding for Project in an amount not to exceed $46,500,000; and

WHEREAS, on April 23, 2014, City Council authorized a development agreement with the Developer for the Project and approved a TIF subsidy in an amount not to exceed $46,500,000, by Resolution Nos. 14-0684 and 14-0685; and

WHEREAS, the developer desires to pledge its $46.5 million TIF Subsidy to a Public Finance Authority pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, commonly known as the "Joint Exercise of Powers Law" ("Wisconsin Law"), and the terms of an Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010 (the "Joint Exercise Agreement"), in order to issue revenue bonds in accordance with Wisconsin Law for the purpose of financing various types of projects within or outside the State of Wisconsin; and

WHEREAS, the Authority has been authorized to approve the issuance of up to $46.5 million of Bonds (the "Bonds") to provide part of the financing for the Project, the Bonds to be secured and payable solely by the TIF Subsidy committed pursuant to which the TIF Subsidy will be sold, transferred, conveyed and assigned to the Authority and, as a result, will be paid directly by the City to the Authority or its bond trustee; and

WHEREAS, the Authority may not issue bonds to finance a capital improvement in any state or territory or the United States unless a political subdivision within whose boundaries the project is to be located has approved the financing; and

WHEREAS, the Authority is therefore seeking approval by the City Council for this financing; and

WHEREAS, in furtherance of the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan and to promote within the Downtown Connection TIF District: (1) development and diversification of the economy, (2) elimination of unemployment and underemployment, and (3) development and expansion of commerce, the City approved economic incentives to Developer, for the Project in the Downtown Connection TIF District; and

WHEREAS, the expenditure of TIF funds supporting this Project is consistent with promoting development and redevelopment of the Downtown Connection TIF District in accordance with the purposes for its creation, the City's revised Public/Private Partnership Guidelines and Criteria, the ordinance adopted by the City Council approving the Project and Financing Plan, and is for the purpose of making public improvements consistent with and described in the Project and Financing Plan for the Downtown Connection TIF District.

NOW, THEREFORE,

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

Section 1. That the out-of-state financing for the Project is approved and the Authority may issue bonds pursuant to Wisconsin Law.

Section 2. That this approval is subject to the Authority agreeing to each of the following:

(a) To indemnify the city for all claims arising from the bond issuance, other agreements, actions/inactions of the trustee, and any and all actions by the parties not subject to the development agreement.

Section 2. (Continued)

(b) That the City shall have no responsibility or liability of any kind, direct or indirect, with respect to the terms, sale, issuance, security or payment of the Bonds, which shall be the sole responsibility of the Authority.

(c) That the official statement and all offering documents for these bonds shall emphasize that the City has no obligation to pay anything beyond the TIF Subsidy and that the TIF Subsidy is subject to all the terms and conditions of the development agreement and the availability of future TIF revenues received, if any.

(d) That the city shall not incur any additional obligations or liability, including any reporting or compliance obligations in connection with the issuance.

(e) That payment of the TIF Subsidy shall be subject to all contractual terms and contingencies in the development agreement including the superiority of prior projects such as the obligations issued for the Mercantile block and the increment allocation policy.

(f) That all statements characterizing the project shall be accurately described.

Section 3. That nothing in the resolution shall be construed to require the City to approve future dedications of Downtown Connection TIF revenues (the "TIF Subsidy") from any source of the City funds other than the Downtown Connection TIF District Fund. Any portion of the TIF Subsidy that remains unpaid due to lack or unavailability of Downtown Connection TIF District Funds shall no longer be considered project costs of the Downtown Connection TIF District or the City and the obligation of the Downtown Connection TIF District to pay Centurion Acquisitions, LP shall automatically expire.

Section 4. That the TIF Subsidy to be provided to Centurion Acquisition, LP, will be based on the Downtown Connection TIF District's Increment Allocation Policy and Reimbursement Queue for the sharing of future revenues in the Tax Increment Fund, adopted by the Downtown Connection TIF District Board of Directors September 16, 2009.

Section 5. That should Centurion Acquisitions, LP, not perform one or more of the contingencies detailed in the executed development agreement for the project, the City Manager is authorized to and may terminate the development agreement and disallow the total TIF Subsidy up to an amount not to exceed $46,500,000.

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

AGENDA ITEM # 13

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 L

SUBJECT

Authorize the first amendment to the development agreement with Dallas Hartford, LLC for the Hartford Building project to **(1)** extend the completion deadlines for the public improvements on the Open Space portion of the Hartford Building redevelopment project from June 30, 2016 to December 31, 2016; and **(2)** split the approved TIF funding into two phases, thereby allowing for separate reimbursement for the Hartford Building and the Open Space - Financing: No cost consideration to the City

BACKGROUND

This item will extend the deadlines for the Open Space improvements of the TIF obligations and will also split the TIF funding so that TIF reimbursement for the Hartford Building is paid in two phases, (a) improvements related to building improvements and streetscape work and (b) improvements related to Park improvements. The original TIF funding approval of $1,200,000 is broken into two categories, an amount not to exceed $969,000 for the Hartford Building and an amount not to exceed $231,000 for the Open Space.

The Hartford building, originally built in 1960, was the first Downtown development project by Trammell Crow. Prior to the approval of TIF funding and the developer's rehabilitation of the building, the building located at 400 North Paul Street was over 50% vacant and several floors had been unoccupied for over 10 years. The building is now fully renovated and 91.76% leased. All of the ground floor retail is occupied and the exterior of the building has been rehabilitated. The developer met the deadline required for the Hartford Building and associated streetscape improvements.

The original project ($5,000,000 minimum private investment and TIF funding in an amount not to exceed $1,200,000) included renovation of the Hartford Building and streetscape improvements but also included improvements to the Open Space across Federal Street from the Hartford Building.

BACKGROUND (Continued)

The Open Space was discovered to be a City of Dallas Park known as Federal Plaza and therefore went through the process of the Dallas Park and Recreation Board and City Council approval beginning in late 2015. The City Council approved a development, operation and maintenance agreement for Federal Plaza on April 27, 2016.

The administrative process of approving the agreements on the Park site and the fact that permits could not be obtained until such approvals caused a delay in the improvements to Federal Plaza.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 26, 2014, City Council approved Resolution No. 14-0526, authorizing a development agreement with The Dallas Hartford, LLC, to reimburse eligible project costs for environmental, demolition, façade restoration, and streetscape improvements associated with the Hartford Building Redevelopment project in an amount not to exceed $1,200,000, from revenues accruing to Tax Increment Financing Reinvestment Zone Five (City Center TIF District).

On December 10, 2015, the City Center TIF District Board of Directors approved an extension of the Certificate of Occupancy and related completion deadlines for the Hartford Building redevelopment project located at 400 N. St. Paul Street from December 31, 2015 to June 30, 2016, approved with the caveat that a further extension, requiring City Council action, would be considered without prejudice should the government agency approvals not be obtained within sufficient time to construct and complete the public portion of the project within the six month approved deadline extension.

On December 18, 2015, the Office of Economic Development Director executed a deadline extension letter pursuant to Section 1E of the development agreement, allowing the extension of project deadlines up to six months with the Director of Economic Development and the City Center TIF District Board of Directors' approval.

On April 21, 2016, the Park and Recreation Board authorized preparation of a development, operation and maintenance agreement with Dallas Hartford, L.L.C. for the development, operation and maintenance of parkland at Federal Plaza located at 1900 Federal Street.

On April 27, 2016, City Council approved Resolution No. 16-0687, authorizing a twenty-year development, operation, and maintenance agreement with Dallas Hartford, L.L.C. for the development, operation, and maintenance of parkland for Federal Plaza located at 1900 Federal Street.

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

On June 9, 2016, the City Center TIF District Board of Directors approved and made a recommendation to forward to City Council an extension of the completion deadlines for the Public Improvements on the Open Space portion of the Hartford Building redevelopment project from June 30, 2016 to December 30, 2016 and split the approved TIF funding into two phases thereby allowing for separate reimbursement for the Hartford Building and the Open Space.

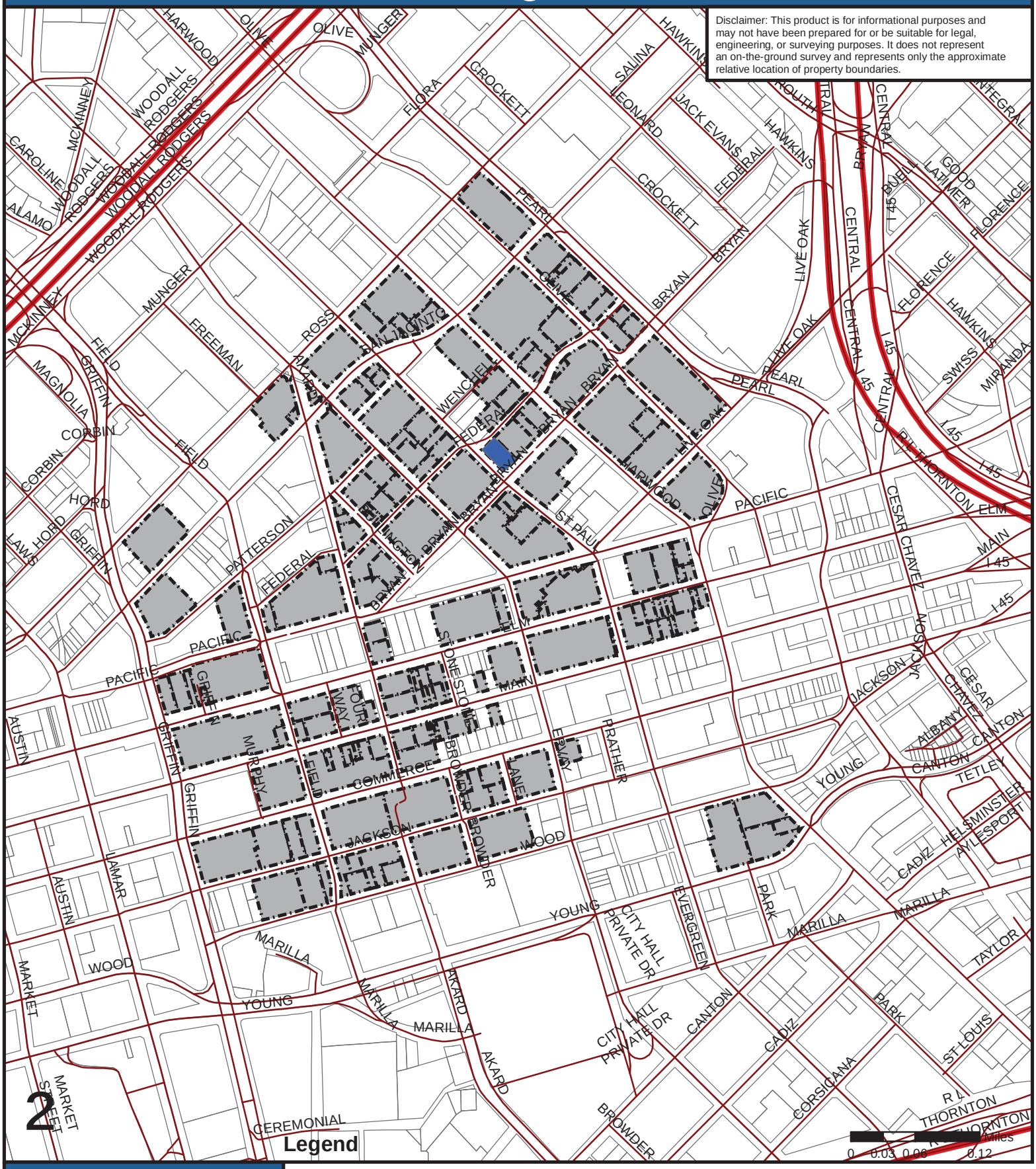
Information about this item will be provided to the Economic Development Committee on August 1, 2016.

OWNER	**DEVELOPER**
Dallas Hartford, LLC	**Dallas Hartford, LLC**
Ken Good, Principal 400 N. St. Paul, Suite 1350 Dallas, TX 75201	Ken Good, Principal 400 N. St. Paul, Suite 1350 Dallas, TX 75201

MAP

Attached.

The Hartford Building - 400 N St. Paul St.



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- STREETS
- The Hartford Bldg - 400 N St. Paul St.
- CityCenter TIF Parcels
- Properties Outside of TIF

WHEREAS, on June 26, 1996, City Council pursuant to Ordinance No. 22802, established Tax Increment Financing Reinvestment Zone Five (City Center TIF District) in accordance with the Tax Increment Financing Act, as amended (V.T.C.A. Tax Code, Chapter 311, hereafter the "Act") to promote development and redevelopment in the City Center area through the use of tax increment financing as amended; and

WHEREAS, on February 12, 1997, City Council pursuant to Ordinance No. 23034, authorized the City Center TIF District Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District, as amended; and

WHEREAS, on March 26, 2014, City Council approved Resolution No. 14-0526, authorizing a development agreement with The Dallas Hartford, LLC, to reimburse eligible project costs for environmental, demolition, façade restoration, and streetscape improvements associated with the Hartford Building Redevelopment project in an amount not to exceed $1,200,000, from revenues accruing to Tax Increment Financing Reinvestment Zone Five (City Center TIF District); and

WHEREAS, the Developer redeveloped property within the City Center TIF District boundaries at 400 N. St. Paul Street thereby continuing strategic efforts to preserve the remaining historic buildings downtown and to redevelop the property in furtherance of the Project Plans for the City Center TIF District as described herein; and

WHEREAS, the Developer also plans to redevelop Federal Plaza, a City of Dallas Park, located adjacent to the property and within the City Center TIF District boundaries at the northeast corner of St. Paul Street and Federal Street; and

WHEREAS, on December 10, 2015, the City Center TIF District Board of Directors approved an extension of the Certificate of Occupancy and related completion deadlines for the Hartford Building redevelopment project located at 400 N. St. Paul Street from December 31, 2015 to June 30, 2016, approved with the caveat that a further extension, requiring City Council action, would be considered without prejudice should the government agency approvals not be obtained within sufficient time to construct and complete the public portion of the project within the six month approved deadline extension; and

WHEREAS, on December 18, 2015, the Office of Economic Development Director executed a deadline extension letter pursuant to Section 1E of the development agreement, allowing the extension of project deadlines up to six months with the Director of Economic Development and the City Center TIF District Board of Directors' approval; and

August 10, 2016

WHEREAS, on April 21, 2016, the Park and Recreation Board authorized preparation of a development, operation and maintenance agreement with Dallas Hartford, L.L.C. for the development, operation and maintenance of parkland at Federal Plaza located at 1900 Federal Street; and

WHEREAS, on April 27, 2016, the City Council approved Resolution No. 16-0687, authorizing a twenty-year development, operation, and maintenance agreement with Dallas Hartford, L.L.C. for the development, operation, and maintenance of parkland for Federal Plaza located at 1900 Federal Street; and

WHEREAS, on June 9, 2016, the City Center TIF District Board of Directors approved and made a recommendation to forward to City Council an extension of the completion deadlines for the Public Improvements on the Open Space portion of the Hartford Building redevelopment project from June 30, 2016 to December 30, 2016; and split the approved TIF funding into two phases thereby allowing for separate reimbursement for the Hartford Building and the Open Space.

NOW, THEREFORE,

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

Section 1. That the City Manager upon approval as to form by the City Attorney is hereby authorized to execute the first amendment to the development agreement with Dallas Hartford, LLC for the Hartford Building project to (1) extend the completion deadlines for the Public Improvements on the Open Space portion of the Hartford Building redevelopment project from June 30, 2016 to December 30, 2016; and (2) split the approved TIF funding into two phases, thereby allowing for separate reimbursement for the Hartford Building and the Open Space.

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

Section 3. That with the exception of the sections above, all other requirements of Resolution No. 14-0526, and the administrative six-month extension approved on December 18, 2015, will remain in full force and effect.

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 14

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2, 6, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 Q

SUBJECT

Authorize an amendment to the development agreement with Trinity Groves, LLC, for the Trinity Groves Retail/Restaurant Project to extend the completion date for the project by one year, from June 30, 2015 to June 30, 2016 - Financing: No cost consideration to the City

BACKGROUND

On April 9, 2014, City Council approved a TIF subsidy not to exceed $3,505,000 to reimburse costs associated with the Trinity Groves restaurant incubator project. As part of a long-term redevelopment initiative located in the West Dallas area, the restaurant incubator project was the first initiative of redevelopment planned along Singleton Boulevard west of the Margaret Hunt Hill Bridge.

The restaurant project was broken into two phases. Phase I included approximately 80,000 square feet of restaurant space, a brewery, event space, and a restaurant incubator. Phase II, originally anticipated to be completed in June of 2015, included the conversion of two vacant buildings into new restaurant locations totaling an estimated 26,000 gross square feet.

In September of 2015, West Dallas Investments requested an extension from June 2015 to June 2016 for their Phase II construction completion and tenant occupancy requirements. At the time of the extension request, the developer had completed renovation for three new restaurants (Off Site Kitchen, Sugar Skull and Saint Rocco) and was working on 3 additional new concepts. The requested extension was a consequence of time required to develop new restaurant concepts as well as construction of tenant improvements based on these concepts. This is a more time consuming process than finding tenants to occupy new space.

BACKGROUND (Continued)

Although, shell construction had been completed, additional modification to building facades and mechanical systems were necessary to support the new restaurant concepts.

On September 16, 2015, the Sports Arena TIF District Board of Directors recommended approval of an extension of the Trinity Groves Retail/Restaurant Project's requirement to complete construction and receive a Certificate of Occupancy by one year, from June 30, 2015 to June 30, 2016. The developer completed the project prior to June 15, 2016. Staff inadvertently did not process the TIF Board approved extension request and is retroactively seeking City Council consideration of this recommendation.

The development group has invested approximately $40 million in both phases of this project.

ESTIMATED SCHEDULE OF PROJECT

Original Project Completion Date	June 2015
Amended Project Completion Date	June 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 9, 2014, City Council authorized a development agreement with Trinity Groves, LLC to dedicate future TIF revenues, pursuant to the Sports Arena TIF District Grant Program to subsidize costs related to the development of Trinity Groves Phases I & II in the West Dallas Sub-district of Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District), in an amount not to exceed $3,505,000 in the form of a TIF Grant from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) by Resolution Nos. 14-0616 and 14-0617.

On September 16, 2015, the Sports Arena TIF District Board of Directors recommended approval of an extension of the Trinity Groves Retail/Restaurant Project's requirement to complete construction and receive a Certificate of Occupancy for the project by one year, from June 30, 2015 to June 30, 2016.

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

FISCAL INFORMATION

No cost consideration to the City.

PROJECT COUNCIL DISTRICT

6

OWNER

West Dallas Investments, LP

Jim Reynolds, Manager
425 Bedford Street
Dallas, Texas 75212

DEVELOPER

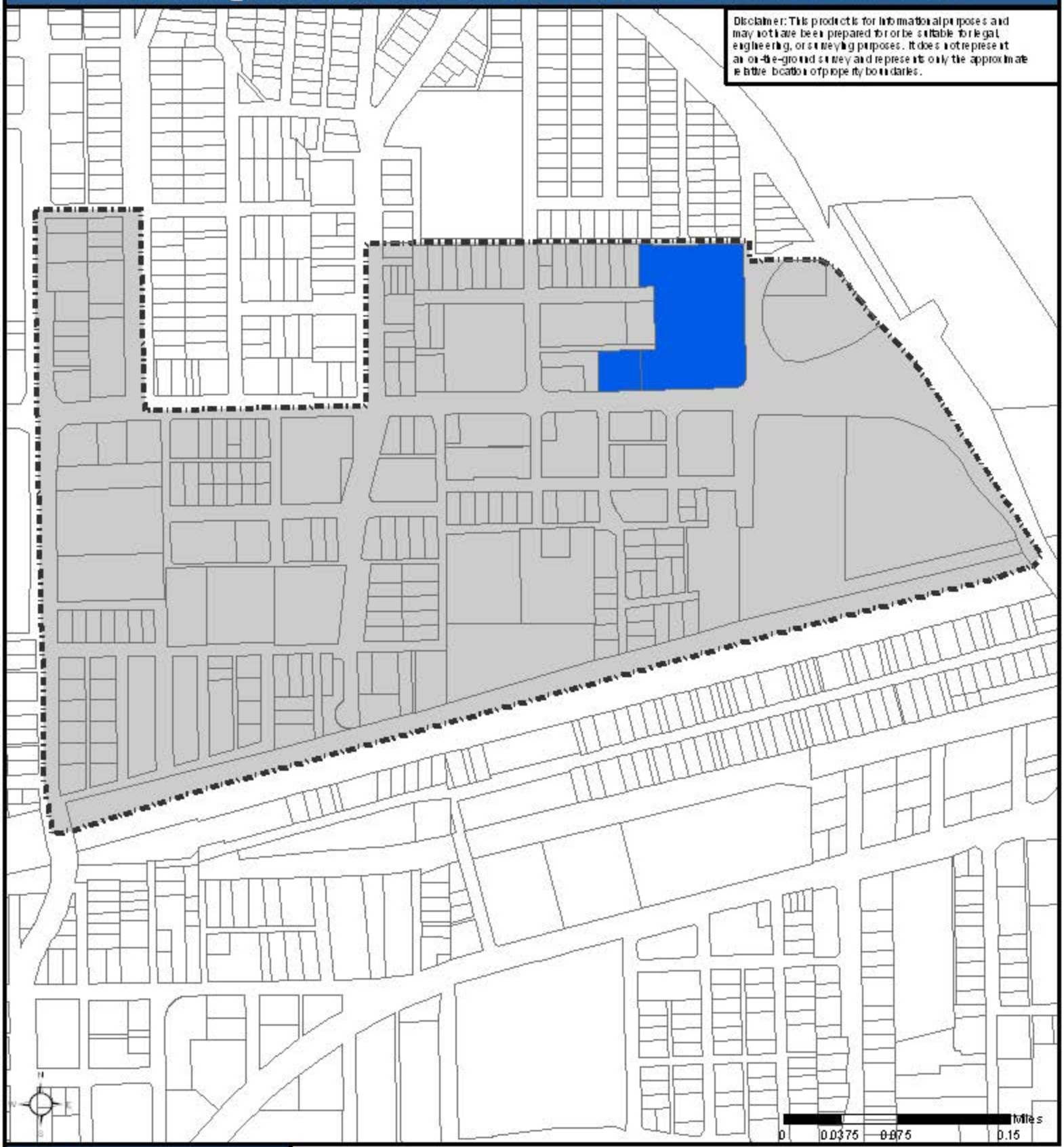
Trinity Groves, LLC

Jim Reynolds, Manager
425 Bedford Street
Dallas, Texas 75212

MAP

Attached.

Trinity Groves Phase 2 - 331 Singleton Boulevard & 3011 Gulden Lane



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Legend

- Trinity Groves - 331 Singleton/3011 Gulden
- Properties Outside of TIF
- Sports Arena TIF Parcels - West Dallas Subdistrict

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Seven, ("Sports Arena TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Sports Arena area pursuant to Ordinance No. 23688, authorized by the City Council on October 28, 1998, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on May 23, 2012, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District by Ordinance No. 28672; and

WHEREAS, on February 6, 2014, the Sports Arena TIF District Board of Directors reviewed and recommended approval of a development agreement with Trinity Groves, LLC, for TIF funding for the Trinity Groves project in an amount not to exceed $3,505,000, ($3,255,000 is in the form of an Economic Development TIF Grant, to reimburse TIF-eligible project costs); and

WHEREAS, on April 9, 2014, City Council authorized a development agreement with Trinity Groves, LLC to dedicate future TIF revenues, pursuant to the Sports Arena TIF District Grant Program to subsidize costs related to the development of Trinity Groves Phases I & II in the West Dallas Sub-district of Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District), in an amount not to exceed $3,505,000 in the form of a TIF Grant from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) by Resolution Nos. 14-0616 and 14-0617; and

WHEREAS, on September 16, 2015, the Sports Arena TIF District Board of Directors reviewed and recommended approval of an extension of the Trinity Groves Retail/Restaurant Project's requirement to complete construction and receive a Certificate of Occupancy for the project by one year, from June 30, 2015 to June 30, 2016; and

WHEREAS, in furtherance of the Sports Arena TIF District Project Plan and Reinvestment Zone Financing Plan and to promote within the Sports Arena TIF District: (1) development and diversification of the economy, (2) elimination of unemployment and underemployment, and (3) development and expansion of commerce, the City desires to provide economic incentives to the Owner for Trinity Groves, a long term redevelopment plan located in the West Dallas area, in the Sports Arena TIF District; and

WHEREAS, the expenditure of TIF funds supporting this development is consistent with promoting development and redevelopment of the Sports Arena TIF District in accordance with the purposes for its creation, the City's revised Public/Private Partnership Guidelines and Criteria, the ordinance adopted by the City Council approving the Project and Financing Plan, and is for the purpose of making public improvements consistent with and described in the Project and Financing Plan for the Sports Arena TIF District.

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney is hereby authorized to execute an amendment to the reimbursement conditions for the development agreement with Trinity Groves, LLC, for the Trinity Groves Retail/Restaurant Project to extend the completion date for the project by one year, from June 30, 2015 to June 30, 2016.

Section 2. That with the exception of the amendments described above, all other requirements of the development agreement for the Trinity Groves Retail/Restaurant Project executed and effective as of April 9, 2014, by Resolution Nos. 14-0616 and 14-0617 will remain in full force and effect.

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

AGENDA ITEM # 15

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize amendments to the Dallas Development Fund's certificate of formation and bylaws, and the City Manager to file the amended certificate of formation with the Secretary of State - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas authorized the creation of the Dallas Development Fund (DDF), a non-profit Community Development Entity (CDE), by Resolution No. 09-0461 on February 11, 2009, to apply for a New Markets Tax Credit (NMTC) allocation from the U.S. Department of Treasury's Community Development Financial Institutions (CDFI) Fund in its 2009 funding cycle. DDF was awarded a $55 million allocation under the 2009 cycle. DDF applied for additional allocation in 2012, and was awarded $30 million in the 2012 funding cycle, and again applied for allocation in 2014, and was awarded $45 million under that funding cycle.

The NMTC program permits taxpayers 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% of the cost of the investment and is claimed over a 7-year credit allowance period. To date, DDF and the City Council have authorized $111 million in NMTC allocation to ten projects throughout the City.

The Dallas Development Fund last updated its organizational documents in 2013 in response to comments from the IRS related to its 501(c)3 non-profit status designation. Since that time, the CDFI Fund has increased the level of emphasis it places on the level and depth of Low Income Community (LIC) representation on CDE boards in its competitive scoring of NMTC applications.

BACKGROUND (Continued)

To strengthen DDF's LIC accountability, the minimum number of LIC board members will be increased from 3 to 4. Other changes to the DDF organizational documents relate to the term start and end dates. First, terms of the DDF board are staggered to ensure continuity by creating terms that end in even or odd years. Second, the maximum term limit is raised by two years to eight years total; current board members would have a maximum term of seven or eight years (from the existing six). Third, terms end on February 25th so that all board members have the same end date rather than an end date two years after the date of appointment.

Finally, changes are proposed to clarify a few issues including: clarifying the nominating and approval methods for Class II members; that abstaining from a vote due to a conflict of interests does not cause a loss of quorum; that offices of Secretary and Treasurer must be either board members or City employees; and that Roberts Rules of Order shall provide common rules and procedures unless otherwise specified in the bylaws.

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 27, 2010, City Council authorized the bylaw and certificate of formation changes to the DDF by Resolution No. 10-0371.

On February 13, 2013, City Council authorized the bylaw and certificate of formation changes to the DDF by Resolution No. 13-0300.

On May 17, 2016, the DDF board unanimously approved changes to the Dallas Development Fund's Certificate of Formation and Bylaws.

Information about this item was provided to the Economic Development Committee on June 6, 2016.

On June 15, 2016, City Council remanded this item to the Economic Development Committee for further consideration of language related to expanding board eligibility.

On June 20, 2016, information about this item was presented to the Economic Development Committee; the Committee voted 3-2 against expanding board eligibility.

FISCAL INFORMATION

No cost consideration to the City.

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, the DDF has been awarded $130 million in NMTC allocation since 2009; and

WHEREAS, the CDFI Fund has adjusted NMTC program parameters such that CDEs' accountability to Low Income Communities (LICs) is of even greater importance in NMTC award process; and

WHEREAS, to comply with the CDFI Fund's preferences and remain competitive for future NMTC allocations, the City Council is asked to make revisions to DDF's bylaws and certificate of formation.

NOW, THEREFORE,

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

Section 1. That in order to comply with the CDFI Fund's preference for higher representation by Low Income Communities (LIC) on the DDF board, changes to the DDF bylaws and certificate of formation are necessary to increase the number of LIC accountable board members and to make other changes related to board member terms, and meeting administration.

Section 2. That the amendments to the certificate of formation, as shown in **Exhibit A**, and the bylaws, as shown in **Exhibit B**, are hereby approved and the City Manager is directed to file the amended certificate of formation, approved as to form by the City Attorney, with the Secretary of State.

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.

~~FOURTH~~ FIFTH AMENDED AND RESTATED
CERTIFICATE OF FORMATION
OF
DALLAS DEVELOPMENT FUND

ARTICLE I

The name of the corporation is DALLAS DEVELOPMENT FUND (the "Corporation").

ARTICLE II

The Corporation is a public non-profit corporation.

ARTICLE III

The period of duration of the Corporation shall be perpetual. The corporate existence of the Corporation commenced on February 13, 2009.

ARTICLE IV

This Corporation is formed exclusively for charitable, religious, educational, and/or scientific purpose, including, for such purpose, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code. The Corporation is organized, and, at all times thereafter, is operated, exclusively for the benefit of, to perform the economic development functions of, or to carry out the purposes of the City of Dallas. The Corporation was formed to assist in carrying out the economic development program, charitable purposes, and objectives of the City of Dallas consistent with the foregoing purposes by generating private investment capital through the New Markets Tax Credit Program (the "N.M.T.C. Program") to be made available for investment in ~~low-income communities~~ "Low-Income Communities" (as defined in the law and regulations governing the N.M.T.C. Program including Section 45(e)(1) of the Internal Revenue Code of 1986, as amended). In order to fulfill this purpose, and as required by the N.M.T.C Program, the Corporation shall (1) apply to the United States Treasury Department's Community Development Financial Institution Fund (the "C.D.F.I. Fund") for designation as a "Community Development Entity" as required by the N.M.T.C. Program; (2) apply for one or more allocations of tax credits under the N.M.T.C. Program; (3) if the Corporation receives an allocation of tax credits under the N.M.T.C. Program, transfer that allocation to one (1) or more for-profit subsidiaries established in accordance with the regulations governing the N.M.T.C. Program for purposes of making investments in low-income

communities in the City; and (4) perform such ongoing asset management, servicing, compliance, and other related functions as necessary to maintain these investments in good standing and compliance with the rules and objectives of the NMTC program. The City of Dallas is the Corporation's "Controlling Entity", as that term is defined by the C.D.F.I Fund, and the Corporation shall remain so controlled through the term of any written agreements between the Corporation and Treasury. The City of Dallas does not own the Corporation, and provides no guaranty or indemnity in favor of the Corporation.

The Corporation is organized and shall be operated exclusively for such charitable purposes described in the paragraph above. The Corporation shall have all such powers as are required by and are consistent with its purposes.

The Corporation, in accordance with and as set out in the provisions of Article XIV of this Certificate, shall also have the power to acquire and receive funds and property of every kind and nature, whatsoever whether by purchase, conveyance, lease, gift, grant, bequest, legacy or otherwise; own hold, expend, make gifts, grants and contributions of, and to convey, transfer and dispose of any funds and property and the income therefrom, all in furtherance of the purposes of the Corporation as hereinabove set forth; and which are afforded to the Corporation under the Act, as now enacted or as hereafter amended.

ARTICLE V

The Corporation shall have and exercise all of the rights, powers, privileges, authority, and functions given by the general laws of the State of Texas to non-profit corporations incorporated under the Act subject to the following limitations:

In the exercise of its powers, and in accordance with and as set out in the provisions of Article XIV in this Certificate, the Corporation may enter into a loan, lease, trust, or other agreements as authorized by the Act and under the N.M.T.C. Program that are necessary and appropriate to the fulfillment of the public purpose of the Corporation, all of which agreements, and the specific uses, the methods of withdrawal and expenditure, the proceeds the bonds, notes, or other debt instruments to be determined by the Corporation, subject, if applicable, to the provisions involving tax credit use, allocation or transfer set out in Article XIV.

In furtherance and not in limitation of its purposes set forth in Article IV above, it is expressly provided that the Corporation, in accordance with and as set out in the provisions of Article XIV in this Certificate, shall have the following powers:

A. to enter into, make and perform contracts of every sort and kind with any person, firm, association, corporation, municipality, government agency, housing authority, county, state, or with the federal government or any agency or instrumentality thereof; including, without limitation, contracts with the City for such staff support and financial assistance as may be required by the Corporation;

B. to advance or lend money or provide equity capital to any person, association, corporation, municipality, government agency, housing authority, county or state in such manner and upon such terms as is deemed expedient;

C. to borrow money, to acquire, own, hold, sell, negotiate, assign, deal in, exchange, transfer, mortgage, pledge or otherwise dispose of mortgages, notes, evidences of indebtedness, and all other securities or choses in action issued or created by any person, firm, association, corporation, municipality, body politic, housing authority, county, state, or with the federal government or any agency or instrumentality thereof;

D. to sell, lease, sublease, or otherwise make available to any person, firm, association, corporation, municipal, body politic, housing authority, county or state any real estate or interest therein acquired by the Corporation;

E. to employ agents, employees, consultants and independent contractors necessary to carry out the purposes of the Corporation and to fix their compensation and terms and conditions of employment;

F. to solicit proposals from low-income businesses and from potential investors in the N.M.T.C. Program for projects meeting the economic development goals and objectives of the City and satisfy the requirements of the N.M.T.C. Program;

G. to attain and maintain its status as a qualified community development entity for purposes of the N.M.T.C. Program;

H. to do everything necessary, proper, convenient or incident to effect any or all of the purposes for which the Corporation is organized; and

I. without limiting the generality of the foregoing, the Corporation shall have all of the powers, privileges, rights, and immunities necessary or convenient for carrying out the purposes for which the Corporation is formed, and the directors hereby claim for the Corporation all the benefits, privileges, rights and powers created, given, extended or conferred, now or hereafter, by the provisions of all applicable laws of the State of Texas, pertaining to not-for-profit corporations, and any additions or amendments thereto.

ARTICLE VI

The Corporation shall have no members and shall have no stock.

ARTICLE VII

All powers of the Corporation shall be vested in a Board of Directors consisting of seven (7) members. At the first regular or special meeting of the Corporation following the filing of ~~this~~ the Fourth Amended and Restated Certificate with and acceptance of same by the Texas Secretary of State ("said meeting hereinafter called "the Class Determination Meeting"), the existing members of the Board of Directors ~~shall be~~were divided into two classes of Directors. By lottery, election or other manner of determination decided by the Board, four (4) Director positions ~~shall~~ are classified by the Board as "Class I Directors" who shall thereafter be re-filled by appointment by the City's City Manager and confirmed by the Dallas City Council. The remaining existing Director positions ~~shall~~ are classified as "Class II Directors."~~.~~ These Class II Director's positions shall be re-filled by majority vote of the ~~Class II~~ Directors on the Board. To be eligible to serve as a Director, a person must be a resident of the City and at least eighteen (18) years of age. In addition, at least ~~three~~ four (~~3~~4) members of the Board shall be representative of a ~~"low-income community" (as defined in the law and regulations governing the N.M.T.C. Program)~~Low-Income Community.

In the event that the City Council does not confirm the City Manager's appointment or re-appointment of a Class I Director, and such failure to confirm would result in the Board having less than three (3) of its members representing a low-income community, the prior Class I Director filling such position will remain in holdover status, as described in the following paragraph, until a qualified successor Class I Director may be appointed and confirmed. If the Low-Income Community accountability status of any sitting Director changes, causes the Corporation to have fewer than four (4) Low-Income Community-accountable Directors, the next Director to be elected or appointed, whether Class I or Class II, must be Low-Income Community accountable.

Board members shall serve a two (2) year term beginning on the date of the Class Determination Meeting, which was held February 25, 2013. A board member may remain in "holdover" status until a successor is appointed or elected as described in this article. If a board member has been appointed or elected to fill an unexpired term, the board member's partial term will end the following February 25. At that time, the board member is eligible to be appointed or elected for his or her first full term. No board member may serve longer than four full, consecutive terms (8 years), unless such service is required to complete an unexpired term or until a successor Director is elected or appointed. In order to ensure continuity of the board and notwithstanding the foregoing, the terms of two existing Class I members shall be staggered with the other Class I members such that two terms end in an even-numbered calendar year and these members' final term expires on February 25, 2020 if the member serves their maximum possible term. The other two Class I members shall have terms designated "odd year." The Class I members will determine by lot or draw which Class I members will have such "even year" terms as soon as is practical following the adoption of these Amended and Restated Bylaws. Notwithstanding the foregoing, a Director shall continue to serve for as long as needed to allow at least a majority of the Directors to meet the Low-Income Community accountability requirements of the Community Development Financial Institutions Fund.

After the determination and re-appointment or re-election of the Class I and Class II Directors at the Class Determination Meeting described in the preceding paragraph, all Class I Directors' positions shall be filled by appointment or re-appointment by the City's City Manager, subject to confirmation by the City Council, and all Class II Directors' positions shall be filled by majority vote of the existing Directors (without regard to their class) in attendance at a validly organized meeting after appointment by a Class II Director. Any Class I Director may be removed from office at any time, with or without cause, by the City's City Manager and any Class II Director may be removed with or without cause by majority vote of the Directors on the Board at the time that such election takes place.

Annually, at the Board election meeting, the Board shall select by lot a first, second, and third alternate Class I Director from the Class II Directors so that in the event a valid vote of the Board of Directors on a proposed transfer of allocation/investment is not possible due to disclosed conflicts of interest among the Class I Directors or unavailability of Class I Directors, an alternate Class II Director who is available and who does not have a conflict of interest on the proposed transfer of allocation/investment may serve as a Class I Director for the purposes of facilitating a valid vote of the Directors in compliance with the parameters set forth in Article XIV.

~~Board members shall serve for a term the longer of two (2) years from the date of the Class Determination Meeting or until his or her successor is appointed or elected as described in this Article above, unless such Board member has been appointed or elected to fill an unexpired term, in which case the term of such Board member shall expire on the expiration date of the term of the Board member who he or she was appointed to replace. After the determination and re-appointment or re-election of the Class I and Class II Directors at the Class Determination Meeting described in the preceding paragraph, all Class I Directors' positions shall be filled by appointment or re-appointment by the City's City Manager, subject to confirmation by the City Council, and all Class II Directors' positions shall be filled by majority vote of the existing Class II Directors on the Board at the time of such election. Board members shall be eligible for reappointment; provided however that no Director may serve for longer than six (6) years consecutively, unless such service is required to complete an unexpired term. Any Class I Director may be removed from office at any time, with or without cause, by the City's City Manager. Any Class II Director may be removed with or without cause by majority vote of all of the Directors on the Board at the time that such election takes place. The City Manager shall appoint a first, second, and third alternate Class I Director from the Class II Directors so that in the event a valid vote of the Board of Directors on a proposed transfer of allocation/investment is not possible due to disclosed conflicts of interest among the Class I Directors or unavailability of Class I Directors, an alternate Class II Director who is available and who does not have a conflict of interest on the proposed transfer of allocation/investment may serve as a Class I Director for the purposes of facilitating a valid vote of the Directors in compliance with the parameters set forth in Article XIV.~~

The Corporation is organized on a nonstock basis only. There shall be no shareholders in the Corporation. The Corporation shall be deemed to be performing essential public functions.

All other matters pertaining to the internal affairs of the Corporation shall be governed by the Bylaws of the Corporation, so long as such Bylaws are not inconsistent with this Certificate of Formation or the laws of the State of Texas.

ARTICLE VIII

Unless otherwise determined by the Board of Directors in accordance with the Bylaws of the Corporation, the street address of the registered office of the Corporation is 1500 Marilla, Dallas, Texas 75201, which is within the city limits of the City, and the name of its registered agent at such address is Mary K. Suhm.

ARTICLE IX

A resolution approving the form of this Amended and Restated Certificate of Formation was adopted by the Dallas City Council on ~~January~~August 10 ~~27~~, 201~~0~~6.

ARTICLE X

The Corporation shall be governed by a Board of Directors consisting of seven (7) directors. The names and addresses of the Directors, each of whom resides within the City, are:

NAME	ADDRESS
1. Gilbert Gerst	2707 South Boulevard, Dallas, Texas 75215
2. ~~Brenda Garza~~Dora Ramirez	7815 Kirkland Court~~421 East Sixth Street~~, Dallas, Texas ~~7520~~75237
3. ~~Anthony Pace~~Benjamin Salazar	~~14939~~ 4056 Knoll View Dr, Dallas, Texas ~~7524~~75244
4. Bill Hall	5935 Belmont Avenue, Dallas, Texas 75206
5. Brentt Shropshire	729 Rockwood Street~~1409 Lamar Street~~, ~~#406~~, Dallas, Texas 752~~1~~503
6. Zenetta Drew	3852 Treeline Drive, Dallas, Texas 75224

7. Edward Okpa 6923 Chapelridge Drive, Dallas, Texas 75236

ARTICLE XI

No Director shall be liable to the Corporation for monetary damages for an act or omission in the Director's capacity as a Director, except for liability (i) for any breach of the Director's duty of loyalty to the Corporation, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (iii) for any transaction from which the Director received an improper benefit, whether the benefit resulted from an act taken within the scope of the Director's office, or (iv) for acts or omissions for which the liability of a Director is expressly provided by statute. Any repeal or amendment of this Article by the Directors shall be prospective only, and shall not adversely affect any limitation on the personal liability of a Director existing at the time of such repeal or amendment. In addition to the circumstances in which a Director is not personally liable as set forth in the preceding sentences, a Director shall not be liable to the fullest extent permitted by any amendment to the Texas statutes hereafter enacted that further limits the liability of a Director.

ARTICLE XII

In accordance with the provisions of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code"), and regardless of any other provisions of this Certificate of Formation or the laws of the State of Texas, the Corporation: (a) shall not permit any part of the net earnings of the Corporation to inure to the benefit of any private individual (except that reasonable compensation may be paid for personal services rendered to or for the Corporation in effecting one or more of its purposes); (b) shall not direct any of its activities to attempting to influence legislation by propaganda or otherwise; (c) shall not participate in or intervene in (including the publication or distribution of statements), any political campaign on behalf of any candidate for public office; and (d) shall not attempt to in influence the outcome of any election for public office or to carry on, directly or indirectly, any voter registration drives. Any income earned by the Corporation after payment of reasonable expenses, debt and such reserves as may be necessary as set forth in the authorizing documents related to the issuance of debt by the Corporation shall accrue to the City.

The Corporation shall not afford pecuniary gain, incidentally or otherwise, to its Directors, and no part of the net income or net earnings of the Corporation shall inure to the benefit of any Director or individual, and no substantial part of its activities shall consist of carrying on propaganda or otherwise attempting to influence legislation.

The Corporation shall not participate in or intervene in (including the publishing or distributing of statement) any political campaign on behalf of any candidates for public office.

The Corporation shall not lend any of its assets to any officer or Director of the Corporation or to any close relative of any such person or guarantee the repayment of a loan made to any such person. The term "close relative" as used herein shall mean any brother or sister of any Director or officer, the forbearers and descendents of a director or officer or any such brothers or sister or any spouse of a director or officer or any of the aforesaid persons.

If the Board of Directors determines by resolution that the purposes for which the Corporation was formed have been substantially met and all debt obligations, if any, issued by and all other obligations incurred by the Corporation have been fully paid or provision made for such payment, the Board shall execute a certificate of dissolution which states those facts and declares the Corporation dissolved in accordance with the requirements of the Act, or with applicable law then in existence. In the event of dissolution or liquidation of the Corporation, all assets will be turned over to the City for a public purpose for deposit into such account or fund as the City Council shall direct to the extent allowed under the law and regulations governing the N.M.T.C. Program.

Should the City of Dallas no longer exist, not accept such assets, or no longer qualify to receive such assets, then, upon dissolution of the Corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not disposed shall be disposed by a court of competent jurisdiction of the county in which the principal office of the Corporation is then located, exclusively for such exempt purposes or to such organization or organizations organized exclusively for such exempt purposes, as said court shall determine.

ARTICLE XIII

If the Corporation is a private foundation within the meaning of Section 509(a) of the Internal Revenue Code, the Corporation (a) shall distribute its income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code; (b) shall not engage in any act of self-dealing as defined in Section 4941 (d) of the Internal Revenue Code; (c) shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code; (d) shall not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code; and (e) shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code.

ARTICLE XIV

Subject to the provisions contained in this Article XIV, the business and conduct of affairs of the Corporation shall be regulated by the Bylaws of the Corporation adopted by the

majority vote of the members of the Board of Directors. The Bylaws shall not be inconsistent with this Certificate of Formation. Any use of the tax credits shall occur through a transfer of tax credit allocation from the Corporation to a subsidiary entity. Any transfer of such tax credits from the Corporation to another entity shall be subject to the terms and conditions contained in a written resolution approved by a majority of the Board of Directors in attendance at a validly organized meeting, including at least one vote in favor of the agreement by a Class I Director. Additionally, such transfers or investments must also be approved by the City, as evidenced by City Council resolution indicating the amount of the allocation transfer and beneficiary of the NMTC subsidy.

ARTICLE XV

Any subsequent revisions, amendments or changes adopted by the Board to either the Certificate of Formation or the Bylaws that, in any way, amends, modifies, changes, revises or dilutes the provisions of Article VII, Article XIV or this Article XV of this Certificate must be approved by majority vote of the present and qualified Class I Directors and by majority vote of the Class II Directors qualified and in attendance at the meeting considering such revision, amendment, or change, unless otherwise provided or restricted by the Texas Business Organizations Code, and by resolution of the Dallas City Council. Any other subsequent revision, amendment or change of this Certificate or the Bylaws adopted by the Board shall be approved by majority vote of all of the Directors, regardless of class, unless otherwise provided or restricted by the Texas Business Organizations Code.

ARTICLE XVI

The Corporation shall encourage public awareness of the activities of the Corporation to the maximum extent possible.

The Corporation shall, in its notice and conduct of meetings, comply with Chapter 551 of the Texas Government Code ("the Texas Open Meetings Act"), as now enacted or as hereafter amended, and the Corporation is subject to the provisions of Chapter 552 of the Texas Government Code ("the Texas Public Information Act") relating to public records.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 201____.

_____
Gilbert Gerst
President, Dallas Development Fund

~~FOURTH~~FIFTH AMENDED AND RESTATED
BYLAWS
OF
DALLAS DEVELOPMENT FUND

ARTICLE I

PURPOSES

The Dallas Development Fund (the "Corporation") is organized exclusively for charitable, religious, educational, and/or scientific purpose, including, for such purpose, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code. The Corporation is organized, and, at all times thereafter, is operated, exclusively for the benefit of, to perform the economic development functions of, or to carry out the purposes of the City of Dallas, Texas, a home rule municipality (the "City"). The Corporation was formed to assist in carrying out the economic development program, charitable purposes, and objectives of the City consistent with the foregoing purposes by generating private investment capital through the New Markets Tax Credit Program (the "N.M.T.C. Program") to be made available for investment in ~~low-income communities~~"Low-Income Communities" (as defined in the law and regulations governing the N.M.T.C. Program including Section 45(e)(1) of the Internal Revenue Code of 1986, as amended).

The Corporation is formed pursuant to the provisions of the Texas Nonprofit Corporation Law, Chapter 22, Business Organizations Code, Section 22.01, et seq. ("the Act").

The Corporation shall have and exercise all of the rights, powers, privileges, authority, and functions given by the general laws of the State of Texas to non-profit corporations incorporated under the Act.

The Corporation shall have all other powers of a like or different nature not prohibited by law which are available to non-profit corporations in Texas and which are necessary or useful to enable the Corporation to perform the purposes for which it is created, including the power to issue bonds, notes or other obligations, and otherwise exercise its borrowing power to accomplish the purposes for which it was created.

ARTICLE II

BOARD OF DIRECTORS

Section 1. *Appointment, Powers, Number, Eligibility, and Term of Office.* All powers of the Corporation shall be vested in a Board of Directors consisting of seven (7) persons. At ~~the first regular or special~~a meeting of the Corporation ~~following the January~~on February 25, 2013 ~~filing of the Fourth Amended and Restated Certificate of Formation with and~~

~~acceptance of same by the Texas Secretary of State~~ ("said meeting hereinafter called "the Class Determination Meeting"), the existing members of the Board of Directors ~~shall be~~were divided into two classes of Directors. By lottery, ~~election or other manner of determination decided by the Board,~~ four (4) Director positions ~~shall~~were classified by the Board as "Class I Directors" who shall thereafter be re-filled by appointment by the City's City Manager and confirmed by the City Council. The remaining existing Director positions ~~shall~~are classified as "Class II Directors". ~~These Class II Director's positions shall be re-filled by majority vote of the~~ Replacement Class II Directors ~~on~~shall be nominated by an existing Class II Director (or if no Class II Director makes a nomination to fill a Class II Director vacancy, by a Class I Director or the City Manager) and elected in the ~~Board.~~ manner set forth below.

~~Board members shall serve for a term the longer of two (2) years from the date of the Class Determination Meeting or until his or her successor is appointed or elected as described in this Article, unless such Board member has been appointed or elected to fill an unexpired term, in which case the term of such Board member shall expire on the expiration date of the term of the Board member who he or she was appointed or elected to replace.~~ Board members shall serve a two (2) year term beginning on the date of the Class Determination Meeting. A board member may remain in "holdover" status until a successor is appointed or elected as described in this article. If a board member has been appointed or elected to fill an unexpired term, the board member's partial term will end on the date the replaced member's term would have expired (taking into account any "holdover" period as set forth above).. At that time, the board member who served a partial term is eligible to be appointed or elected for his or her first full term. No board member may serve longer than four full, consecutive terms (8 years), unless such service is required to complete an unexpired term or until a successor Director is elected or appointed. In order to ensure continuity of the board and notwithstanding the foregoing, the terms of two existing Class I members shall be staggered with the other Class I members such that two terms end in an even-numbered calendar year and these members' final term expires on February 25, 2020 if the member serves their maximum possible term. The other two Class I members shall have terms designated "odd year." The Class I members will determine by lot or draw which Class I members will have such "even year" terms as soon as is practical following the adoption of these Amended and Restated Bylaws. Any subsequent board members elected or appointed thereafter will be designated with an "odd-year" or "even-year" term based on which member they are replacing when added to the Board of Directors.
Notwithstanding the foregoing, a Director shall continue to serve for as long as needed to allow at least a majority of the Directors to meet the Low-Income Community accountability requirements of the Community Development Financial Institutions Fund.

After the determination and re-appointment or re-election of the Class I and Class II Directors at the Class Determination Meeting described in the preceding paragraph, all Class I Directors' positions shall be filled by appointment or re-appointment by the City's City Manager, subject to confirmation by the City Council, and all Class II Directors' positions shall be filled by majority vote of the existing ~~Class II Directors on the Board at the time of such election. Board members shall be eligible for reappointment; provided however that no Director may serve for longer than six (6) years consecutively, unless such service is required to complete an unexpired~~

~~term.~~Directors (without regard to their class) in attendance at a validly organized meeting after appointment by a Class II Director. Any Class I Director may be removed from office at any time, with or without cause, by the City's City Manager and any Class II Director may be removed with or without cause by majority vote of the ~~Class II~~ Directors on the Board at the time that such election takes place. ~~The City Manager~~

Annually, at the Board election meeting, the Board shall ~~appoint~~select by lot a first, second, and third alternate Class I Director from the Class II Directors so that in the event a valid vote of the Board of Directors on a proposed transfer of allocation/investment is not possible due to disclosed conflicts of interest among the Class I Directors or unavailability of Class I Directors, an alternate Class II Director who is available and who does not have a conflict of interest on the proposed transfer of allocation/investment may serve as a Class I Director for the purposes of facilitating such a vote.

To be eligible to serve as a Director, a person must be a resident of the City and at least eighteen (18) years of age. In addition, at least ~~three~~ four (~~3~~4) members of the Board shall be representative of a "low-income community" (as defined in the law and regulations governing the N.M.T.C. Program). In the event that the City Council does not confirm the City Manager's appointment or re-appointment of a Class I Director, and such failure to confirm would result in the Board having less than ~~three (3~~four (4) of its members representing a ~~low-income community~~Low-Income Community, the prior Class I Director filling such position will remain in holdover status, as described in the following paragraph, until a qualified successor Class I Director may be appointed and confirmed. If the Low-Income Community accountability status of any sitting Director changes, causing the Corporation to have fewer than four (4) Low-Income Community –accountable Directors, the next Director to be elected or appointed, whether Class I or Class II, must be Low-Income Community accountable.

Section 2. *Meetings of Directors.* The Directors may hold their meetings and may have an office and keep the books of the Corporation at the City Hall, or such other place or places within the City as the Board may from time to time determine; provided, however, in the absence of any such determination, the City Hall shall be the registered office of the Corporation in the State of Texas.

The Board shall meet in accordance with and file notice of each meeting of the Board for the same length of time and in the same manner and location as is required of a City under Chapter 551, Government Code (the "Open Meetings Act").

The Corporation and the Board are subject to Chapter 552, Government Code (the "Public Information Act").

Section 3. *Annual Meetings.* The annual meeting of the Board shall be held at the time and at the location in the City designated by the resolution of the Board for the purposes of transacting such business as may be brought before the meeting.

Section 4. *Regular Meetings.* Regular meetings of the Board shall be held at such

times and places as shall be designated, from time to time, by resolution of the Board.

Section 5. *Special and Emergency Meetings.* Special and emergency meetings of the Board shall be held whenever called by the President of the Board or by a majority of the Directors who are serving duly appointed terms of office at the time the meeting is called.

The Secretary shall give notice of each special meeting in person, by telephone, electronic transmission (e.g., facsimile transmission or electronic mail) or mail at least three (3) days before the meeting to each Director. Notice of each emergency meeting shall also be given in the manner required of the City under the Open Meetings Act. Unless otherwise indicated in the notice thereof, any and all matters pertaining to the purposes of the Corporation may be considered and acted upon at a special or emergency meeting.

Section 6. *Quorum.* A majority of the Board shall constitute a quorum for the consideration of matters pertaining to the purposes of the Corporation. If, at any meeting of the Board there is less than a quorum present, a majority of those present may adjourn the meeting from time to time. The act of a majority of the Directors present and voting at a meeting at which a quorum is in attendance shall constitute the act of the Board, unless the act of a greater number is required by law, by the Certificate of Formation, or by these Bylaws. Once a quorum is present, it is not lost if a Director leaves the meeting due to a Conflict of Interest or a desire to avoid an appearance of Conflict of Interest. The Director leaving the meeting shall be counted as attending the meeting and abstaining from voting.

A Director who is present at a meeting of the Board at which any corporate action is taken shall be presumed to have assented to such action, unless his or her dissent shall be entered in the minutes of the meeting or unless he or she shall file a written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the Secretary of the Corporation immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Director who voted in favor of the action.

Section 7. *Conduct of Business.* At the meetings of the Board, matters pertaining to the purposes of the Corporation shall be considered in such order as from time to time the Board may determine.

At all meetings of the Board, the President shall preside, and in the absence of the President, the Vice President shall preside. In the absence of the President and the Vice President, an acting presiding officer shall be chosen by the Board from among the Directors present.

The Secretary of the Corporation shall act as secretary of all meetings of the Board, but in the absence of the Secretary, the presiding officer may appoint any person to act as secretary of the meeting.

Section 8. *Compensation of Directors.* Directors, as such, shall not receive any salary or compensation for their services as Directors.

Section 9. *Director's Reliance on Consultant Information.* A Director shall not be liable if while acting in good faith and with ordinary care, the Director relies on information, opinions, reports, or statements, including financial statements and other financial data, concerning the Corporation or another person that were prepared or presented by:

(a) one or more other officers or employees of the Corporation; or

(b) legal counsel, public accountants, or other persons as to matters the officer reasonably believes are within the person's professional or expert competence.

ARTICLE III

OFFICERS

Section 1. *Titles and Term of Office.* The officers of the Corporation shall be the President, the Vice President, the Secretary, the Treasurer, and such other officers as the Board may from time to time elect. One person may hold more than one office, except that one person shall not concurrently hold the offices of President and Secretary or the offices of Vice President and Secretary. The term of office for each officer shall be the longer of ~~one (1) year~~two (2) years or until removal through resignation or a vote of the Directors except as noted below. Officers may be re-elected. The officers must be either Directors or employees of the City of Dallas. Officers shall be elected by a majority of the Directors in attendance at a validly organized meeting.

Section 2. *Powers and Duties of the President.* The President shall be a member of the Board and shall preside at all meetings of the Board. The President shall be the principal executive officer of the Corporation and, subject to the Board, he or she shall be in general charge of the properties and affairs of the Corporation. In furtherance of the purposes of the Corporation and subject to the limitations contained in the Certificate of Formation, the President or Vice President may sign and execute all bonds, notes, deeds, conveyances, franchises, assignments, mortgages, notes, contracts and other obligations in the name of the Corporation. The President shall have such other duties as are assigned by the Board. The President may call special and emergency meetings of the Board as provided in these Bylaws.

Section 3. *Powers and Duties of the Vice President.* The Vice President shall be a member of the Board. The Vice President shall perform the duties and exercise the powers of the President upon the President's death, absence, disability, or resignation, or upon the President's inability to perform the duties of his or her office. Any action taken by the Vice President in the performance of the duties of the President shall be conclusive evidence of the absence or inability to act of the President at the time such action was taken. A Vice President shall have such other powers and duties as may be assigned to him or her by the Board or the President.

Section 4. *Treasurer.* The Treasurer shall have custody of all the funds and securities of the Corporation which come into his or her hands. When necessary or proper, he or she may endorse, on behalf of the Corporation, for collection, checks, notes and other obligations and shall deposit the same to the credit of the Corporation in such bank or banks or depositories as shall be designated in the manner prescribed by the Board; he or she may sign all receipts and vouchers for payments made to the Corporation, either alone or jointly with such other officer as is designated by the Board; whenever required by the Board, he or she shall render a statement of his or her cash account; he or she shall enter or cause to be entered regularly in the books of the Corporation to be kept by him or her for that purpose full and accurate accounts of all moneys received and paid out on account of the Corporation; he or she shall perform all acts incident to the position of Treasurer subject to the control of the Board; and he or she shall, if required by the Board, give such bond for the faithful discharge of his or her duties in such form as the Board may require. The Treasurer need not be a member of the Board.

Section 5. *Secretary.* The Secretary shall keep or cause to be kept the minutes of all meetings of the Board in books provided for that purpose; he or she shall attend to the giving and serving of all notices; in furtherance of the purposes of the Corporation and subject to the limitations contained in the Certificate of Formation, he or she may sign with the President in the name of the Corporation and/or attest the signatures thereof, all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Corporation; he or she shall have charge of the Corporation's books, records, documents and instruments, except the books of account and financial records and securities of which the Treasurer shall have custody and charge, and such other books and papers as the Board may direct, all of which shall at all reasonable times be open to the inspection of any Director upon application at the office of the Corporation during business hours; and, he or she shall in general perform all duties incident to the office of Secretary subject to the control of the Board. The Secretary need not be a member of the Board. The Secretary's term shall be perpetual, until replaced.

Section 6. *Staff.* The City Manager of the City or the designee thereof shall initially serve as the Executive Director of the Corporation. The City Manager's office shall provide administrative support services for the Corporation, and shall perform duties as prescribed by the Board and the City Council. Staff functions for the Corporation may be performed by City staff, as directed by the City Manager, and the Corporation shall pay the costs for such services as from time to time shall be billed to the Corporation by the City pursuant to a written agreement between these parties. City staff may retain third party registered agent services to facilitate maintenance of the Corporation in good standing.

Section 7. *Compensation.* Officers, as such, shall not receive any salary or compensation for their services as Officers.

Section 8. *Officer's Reliance on Consultant Information.* In the discharge of a duty

imposed or power conferred on an officer of the Corporation, the officer may in good faith and with ordinary care rely on information, opinions, reports, or statements, including financial statements and other financial data, concerning the Corporation or another person, which were prepared or presented by:

(a) one or more other officers or employees of the Corporation, including members of the Board; or

(b) legal counsel, public accountants, or other persons as to matters the officer reasonably believes are within the person's professional or expert competence.

ARTICLE IV

MISCELLANEOUS PROVISIONS

Section 1. *Fiscal Year.* The fiscal year of the Corporation shall be the same as the City.

Section 2. *Seal.* The seal of the Corporation shall be such as from time to time may be approved by the Board.

Section 3. *Notice and Waiver of Notice.* Whenever any notice whatever is required to be given under the provisions of these Bylaws, such notice shall be deemed to be sufficient if given by depositing the same in a post office box in a sealed postpaid wrapper addressed to the person entitled thereto at his or her post office address, as it appears on the books of the Corporation, and such notice shall be deemed to have been given on the day of such mailing. A waiver of notice, signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent thereto.

Section 4. *Resignations.* Any Director or officer may resign at any time. Such resignations shall be made in writing and shall take effect at the time specified therein, or, if no time be specified, at the time of its receipt by the President or Secretary. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

Section 5. *Gender.* References herein to the masculine gender shall also refer to the feminine in all appropriate cases, and vice versa.

Section 6. *Appropriations and Grants.* The Corporation shall have the power to request and accept any allocation, appropriation, grant, contribution, donation, or other form of aid from the federal government, the State, any political subdivision, or municipality in the State, or from any other source.

Section 7. *Roberts Rules of Order.* Unless otherwise required by the Bylaws or the

Certificate of Formation, Roberts Rules of Order shall provide the common rules and procedures for deliberations, debate and actions of the Board.

ARTICLE V

INDEMNIFICATION OF DIRECTORS AND OFFICERS

Section 1. *Right to Indemnification.* Subject to the limitations and conditions as provided in this Article V and the Certificate of Formation, each person who was or is made a party or is threatened to be made a party to or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, arbitrative or investigative (hereinafter a "proceeding"), or any appeal in such a proceeding or any inquiry or investigation that could lead to such a proceeding, by reason of the fact that he or she, or a person for whom he or she is the legal representative, is or was a Director or officer of the Corporation or while a Director or officer of the Corporation is or was serving at the request of the Corporation as a director, officer, partner, venturer, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic corporation, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise shall be indemnified by the Corporation to the fullest extent permitted by the Texas Non-Profit Corporation Act, as the same exists or may hereafter be amended (but, in the case of any such amendment, only to the extent that such amendment permits the Corporation to provide broader indemnification rights than said law permitted the Corporation to provide prior to such amendment) against judgments, penalties (including excise and similar taxes and punitive damages), fines, settlements and reasonable expenses (including, without limitation, attorneys' fees) actually incurred by such person in connection with such proceeding, and indemnification under this Article V shall continue as to a person who has ceased to serve in the capacity which initially entitled such person to indemnity hereunder. The rights granted pursuant to this Article V shall be deemed contract rights, and no amendment, modification or repeal of this Article V shall have the effect of limiting or denying any such rights with respect to action taken or proceedings arising prior to any such amendment, modification or repeal. It is expressly acknowledged that the indemnification provided in this Article V could involve indemnification for negligence or under theories of strict liability.

Section 2. *Indemnification of Employees and Agents.* The Corporation, by adoption of a resolution of the Board, to the extent that such resources are available, may indemnify and advance expenses to a Director or officer of the Corporation; and the Corporation may indemnify and advance expenses to persons who are not or were not Directors, officers, employees or agents of the Corporation but who are or were serving at the request of the Corporation as a Director, officer, partner, venture proprietor, trustee, employee, agent or similar functionary of another foreign or domestic corporation, partnership, joint venture, sole proprietorship, trust, or other enterprise against any liability asserted against him or her and incurred by him or her in such a capacity or arising out of his or her status as such a person.

Section 3. *Appearance as a Witness.* Notwithstanding any other provision of this Article V, the Corporation may pay or reimburse expenses incurred by a Director or officer in connection with his or her appearance as a witness or other participation in a proceeding involving the Corporation or its business at a time when he or she is not a named defendant or respondent in the proceeding.

Section 4. *Non-Exclusivity of Rights.* The right to indemnification and the advancement and payment of expenses conferred in this Article V shall not be exclusive of any other right which a Director or officer or other person indemnified pursuant to Section 3 of this Article V may have or hereafter acquire under any law (common or statutory), provision of the Articles of Incorporation of the Corporation or these Bylaws, agreement, vote of disinterested Directors or otherwise.

Section 6. *Insurance.* The Corporation may purchase and maintain insurance, at its expense, to protect itself and any person who is or was serving as a Director, officer, employee or agent of the Corporation or is or was serving at the request of the Corporation as a Director, officer, partner, venturer, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic corporation, partnership, joint venture, proprietorship, trust or other enterprise against any expense, liability or loss, whether the Corporation would have the power to indemnify such person against such expense, liability or loss under this Article V.

Section 7. *Notification.* Any indemnification of or advance of expenses to a Director or officer in accordance with this Article V shall be reported in writing to the members of the Board with or before the notice of the next regular meeting of the Board and, in any case, within the 12-month period immediately following the date of the indemnification or advance.

Section 8. *Savings Clause.* If this Article V or any portion hereof shall be invalidated on any ground by any court of competent jurisdiction, then the Corporation shall nevertheless indemnify and hold harmless each Director, officer or any other person indemnified pursuant to this Article V as to costs, charges and expenses (including attorneys' fees), judgments, fines and in amounts paid in settlement with respect to any action, suit or proceeding, whether civil, criminal, administrative or investigative, to the full extent permitted by any applicable portion of this Article V that shall not have been invalidated and to the fullest extent permitted by applicable law.

ARTICLE VI

CODE OF ETHICS

Section 1. *Policy and Purposes.*

(a) It is the policy of the Corporation that Directors and officers conduct themselves in a manner consistent with sound business and ethical practices; that the public interest always be considered in conducting corporate business; that the appearance of impropriety be avoided to

ensure and maintain public confidence in the Corporation; and that the Board establish policies to control and manage the affairs of the Corporation fairly, impartially, and without discrimination.

(b) This Code of Ethics has been adopted as part of the Corporation's Bylaws for the following purposes: (a) to encourage high ethical standards in official conduct by Directors and corporate officers; and (b) to establish guidelines for such ethical standards of conduct.

Section 2. *Conflicts of Interest.*

(a) Except as provided in subsection (c), a Director or officer is prohibited from participating in a vote, decision, or award of a contract involving a business entity or real property in which the Director or the officer has a substantial interest, if it is foreseeable that the business entity or real property will be economically benefitted by the action. A person has a substantial interest in a business (i) if his or her ownership interest is ten percent or more of the voting stock or shares of the business entity or ownership of $15,000 or more of the fair market value of the business entity, or (ii) if the business entity provides more than ten percent of the person's gross income. A person has a substantial interest in real property if the interest is an equitable or legal ownership with a fair market value of $2,500 or more. An interest of a person related in the second degree by affinity (marriage relationship) or the third degree by consanguinity (blood relationship) to a Director or officer is considered a substantial interest.

(b) If a Director or a person related to a Director in the first or second degree by affinity or the first, second, or third degree by consanguinity has a substantial interest in a business entity or real property that would be pecuniarily affected by any official action taken by the Board, such Director, before a vote or decision on the matter, shall file an affidavit stating the nature and extent of the interest. The affidavit shall be filed with the Secretary of the Board.

(c) A Director who has a substantial interest in a business entity that will receive a pecuniary benefit from an action of the Board may vote on that action if a majority of the Board has a similar interest in the same action or if all other similar business entities in the City will receive a similar pecuniary benefit.

(d) An employee of a public entity may serve on the Board.

Section 3. *Acceptance of Gifts.* No Director or officer shall accept any benefit as consideration for any decision, opinion, recommendation, vote or other exercise of discretion in carrying out official acts for the Corporation. No Director or officer shall solicit, accept, or agree to accept any benefit from a person known to be interested in or likely to become interested in any contract, purchase, payment, claim or transaction involving the exercise of the Director's or officer's discretion. As used here, a benefit does not include:

(a) a fee prescribed by law to be received by a Director or officer or any other benefit to which the Director or officer is lawfully entitled or for which he or she gives legitimate

consideration in a capacity other than as a Director or officer,

(b) a gift or other benefit conferred on account of kinship or a personal, professional, or business relationship independent of the official status of the Director or officer;

(c) an honorarium in consideration for legitimate services rendered above and beyond official duties and responsibilities if:

(1) not more than one honorarium is received from the same person in a calendar year;

(2) not more than one honorarium is received for the same service; and

(3) the value of the honorarium does not exceed $250 exclusive of reimbursement for travel, food, and lodging expenses incurred by the Director or officer in performance of the services;

(d) a benefit consisting of food, lodging, transportation, or entertainment accepted as a guest if reported as may be required by law.

Section 4. *Bribery.* A Director or officer shall not intentionally or knowingly offer, confer or agree to confer on another, or solicit, accept, or agree to accept from another:

(a) any benefit as consideration for the Director's or officer's decision, opinion, recommendation, vote, or other exercise of discretion as a Director or officer;

(b) any benefit as consideration for the Director or officer's decision, vote, recommendation, or other exercise of official discretion in a judicial or administrative proceeding; or

(c) any benefit as consideration for a violation of duty imposed by law on the Director or officer.

Section 5. *Nepotism.* No Director or officer shall appoint, or vote for, or confirm the appointment to any office, position, clerkship, employment or duty, of any person related within the second degree by affinity or within the third degree of consanguinity to the Director or officer so appointing, voting or confirming, or to any other Director or officer. This provision shall not prevent the appointment, voting for, or confirmation of any person who shall have been continuously employed in any such office, position, clerkship, employment or duty at least thirty (30) days prior to the appointment of the Director or officer so appointing or voting.

ARTICLE VII

AMENDMENTS

Any subsequent revisions, amendments or changes adopted by the Board that, in any way, amends, modifies, changes, revises or dilutes the provisions of Article II or Article VII of these Bylaws must be approved by majority vote of the present and qualified Class I Directors and by majority vote of the Class II Directors qualified and in attendance at the meeting considering such revision, amendment, or change. Any other subsequent revision, amendment or change of these Bylaws adopted by the Board shall be approved by majority vote of all of the Directors, regardless of class.

ADOPTED BY VOTE OF THE BOARD OF DIRECTORS: ~~January 29, 2013.~~_____.

AGENDA ITEM # 16

KEY FOCUS AREA: E-Gov

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Fair Housing

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize **(1)** the acceptance of a grant from the U.S. Department of Housing and Urban Development for the Fair Housing Assistance Program to expand education and outreach during the period May 20, 2016 through September 30, 2017; and **(2)** the execution of the cooperative grant agreement and any other documents related to the grant - Not to exceed $20,000 - Financing: U.S. Department of Housing Urban Development Grant Funds

BACKGROUND

On November 15, 1991, the U.S. Department of Housing and Urban Development (HUD) notified the Fair Housing Office that the City of Dallas Fair Housing Ordinance is substantially equivalent to the Federal Act. Certification of substantial equivalency qualifies the City for federal funding for fair housing enforcement, education and outreach.

On September 1, 1992, a Cooperative Agreement between the City and the U.S. Department of Housing and Urban Development was executed whereby the City became a Fair Housing Assistance Program agency (FHAP) and began participating in the U.S. Department of Housing and Urban Development Fair Housing Assistance Program. This program provides funding for substantially equivalent fair housing agencies.

On May 20, 2016, the City was notified that it would receive $20,000 in FHAP Partnership Funds for Fair Housing enhanced Education and Outreach. These funds will be used by the Fair Housing Office to print additional literature for underserved communities and conduct additional outreach and advertising and media costs and the development of a video on reasonable accommodation.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Housing Committee on August 1, 2016.

FISCAL INFORMATION

$20,000 - U. S. Department of Housing Urban Development Grant Funds

WHEREAS, the Fair Housing Ordinance, Chapter 20A of the Dallas City Code, was amended on November 7, 1990 and September 25, 1991 for the purpose of obtaining certification from the U.S. Department of Housing and Urban Development (HUD) that the City of Dallas is a fair housing agency operating substantially equivalent to HUD; and

WHEREAS, on June 12, 1992, the U.S. Department of Housing and Urban Development granted the City of Dallas interim certification as a substantially equivalent fair housing agency; and

WHEREAS, on April 24, 1995, the U.S. Department of Housing and Urban Development granted the City of Dallas final certification as a substantially equivalent fair housing agency; and

WHEREAS, on May 20, 2016, the U.S. Department of Housing and Urban Development granted the City Fair Housing Assistance Program Comprehensive Funding Approach funds for Fiscal Year 2015-16 in the amount of $20,000;

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to **(1)** accept a grant from the U.S. Department of Housing and Urban Development (HUD) for the Fair Housing Assistance Program (FHAP) (Grant No. FF206K166005, CFDA No. 14.401) for the printing of literature, advertising and media costs and development of a video on Reasonable Accommodation for the period May 20, 2016 through September 30, 2017 in the amount of $20,000; and **(2)** the execution of the cooperative grant agreement and any other documents related to the grant, subject to approval as to form by the City Attorney.

Section 2. That the City Manager is hereby authorized to establish appropriations in Fund F492, Department MGT, Unit 1961, in an amount not to exceed $20,000 (Schedule A).

Section 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in Fund F492, Department MGT, Unit 1961, Revenue Source 6506, in an amount not to exceed $20,000.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds from Fund F492, Department MGT, Unit 1961, various Object Codes, in an amount not to exceed $20,000 in accordance with the cooperative grant agreement.

Section 5. That the City Manager is hereby authorized to reimburse the U.S. Department of Housing and Urban Development (HUD) any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible no later than 30 days after the reimbursement.

Section 6. That the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports no later than 30 days after the receipt of the report.

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Schedule A
Fair Housing Assistance Program (FHAP)
Fund F492, Unit 1961

Object Code		**Description**		**Funds**				**Program Total**
3030		Printing		5,000				5,000
3320		Advertising		5,000				5,000
3070		Professional Services – Development of video		10,000				10,000
		Program Totals		**$20,000**				**$20,000**

AGENDA ITEM # 17

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 65E K

SUBJECT

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

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Camden Homes, LLC has submitted a proposal and development plan to DHADC for 7 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 7 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Camden Homes, LLC to DHADC, the sale of those lots from DHADC to Camden Homes, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Camden Homes, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Camden Homes, LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Camden Homes, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 2,100 square feet and from $110,000 to $150,000. The lots will be deed restricted for sale to low income families.

DHADC will receive $35,000.00 for the sales price of the vacant lots to Camden Homes, LLC, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On April 21, 2016, the DHADC board of directors approved the development plan and sale of 18 lots from DHADC to Camden Homes, LLC.

Information about this item was provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Camden Homes, LLC

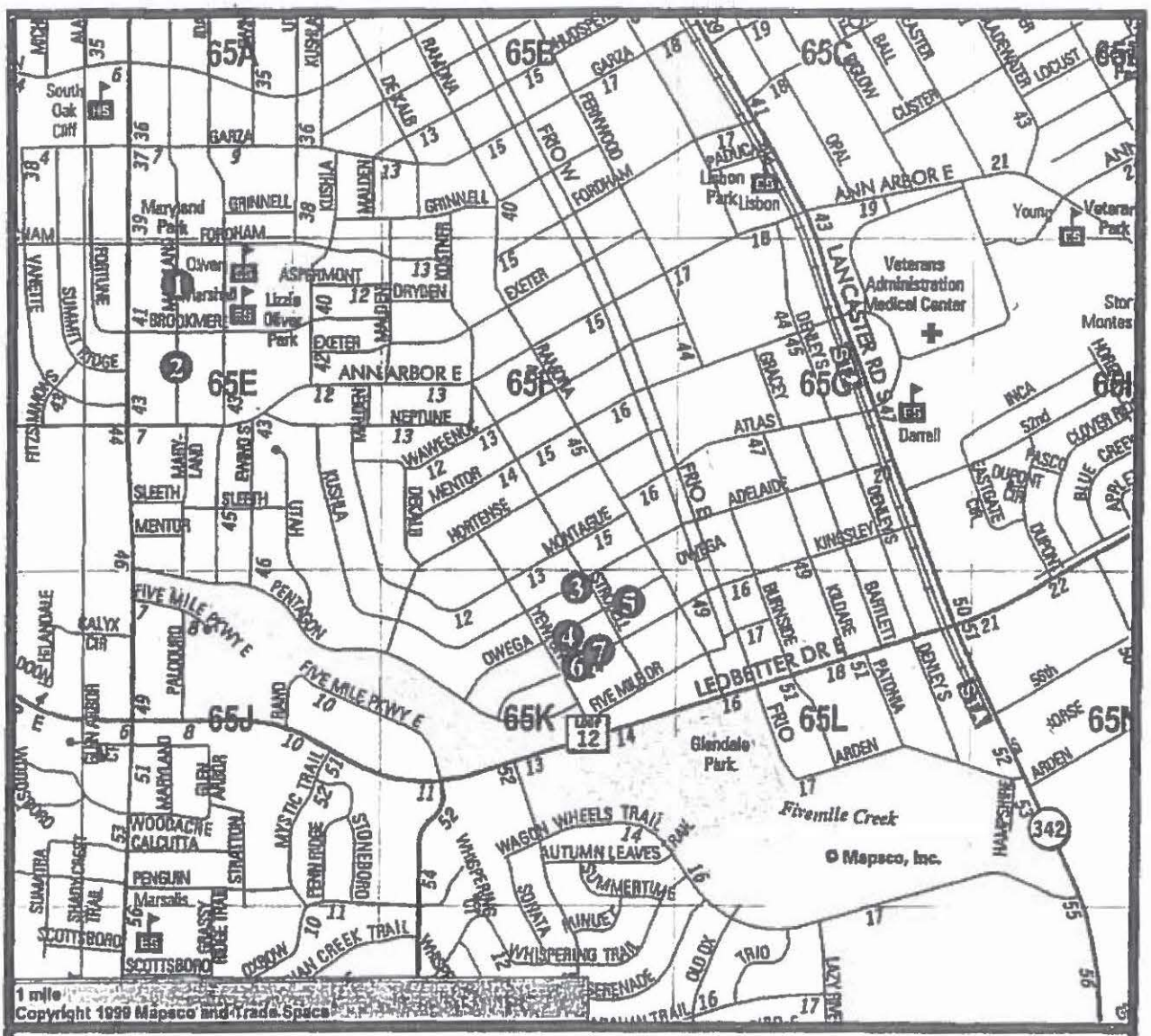
M. T. Akhavizadeh, Director

MAP

Attached

Land Bank (DHADC) Sale of Lots to Camden Homes, LLC

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 4030 Maryland	65E	4	$12,266.14
2. 4250 Maryland	65E	4	$18,125.64
3. 1439 Adelaide	65K	4	$ 3,964.36
4. 1418 Owega	65K	4	$21,639.88
5. 1510 Owega	65K	4	$15,563.89
6. 1507 Kingsley	65K	4	$ 8,473.44
7. 1511 Kingsley	65K	4	$12,221.03



Property Address	Mapsco	Council District
1. 4030 Maryland	65E	4
2. 4250 Maryland	65E	4
3. 1439 Adelaide	65K	4
4. 1418 Owega	65K	4
5. 1510 Owega	65K	4
6. 1507 Kingsley	65K	4
7. 1511 Kingsley	65K	4

August 10, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Camden Homes, LLC submitted a proposal and development plan to DHADC for 7 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Camden Homes, LLC and authorize the sale of the said 7 lots from DHADC to Camden Homes, LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Camden Homes, LLC and the sale of 7 lots shown on Exhibit "A" from DHADC to Camden Homes, LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**4030 Maryland** Lot 7, Green Acres Addition No. 2 Block E/6005	Camden Homes, LLC	1	$5,000.00
2	**4250 Maryland** Lot 11, Green Acres Addition No. 2 Block D/6005	Camden Homes, LLC	1	$5,000.00
3	**1439 Adelaide** Lot 9, Glendale Park Addition Block 7/4348	Camden Homes, LLC	1	$5,000.00
4	**1418 Owega** Lot 5, Glendale Park Addition Block 9/4350	Camden Homes, LLC	1	$5,000.00
5	**1510 Owega** Lot C, Glendale Acres Addition Block 2/4343	Camden Homes, LLC	1	$5,000.00
6	**1507 Kingsley** Part of Lot 3, Glendale Acres Addition Block 2/4343	Camden Homes, LLC	1	$5,000.00
7	**1511 Kingsley** Part of Lot 3, Glendale Acres Addition Block 2/4343	Camden Homes, LLC	1	$5,000.00
TOTAL				**$35,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 7

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

see attached

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages ____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 3
Square Footage range of each home 1,200 - 1,700
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 0-2 Number of Carports ____ Detached ____ Attached
Type of Exterior Veneer Brick/Siding Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer $110K - $140K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built 4
Square Footage range of each home 1,600 - 2,100
Number of Bedrooms/Baths in each home 4 / 2
Number of Garages 0-2 Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer Brick/Siding Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer $115K - $150K

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 180 days after receiving the deed to the property

Completion of Construction: 90 days after start of construction

Sale of first affordable housing unit to low income household: 120 days after completion of construction

Sale of last affordable unit to low income households: TBD days after completion of first house

4030 MARYLAND	Dallas	Texas	Camden Homes	1
4250 MARYLAND	Dallas	Texas	Camden Homes	2
1439 ADELAIDE	Dallas	Texas	Camden Homes	3
1418 OWEGA	Dallas	Texas	Camden Homes	4
1510 OWEGA	Dallas	Texas	Camden Homes	5
1507 KINGSLEY	Dallas	Texas	Camden Homes	6
1511 KINGSLEY	Dallas	Texas	Camden Homes	7

AGENDA ITEM # 18

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 55P

SUBJECT

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

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Confia Homes, L.L.C. has submitted a proposal and development plan to DHADC for 3 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 3 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Confia Homes, L.L.C. to DHADC, the sale of those lots from DHADC to Confia Homes, L.L.C. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Confia Homes, L.L.C. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Confia Homes, L.L.C. and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Confia Homes, L.L.C. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,300 to 1,400 square feet and from $90,000 to $115,000. The lots will be deed restricted for sale to low income families.

DHADC will receive $15,000.00 for the sales price of the vacant lots to Confia Homes, L.L.C., as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On April 21, 2016, the DHADC board of directors approved the development plan and sale of 11 lots from DHADC to Confia Homes, L.L.C.

Information about this item was provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Confia Homes, L.L.C.

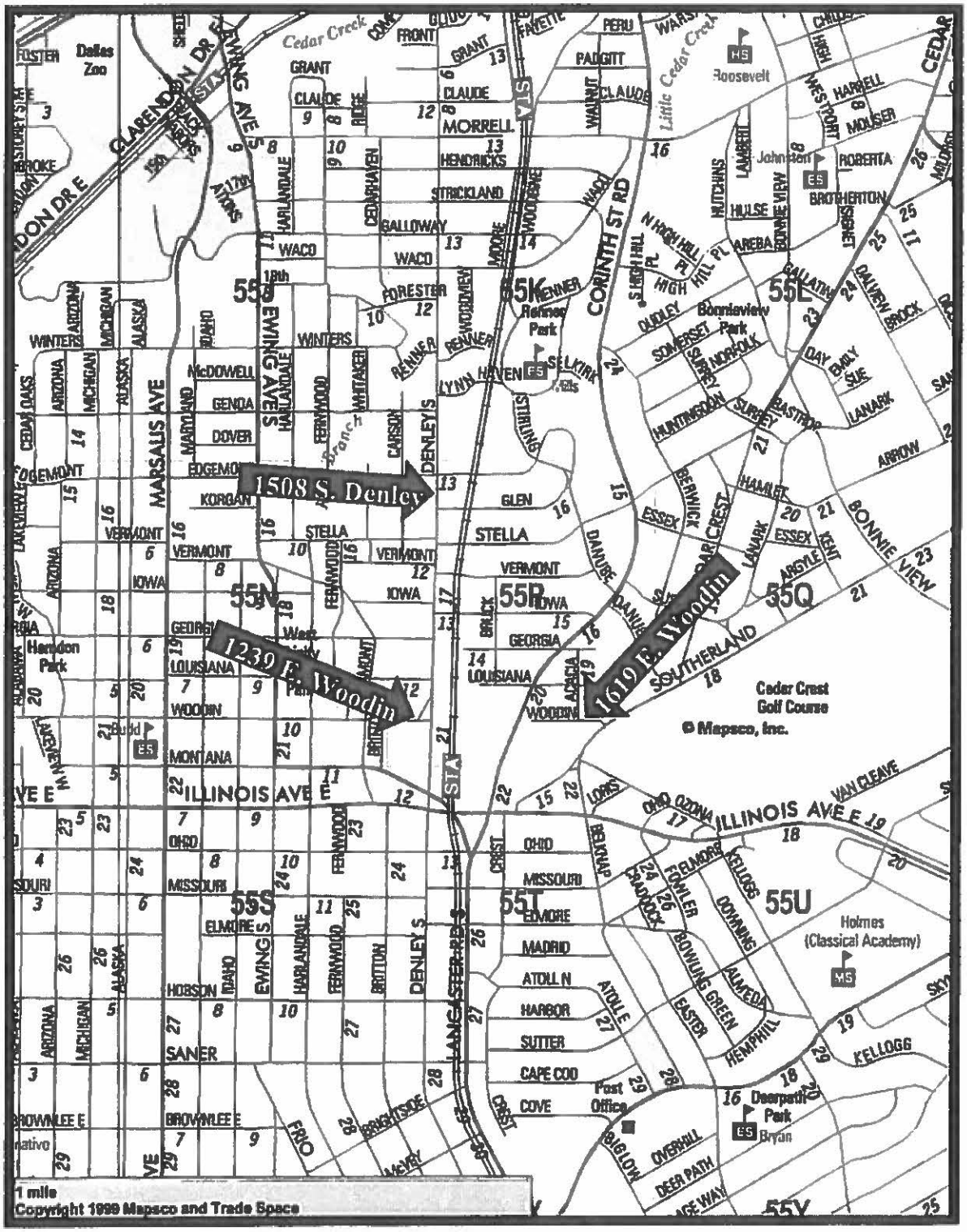
Roberts Carrillo Management, Inc., Manager
Kenneth E. Roberts, Chief Operating Officer
Ricardo Alonso-Carrillo, President

MAP

Attached

Land Bank (DHADC) Sale of Lots to
Confia Homes, L.L.C.

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 1239 E. Woodin	55P	4	$18,430.49
2. 1508 S. Denley	55P	4	$ 5,068.87
3. 1619 E. Woodin	55P	4	$ 9,669.33


1508 S. Denley
1239 E. Woodin
1619 E. Woodin
Dallas Zoo
Cedar Creek
Little Cedar Creek
Roosevelt
Johnston
Reinke Park
Boonlaview Park
Hamdon Park
Budd
Deerpath Park
Holmes (Classical Academy)
Cedar Crest Golf Course
Post Office
55K
55L
55N
55P
55Q
55R
55S
55T
55U
55V
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 55P

August 10, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Confia Homes, L.L.C. submitted a proposal and development plan to DHADC for 3 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Confia Homes, L.L.C. and authorize the sale of 3 lots from DHADC to Confia Homes, L.L.C. to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Confia Homes, L.L.C. and the sale of 3 lots shown on Exhibit "A" from DHADC to Confia Homes, L.L.C. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**1239 E. Woodin** Lot 13, Trinity Heights Addition No. 3 Block 37/3709	Confia Homes, L.L.C.	1	$5,000.00
2	**1508 S. Denley** Lot 3, Edgemont Addition Block 6/3566	Confia Homes, L.L.C.	1	$5,000.00
3	**1619 E. Woodin** Lot 10, Trinity Heights Addition No. 3 Block 55/3729	Confia Homes, L.L.C.	1	$5,000.00
TOTAL				**$15,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 3

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

See property list.

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1300 - 1400
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer Brick/Siding Which sides Brick - FS / Siding - R
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 90K - 115K

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1300 - 1400
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer Brick/Siding Which sides Brick - FS / Siding - R
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 90K - 115K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1300 - 1400
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer Brick/Siding Which sides Brick - FS / Siding - R
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 90K - 115K

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 30 days
Completion of Construction 120 days
Sale of first affordable housing unit to low income households 30 days
Sale of last affordable unit to low income households 120 days

Proposed Lot Acquisition List for Confia Homes, LLC

	Street #	Address
	1239	E. WOODIN
	1508	S. DENLEY
	1619	E. WOODIN

AGENDA ITEM # 19

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 55S Z 56S 65B D F G 66E

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Cooper Contractors, Inc. for the construction of affordable houses; **(2)** the sale of 11 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Cooper Contractors, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 11 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Cooper Contractors, Inc. has submitted a proposal and development plan to DHADC for 11 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 11 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Cooper Contractors, Inc. to DHADC, the sale of those lots from DHADC to Cooper Contractors, Inc. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Cooper Contractors, Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Cooper Contractors, Inc. and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Cooper Contractors, Inc. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 1,500 square feet and from $120,000 to $150,000. The lots will be deed restricted for sale to low income families.

DHADC will receive $65,000.00 for the sales price of the vacant lots to Cooper Contractors, Inc., as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On April 21, 2016, the DHADC board of directors approved the development plan and sale of 17 lots from DHADC to Cooper Contractors, Inc.

Information about this item was provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Cooper Contractors, Inc.

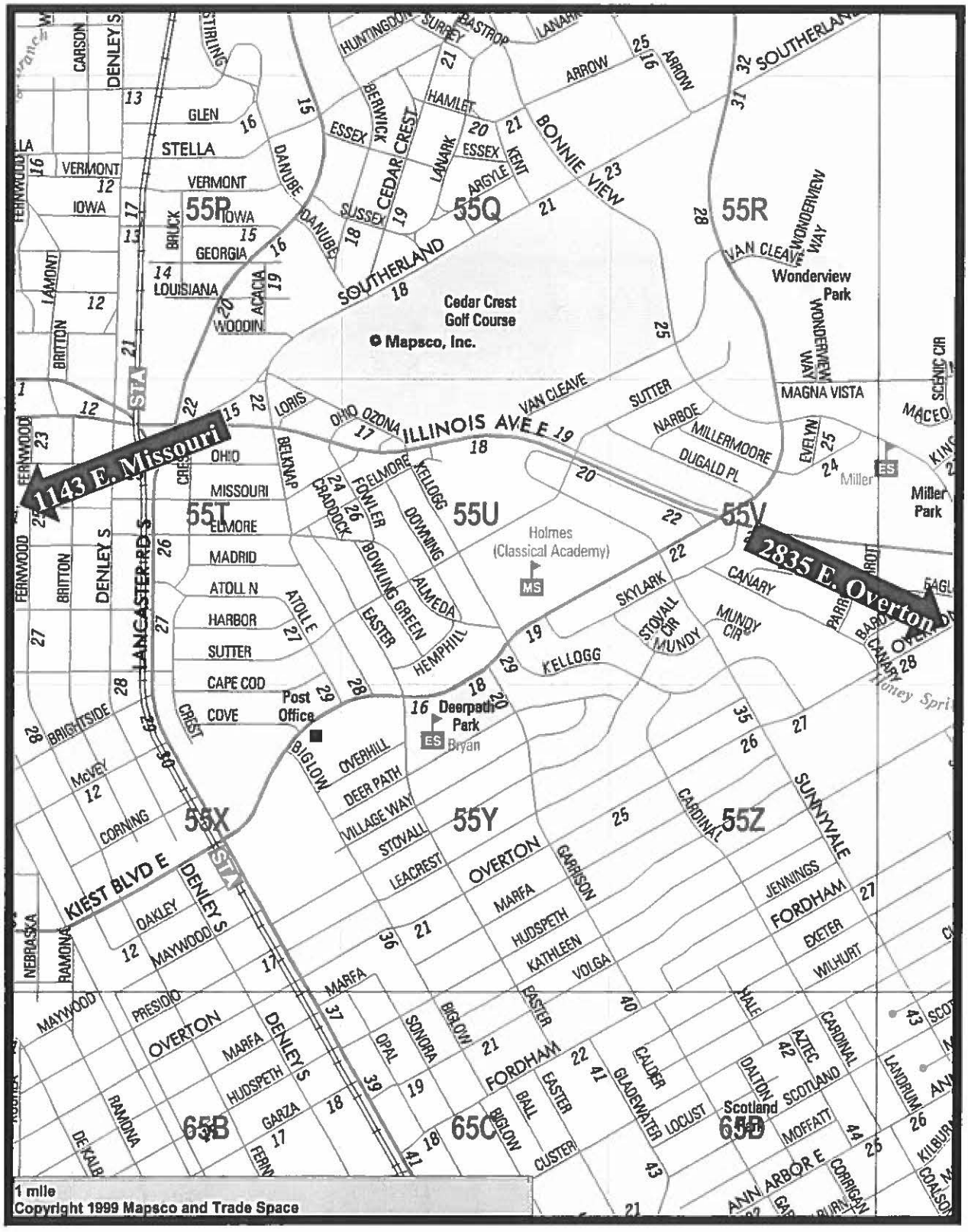
Simmie Cooper, President

MAPS

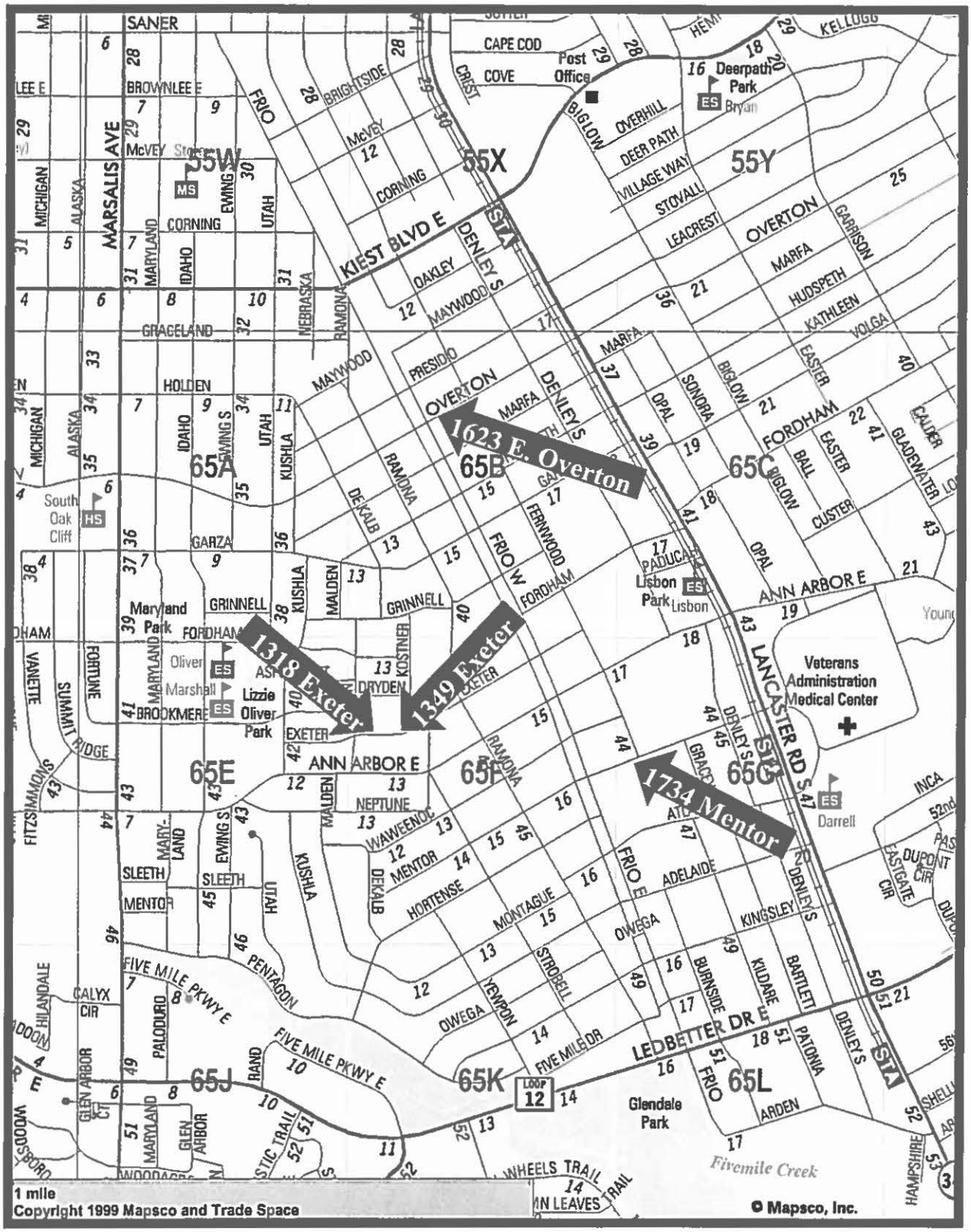
Attached

Land Bank (DHADC) Sale of Lots to
Cooper Contractors, Inc.

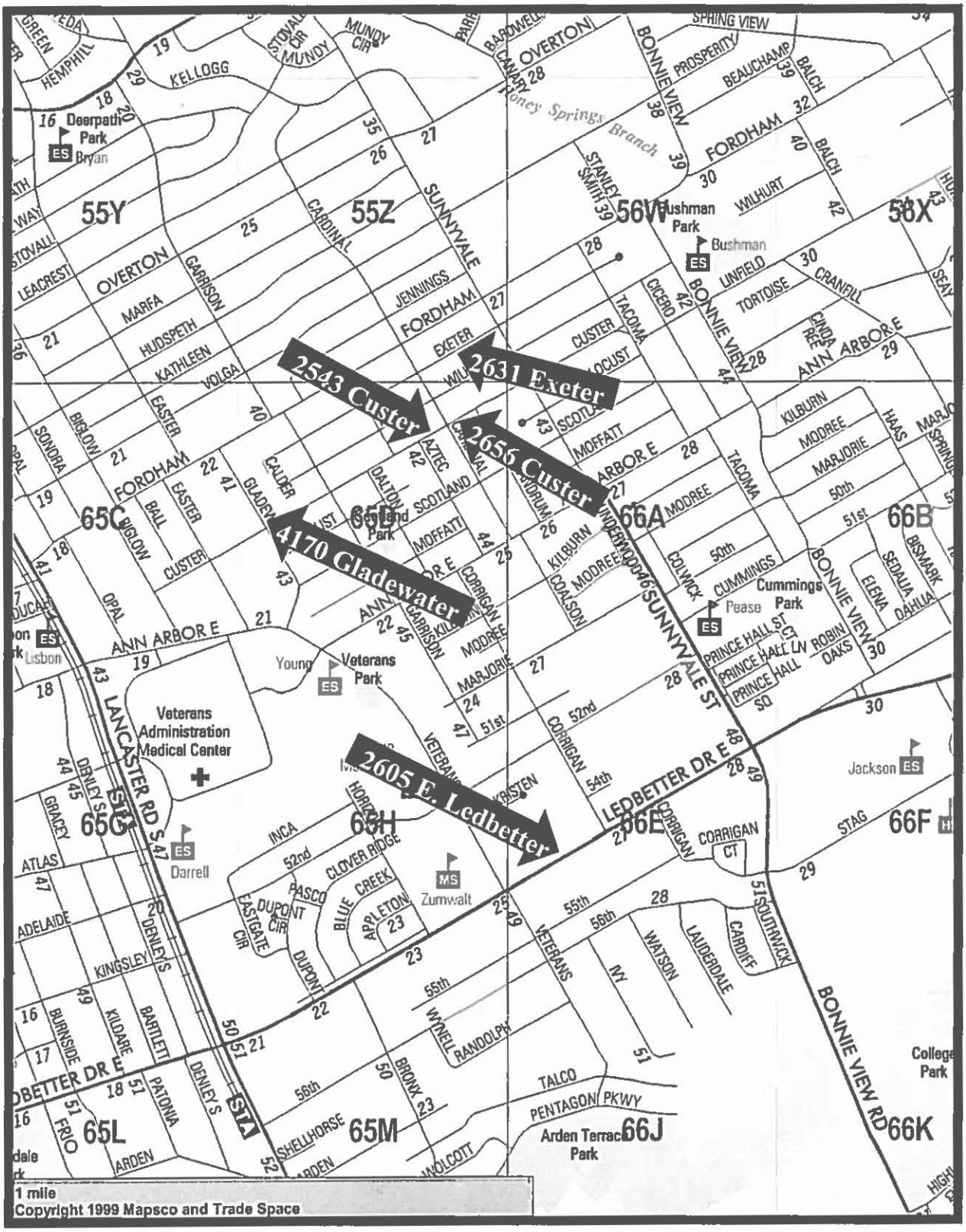
Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 2543 Custer	65D	4	$16,193.24
2. 2656 Custer	65D	4	$ 2,521.28
3. 1318 Exeter	65F	4	$20,826.93
4. 1349 Exeter	65F	4	$15,438.19
5. 2631 Exeter	55Z	4	$ 2,424.82
6. 4170 Gladewater	65D	4	$ 6,809.11
7. 2605 E. Ledbetter	66E	4	$ 1,334.72
8. 1734 Mentor	65G	4	$19,538.74
9. 1143 E. Missouri	55S	4	$ 6,953.19
10. 1623 E. Overton	65B	4	$16,778.11
11. 2835 E. Overton	56S	4	$30,154.63



MAPSCO 55S & 56S



MAPSCO 65B,65F,65G



MAPSCO 55Z,65D,66E

August 10, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Cooper Contractors, Inc. submitted a proposal and development plan to DHADC for 11 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Cooper Contractors, Inc. and authorize the sale of the said 11 lots from DHADC to Cooper Contractors, Inc. to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Cooper Contractors, Inc. and the sale of 11 lots shown on Exhibit "A" from DHADC to Cooper Contractors, Inc. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**2543 Custer** Lot 22, Lisbon Heights Addition Block 5/5852	Cooper Contractors, Inc.	1	$5,000.00
2	**2656 Custer** Lot 5, Southgate Annex No. 2 Addition Block 12/6081	Cooper Contractors, Inc.	1	$5,000.00
3	**1318 Exeter** Lots 11 & 12, Belmeade Addition Block M/4870	Cooper Contractors, Inc.	2	$10,000.00
4	**1349 Exeter** Lot 20-A of a Resubdivision of Part of Lot 19 and Lots 20 & 21, Belmeade Addition Block L/4869	Cooper Contractors, Inc.	1	$5,000.00
5	**2631 Exeter** Lot 17, Lisbon Heights Addition Block 2/5852	Cooper Contractors, Inc.	1	$5,000.00
6	**4170 Gladewater** Lot 6C, Oak Cliff Gardens Addition Block 4/5848	Cooper Contractors, Inc.	1	$5,000.00
7	**2605 E. Ledbetter** Part of Lots 47, 48 & 49 Block 44/5845	Cooper Contractors, Inc.	2	$10,000.00
8	**1734 Mentor** Lot 11, Bellevue Addition Block 19/4315	Cooper Contractors, Inc.	1	$5,000.00
9	**1143 E. Missouri** Lot 5, Broadmoor Addition Block 27/4226	Cooper Contractors, Inc.	1	$5,000.00
10	**1623 E. Overton** Lot 19, Liberty Heights Addition Block 19/4074	Cooper Contractors, Inc.	1	$5,000.00
11	**2835 E. Overton** Lot 27, Honey Crest Heights Revision Addition Block H/6086	Cooper Contractors, Inc.	1	$5,000.00
TOTAL				**$65,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 11

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

See attached

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built 3
Square Footage range of each home 1200 - 1500 sq ft.
Number of Bedrooms/Baths in each home 3-4 / 1-2
Number of Garages 0-2 Number of Carports ___ Detached ___ Attached X
Type of Exterior Veneer siding &/or Brick Which sides All sides
Your Sales Price range without Subsidies to Qualified Low Income Buyer $120,000 - $150,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 8
Square Footage range of each home 1200 - 1500 sq ft.
Number of Bedrooms/Baths in each home 3-4 / 1-2
Number of Garages 0-2 Number of Carports ___ Detached ___ Attached X
Type of Exterior Veneer siding &/or Brick Which sides All sides
Your Sales Price range without Subsidies to Qualified Low Income Buyer $120,000 - $150,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home _____
Number of Garages ___ Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer _____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 180 days after receiving the deed to the property

Completion of Construction: 100 days after start of construction

Sale of first affordable housing unit to low income household: 120 days after completion of construction

Sale of last affordable unit to low income households: TBD days after completion of first house

2543 CUSTER	Dallas	Texas	Cooper Contractors
2656 CUSTER	Dallas	Texas	Cooper Contractors
1318 EXETER	Dallas	Texas	Cooper Contractors
1349 EXETER	Dallas	Texas	Cooper Contractors
2631 EXETER	Dallas	Texas	Cooper Contractors
4170 GLADEWATER	Dallas	Texas	Cooper Contractors

2605 LEDBETTER, E.	Dallas	Texas	Cooper Contractors
1734 MENTOR	Dallas	Texas	Cooper Contractors
1143 MISSOURI, E.	Dallas	Texas	Cooper Contractors
1623 OVERTON, E.	Dallas	Texas	Cooper Contractors
2835 OVERTON, E.	Dallas	Texas	Cooper Contractors

AGENDA ITEM # 20

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 42U 43F

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; and **(2)** the exchange of deed restrictions from 2 lots previously purchased from the Dallas Housing Acquisition and Development Corporation to 2 comparable lots owned by the developer (list attached) – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. On January 24, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property both under the Act or otherwise.

DFW Projects, LLC has submitted a proposal and development plan to DHADC for the exchange of the deed restrictions from 2 lots previously purchased from the Land Bank to 2 comparable lots owned by the developer. The DHADC Board has approved the development plan and exchange of the deed restrictions, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by DFW Projects, LLC to the City's Land Bank and the exchange of the deed restrictions on the lots. DFW Projects, LLC will build affordable houses on the lots previously owned by them.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 23, 2016, the DHADC Board approved DFW Projects, LLC's development plan and exchange of the deed restrictions, subject to City Council approval.

Information about this item will be provided to the Housing Committee on August 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

DFW Projects, LLC

Johnny Aguinaga, Managing Member

MAP

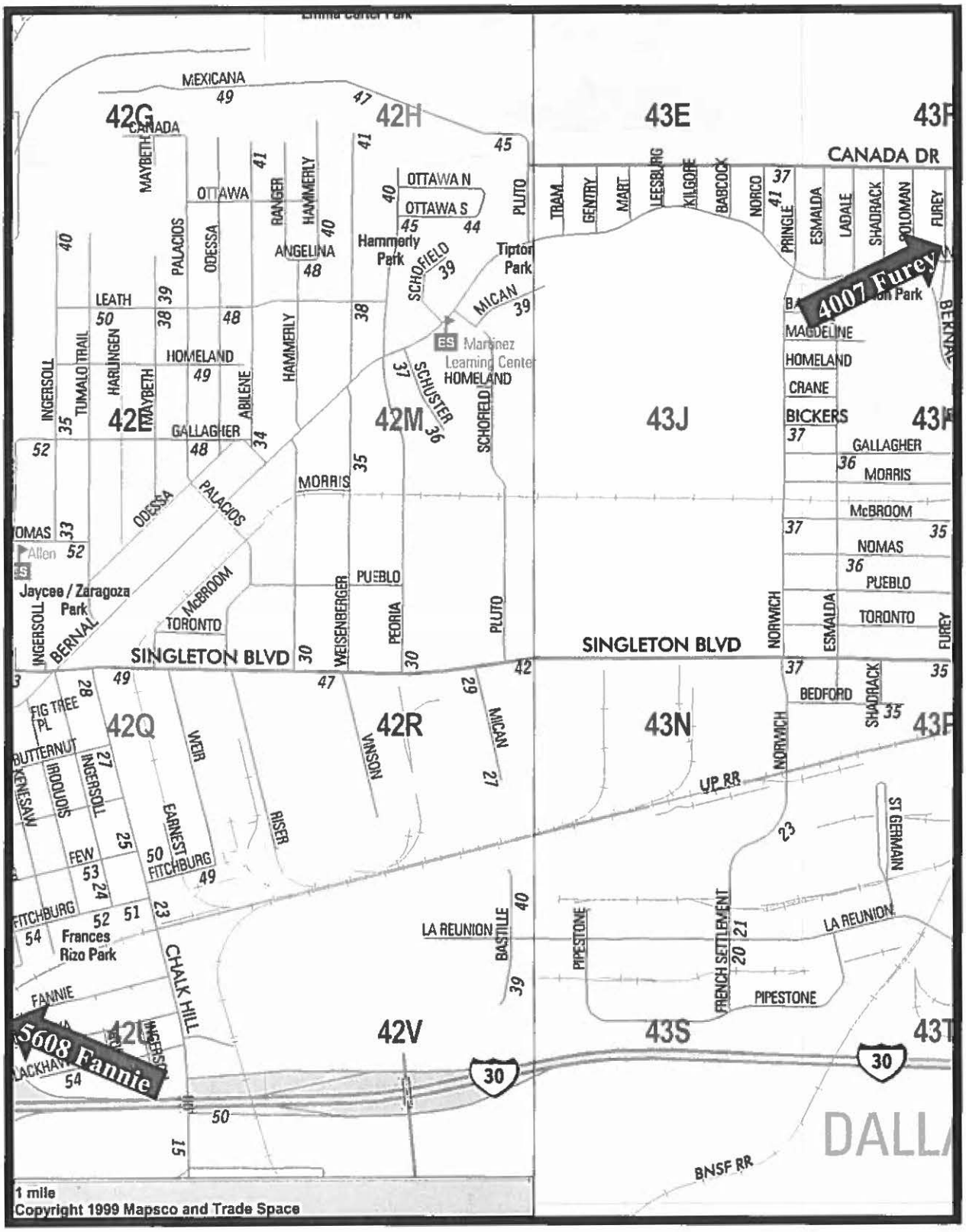
Attached

Lots Acquired from Land Bank (DHADC)
by DFW Projects, LLC

Property Address	Mapsco	Council District
1. 1908 Gallagher	44J	6
2. 2017 Morris	43M	6

Lots Owned by
DFW Projects, LLC
To be Exchanged for Land Bank Lots

Property Address	Mapsco	Council District
1. 4007 Furey	43F	6
2. 5608 Fannie	42U	6



MAPSCO 42U & 43F

August 10, 2016

WHEREAS, on January 28, 2004, by Resolution No. 04-0458, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code; and

WHEREAS, DFW Projects, LLC submitted a proposal and development plan to DHADC to exchange the deed restrictions from 2 lots previously purchased from the Land Bank to 2 comparable lots owned by the developer as shown on Exhibit "A", as permitted under Section 379C.0105 of the Texas Local Government Code and the DHADC Board has approved the development plan and exchange of the deed restrictions, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" submitted by DFW Projects, LLC and authorize the exchange of the deed restrictions to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by DFW Projects, LLC and the exchange of the deed restrictions from 2 lots previously purchased from the Land Bank to 2 comparable lots owned by the developer as shown on Exhibit "A" are approved.

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"

LAND BANK PROPERTY					
EXCHANGE	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SIZE OF LOT/SF**	**ASSESSED LAND VALUE**
		LOTS ACQUIRED FROM LAND BANK			
1	**1908 Gallagher** Part of Lots 30 & 31, Lake Como Unrec Addition Block 7128	DFW Projects, LLC	1	3,662	$5,860
2	**2017 Morris** West 35.5 Feet of Lot 10, Victory Gardens No. 5 Addition Block 23/7127	DFW Projects, LLC	1	3,511	$5,620
				TOTAL	$11,480

TO BE EXCHANGED	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SIZE OF LOT/SF	ASSESSED LAND VALUE
		LOTS EXCHANGED BY DEVELOPER			
1	**4007 Furey** Lot 20, Westmoreland Park No. 3 Addition Block E/3892	DFW Projects, LLC	1	6,830	$12,000
2	**5608 Fannie** Lot 19, Eagle Heights Development Company Addition Block A/7191	DFW Projects, LLC	1	5,520	$4,800
				TOTAL	$16,800

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND BANK LOT(S) ACQUIRED BY DEVELOPER AND THE PROPOSED LOT(S) TO BE EXCHANGED

(1) Provide the property address and legal description of the lot(s) acquired from the Land Bank by the developer to be exchanged (attach extra sheets if necessary) (the "Property").
1908 GALLAGHER DALLAS TX 75212 / BLK 7128 PT-LTS 30431 / LAKECREST PLACE UNREC.
2017 MORRIS DALLAS TX. 75212 / BLK 23/7127 W35.5ft LT10 / Victory GARDENS NO.5 SEC 2

(2) Provide the property address and legal description of the proposed lot(s) owned by the developer to be exchanged for the Land Bank lot(s) (attach extra sheets if necessary) (the "Property").
4007 FUREY ST. DALLAS TX 75212 / BLK 18/7146 LT 20 / Westmoreland Park NO.3
5608 Fannie st. Dallas Tx 75212 / BLK A/7191 LT 19 / Eagle Heights Development CO.

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home_____/_____
Number of Garages____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer_____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer_____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home_____/_____
Number of Garages____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer_____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer_____

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 2
Square Footage of each home 1,400 - 1,680
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer Hardy siding Which sides 80% and Wood Column in Front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer $165,000 - $185,000

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the original Land Bank property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 180 days
Completion of Construction 180 days
Sale of first affordable housing unit to low income households 180 days
Sale of last affordable unit to low income households 180 days

AGENDA ITEM # 21

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 4, 5

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 55E 57R

SUBJECT

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

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

JDS-Q Services, LLC has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 2 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by JDS-Q Services, LLC to DHADC, the sale of those lots from DHADC to JDS-Q Services, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to JDS-Q Services, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by JDS-Q Services, LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

JDS-Q Services, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 1,500 square feet and from $120,000 to $159,000. The lots will be deed restricted for sale to low income families.

DHADC will receive $10,000.00 for the sales price of the vacant lots to JDS-Q Services, LLC, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 23, 2016, the DHADC board of directors approved the development plan and sale of 2 lots from DHADC to JDS-Q Services, LLC.

Information about this item will be provided to the Housing Committee on August 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

JDS-Q Services, LLC

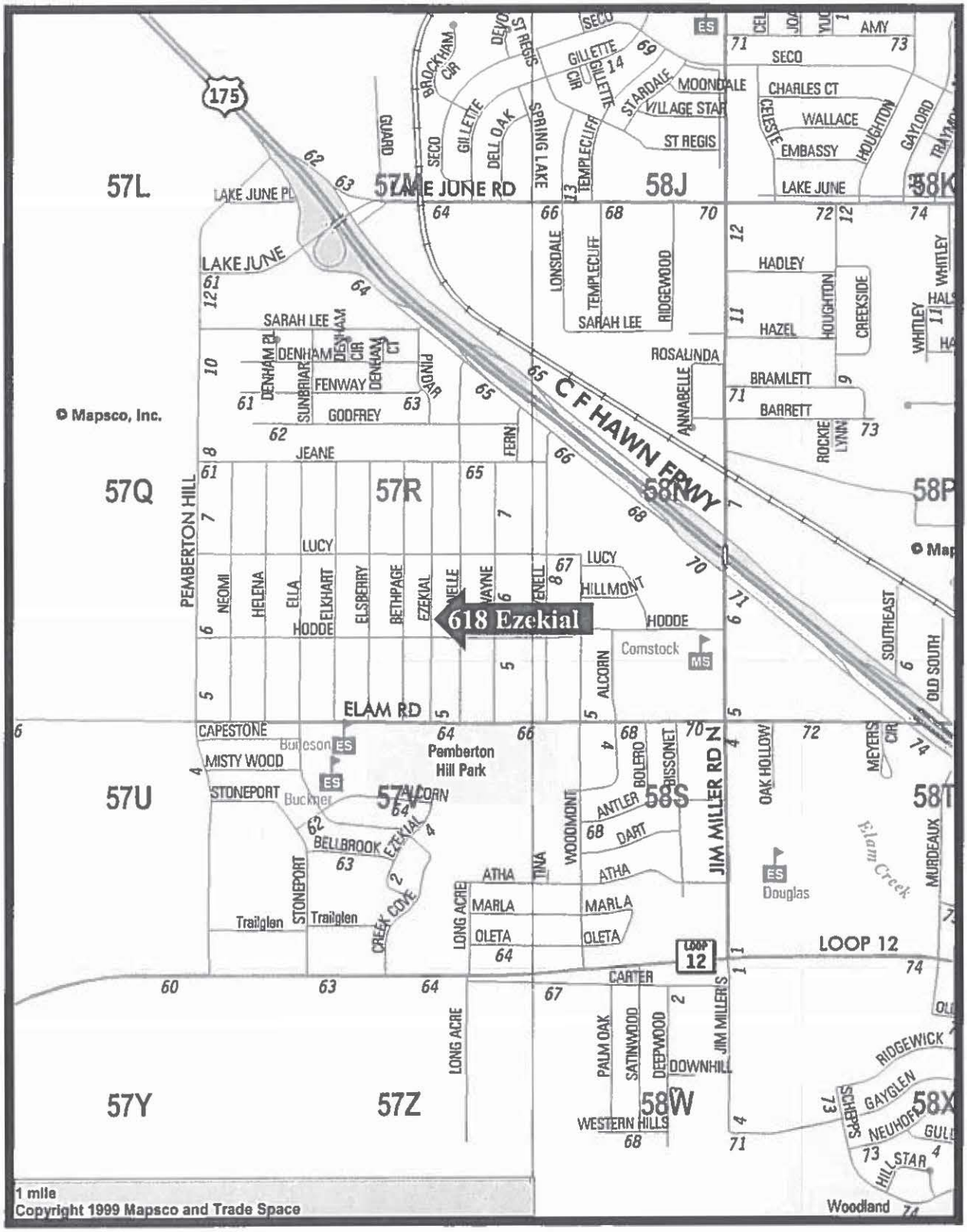
La'Quonda Brewer, Managing Member

MAPS

Attached

Land Bank (DHADC) Sale of Lots to
JDS-Q Services, LLC

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 1031 E. 11th	55E	4	$22,729.12
2. 618 Ezekial	57R	5	$26,292.95


618 Ezekial
LAKE JUNE RD
LAKE JUNE
C F HAWN FRWY
ELAM RD
LOOP 12
JIM MILLER RD N
PEMBERTON HILL
Pemberton Hill Park
Comstock
Douglas
Burleson
Buckner
Trailglen
Woodland
57L
57M
58J
58K
57Q
57R
58N
58P
57U
57V
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57Y
57Z
58W
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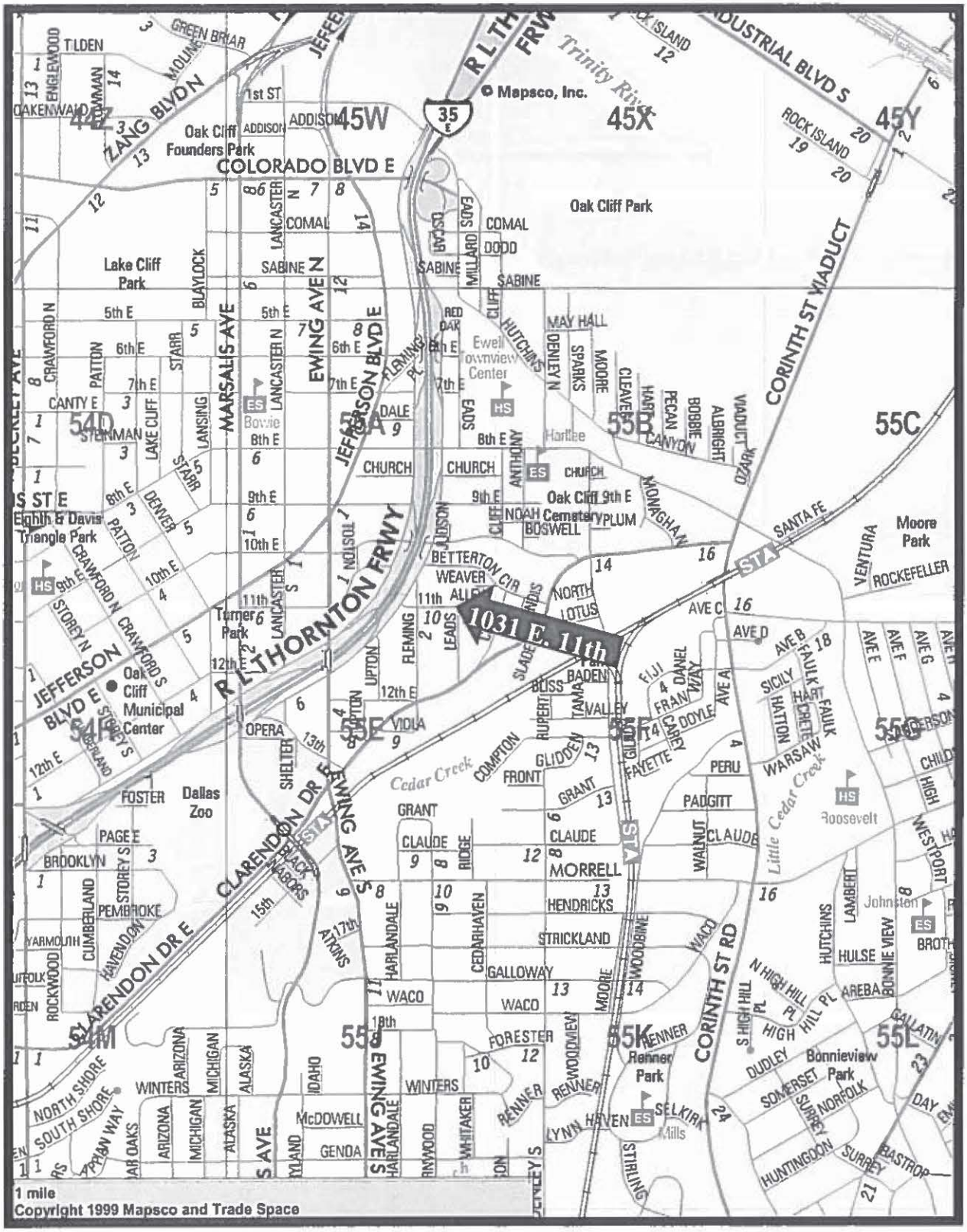
MAPSCO 57R


1031 E. 11th
R L THORNTON FRWY
JEFFERSON BLVD E
COLORADO BLVD E
CLARENDON DR E
EWING AVE S
MARSALIS AVE
ZANG BLVD N
CORINTH ST WIADUCT
CORINTH ST RD
Trinity River
Cedar Creek
Little Cedar Creek
Oak Cliff Founders Park
Lake Cliff Park
Oak Cliff Park
Eighth & Davis Triangle Park
Turner Park
Oak Cliff Municipal Center
Dallas Zoo
Ewell Townview Center
Bowie
Harllee
Oak Cliff Cemetery
Moore Park
Roosevelt
Johnston
Renner Park
Bonnieview
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MAPSCO 55E

August 10, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, JDS-Q Services, LLC submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by JDS-Q Services, LLC and authorize the sale of 2 lots from DHADC to JDS-Q Services, LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by JDS-Q Services, LLC and the sale of 2 lots shown on Exhibit "A" from DHADC to JDS-Q Services, LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**1031 E. 11th** East 1/2 of Lot 12, West 3 feet of Lot 11 of Original Town of Oak Cliff Block 102/3085	JDS-Q Services, LLC	1	$5,000.00
2	**618 Ezekial** Lot 12, Home Gardens No. 3 Addition Block T/6256	JDS-Q Services, LLC	1	$5,000.00
TOTAL				**$10,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 2

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). 618 Ezekiel
1031 11th St.

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built _____

Square Footage range of each home _____

Number of Bedrooms/Baths in each home _____ / _____

Number of Garages ____ Number of Carports ____ Detached ____ Attached ____

Type of Exterior Veneer _____ Which sides _____

Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 2

Square Footage range of each home 1,200-1,500 SqFt

Number of Bedrooms/Baths in each home 4 / 2

Number of Garages 1 Number of Carports ____ Detached ____ Attached ____

Type of Exterior Veneer Brick Which sides Front

Your Sales Price range without Subsidies to Qualified Low Income Buyer $120-159,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built _____

Square Footage range of each home _____

Number of Bedrooms/Baths in each home _____ / _____

Number of Garages ____ Number of Carports ____ Detached ____ Attached ____

Type of Exterior Veneer _____ Which sides _____

Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 7 days after receiving the deed to the property

Completion of Construction: 45 days after start of construction

Sale of first affordable housing unit to low income household: 60 days after completion of construction

Sale of last affordable unit to low income households: 60 days after completion of first house

AGENDA ITEM # 22

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 55N

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

King Home Builders, LLC has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 1 lot, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by King Home Builders, LLC to DHADC, the sale of that lot from DHADC to King Home Builders, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to King Home Builders, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by King Home Builders, LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

King Home Builders, LLC will build an affordable house on the lot. The approximate square footage and sales price of the house will be from 1,300 to 1,650 square feet and from $135,000 to $175,000. The lot will be deed restricted for sale to a low income family.

DHADC will receive $5,000.00 for the sales price of the vacant lot to King Home Builders, LLC, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 23, 2016, the DHADC board of directors approved the development plan and sale of 1 lot from DHADC to King Home Builders, LLC.

Information about this item will be provided to the Housing Committee on August 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

King Home Builders, LLC

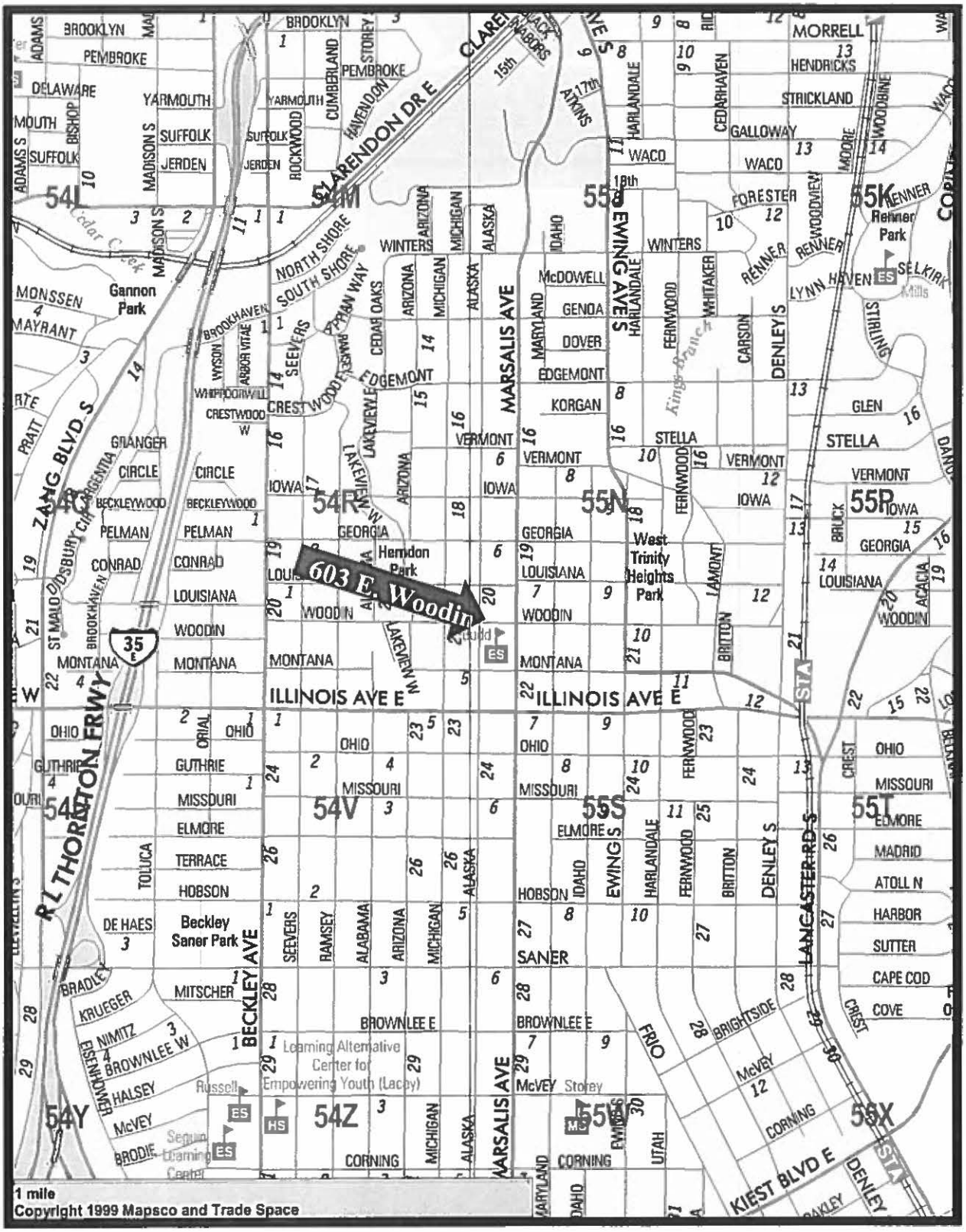
Jorge G. Lariz, Managing Member

MAP

Attached

Land Bank (DHADC) Sale of Lots to
King Home Builders, LLC

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 603 E. Woodin	55N	4	$24,755.38


603 E Woodin
MAPSCO 55N
1 mile
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August 10, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, King Home Builders, LLC submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed house submitted by King Home Builders, LLC and authorize the sale of 1 lot from DHADC to King Home Builders, LLC to build an affordable house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed house submitted by King Home Builders, LLC and the sale of 1 lot shown on Exhibit "A" from DHADC to King Home Builders, LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lot shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**603 E. Woodin** Lot 9, Trinity Heights 2 Addition Block 19/3641	King Home Builders, LLC	1	$5,000.00
TOTAL				**$5,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 1

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

603 E Woodin

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home_____/_____
Number of Garages____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer_____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer_____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home_____/_____
Number of Garages____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer_____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer_____

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built 1
Square Footage range of each home 1300-1650
Number of Bedrooms/Baths in each home 4 / 2
Number of Garages 0 Number of Carports — Detached — Attached —
Type of Exterior Veneer Brick + Siding Which sides 75% siding 25% Brick
Your Sales Price range without Subsidies to Qualified Low Income Buyer 135-175k

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule. if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 10 days after receiving the deed to the property

Completion of Construction: 60 days after start of construction

Sale of first affordable housing unit to low income household: within 30 days after completion of construction

Sale of last affordable unit to low income households: 0 days after completion of first house

AGENDA ITEM # 23

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 4, 5

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 56T W 57R 65B D F

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Marcer Construction Company, LLC for the construction of affordable houses; **(2)** the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Marcer Construction Company, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Marcer Construction Company, LLC has submitted a proposal and development plan to DHADC for 10 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 10 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Marcer Construction Company, LLC to DHADC, the sale of those lots from DHADC to Marcer Construction Company, LLC and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Marcer Construction Company, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Marcer Construction Company, LLC and construction financing is not closed within three years of conveyance.

Marcer Construction Company, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,100 to 1,600 square feet and from $110,000 to $145,000. The lots will be deed restricted for sale to low income families.

DHADC will receive $50,000.00 for the sales price of the vacant lots to Marcer Construction Company, LLC, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 23, 2016, the DHADC board of directors approved the development plan and sale of 10 lots from DHADC to Marcer Construction Company, LLC.

Information about this item will be provided to the Housing Committee on August 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Marcer Construction Company, LLC

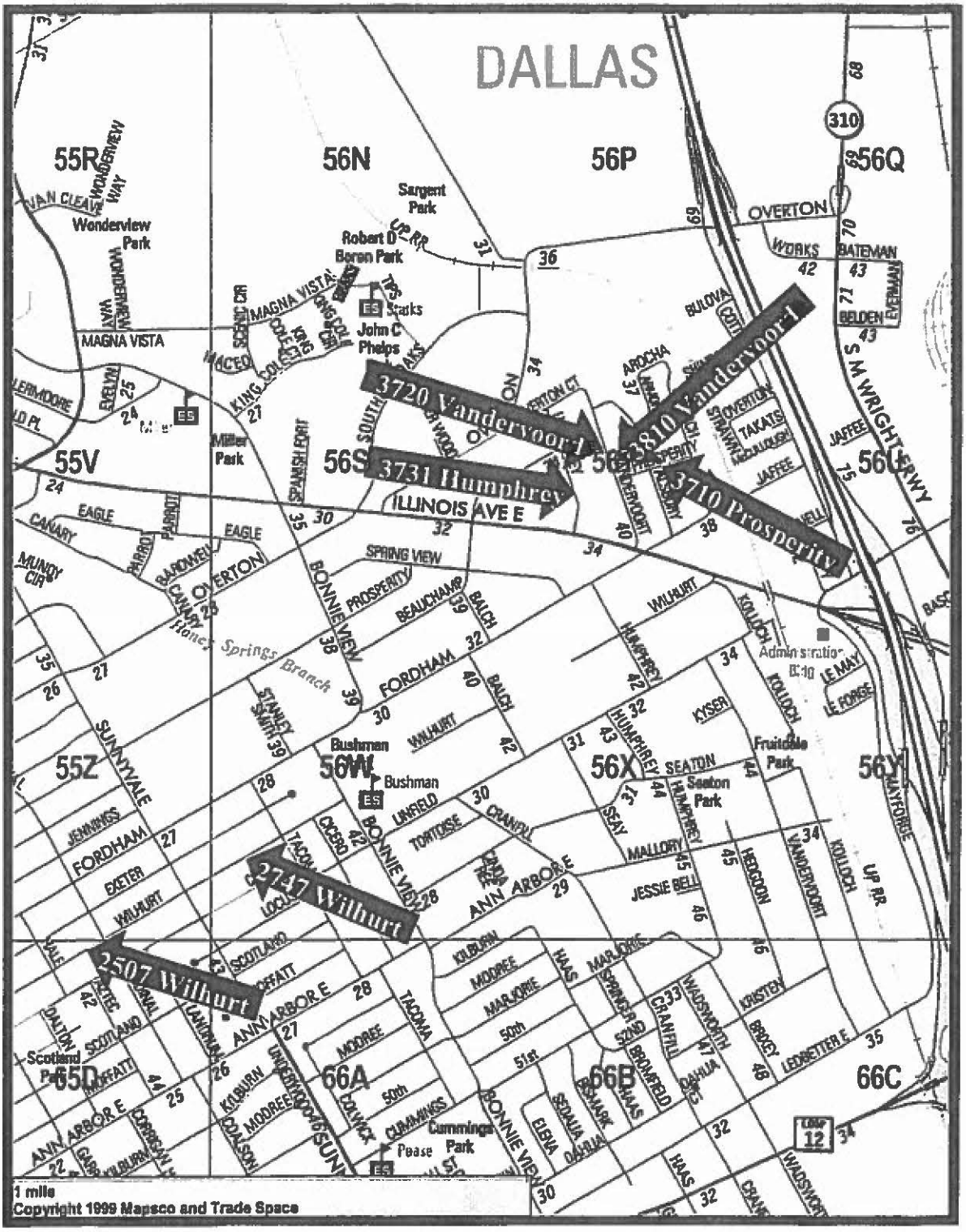
Raul Estrada, Managing Member

MAPS

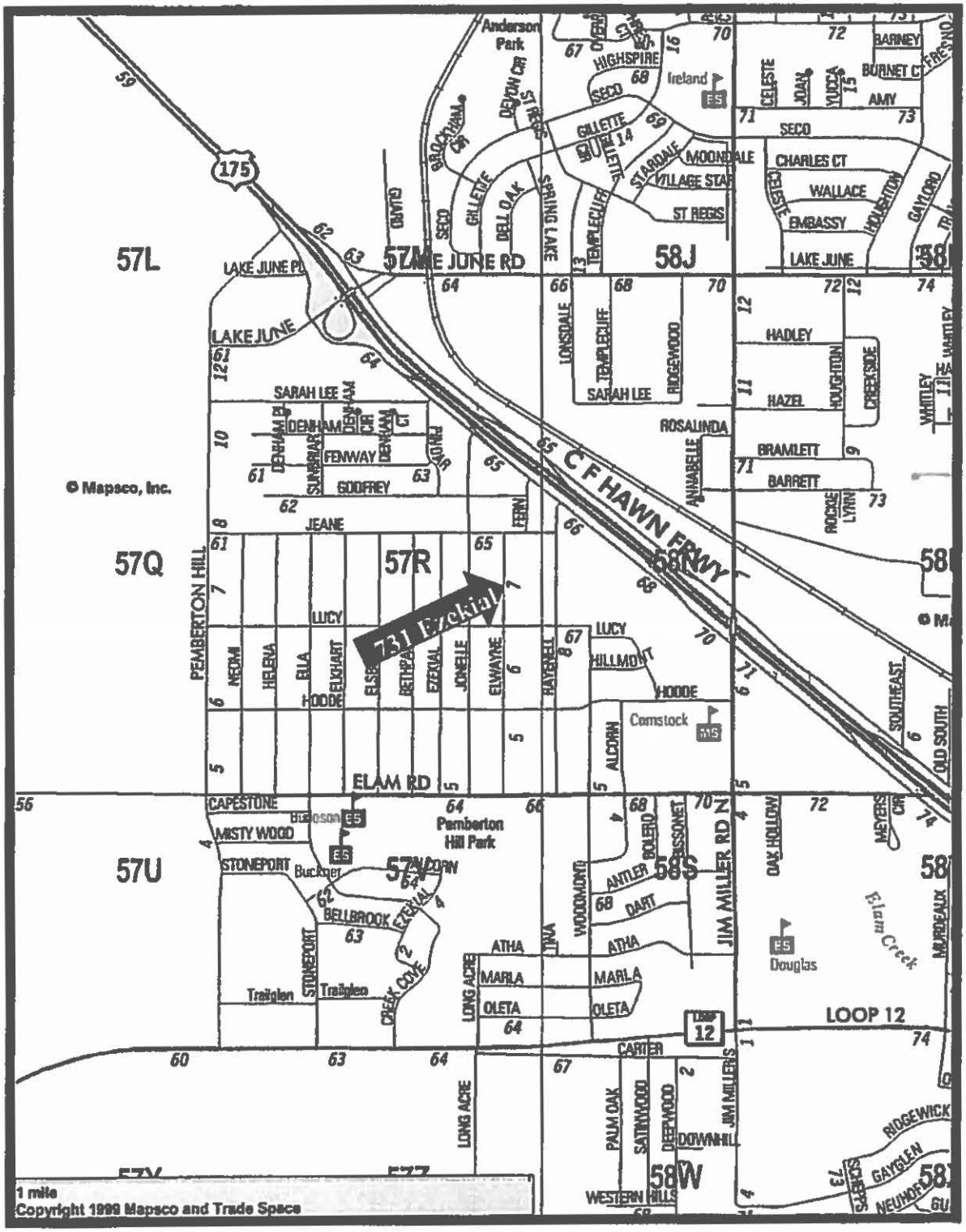
Attached

Land Bank (DHADC) Sale of Lots to
Marcer Construction Company, LLC

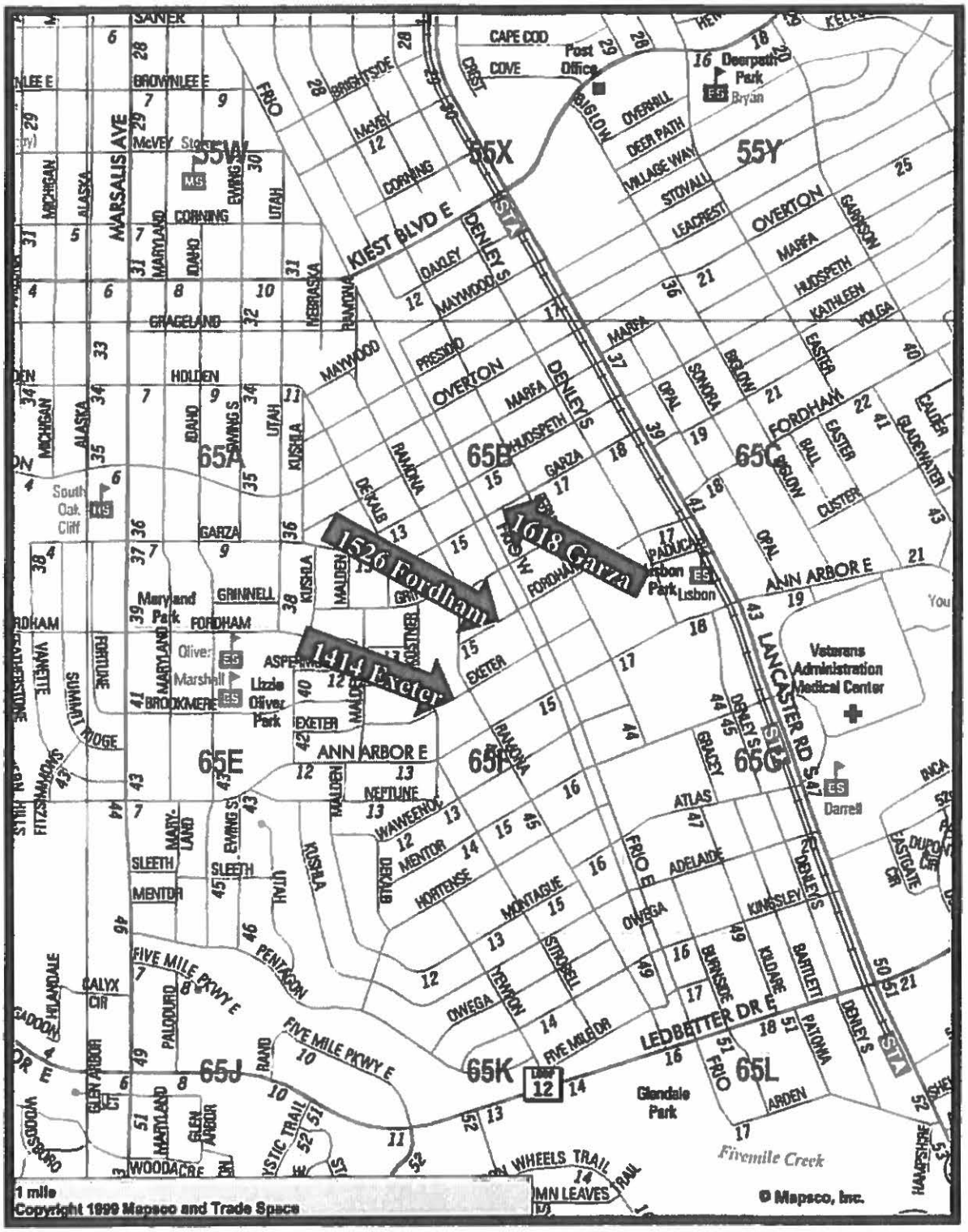
Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 1414 Exeter	65F	4	$14,792.52
2. 731 Ezekial	57R	5	$14,308.29
3. 1526 Fordham	65B	4	$ 8,833.66
4. 1618 Garza	65B	4	$14,215.69
5. 3731 Humphrey	56T	4	$16,406.98
6. 3710 Prosperity	56T	4	$14,420.19
7. 3720 Vandervoort	56T	4	$11,722.73
8. 3810 Vandervoort	56T	4	$13,869.18
9. 2507 Wilhurt	65D	4	$10,979.57
10. 2747 Wilhurt	56W	4	$16,238.00



MAPSCO 56T 56W 65D


57L
57Q
57R
57U
58J
58W
LAKE JUNE RD
LAKE JUNE
SARAH LEE
DENHAM
FENWAY
GODFREY
JEANE
LUCY
ELAM RD
CAPESTONE
MISTY WOOD
STONEPORT
BELLBROOK
CREEK COVE
Trailglen
ATHA
MARLA
OLETA
LONG ACRE
CARTER
LOOP 12
HIGHSPIRE
SECO
GILLETTE
DELL OAK
SPRING LAKE
TEMPLECLIFF
STARDALE
MOONDALE
VILLAGE STAR
ST REGIS
CHARLES CT
WALLACE
EMBASSY
LAKE JUNE
HADLEY
HAZEL
BRAMLETT
BARRETT
ROSALINDA
ANNABELLE
LONSDALE
RIDGEWOOD
CREEKSIDE
HOUGHTON
WHITLEY
C F HAWN FRWY
731 Ezekial
PEMBERTON HILL
NEOMA
HELBIA
ELIA
ELWAYNE
HAVENELL
HILLMONT
HOODE
ALCORN
Comstock
SOUTHEAST
OLD SOUTH
Pemberton Hill Park
WOODMONT
ANTLER
BOLERO
DART
JIM MILLER RD
OAK HOLLOW
MEYERS
Douglas
Elam Creek
MURDEAUX
RIDGEWICK
GAYGLEN
NEUHOFF
PALM OAK
SATINWOOD
DEEPWOOD
DOWNHILL
JIM MILLERS
WESTERN HILLS
Anderson Park
Ireland
Buckner
Bluebonnet
Copyright 1999 Mapsco and Trade Space
1 mile

MAPSCO 57R



MAPSCO 65B & 65F

August 10, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Marcer Construction Company, LLC submitted a proposal and development plan to DHADC for 10 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Marcer Construction Company, LLC and authorize the sale of 10 lots from DHADC to Marcer Construction Company, LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Marcer Construction Company, LLC and the sale of 10 lots shown on Exhibit "A" from DHADC to Marcer Construction Company, LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**1414 Exeter** Lot 14, Bellevue Addition Block 9/4309	Marcer Construction Company, LLC	1	$5,000.00
2	**731 Ezekial** Lot 29, Home Gardens No. 3 Addition Block K/6256	Marcer Construction Company, LLC	1	$5,000.00
3	**1526 Fordham** Lot 22, Bellevue Addition Block 13/4313	Marcer Construction Company, LLC	1	$5,000.00
4	**1618 Garza** Lot 14, Bellevue Addition Block 25/4321	Marcer Construction Company, LLC	1	$5,000.00
5	**3731 Humphrey** Lot 13, Bonnie View Gardens Addition No. 2 Block H/6094	Marcer Construction Company, LLC	1	$5,000.00
6	**3710 Prosperity** Lot 2, Spring Dell Addition Block F/6095	Marcer Construction Company, LLC	1	$5,000.00
7	**3720 Vandervoort** Lot 25, Spring Dell Addition Block B/6095	Marcer Construction Company, LLC	1	$5,000.00
8	**3810 Vandervoort** Lot 20, Spring Dell Addition Block B/6095	Marcer Construction Company, LLC	1	$5,000.00
9	**2507 Wilhurt** Lot 13, Lisbon Heights Addition Block 3/5852	Marcer Construction Company, LLC	1	$5,000.00
10	**2747 Wilhurt** Lot 31, Southgate Annex Addition, 1st Revision Block 5/6081	Marcer Construction Company, LLC	1	$5,000.00
TOTAL				**$50,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 10

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

See attached page

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built _____
Square Footage **range** of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages ___ Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer _____ Which sides _____
Your Sales Price **range** without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 6
Square Footage **range** of each home 1100-1300
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports 0 Detached ___ Attached X
Type of Exterior Veneer 3 wood side, 1 partial stone Which sides _____
Your Sales Price **range** without Subsidies to Qualified Low Income Buyer 110,000-145,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built 4
Square Footage **range** of each home 1200-1600
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports 0 Detached ___ Attached X
Type of Exterior Veneer _____ Which sides _____
Your Sales Price **range** without Subsidies to Qualified Low Income Buyer 110,000-145,000

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 7 days after receiving the deed to the property

Completion of Construction: 60 days after start of construction

Sale of first affordable housing unit to low income household: ASAP days after completion of construction

Sale of last affordable unit to low income households: ASAP days after completion of first house

ADDENDUM - MARCER CONSTRUCTION

	Address	Legal Description	Census Tract
1	2747 Wilhurt Avenue Dallas, TX 75216	Lot 31, Blk 5/6081 Southgate	87.03
2	2507 Wilhurt Avenue Dallas, TX 75216	Lot 13, Blk 3/5852 Southgate	87.03
3	1414 Exeter Avenue Dallas, TX 75216	Lot 14, Blk 9/4309 Bellevue	59.01
4	1526 Fordham Road Dallas, TX 75216	Lot 12 Blk 13/4313 Bellevue	57.00
5	1618 Garza Avenue Dallas, TX 75216	Lot 14 Blk 25/4321 Bellevue	57.00
6	731 Ezekiel Avenue Dallas, TX 75217	Lot 29 Blk K/6256 Home Gardens	93.03
7	3731 Humphrey Drive Dallas, TX 75216	Lot 13 Blk H/6094 Bonnie View Gardens	86.04
8	3810 Vandervoort Drive Dallas, TX 75216	Lot 20 Blk B/6095 Spring Dell	86.04
9	3720 Vandervoort Drive Dallas, TX 75216	Lot 25 Blk B/6095 Spring Dell	86.04
10	3710 Prosperity Avenue Dallas, TX 75216	Lot 2 Blk F/6095 Spring Dell	86.04

AGENDA ITEM # 24

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 46M

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Meredith Investment Properties has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 1 lot, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Meredith Investment Properties to DHADC, the sale of that lot from DHADC to Meredith Investment Properties and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Meredith Investment Properties will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Meredith Investment Properties and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Meredith Investment Properties will build an affordable house on the lot. The approximate square footage and sales price of the house will be from 1,500 to 1,800 square feet and from $115,000 to $160,000. The lot will be deed restricted for sale to a low income family.

DHADC will receive $5,000.00 for the sales price of the vacant lot to Meredith Investment Properties, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 23, 2016, the DHADC board of directors approved the development plan and sale of 1 lot from DHADC to Meredith Investment Properties.

Information about this item will be provided to the Housing Committee on August 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Meredith Investment Properties

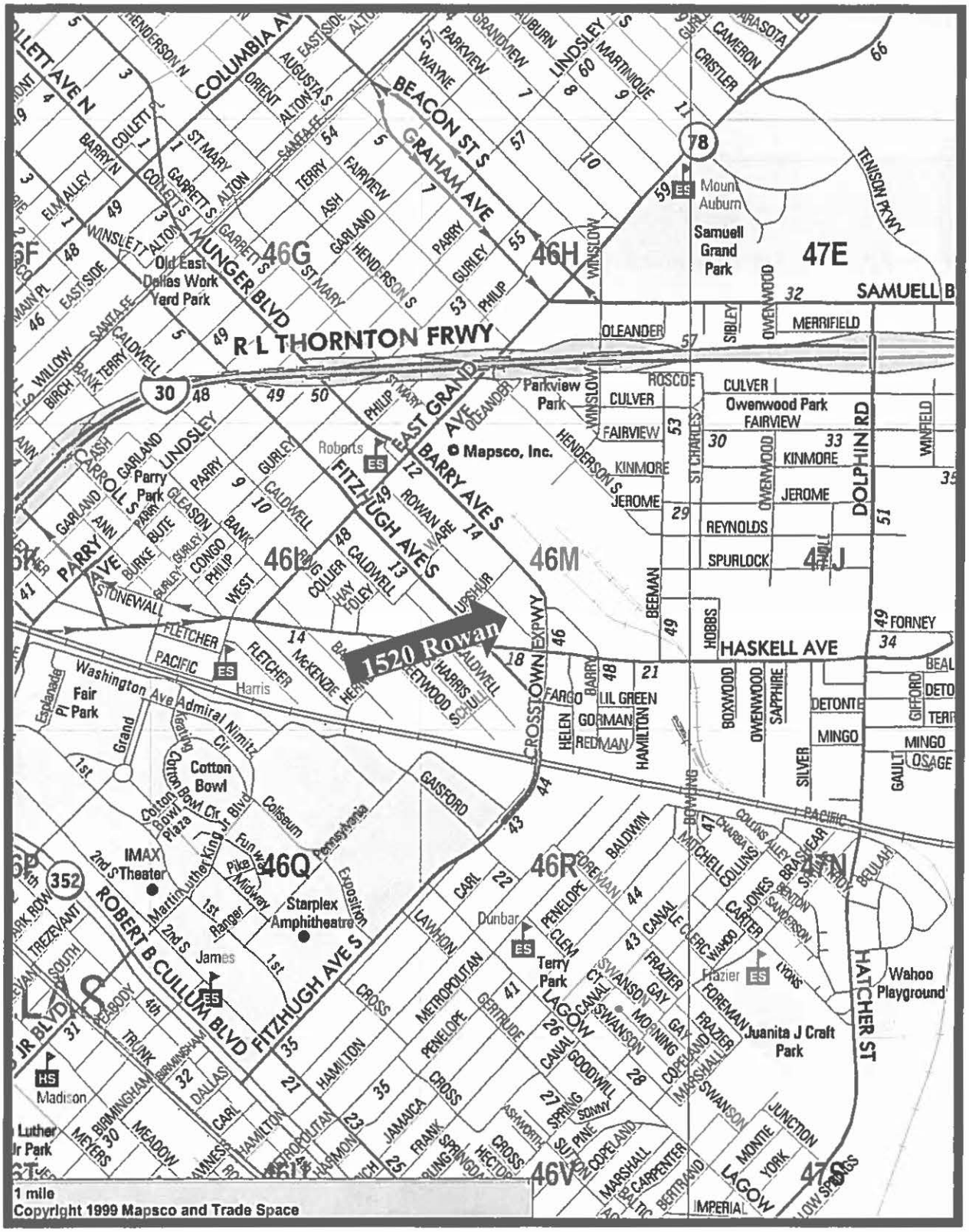
Lessel Meredith, Owner

MAP

Attached

Land Bank (DHADC) Sale of Lots to
Meredith Investment Properties

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 1520 Rowan	46M	2	$6,314.05


1520 Rowan
46M
46G
46H
47E
46Q
46R
47N
46V
47S
R L THORNTON FRWY
MUNGER BLVD
BEACON ST S
GRAHAM AVE
EAST GRAND AVE
BARRY AVE S
FITZHUGH AVE S
ROBERT B CULLUM BLVD
HASKELL AVE
SAMUELL B
DOLPHIN RD
CROSSTOWN EXPWY
HATCHER ST
Mapsco, Inc.
Roberts ES
Harris ES
Dunbar ES
Terry Park
Frazier ES
Madison HS
James ES
Mount Auburn
Samuell Grand Park
Old East Dallas Work Yard Park
Parkview Park
Parry Park
Fair Park
Cotton Bowl
Starplex Amphitheatre
IMAX Theater
Juanita J Craft Park
Wahoo Playground
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 46M

August 10, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Meredith Investment Properties submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed house submitted by Meredith Investment Properties and authorize the sale of 1 lot from DHADC to Meredith Investment Properties to build an affordable house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed house submitted by Meredith Investment Properties and the sale of 1 lot shown on Exhibit "A" from DHADC to Meredith Investment Properties is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lot shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**1520 Rowan** Part of Lot 18, D. Rowen's Addition Block 1451	Meredith Investment Properties	1	$5,000.00
TOTAL				**$5,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 1

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

1520 ROWAN

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built ____
Square Footage **range** of each home ____
Number of Bedrooms/Baths in each home ____
Number of Garages ____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer ____ Which sides ____
Your Sales Price **range** without Subsidies to Qualified Low Income Buyer ____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 1
Square Footage **range** of each home 1600 TO 1800
Number of Bedrooms/Baths in each home 3 TO 4 / 2
Number of Garages N/A Number of Carports N/A Detached N/A Attached N/A
Type of Exterior Veneer BRICK & SIDING Which sides ALL 4
Your Sales Price **range** without Subsidies to Qualified Low Income Buyer 115K TO 160K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built ____
Square Footage **range** of each home ____
Number of Bedrooms/Baths in each home ____
Number of Garages ____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer ____ Which sides ____
Your Sales Price **range** without Subsidies to Qualified Low Income Buyer ____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 60 days after receiving the deed to the property

Completion of Construction: 60 days after start of construction

Sale of first affordable housing unit to low income household: 30 days after completion of construction

Sale of last affordable unit to low income households: 5 days after completion of first house

AGENDA ITEM # 25

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 65C

SUBJECT

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

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Milton Semper has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 2 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Milton Semper to DHADC, the sale of those lots from DHADC to Milton Semper and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Milton Semper will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Milton Semper and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Milton Semper will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,700 to 1,900 square feet and from $108,000 to $124,000. The lots will be deed restricted for sale to low income families.

DHADC will receive $10,000.00 for the sales price of the vacant lots to Milton Semper, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On April 21, 2016, the DHADC board of directors approved the development plan and sale of 2 lots from DHADC to Milton Semper.

Information about this item was provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

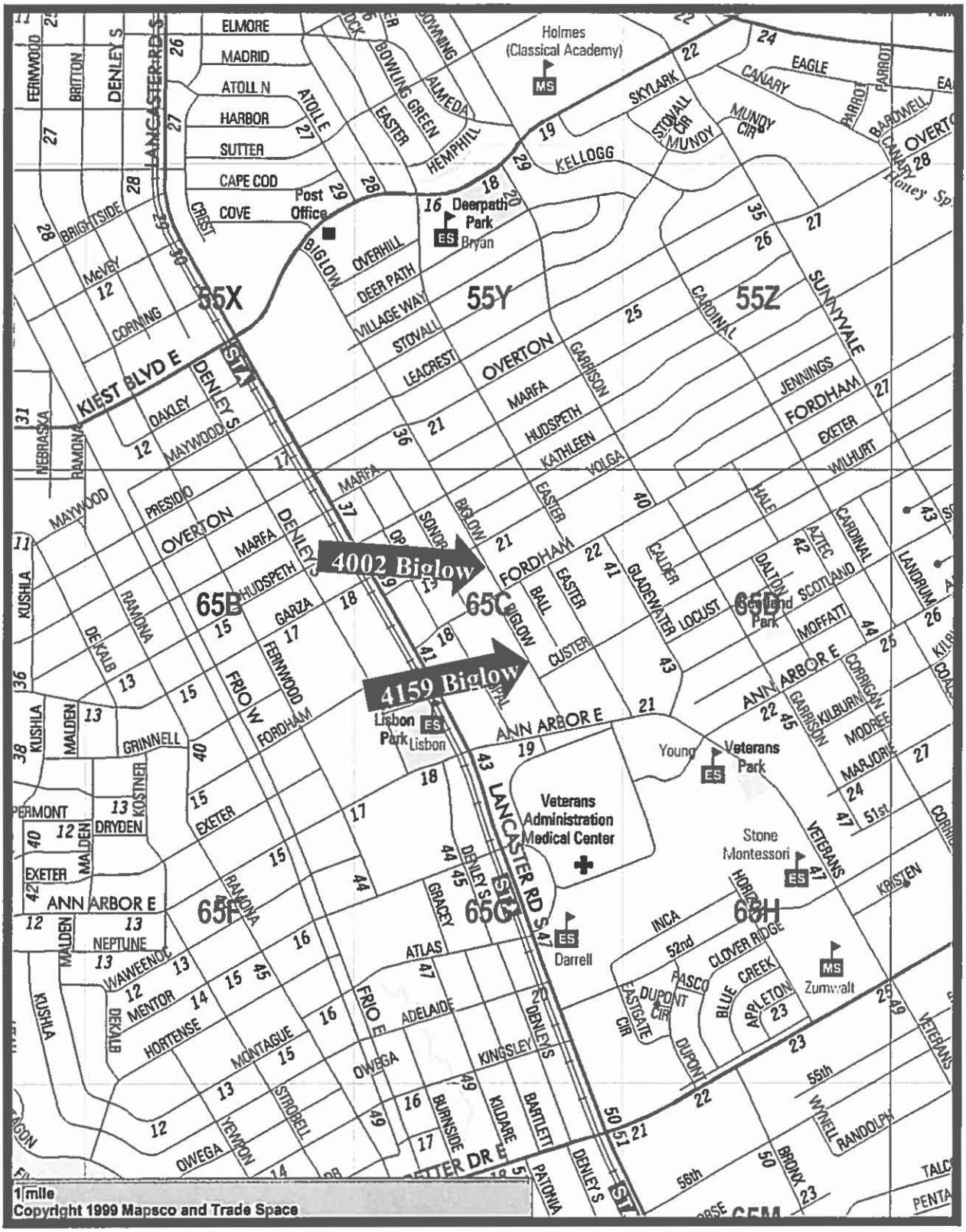
Milton Semper

MAP

Attached

Land Bank (DHADC) Sale of Lots to
Milton Semper

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 4159 Biglow	65C	4	$14,179.80
2. 4002 Biglow	65C	4	$12,835.08


4002 Biglow
4159 Biglow
55X
55Y
55Z
65B
65C
65D
65F
65G
65H
Holmes (Classical Academy)
Deerpath Park
Bryan
Post Office
Lisbon Park
Lisbon
Young Veterans Park
Veterans Administration Medical Center
Stone Montessori
Darrell
Zumwalt
Dallas Park
LANCASTER RD S
KIEST BLVD E
ANN ARBOR E
OVERTON
FORDHAM
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 65C

August 10, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Milton Semper submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Milton Semper and authorize the sale of the said 2 lots from DHADC to Milton Semper to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Milton Semper and the sale of 2 lots shown on Exhibit "A" from DHADC to Milton Semper is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**4159 Biglow** South 50 Feet of Lot 5, Oak Cliff Gardens Addition Block 1/4340 1/2	Milton Semper	1	$5,000.00
2	**4002 Biglow** Part of Lots 28, 29 & 30, Fordham Heights Addition Revised Block D/5854	Milton Semper	1	$5,000.00
TOTAL				**$10,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 2

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

4159 + 4002 BIGLOW

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages ____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 2
Square Footage of each home 1,700-1,900
Number of Bedrooms/Baths in each home 3/2
Number of Garages 2 Number of Carports 0 Detached ____ Attached X
Type of Exterior Veneer Brick 80% Which sides ALL SIDES
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 108-124k

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages ____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction **90 days**
Completion of Construction **180days**
Sale of first affordable housing unit to low income households **210days**
Sale of last affordable unit to low income households **280days**

AGENDA ITEM # 26

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize an Interlocal Agreement with Dallas County Health and Human Services to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017 - Not to exceed $1,900,855 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds

BACKGROUND

On June 22, 2016, City Council adopted the FY2016-17 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds. The FY2016-17 Consolidated Plan includes the Housing Opportunities for Persons with AIDS (HOPWA) grant in the amount of $6,409,124. The grant funds are available beginning October 1, 2016, contingent upon approval of the City's FY2016-17 Action Plan, and execution of grant agreements with HUD.

The City of Dallas has received HOPWA funds since 1993. HOPWA funds serve not only the City of Dallas, but also Dallas County and six other counties: Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall. This area is defined as the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA).

Dallas County has provided HOPWA scattered site housing assistance (emergency assistance, tenant based rental assistance, supportive services, and administrative costs) to eligible persons residing primarily in Dallas County through Interlocal Agreement since approximately 1993. The agency has the organizational capacity, including one full-time HOPWA supervisor, three full-time HOPWA caseworkers, and a full-time HOPWA clerk, in place to continue providing these services to eligible persons without disruption.

BACKGROUND (Continued)

In addition, Dallas County is the administrative agency for other local area HIV/AIDS grant funding and, as such, has collaborative relationships with HIV/AIDS service providers in this community. For these reasons, Dallas County is recommended for funding to continue providing scattered site housing assistance services to eligible persons residing primarily in Dallas County.

Under the HOPWA program, Dallas County provides short-term emergency assistance and long-term tenant based rental assistance to low income persons living with HIV/AIDS in Dallas County. The emergency assistance program includes short-term rent, mortgage, and utility payments, for up to 21 weeks in any 52-week period, to prevent the homelessness of the client. The tenant-based rental assistance program includes rent assistance (with a utility allowance) similar to the Section 8 voucher program. In addition to housing assistance, HOPWA clients receive housing support services through case managers who ensure that clients have access to other services, such as medical care, transportation, legal services and food pantry.

Dallas County provides services for non-English speaking clients through bilingual staff and by providing written materials in English and in Spanish.

Approval of this item will provide funding in the amount of $1,900,855 to Dallas County to continue providing HOPWA scattered site housing assistance, as follows: $1,526,800 in Emergency/Tenant Based Rental Assistance - Financial Assistance, $249,700 in Emergency/Tenant Based Rental Assistance - Housing Services, and $124,355 in Program Administration.

PERFORMANCE MEASURES

Number of Persons Assisted:

	2015-16 Goal	2015-16 Actual*	2016-17 Goal
Emergency - unduplicated clients served	140	125	110
Tenant-based - unduplicated clients served	190	158	200
Total - unduplicated clients served	330	283	310

*YTD data through 5/31/16 (8 months)

BACKGROUND (Continued)

OUTCOME MEASURES

The intended outcome of HOPWA facility based housing assistance, as required by HUD, is: Housing Stability, measured by the percentage of clients who remain in stable housing at the end of each program year.

	2015-16 Goal	2015-16 Actual*	2016-17 Goal
Emergency - percent in stable housing	92%	TBD**	98%
Tenant-based - percent in stable housing	92%	99%	96%

*YTD data through 5/31/16 (8 months)
**TBD - Housing Stability for Emergency Assistance determined at year end

In FY2016-17, the agency will also collect and report data on access to care and support per HOPWA requirements.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the FY2014-15 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on August 13, 2014, by Resolution No. 14-1220.

Authorized Supplemental Agreement No. 1 to the FY2014-15 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on June 17, 2015, by Resolution No. 15-1151.

Authorized the FY2015-16 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on August 12, 2015, by Resolution No. 15-1361.

Authorized Supplemental Agreement No. 1 to the FY2015-16 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on April 13, 2016, by Resolution No. 16-0538.

Information about this item will be provided to the Housing Committee on August 1, 2016.

FISCAL INFORMATION

$1,900,855 - 2016-17 Housing Opportunities for Persons with AIDS Grant Funds

August 10, 2016

WHEREAS, Housing Opportunities for Persons with AIDS (HOPWA) grant funds received from the U.S. Department of Housing and Urban Development (HUD) have been designated to provide services to low-income persons with HIV/AIDS and HIV-related illness and their families; and

WHEREAS, the FY2016-17 Consolidated Plan Budget includes HOPWA Grant funds from the U.S. Department of Housing and Urban Development in the amount of $6,409,124; and

WHEREAS, the City of Dallas seeks to enter into an Interlocal Agreement with Dallas County Health and Human Services to continue providing these services under the HOPWA entitlement grant; and

WHEREAS, this contract is funded by FY2016-17 HOPWA Grant funds, which are available beginning October 1, 2016, and are contingent upon HUD's approval of the City's FY2016-17 Action Plan and execution of the grant agreements;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into an Interlocal Agreement with Dallas County Health and Human Services to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse, in periodic payments to Dallas County Health and Human Services (Vendor No. 254643), an amount not to exceed $1,900,855, from Service Contract number 16-17DCHHSHW, as follows:

Fund	Unit	Object	Description	Amount
HW16	561A	3099	E/TBRA - Financial Assistance	$1,526,800
HW16	562A	3099	E/TBRA - Housing Services	$ 249,700
HW16	568A	3099	Program Admin/Project Sponsors	$ 124,355
			Total	**$1,900,855**

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

AGENDA ITEM # 27

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 8

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 64W

SUBJECT

Authorize an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, to extend the loan agreement with Builders of Hope CDC in the amount of $225,000 from May 27, 2016 to May 31, 2017 for the Creekside project - Financing: No cost consideration to the City

BACKGROUND

This project received $225,000 as gap financing for the construction of ten single family homes by May 27, 2016. BOH received private financing from Benchmark Bank, Inwood Bank and American National Bank for construction of the ten units and has pulled permits and began construction of three of the ten units. As each of the units are sold, the developer's lien is partially released.

Several events contributed to the delay resulting in a late start for the project. BOH had to wait on the Texas Department of Affordable Housing Corporation to execute a lessor contract which took several months to complete. In August 2015, BOH had a change in executive staff that also contributed to some delay in the completion of this project.

The extension of the maturity date of the loan agreement will allow BOH to continue its efforts to build and sell the remaining units.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 27, 2015, City Council approved a development loan with Builders of Hope CDC, by Resolution No. 15-0989.

On November 10, 2015, City Council authorized an amendment to the loan agreement with Builders of Hope CDC (BOH), by Resolution No. 15-2069.

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

Information about this item will be provided to the Housing Committee on August 1, 2016.

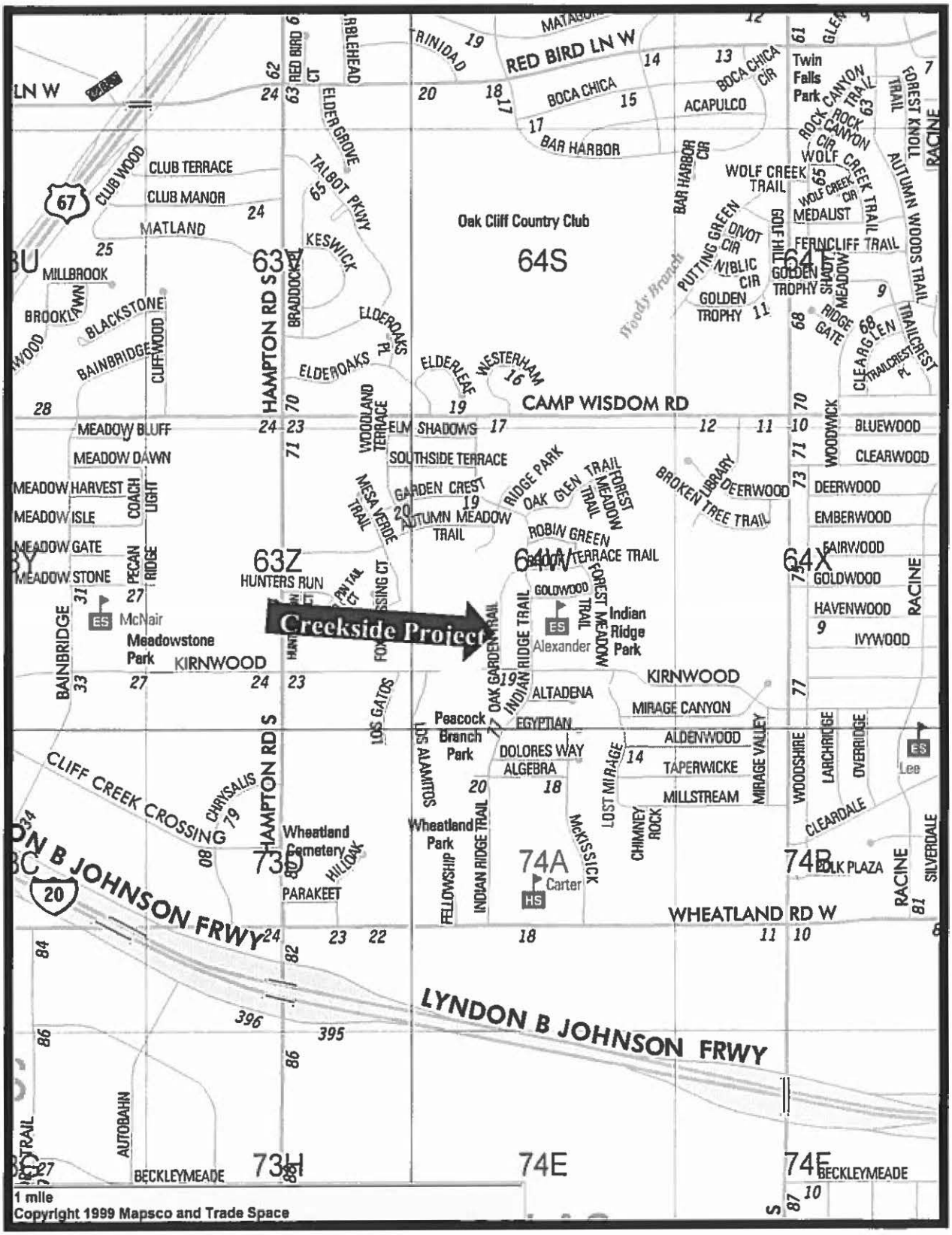
FISCAL INFORMATION

No cost consideration to the City

OWNER	**DEVELOPER**
Builders of Hope CDC	**Builders of Hope CDC**
Damon Polk, Interim President	Damon Polk, Interim President

MAP

Attached


Creekside Project
RED BIRD LN W
HAMPTON RD S
CAMP WISDOM RD
KIRNWOOD
WHEATLAND RD W
LYNDON B JOHNSON FRWY
Oak Cliff Country Club
Twin Falls Park
Meadowstone Park
Indian Ridge Park
Wheatland Park
Peacock Branch Park
Wheatland Cemetery
McNair
Alexander
Carter
Lee
63Z
64W
64X
64S
74A
74B
74E
73H
73J
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MAPSCO 64W

WHEREAS, affordable housing for low and moderate income families is a high priority of the City of Dallas; and

WHEREAS, on May 27, 2015, City Council approved a development loan with Builders of Hope CDC, by Resolution No. 15-0989; and

WHEREAS, on November 10, 2015, City Council authorized an amendment to the loan agreement with Builders of Hope CDC (BOH), by Resolution No. 15-2069; and

WHEREAS, Builders of Hope CDC has requested an extension of time to the development loan agreement to allow them to continue their efforts to construct the ten units and complete the sale of the units to low-to-moderate income families at or below 80% AMFI; **NOW, THEREFORE,**

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to amend the loan agreement with Builders of Hope CDC in the amount of $225,000 to extend the completion date from May 27, 2016 to May 31, 2017 for the Creekside project.

Section 2. That the terms of the agreement will include:

(a) Borrower must execute a Notes Payable and Deed Restrictions.
(b) BOH will use the funds to gap the construction costs for the units and will keep the proceeds from the sale of the units.
(c) BOH will have one (1) year to fully complete the project.
(d) BOH must build and occupy the affordable units with low and moderate income families with incomes at or below 80% of area median family income.
(e) The City will subordinate first lien position to the interim construction lender.
(f) Borrower will be released from liability on the Note at the same time the low-to-moderate income family closes the purchase on the home.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the agreement described herein, as well as releases of liens and terminations of deed restrictions on the property upon compliance with the loan terms and deed restrictions for forgiveness of debt.

Section 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 28

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 44P

SUBJECT

Authorize an amendment to Resolution No. 16-0275, previously approved on February 10, 2016, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions, Inc. to change the proposed square footage and price range for the construction of an affordable house on 1 lot acquired from the Dallas Housing Acquisition and Development Corporation (list attached) - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. On January 24, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property both under the Act or otherwise.

KH Solutions, Inc. previously submitted a proposal and development plan to DHADC for the purchase of 1 lot. The proposal set the proposed square footage range from 1,000 to 1,200 and sales price range from $105,000 to $115,000 for the lot. KH Solutions, Inc. has submitted an amended development plan to change the square footage range from 1,200 to 1,700 and sales price range from $140,000 to $175,000 for the lot. The DHADC Board has approved the amended development plan, subject to City Council approval. This item will authorize City Council approval of the amended development plan submitted by KH Solutions, Inc. to the City's Land Bank. KH Solutions, Inc. will build an affordable house on the lot. Total amount to be paid for the lot is $5,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 21, 2016, DHADC approved the development plan and sale of 1 lot from DHADC to KH Solutions, Inc.

On February 10, 2016, the City Council approved the sale of 1 lot from DHADC to KH Solutions, Inc. by Resolution No. 16-0275.

On June 23, 2016, DHADC approved the amended development plan for the 1 lot acquired by KH Solutions, Inc. from DHADC.

Information about this item will be provided to the Housing Committee on August 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

KH Solutions, Inc.

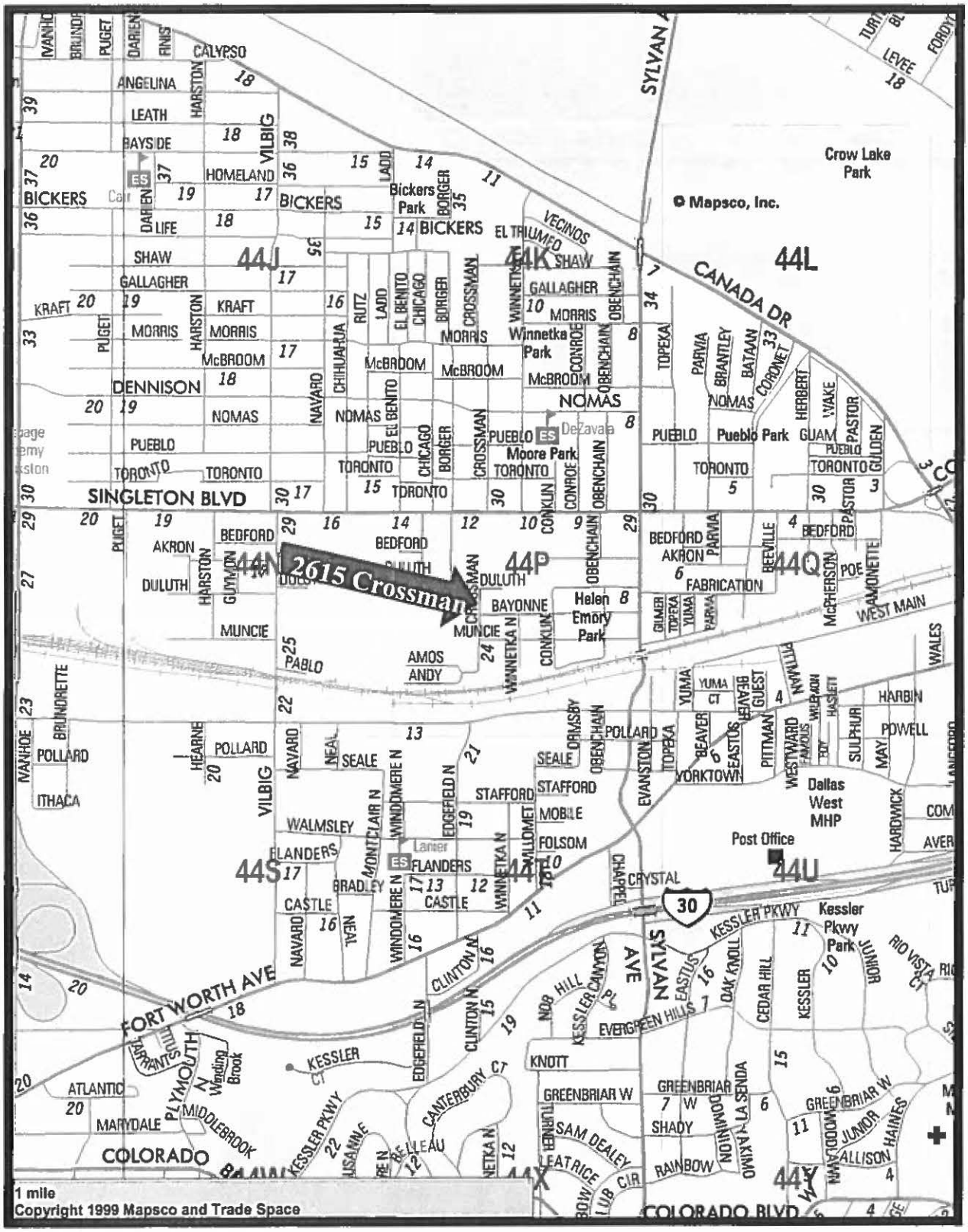
Zarinah Curry, President

MAP

Attached

Land Bank (DHADC) Lot Owned by
KH Solutions, Inc.

Property Address	Mapsco	Council District
1. 2615 Crossman	44P	6


2615 Crossman
SINGLETON BLVD
FORT WORTH AVE
COLORADO BLVD
CANADA DR
SYLVAN AVE
WEST MAIN
Crow Lake Park
Pueblo Park
Moore Park
Winnetka Park
Helen Emory Park
Kessler Pkwy Park
Dallas West MHP
Post Office
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MAPSCO 44P

August 10, 2016

WHEREAS, on January 28, 2004, by Resolution No. 04-0458, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code; and

WHEREAS, on February 10, 2016, by Resolution No. 16-0275, City Council approved the acquisition of 1 Land Bank lot by KH Solutions, Inc. from DHADC; and

WHEREAS, KH Solutions, Inc. submitted an amended development plan to change the square footage range from approximately 1,200 to 1,700 and sales price range from approximately $140,000 to $175,000 for the 1 lot acquired by the developer as shown on Exhibit “A”; and

WHEREAS, City Council desires to approve the amended development plan shown on Exhibit “B” submitted by KH Solutions, Inc.;

NOW, THEREFORE,

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

Section 1. That the amended development plan shown on Exhibit “B” submitted by KH Solutions, Inc. for the 1 lot acquired by the developer as shown on Exhibit “A” is approved.

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"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**2615 Crossman** Lot 15 & South 40 feet of Lot 16, West End Addition Block 13/7265	KH Solutions, Inc.	1	$5,000.00
TOTAL				**$5,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 1

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

2615 Crossman Ave
Dallas, TX 75212
Legal 2 E Coombs West End
BLK 13/7265 LTS 15 +S 40FT 16

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages ____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages ____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1,300 - 1,700
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports ____ Detached ____ Attached ✓
Type of Exterior Veneer Brick/Vinyl Which sides Brick-Front Vinyl Siding
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 140,000 - 175,000

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 45 days
Completion of Construction 90 days
Sale of first affordable housing unit to low income households 135 days
Sale of last affordable unit to low income households 135 days

AGENDA ITEM # 29

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize a second amendment to the contract with the Department of State Health Services to accept additional grant funds for the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period October 1, 2015 through September 30, 2016 - Not to exceed $121,000, from $15,749,144 to $15,870,144 - Financing: Department of State Health Services Grant Funds

BACKGROUND

Since 1974, the Department of State Health Services (DSHS) has funded the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) in Dallas. The WIC Program provides nutritious food, nutrition education, breastfeeding promotion and support, and referrals to health and social services. The program serves infants, children under age 5, and pregnant, postpartum and breastfeeding women. WIC is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. In Dallas County, the WIC Program is administered by the City of Dallas, Housing/Community Services Department.

This item authorizes the acceptance of additional grant funds, increasing the total contract budget by $121,000. These funds are for clinic improvements to two (2) WIC clinics; upgrades to internet availability and connectivity in preparation of new Texas Integrated Network (TXIN) and phone costs for relocation of one (1) WIC clinic; the moving costs to relocate one (1) WIC Clinic; and expenditures associated with the Summer Food Service Program (SFSP), i.e., salaries of temporary staff, office supplies to include trash receptacles, liners, plastic ware, and insulated coolers for the seven (7) WIC clinics piloting the SFSP as provided in funding award email dated June 10, 2016. The total expenditures are not to exceed $121,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized first amendment to contract 2016-048796-001 for the Special Supplemental Nutrition Program for Women, Infants and Children Program in the amount of $150,000 on February 24, 2016, by Resolution No. 16-0349.

Authorized a contract for the Special Supplemental Nutrition Program for Women, Infants and Children Program in the amount of $15,599,144 on October 14, 2015, by Resolution No. 15-1871.

Information about this item will be provided to the Housing Committee on August 1, 2016.

FISCAL INFORMATION

$121,000 - Department of State Health Services Grant Funds

August 10, 2016

WHEREAS, on October 14, 2015, City Council authorized a contract for the Special Supplemental Nutrition Program for Women, Infants and Children Program in the amount of $15,599,144, by Resolution No. 15-1871; and

WHEREAS, the Department of State Health Services has awarded additional grant funds in the amount of $121,000 for the continuation of the City of Dallas Women, Infants, and Children (WIC) Program; and

WHEREAS, there is a continued need for the Special Supplemental Nutrition Program for Women, Infants and Children, funded through the Department of State Health Services;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute the second amendment to the contract (Contract No. 2016-048796-0001 and CFDA No. 10.557) with the Department of State Health Services to accept additional grant funds awarded for the continuation of the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period October 1, 2015 through September 30, 2016, in an amount not to exceed $121,000, from $15,749,144 to $15,870,144, and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds from the Department of State Health Services in Fund F470, Dept. HOU, Unit 1954, Revenue Source 6509 in an amount not to exceed $121,000.

Section 3. That the City Manager is hereby authorized to increase appropriations in the amount of $121,000, from $15,749,144 to $15,870,144 in Fund F470, Dept. HOU, to be established in Unit 1954 various Object Codes, according to the attached Schedule.

Section 4. That the Chief Financial Officer is hereby authorized to disburse grant funds from the Department of State Health Services in Fund F470, Dept. HOU, Unit 1954, various Object Codes, according to the attached Schedule in an amount not to exceed $121,000.

Section 5. That the City Manager is hereby authorized to reimburse to the Department of State Health Services any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

SCHEDULE

Department of State Health Services
Women, Infant and Children Program
October 1, 2015 through September 30, 2016

Fund F470, Dept. HOU, Unit 1954, Revenue Source 6509

Object Code	Description	Amount
1510	Temporary Help	$ 20,681
2110	Office Supplies	$ 3,000
2710	Furniture & Fixtures	$ 8,000
3051	Telephone Equipment Charges	$ 30,000
3099	Misc Special Services	$ 15,000
3330	Rents	$ 40,000
3361	Professional Development	$ 4,319
	Total	$121,000

AGENDA ITEM # 30

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 43H 44J N

SUBJECT

Authorize a public hearing to be held on September 14, 2016 to receive comments on the proposed sale of eight unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is $1,000 for up to 7,500 square feet of land plus $0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

BACKGROUND (continued)

Dallas Neighborhood Alliance for Habitat, Inc. (DNAH), submitted a proposal to construct eight (8) single-family homes containing approximately 1,378 square feet on the eight (8) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers at a proposed sales price of approximately $95,000 to $110,000 with construction to begin in September 2019.

This item calls for a public hearing on September 14, 2016, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the eight (8) unimproved properties to DNAH. At the close of the public hearing, the City Council will be asked to authorize the sale of the properties to DNAH by quitclaim deeds and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Housing Committee on August 1, 2016.

FISCAL INFORMATION

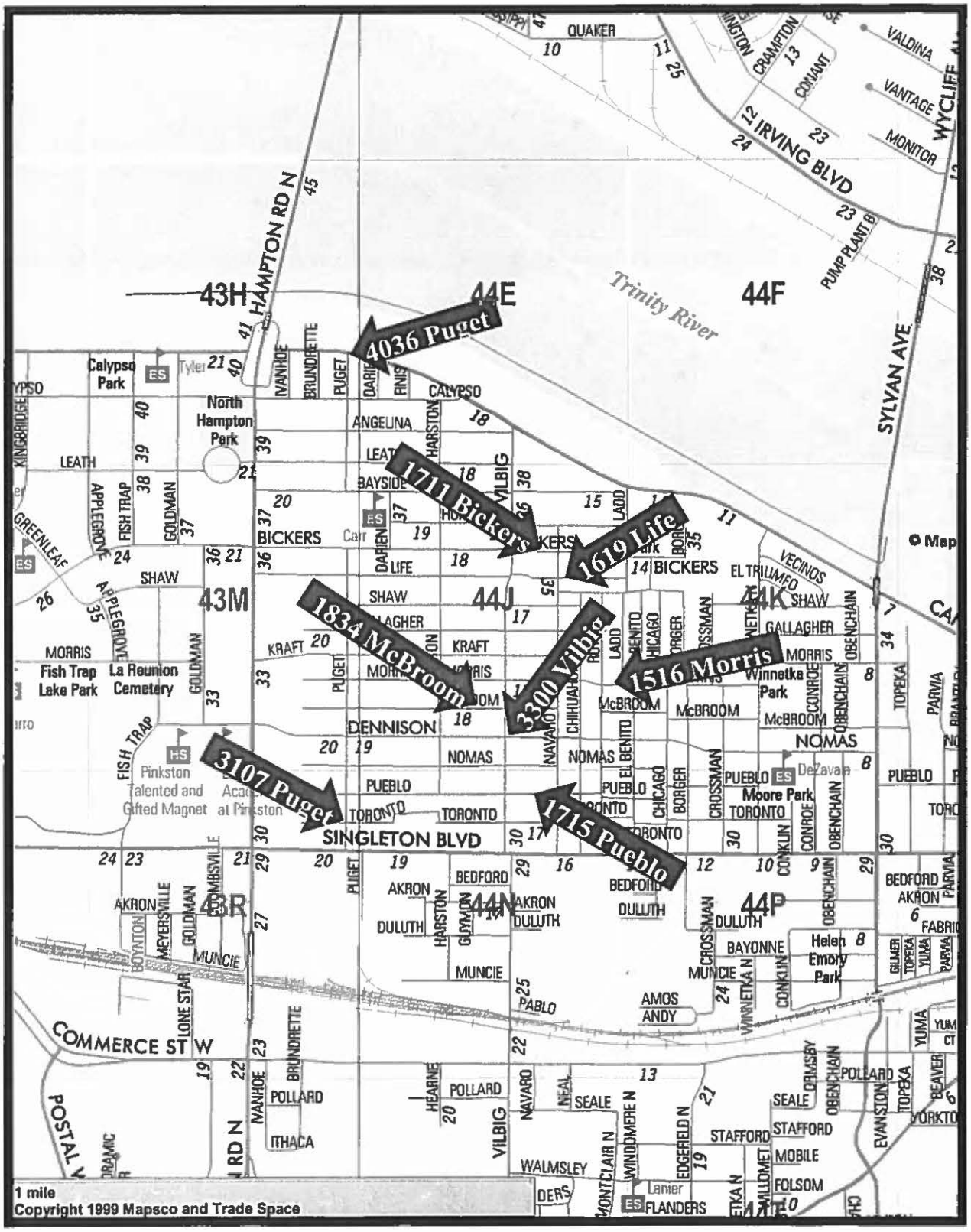
No cost consideration to the City

MAP

Attached

Tax Foreclosure and Seizure Property Resale

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning	Council District
1.	1715 Pueblo	Dallas Neighborhood Alliance for Habitat, Inc.	44N	$9,600	$1,000.00	V	R-5(A)	6
2.	1516 Morris	Dallas Neighborhood Alliance for Habitat, Inc.	44J	$7,590	$1,000.00	V	R-5(A)	6
3.	1619 Life	Dallas Neighborhood Alliance for Habitat, Inc.	44J	$8,210	$1,000.00	V	R-5(A)	6
4.	1711 Bickers	Dallas Neighborhood Alliance for Habitat, Inc.	44J	$8,070	$1,000.00	V	R-5(A)	6
5.	3300 Vilbig	Dallas Neighborhood Alliance for Habitat, Inc.	44J	$8,640	$1,000.00	V	CR	6
6.	1834 McBroom	Dallas Neighborhood Alliance for Habitat, Inc.	44J	$9,050	$1,000.00	V	R-5(A)	6
7.	3107 Puget	Dallas Neighborhood Alliance for Habitat, Inc.	44N	$9,000	$1,000.00	V	R-5(A)	6
8.	4036 Puget	Dallas Neighborhood Alliance for Habitat, Inc.	43H	$8,130	$1,000.00	V	R-5(A)	6



MAPSCO 43H, 44J, 44N

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deeds must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is $1,000 for up to 7,500 square feet of land plus $0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deeds in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, Dallas Neighborhood Alliance for Habitat, Inc., (DNAH) submitted a proposal to construct eight (8) single-family homes containing approximately 1,378 square feet on the eight (8) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached hereto, for purchase by low to moderate income homebuyers at a proposed sales price from approximately $95,000 to $110,000 with construction to begin in September 2019; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News; and

NOW, THEREFORE,

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

August 10, 2016

Section 1. That the public hearing shall be held at 1:00 p.m. on September 14, 2016 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deeds of eight (8) unimproved properties, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to DNAH, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

Section 2. That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

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

EXHIBIT "A"

LAND TRANSFER PROPERTIES				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**1715 Pueblo** Lot 7, Homestead Addition Block C/7116	Dallas Neighbordhood Alliance for Habitat, Inc.	1	$1,000.00
2	**1516 Morris** Lot 10, Wheeler & Reuss Eagle Ford Addition Block E/7111	Dallas Neighbordhood Alliance for Habitat, Inc.	1	$1,000.00
3	**1619 Life** Lot 15, Homestead Gardens Addition Block B/7120	Dallas Neighbordhood Alliance for Habitat, Inc.	1	$1,000.00
4	**1711 Bickers** Lot 8, Homestead Gardens Addition Block F/7120	Dallas Neighbordhood Alliance for Habitat, Inc.	1	$1,000.00
5	**3300 Vilbig** Lot 13, Homestead Manor Addition Block 2/7117	Dallas Neighbordhood Alliance for Habitat, Inc.	1	$1,000.00
6	**1834 McBroom** Lot 17, Victory Gardens Addition Block F/7122	Dallas Neighbordhood Alliance for Habitat, Inc.	1	$1,000.00
7	**3107 Puget** Lot 6, Victory Gardens No. 4 Addition Block 15/7126	Dallas Neighbordhood Alliance for Habitat, Inc.	1	$1,000.00
8	**4036 Puget** Lot 1, Roosevelt Manor 1st Inst., Addition Block 5/7130	Dallas Neighbordhood Alliance for Habitat, Inc.	1	$1,000.00
TOTAL				**$8,000.00**

AGENDA ITEM # 31

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 33 34 35 36 37 38 42 43 44 45 46 47 48 49 51 52 53 54 55 56 57 58 59 61 62 63 64 65 66 67 68 69 70 71 73 74 75 76

SUBJECT

Authorize **(1)** a public hearing to be held October 11, 2016 to receive comments on the proposed City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan; and **(2)** at the close of the public hearing, consideration of approval of the City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City

BACKGROUND

The governing body of the municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The Plan must include a list of parcels of real property that may become eligible for sale to the land bank for affordable housing development on those parcels of real property, and the sources and amounts of funding anticipated being available from the municipality for development of affordable housing. A copy of the proposed FY 2016-17 Plan is attached as “Exhibit A” to the resolution.

Before adopting the FY 2016-17 Annual Plan, the City of Dallas must hold a public hearing on the proposed Plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDO's) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the taxing entities and to the public beginning August 10, 2016. There must be a sixty-day public comment period prior to City Council action on the plan per state statute. A briefing on the Urban Land Bank Demonstration Program will be presented to the appropriate Council Committee prior to the public hearing.

Approval of this agenda item will call a public hearing for October 11, 2016 to consider public comment on the proposed FY 2016-17 Urban Land Bank Demonstration Program Plan attached as “Exhibit A” to the resolution and authorizes consideration of the Plan following the hearing.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 14, 2015, City Council approved the City of Dallas FY 2015-16 Urban Land Bank Demonstration Program Plan by Resolution No. 15-1905.

Information about this item will be provided to the Housing Committee on August 1, 2016.

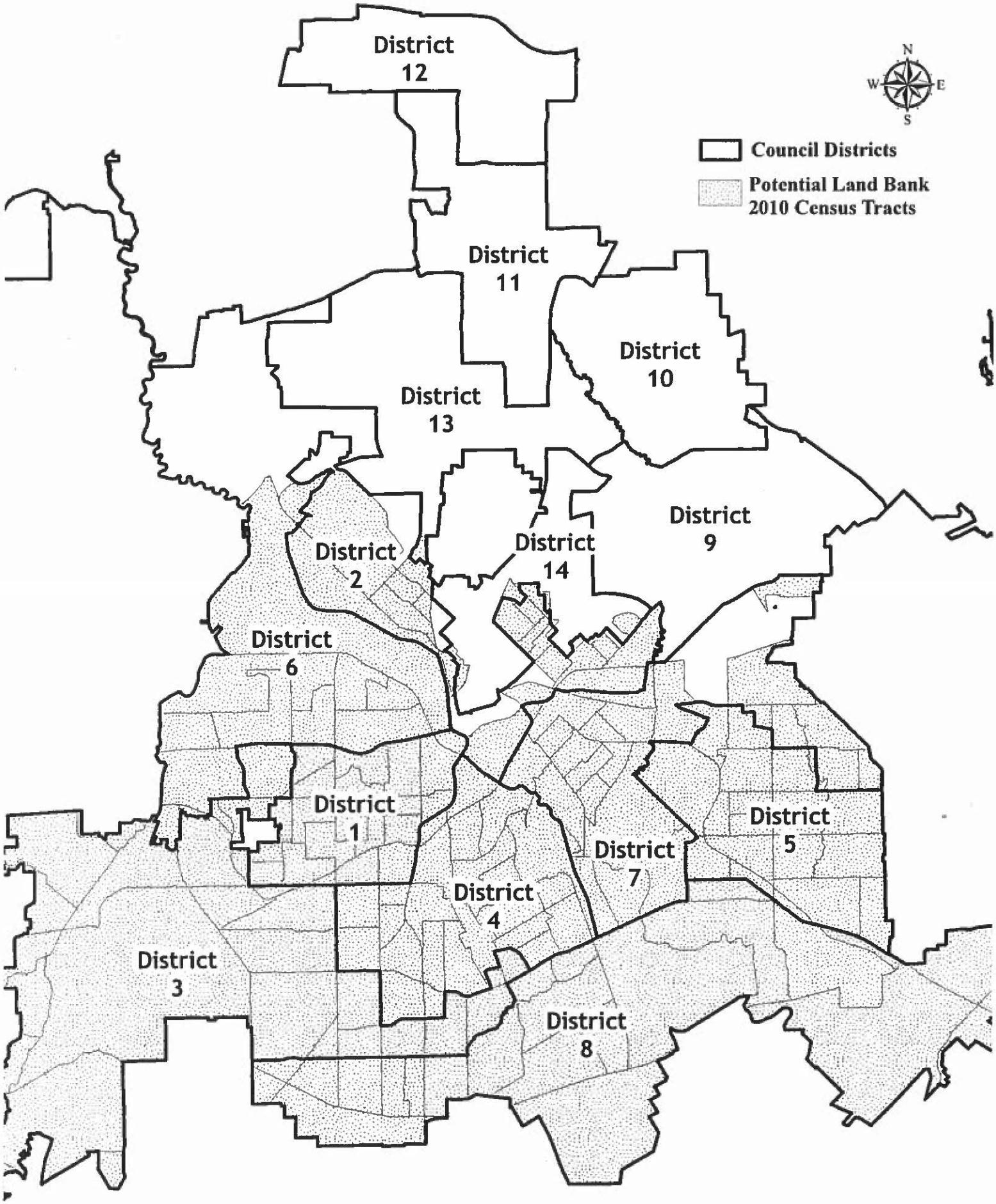
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached

Potential Land Bank Census Tracts
2016-2017



H:\GIS\LandBank\Potential Land Bank Target Area by Council District\LandBank_Target_Council_Districts.mxd

August 10, 2016

WHEREAS, on January 28, 2004, City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, the City of Dallas desires to operate an Urban Land Bank Demonstration Program during the Fiscal Year 2016-17, beginning October 1, 2016; and

WHEREAS, State law requires that a public hearing be held and action taken to adopt the Urban Land Bank Demonstration Program Plan annually; and

WHEREAS, holding a public hearing on October 11, 2016 for public comment on the proposed FY 2016-17 Urban Land Bank Demonstration Program Plan attached as "Exhibit A" will satisfy requirements set forth in the Urban Land Bank Demonstration Program Act;

NOW, THEREFORE,

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

Section 1. That (1) a public hearing be held on October 11, 2016 before the Dallas City Council to receive comments from citizens on the proposed FY 2016-17 Urban Land Bank Demonstration Program Plan attached as "Exhibit A"; and (2) at the close of the public hearing, consider approval of the FY 2016-17 Urban Land Bank Demonstration Program Plan.

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

Urban Land Bank Demonstration Program Plan Fiscal Year 2016-17

City of Dallas

Housing Department
1500 Marilla Street
Room 6DN
Dallas, Texas 75201

October 11, 2016

OVERVIEW

The 2003 Texas Urban Land Bank Demonstration Act, as amended, provides an opportunity for Dallas to address the dual needs of insufficient affordable housing and older neighborhoods at risk. The Act allows the governing body of a municipality to adopt an urban land bank demonstration program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale for purposes of affordable housing development.

The governing body of a municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The plan for fiscal year 2015-16 includes the following elements:

1) A list of the parcels of real property that may become eligible for sale to the land bank during the plan year,

2) An estimate of the total number of tax lawsuits to be filed to acquire land bank properties in the plan year.

3) The proposed sale price of the properties anticipated to be sold to "qualified participating developers" during the plan year.

4) A list of community housing development organizations eligible to participate in the "right of first refusal" for acquisition and development of real property sold to the land bank,

5) The municipality's plan for affordable housing development on those parcels of real property, and

6) The sources and amounts of funding anticipated being available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas proposes to implement a local Urban Land Bank Demonstration Program and presents this plan for implementation. Before adopting the FY 2016-17 plan, the City of Dallas will hold a public hearing on the proposed plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDOs) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the public not later than the 60th day before the date of the public hearing.

Following the adoption of the FY 2016-17 Urban Land Bank Demonstration Program Plan, the plan will be implemented and the annual performance reports on the plan will be available through the Housing Department no later than November 1, 2017. The performance report for the FY 2015-16 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2016.

CITY OF DALLAS' FY 2016-17 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

Parcels of Property

The objective of the City of Dallas' Urban Land Bank Demonstration Program is to acquire unproductive, vacant, and developable lots and lots improved with abandoned, vacant and uninhabitable houses to be "banked" by the Dallas Housing Acquisition and Development Corporation (the "Land Bank") for affordable housing or other commercial development. The acquisition of these lots will enable new single-family homeowner development on the lots to house low and moderate income households and stabilize distressed communities. The lots may also contain the rental housing units above a retail/commercial/office development for rent to low and moderate income tenants. This initiative will be implemented by means of the tax foreclosure process for properties with five years or more of delinquent property taxes.

The City has identified parcels of real property that may become available for sale to the Land Bank during the fiscal year beginning October 1, 2015 (see Attachment C). The considerations for parcel identification included vacant residential/commercial properties with at least five years or more of delinquent property taxes (reported from Dallas County). Priority is given to properties located in: 1) neighborhoods designated within the City of Dallas Neighborhood Investment Program, 2) neighborhoods with active Community Housing Development Organization projects, and 3) other neighborhoods identified by the City as being in need of new housing/commercial development. The parcels listed will follow a process of review to determine suitability for housing development before moving forward to tax foreclosure and possible land banking. This is a list of potential properties for the Land Bank. Up to 100 parcels from Attachment D that were previously referred for tax foreclosure will be resubmitted and at least 100 parcels of property from the attached list will be referred for tax foreclosure by the Land Bank during the 2015-16 fiscal year.

Notwithstanding any other right of first refusal granted under Texas Local Government Code ("Code") Chapter 379C, if the Land Bank determines that a property acquired by the Land Bank is not appropriate for residential development, the Land Bank first shall offer the property for sale to an eligible adjacent property owner for the lower of the fair market value for the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan, i.e., the amount for which the property would be sold to a "qualified participating developer", calculated as shown on page 5 of this annual plan. An "eligible adjacent property owner" means a person who owns property located adjacent to property owned by the Land Bank and satisfies eligibility requirements adopted by the Land Bank. An adjacent property owner that purchases property under this section may not lease, sell, or transfer that property to another person before the third anniversary of the date the adjacent property owner purchased that property from the Land Bank, unless the Land Bank adopts a policy permitting the transfer of the property to a family

member of the eligible adjacent property owner or occurs as a result of the death of the eligible adjacent property owner.

Additional Use of Land Bank Property

The Land Bank may also acquire and sell to a developer property intended for commercial use.

Qualified Participating Developer

In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code and participate in the Urban Land Bank Demonstration Program, a developer must: (1) have built one or more housing units within the three-year period preceding the submission of a proposal to the Land Bank seeking to acquire real property from the Land Bank; (2) have a development plan approved by the City for the Land Bank property; and (3) demonstrate ability to develop, within a three-year period, its inventory of residential lots acquired through City of Dallas operated or assisted programs including proposed Land Bank property to be acquired.

Community Housing Development Organizations

An organization which meets the definition of a Community Housing Development Organization (CHDO), under 24 CFR 92.2 and is certified by the City of Dallas as such, may be a "qualified organization" under Section 379C.011 of the Code. Only "qualified organizations" as defined in the Code may engage in the "right of first refusal" for this program.

A listing of those CHDOs that may be eligible for the "Right of First Refusal" is available as Attachment A. In order to engage in the "right of first refusal" on the acquisition of a property from the Land Bank, the CHDO must also have the following to be considered a "qualified organization":

1. Contain within its designated geographical boundaries of operation, as set forth in its application for certification filed with and approved by the City, a portion of the property that the Land Bank is offering for sale,

2. Built at least three single-family homes or duplexes or one multifamily residential dwelling of four or more units in compliance with all applicable building codes within the preceding two-year period of the date the property becomes available for purchase through the Land Bank and within the organization's designated geographical boundaries of operation, and

3. Built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Code Section 379C.011 explains the elements of the "Right of First Refusal" for "qualified organizations." The City of Dallas and Land Bank will apply the following points to this process:

1. Written notice will be provided to the "qualified organizations" for the offering;

2. The time period for "right of first refusal" will be six (6) months from the date of the deed of conveyance of the property to the Land Bank;

3. During this six-month period, the Land Bank may not sell the property to a qualified participating developer other than a qualified organization (If all qualified organizations eligible to exercise the right of first refusal for that property notify the Land Bank that they are declining to exercise their right of first refusal during the 6 month period or if an offer to purchase the property is not received from a qualified organization during the 6 month period, the Land Bank may sell the property to any other qualified developer at the same price that the Land Bank offered the property to the qualified organization);

4. After the period for the "right of first refusal" expires, the subject property will be offered to a "qualified participating developer" as defined in the Code (a "qualified participating developer" is defined as a developer who has built one or more housing units within the three-year period preceding the submission of a proposal to the Land Bank and has a development plan approved by the City for the Land Bank property)**;**

5. At the discretion of the Land Bank and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the Land Bank once an offer has been received and accepted from a "qualified organization or "qualified participating developer"**;**

6. If more than one "qualified organization" expresses an interest in exercising its "right of first refusal," the organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority; and

7. There will be no requirements for the Land Bank to give "right of first refusal" for "qualified organizations" if the subject property has reverted to the Land Bank after going through this entire process.

8. The "right of first refusal" applies only to properties acquired under the State Code for the Urban Land Bank Demonstration Program. There is no "right of first refusal" for properties acquired by the City or its Land Bank through other City programs or initiatives. The CHDO "right of first refusal" is subject to the "right of first refusal" to an eligible adjacent property owner as provided in Code Section 379C.0106.

City of Dallas Plan for Affordable Housing Development

Based on 2010 census data, the population of the City of Dallas has grown by 9,236 since 2000. The City of Dallas has identified high priority needs in the availability and affordability of housing. One main concern is the low rate of 44.1% for homeownership in Dallas compared to the national average of 66.9%.

In order to achieve a 50% homeownership rate goal, approximately 27,000 single-family units would have to be created. The priority for the City of Dallas is not only to create single-family homes but also to make them affordable. The definition of an affordable homeownership unit is one in which a household with income of 115% or less of area median family income can obtain financing to purchase the home.

The creation of housing for families at 80% or below of median family income is a priority for the City of Dallas and this Urban Land Bank Demonstration Program. Additionally, at least 25% of the Land Bank properties must be deed restricted for sale to households with gross household incomes not greater than 60% of the area median family income adjusted for household size; and not more than 30% of those Land Bank properties may be deed restricted for sale to households with gross household incomes greater than 80% of the area median family income, adjusted for household size. In addition, a lease-purchase option may be used with the understanding that the purchaser must close on the house within twelve months from the date the lease-purchase begins. The tremendous need for housing in Dallas will also allow the City to take advantage of opportunities to leverage private and public funding for mixed income developments.

The City of Dallas intends to continue implementation of the Urban Land Bank Demonstration Program to produce affordable housing. Attachment D identifies the list of 2539 properties the Land Bank has referred for tax foreclosure under the FY 2003-04, FY 2004-05, FY 2005-06, FY 2006-07, FY 2007-08, FY 2008-09, FY 2009-10, FY 2010-11, FY 2011-12, FY 2012-13, FY 2013-14, FY 2014-15 and FY 2015-16 Plans. In the event any properties are removed from Attachment D, an equal number of qualified lots may be substituted. The City of Dallas intends to sell up to 200 properties in FY 2016-17 to “qualified organizations” and “qualified participating developers” for affordable housing development under this program. Subject parcels will first be offered for sale in FY 2016-17 to “qualified organizations” at a price of $1,000.00 for the first 7,500 square feet of land plus another $1,000.00 for each additional developable adjacent lot included in the parcel subject to budget allowances and Land Bank Board approval and to “qualified participating developers” at a price of $5,000.00 for the first 7,500 square feet of land plus another $5,000.00 for each additional developable adjacent lot included in the parcel plus any regulatory and contractual costs, including but not limited to environmental testing, maintenance, post foreclosure property taxes and replatting, required for the Land Bank to acquire and sell developable properties. In 2010, the Land Bank acquired 112 lots using Neighborhood Stabilization Program (NSP) funds. These lots were not acquired under the state statute and will fall under the applicable NSP rules and regulations. All properties will be deed restricted. Properties to be developed for

homeownership will remain deed restricted until construction is complete and sale of the affordable unit occurs.

All parcels will be conveyed with a right of reverter so that if the "qualified participating developer" does not apply for a construction permit and close on any construction financing within the three-year period following the date of the conveyance of the property from the Land Bank to the "qualified participating developer," the property will revert to the Land Bank for subsequent resale to another "qualified participating developer" or conveyance to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. If a property is not sold within four (4) years to a "qualified organization" or a "qualified participating developer," the property will be transferred from the Land Bank to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing units before completion of the four-year period if the Land Bank determines that the property is not appropriate for residential or commercial development. The Land Bank may also sell property to a political subdivision or a nonprofit organization before completion of the four-year period.

The DHADC may permit a qualified participating developer to exchange a property purchased from the Land Bank with any other property owned by the developer if the developer agrees to construct on the other property affordable housing for low income households as provided in this plan and state law and the other property is located in a planned development incorporating the property originally purchased from the Land Bank or another location as approved by the Land Bank. The Land Bank shall adjust the Deed Restrictions under Texas Local Government Code Section 379C.010 for each of the properties exchanged by the developer under this section.

The Land Bank may sell two adjacent properties that are owned by the Land Bank to a "qualified participating developer" if at least one of the properties is appropriate for residential development and the developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

Supportive Funding

Attachment B reflects the sources and amounts for funding anticipated to be available from the City for subsidies for development of affordable housing in the City of Dallas, including money specifically available for housing developed under this program, as approved by the City Council of the City of Dallas at the time of adoption of this plan.

ATTACHMENT A
COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS
RE-CERTIFICATION LIST FOR FY 2016-17
Updated – 5/23/16

CHDO	*GEOGRAPHIC BOUNDARIES*	*DATE CERTIFIED*
Builders of Hope CDC 7920 Elmbrook Drive, Suite 103 Dallas, Texas 75247 Office (214) 920-9850 Fax (214) 630-5155 Damon Polk, President	West Dallas - Sylvan Avenue on the East; Trinity River on the North; IH-30 on the South; Loop 12 (Walton Walker Blvd.) on the West	12/15/1999
City Wide Community Development Corp. 3730 S. Lancaster Rd., Suite 110 Dallas, Texas 75216 Office (214) 371-0888 Fax (214) 371-0887 Sherman Roberts, President	City-wide	5/21/2007
East Dallas Community Organization 4210 Junius St., Suite 5th Floor Dallas, Texas 75246 Office (214) 515-9779 Fax (214) 826-1966 Gerald Carlton, Chief Operating Officer Rick Guerrero, Director of Operations Jesse A. Banda, Homebuyer Consultant	City-wide	10/09/1997
South Dallas/Fair Park Innercity Community Development Corporation 4907 Spring Ave. Dallas, Texas 75210 Office (214) 915-9900 Fax (214) 915-9909 Diane Ragsdale, Managing Director	South Dallas/Fair Park including Zip Codes 75210 & 75215 and Census Tracts 27.01, 27.02, 28, 29, 35, 36, 37, 38, 39.01 & 39.02	8/17/1992
SouthFair Community Development Corporation 2610 Martin Luther King Blvd. Dallas, Texas 75215 Office (214) 421-1363 Fax (214) 421-1364 Annie Jones Evans, Executive Director	Martin Luther King Jr. Blvd. on the South; Good-Latimer on the West; Dart Green Line on the North; Robert B. Cullum Blvd. on the East	02/03/1994

ATTACHMENT B
ASSISTANCE PROGRAM

City of Dallas Housing Department
Anticipated FY 2016-17 Assistance Programs

The City of Dallas is required to include in its Urban Land Bank Demonstration Program Plan the sources and amounts of funding anticipated to be available from the City for development of affordable housing in Dallas, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted. This Plan is proposed for City Council adoption on October 11, 2016.

HOME PURCHASE ASSISTANCE

Mortgage Assistance Program

FY 2014-15 Actual	$2,100,000
FY 2015-16 Actual	$2,100,000
FY 2016-17 Proposed	$2,100,000

Provides deferred payment loans to low-mod-income homebuyers for down payment, closing costs and principle reduction up to $20,000 $20,000 for new construction by CHDO's, construction on a Land Bank lot, in Neighborhood Investment Program areas or in approved target areas and up to $14,000 on existing homes or for new construction by other developers. (214-670-3954)

HOUSING DEVELOPMENT ASSISTANCE

Community Housing Development Organization Program

FY 2014-15 Actual	$1,000,000
FY 2015-16 Actual	$1,000,000
FY 2016-17 Proposed	$1,000,000

Provides operating assistance grants and both pre-development and development loans to nonprofit City-certified Community Housing Development Organizations (CHDOs) developing affordable housing for low-income households. Development funding may be used for property acquisition and housing acquisition, rehabilitation and/or new construction. (214-670-3601)

Community Based Development Organization Program

FY 2014-15 Actual	None
FY 2015-16 Actual	None
FY 2016-17 Proposed	None

Provides vertical construction loans to Community Based Development Organizations. (214-670-3601)

Economic Development GO Bond Program for Southern Dallas

FY 2014-15 Actual	None
FY 2015-16 Actual	None
FY 2016-17 Proposed	$3,500,000

Provides funding to promote economic development in the Southern area of the City and transit oriented development throughout the City. The funds can be used for acquisition, demolition, planning, design, construction, as well as, public streets and utilities. This includes providing funding for mixed-income residential in the Southern sector or mixed-use transit oriented development throughout the City. (214-670-3633)

Housing Development Loan Program

FY 2014-15 Actual	$1,977,078
FY 2015-16 Actual	$1,348,807
FY 2016-17 Proposed	$2,488,780

Provides private and non-profit organizations with loans/grants for the development of permanent supportive housing and senior housing including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs and rental rehabilitation. (214-670-3601)

Dallas Housing Finance Corporation Multifamily Program

Funding subject to availability of bond proceeds

Provides financing through issuance of tax-exempt mortgage revenue bonds for new construction of multifamily housing for low- and moderate-income households. (214-671-8266)

ATTACHMENT C
FY 2016-17 LAND BANK PLAN

RESIDENTIAL

204	E	10TH	4836	FELLOWS	910		MUNCIE
401	E	10TH	4844	FELLOWS	913		MUNCIE
424	W	10TH	2414	FELTON	1812		MUNCIE
912	E	10TH	806	FERNWOOD	1911		MUNCIE
1024	E	10TH	1527	FERNWOOD	1927		MUNCIE
1027	E	10TH	1835	FERNWOOD	1923		MUNCIE
1102	E	10TH	1835	FERNWOOD	119		MURDEAUX
1124	E	10TH	2519	FERNWOOD	547		MURDOCK
1214	E	10TH	2521	FERNWOOD	605		MURDOCK
1221	E	10TH	2526	FERNWOOD	609		MURDOCK
1300	E	10TH	2603	FERNWOOD	720		MURDOCK
1308	E	10TH	2638	FERNWOOD	824		MURDOCK
1107	E	10TH	2639	FERNWOOD	1624	N	MURDOCK
1031	E	11TH	2719	FERNWOOD	10019		MUSKOGEE
1125	E	11TH	3001	FERNWOOD	3511		MYRTLE
1624	E	11TH	3217	FERNWOOD	3015		MYRTLE
1700	E	11TH	3225	FERNWOOD	3824		MYRTLE
1716	E	11TH	3922	FERNWOOD	4316		MYRTLE
1720	E	11TH	3930	FERNWOOD	6310		MYRTLE
1823	E	11TH	2935	FERNWOOD	6318		MYRTLE
1825	E	11TH	3007	FERNWOOD	123		NACHITA
2410	E	11TH	2612	FERRIS	2810		NAMUR
1013	E	11th St	2620	FERRIS	2825	S	NAMUR
409	W	12TH	301	FIDELIS	3145		NANDINA
722	W	12TH	8820	FILES	3244		NANDINA
901	E	12TH	8919	FILES	9999		NANTUCKET VILLAGE
917	E	12TH	4008	FINIS	10311		NANTUCKET VILLAGE
911		18TH	4011	FINIS	2446		NAOMA

2714		1ST AVE
4208		1ST AVE
4210		1ST AVE
4215		1ST AVE
4216		1ST AVE
4224		1ST AVE
4226		1ST AVE
2304		2ND AVE
4230		2ND AVE
5366		2ND AVE
2008		3RD
2971		50th St
2436		51ST
2506		51ST
2611		51ST
2436		51ST ST
2506		51ST ST
2611		51ST ST
2624		51ST ST
2433		52ND
2436		52ND
2522		52ND
2612		52ND
2633		52ND
2641		52ND
2705		52ND
2727		52ND
2433		52ND ST
2630		52ND ST
2746		52ND ST
618	E	5TH
817	E	6TH
2402		FINKLEA
2406		FINKLEA
2410		FINKLEA
2414		FINKLEA
2418		FINKLEA
2430		FINKLEA
4500		FIRESIDE
9305		FIRESIDE
9309		FIRESIDE
1		FISH
2708		FISH TRAP
2714		FISH TRAP
5124		FITCHBURG
5512		FITCHBURG
1315		FITZHUGH
1520	S	FITZHUGH
1625	S	FITZHUGH
1627	S	FITZHUGH
3311	S	FITZHUGH
3706	S	FITZHUGH
4222	S	FITZHUGH
3608	S	FITZHUGH
1014	S	FIVE MILE
1022	W	FIVE MILE
1531	W	FLEETWOOD
1630		FLEETWOOD
304		FLEMING
312		FLEMING
1218		FLETCHER
1300		FLETCHER
1308		FLETCHER
1325		FLETCHER
2506		NAOMA
7934		NASSAU
8002	S	NASSAU
3343	S	NAVAJO
3314		NAVAJO DR
3116		NAVARO
3226		NAVARO
3314		NAVARO
3321		NAVARO
3503		NAVARO
3018		NAVARO
3226		NAVARO ST
5		NAVY
15		NAVY
221		NAVY
1909		NEAL
111		NECHES
654		NEELY
631	W	NEOMI
722		NEOMI
726		NEOMI
731		NEOMI
1359		NEPTUNE RD
9999		NEW BEDFORD
9325		NEWHALL
9407		NEWHALL
1115		NEWPORT AVE
3115		NICHOLSON
5		NO NAME
8		NO NAME
363		NO NAME
999		NO NAME

918	W	7TH	1330	FLETCHER	1219	NO NAME
115	W	8TH	1000	FLETCHER	3515	NO NAME
406	E	8TH	1212	FLETCHER	5839	NO NAME
513	E	8TH	1302	FOLEY	6036	NO NAME
521	E	8TH	1310	FOLEY	6500	NO NAME
1922	E	8TH	2423	FONVILLE	6524	NO NAME
1930	E	8TH	12800	FOOTHILL	6532	NO NAME
2934	W	9TH	1335	FORDHAM	6534	NO NAME
1030	E	9th St	1526	FORDHAM	9011	NO NAME
110	S	ACRES	1746	FORDHAM	1224	NOAH
111	N	ACRES	2110	FORDHAM	1100	NOKOMIS
116	N	ACRES	2218	FORDHAM	1131	NOLTE
230	S	ACRES	2227	FORDHAM	1415	NOMAS
350	N	ACRES	2246	FORDHAM	1525	NOMAS
350	N	ACRES DR	2302	FORDHAM	1735	NOMAS
1439		ADELAIDE	2403	FORDHAM	1842	NOMAS
1535		ADELAIDE	2406	FORDHAM	1846	NOMAS
1818		ADELAIDE	2522	FORDHAM	1939	NOMAS
3907		AGNES	2729	FORDHAM	1955	NOMAS
4002		AGNES	2733	FORDHAM	1966	NOMAS
2210		AKRON ST	2751	FORDHAM	2010	NOMAS
1910		AL LIPSCOMB WAY	2819	FORDHAM	3316	NOMAS
1823		ALABAMA	2826	FORDHAM	3320	NOMAS
2119		ALABAMA	2839	FORDHAM	3321	NOMAS
2200		ALABAMA	3217	FORDHAM	3324	NOMAS
2206		ALABAMA	3223	FORDHAM	3326	NOMAS
2210		ALABAMA	3300	FORDHAM	3407	NOMAS
2214		ALABAMA	3304	FORDHAM	3431	NOMAS
2218		ALABAMA	2254	FORDHAM RD	3529	NOMAS
2222		ALABAMA	2627	FOREMAN ST	3615	NOMAS
2226		ALABAMA	2923	FOREMAN ST	3630	NOMAS
2404		ALABAMA	2627	FOREMAN ST	3715	NOMAS
2412		ALABAMA	12026	FOREST GLEN CT	3718	NOMAS

2423	ALABAMA	3407		FORNEY RD	3720	NOMAS
2641	ALABAMA	3423		FORNEY RD	5518	NOMAS
2705	ALABAMA	3427		FORNEY RD	5521	NOMAS
2722	ALABAMA	3511		FORNEY RD	5703	NOMAS
2831	ALABAMA	1900		FORT WORTH	5707	NOMAS
2835	ALABAMA	114		FRANCES	5711	NOMAS
2847	ALABAMA	210	N	FRANCES	5715	NOMAS
2900	ALABAMA	215	N	FRANCES	5719	NOMAS
2919	ALABAMA	218	N	FRANCES	5723	NOMAS
2926	ALABAMA	218	N	FRANCES	1805	NOMAS St
2935	ALABAMA	315	S	FRANCES	4705	NOME
2939	ALABAMA	2726		FRANK	4711	NOME
3014	ALABAMA	3510		FRANK	4716	NOME
3038	ALABAMA	3604		FRANK	4720	NOME
3042	ALABAMA	3607		FRANK	4723	NOME
3102	ALABAMA	3610		FRANK	4732	NOME
2541	ALAMAIN	3710		FRANK	4736	NOME
2715	ALAMAIN	3714		FRANK	4744	NOME
2723	ALAMAIN	3807		FRANK	4748	NOME
2739	ALAMAIN	4010		FRANK	4812	NOME
2747	ALAMAIN	4117		FRANK	4820	NOME
1514	ALASKA	4303		FRANK	4832	NOME
1631	ALASKA	4326		FRANK	4836	NOME
1706	ALASKA	4328		FRANK	4843	NOME
2006	ALASKA	4343		FRANK	4851	NOME
2402	ALASKA	4347		FRANK	4123	NORCO
2720	ALASKA	4414		FRANK	1201	NORTH
2730	ALASKA	4431		FRANK	1207	NORTH
2814	ALASKA	4435		FRANK	1215	NORTH
2914	ALASKA	4504		FRANK	1310	NORTH
2927	ALASKA	4510		FRANK	239	NORTH SHORE
2931	ALASKA	4535		FRANK	851	OAK FOREST

2946	ALASKA AVE	4602	FRANK	2826		OAK LN
3036	ALASKA AVE	4611	FRANK	714		OAK PARK
3123	ALASKA AVE	2726	FRAZIER	2328		OAK PLAZA
1510	Alaska Ave	2739	FRAZIER	2404		OAK PLAZA
414	ALBRIGHT	2911	FRAZIER	2419		OAK PLAZA
403	ALBRIGHT	2915	FRAZIER	2364		OAKDALE
405	ALBRIGHT	1321	FRIENDSHIP	2370		OAKDALE
410	ALBRIGHT	4838	FRIO	2428		OAKDALE
415	ALBRIGHT	1000	FRONT	2510		OAKDALE
401	ALBRIGHT	1219	FRONT	2514		OAKDALE
421	ALCALDE	2817	FROST	2519		OAKDALE
2902	ALEX	2834	FROST	2521		OAKDALE
2911	ALEX	2846	FROST	2542		OAKDALE
2927	ALEX	2850	FROST	2543		OAKDALE
2907	ALEX	2858	FROST	2547		OAKDALE
2914	ALEX	2859	FROST	2829		OAKDALE
2055	ALHAMBRA	2870	FROST	2834		OAKDALE
1010	ALLEN ST	2874	FROST	2837		OAKDALE
4004	ALSBURY	9351	FROSTWOOD	1306		OAKLEY
13	ALTO GARDEN	9351	FROSTWOOD	1308		OAKLEY
1325	AMOS	4014	FUREY	1406		OAKLEY
1333	AMOS	3507	FUREY	1506		OAKLEY
1340	AMOS	3919	FUREY	9999		OAKWOOD
2212	ANDERSON	4002	FUREY	2403		OBENCHAIN
2223	ANDERSON	4015	FUREY	4		ODESSA
2225	ANDERSON	4031	FUREY	4103		ODESSA
2227	ANDERSON	4109	FUREY	3431		ODESSA
2229	ANDERSON	4127	FUREY	8621		ODOM
2234	ANDERSON	4130	FUREY	318	E	OHIO
2239	ANDERSON	4131	FUREY	1238	W	OHIO
2241	ANDERSON	2651	GADBERRY	1242	E	OHIO
2243	ANDERSON	1843	GALLAGHER	1567	E	OHIO

2251		ANDERSON	1910		GALLAGHER	114		OHIO
2302		ANDERSON	1950		GALLAGHER	119	W	OHIO
2402		ANDERSON	2026		GALLAGHER	1547	E	OHIO
2414		ANDERSON	3404		GALLAGHER	1538	E	OHIO
2600		ANDERSON	3510		GALLAGHER	219	W	OKLAUNION
2629		ANDERSON	3710		GALLAGHER	900001		OLD MOSS
2710		ANDERSON	5215		GALLAGHER	3708		OPAL
2715		ANDERSON	2207		GALLATIN	3723		OPAL
2219		ANDERSON	1102		GALLOWAY AVE	3810		OPAL
1815		ANGELINA	1626		GARDEN DR	3831		OPAL
1955		ANGELINA	1715		GARDEN DR	3923		OPAL
2017		ANGELINA	2223		GARDEN DR	4214		OPAL
2024		ANGELINA	2231		GARDEN DR	4234		OPAL
2037		ANGELINA	2238		GARDEN DR	829		OSLO
2914		ANGELINA	2246		GARDEN DR	800		OSLO
9414		ANGELUS	2254		GARDEN DR	4406	N	OTTAWA DR
9422		ANGELUS	2345		GARDEN DR	76		OVERLOOK DR
9430		ANGELUS	2402		GARDEN DR	1427		OVERTON
713		ANGUS	2403		GARDEN DR	1607	E	OVERTON
717		ANGUS	2404		GARDEN DR	1618	E	OVERTON
1503	E	ANN ARBOR	2407		GARDEN DR	1623	E	OVERTON
1514	E	ANN ARBOR	2408		GARDEN DR	1651	E	OVERTON
1522	E	ANN ARBOR	2424		GARDEN DR	2307	E	OVERTON
1719	E	ANN ARBOR	2425		GARDEN DR	2730	E	OVERTON
1955	E	ANN ARBOR	2410		GARDEN DR	2803	E	OVERTON
1961	E	ANN ARBOR	13600		GARDEN GROVE	2835	E	OVERTON
1965	E	ANN ARBOR	13826		GARDEN GROVE	1426	E	OVERTON
2107	E	ANN ARBOR	3227		GARDEN LN	2855	E	OVERTON
2143	E	ANN ARBOR	942		GARDENVIEW DR	2815	E	OVERTON
2207	E	ANN ARBOR	4600		GARLAND	3907		OVERTON
2211	E	ANN ARBOR	4611		GARLAND	4023		OVERTON
2215	E	ANN ARBOR	4818		GARLAND	3915		OVERTON

2219	E	ANN ARBOR	4822	GARLAND	4015		OVERTON
2251	E	ANN ARBOR	5409	GARLAND	4007		OVERTON
2323	E	ANN ARBOR	5014	GARLAND AV	4011		OVERTON
2407	E	ANN ARBOR	5229	GARLAND AV	1418		OWEGA
2504	E	ANN ARBOR	4414	GARRISON	1422		OWEGA
2516	E	ANN ARBOR	4512	GARRISON	1426		OWEGA
2723	E	ANN ARBOR	4516	GARRISON	1442		OWEGA
2773	E	ANN ARBOR	4520	GARRISON	1446		OWEGA
2746	E	ANN ARBOR	4601	GARRISON	1510		OWEGA
2019	E	ANN ARBOR	4602	GARRISON	1542		OWEGA
2671	E	ANN ARBOR	4609	GARRISON	4721		OWENWOOD
654		ANNAROSE	4618	GARRISON	4818		OWENWOOD
710		ANNAROSE	4710	GARRISON	4822		OWENWOOD
2111		ANNEX	4711	GARRISON	4838		OWENWOOD
803		APACHE	4712	GARRISON	1179		OXBOW
3725		ARANSAS	4713	GARRISON	1183		OXBOW
3814		ARANSAS	1529	GARZA	4907		PACIFIC
3826		ARANSAS	1523	GARZA	704		PACKARD
3922		ARANSAS	1610	GARZA	705		PACKARD
4114		ARANSAS	1618	GARZA	713		PACKARD
2111		ARDEN	1630	GARZA	717		PACKARD
2117		AREBA	1634	GARZA	721		PACKARD
2119		AREBA	1730	GARZA	1011	S	PACKARD
1711		ARIZONA	1733	GARZA	1014		PACKARD
1918		ARIZONA	1735	GARZA	3522		PACKARD
2021		ARIZONA	1742	GARZA	417		PAGE
2201		ARIZONA	1823	GARZA	4022	W	PALACIOS
2209		ARIZONA	2231	GARZA	2322		PALL MALL
2221		ARIZONA	2900	GAY	2620		PALL MALL
2227		ARIZONA	2909	GAY	2656		PALL MALL
2420		ARIZONA	2910	GAY	2660		PALL MALL
2430		ARIZONA	2914	GAY	2715		PALL MALL

2606	ARIZONA	2910	GAY	2719	PALL MALL
2609	ARIZONA	2911	GAY	2723	PALL MALL
2610	ARIZONA	2904	Gay St	2750	PALL MALL
2618	ARIZONA	2912	Gay St	2808	PALL MALL
2642	ARIZONA	1238	GEORGIA	2814	PALL MALL
2716	ARIZONA	1239	GEORGIA	2815	PALL MALL
2814	ARIZONA	1410	GEORGIA	2820	PALL MALL
2839	ARIZONA	1514	GEORGIA	2824	PALL MALL
2914	ARIZONA	1537	GEORGIA	557	PALMETTO
3018	ARIZONA	2723	GERTRUDE	2741	PALO ALTO
3031	ARIZONA	2707	GERTRUDE	3155	PALO ALTO
3035	ARIZONA	2515	GHENT	3172	PALO ALTO
3047	ARIZONA	2522	GHENT	9302	PARAMOUNT
3328	ARIZONA	2526	GHENT	9426	PARAMOUNT
3006	ARIZONA Ave	2542	GHENT	9502	PARAMOUNT
8218	ARLENE	2555	GHENT	1409	PARK ROW
5511	ARLINGTON PARK	2621	GHENT	1805	PARK ROW
3732	ARMOR	2634	GHENT	1815	PARK ROW
3734	ARMOR	2518	GHENT	1819	PARK ROW
3736	ARMOR	2401	GIBBS WILLIAMS	1831	PARK ROW
3738	ARMOR	2445	GIBBS WILLIAMS	2532	PARK ROW
3742	ARMOR	2521	GIBBS WILLIAMS	2723	PARK ROW
5	ARMY	3526	GIBSONDELL	2445	PARKCLIFF
20	ARMY	4513	GINGER	5407	PARKDALE
21	ARMY	4539	GINGER	5411	PARKDALE
22	ARMY	2434	GIVENDALE	6903	PARKDALE
23	ARMY	2502	GIVENDALE	6919	PARKDALE
1614	ARROW	2506	GIVENDALE	6927	PARKDALE
4504	ASH	2510	GIVENDALE	6938	PARKDALE
4526	ASH	9	GLADEWATER	5008	PARKLAND
5407	ASH	4116	GLADEWATER	721	PARKVIEW
9566	ASH CREEK	4126	GLADEWATER	509	PARKWOOD

1	ASHWOOD	4154	GLADEWATER	516	PARKWOOD
2	ASHWOOD	4170	GLADEWATER	605	PARKWOOD
600	ASPENDALE	4227	GLADEWATER	611	PARKWOOD
3208	ATLANTA	4239	GLADEWATER	617	PARKWOOD
3619	ATLANTA	4247	GLADEWATER	623	PARKWOOD
3942	ATLANTA	4327	GLADEWATER	629	PARKWOOD
3905	ATLANTA	1415	GLEN	740	PARKWOOD
3938	ATLANTA	5722	GLEN FOREST	1211	PARLAY
3943	ATLANTA	2519	GLENFIELD	1212	PARLAY
1833	ATLAS	2524	GLENFIELD	1215	PARLAY
5141	AUDREY	2711	GLENFIELD	1216	PARLAY
5104	AUDREY	2719	GLENFIELD	1219	PARLAY
5301	AUDREY	9	GLIDDEN	1222	PARLAY
1906	AUTUMN MEADOW	19	GLIDDEN	1223	PARLAY
3912	AVANT ST	20	GLIDDEN	2708	PARNELL
407	AVE A	1331	GLIDDEN	2722	PARNELL
409	AVE A	1338	GLIDDEN	2724	PARNELL
415	AVE A	2919	GLOYD	2732	PARNELL
1619	AVE B	2945	GLOYD	2828	PARNELL
1703	AVE B	2730	GOLDMAN ST	2901	PARNELL
1710	AVE B	3206	GOLDSPIER DR	2915	PARNELL
1727	AVE B	2315	GOOCH	4528	PARRY
1731	AVE B	2333	GOOCH	4910	PARRY
1	AVE D	2339	GOOCH	2708	PARSONS
426	AVE E	2346	GOOCH	2712	PARSONS
423	AVE E	2403	GOOCH	2711	PARSONS
426	AVE E	2420	GOOCH	3343	PARVIA
444	AVE E	2503	GOOCH	5168	PATONIA
319	AVE F	2701	GOOCH	1307	PEABODY
351	AVE F	2809	GOOCH	1319	PEABODY
418	AVE F	2814	GOOCH	1325	PEABODY
323	AVE G	2820	GOOCH	1812	PEABODY

327		AVE G	2825		GOOCH	2311	PEABODY
607		AVE G	2310		GOOCH	2408	PEABODY
419		AVE H	2412		GOOD LATIMER	2413	PEABODY
516		AVE H	2425	S	GOOD LATIMER	2509	PEABODY
402		AVE J	2715		GOODWILL	2524	PEABODY
403		AVE J	2716		GOODWILL	2525	PEABODY
503		AVE J	2722		GOODWILL	2529	PEABODY
419		AVE L	2723		GOODWILL	2533	PEABODY
410		AVE L	1900		GOULD	2610	PEABODY
3962		AVOCADO	2608		GOULD	2612	PEABODY
4202		AZTEC	2700		GOULD	2724	PEABODY
4208		AZTEC	2716		GOULD	2406	PEABODY
4212		AZTEC	2724		GOULD	1637	PEAR
4249		AZTEC	2727		GOULD	1712	PEAR
4306		AZTEC	2829		GOULD	1713	PEAR
4311		AZTEC	9700		GRADY	2819	PEARY
4118		BABCOCK	10706		GRADY	2823	PEARY
1305		BADEN	2703		GRAFTON	2859	PEARY
1315		BADEN	608		GRAHAM	2875	PEARY
1322		BADEN	702		GRAHAM	2839	PEARY
1330		BADEN	710		GRAHAM	999	PEBBLE VALLEY
1336		BADEN	1502		GRAND	401	PECAN
118	S	BAGLEY	1507		GRAND	402	PECAN
400	N	BAGLEY	1910		GRAND	407	PECAN
403	N	BAGLEY	2524		GRAND	408	PECAN
1042	N	BAGLEY	2534		GRAND	413	PECAN
4019		BAKER	2723		GRAND	416	PECAN
3916		BALCH	4309		GRAND	423	PECAN
3914		BALCH	1101	E	GRANT	431	PECAN
4503		BALDWIN	1231		GRANT	606	PEMBERTON HILL
4727		BALDWIN	1307		GRANT	648	PEMBERTON HILL
4731		BALDWIN	3017		GRAYSON	1031	PEMBERTON HILL

4806	BALDWIN	1		GREAT TRINITY FOREST	3533	PENELOPE
4811	BALDWIN	804		GREEN CASTLE	3532	PENELOPE
4819	BALDWIN	9999		GREENGROVE	3533	PENELOPE
4161	BALL	13101		GREENGROVE	3602	PENELOPE
4134	BALL	13305		GREENGROVE	3603	PENELOPE
710	BANK	214		GREENHAVEN	3606	PENELOPE
1114	BANK	234		GREENHAVEN	3614	PENELOPE
1419	BANK	1611		GREENLAWN	3631	PENELOPE
1430	BANK	1615		GREENLAWN	3702	PENELOPE
1500	BANK	1619		GREENLAWN	3704	PENELOPE
1515	BANK	1406		GREENVILLE AVE	3707	PENELOPE
1516	BANK	2218		GREER	3719	PENELOPE
71	BANKS	2325		GREER	3811	PENELOPE
78	BANKS	2226		GREER	3815	PENELOPE
140	BANKS	3126		GREGG	3819	PENELOPE
145	BANKS	3128		GREGG	3922	PENELOPE
1615	BANNOCK	3141		GREGG	4006	PENELOPE
1625	BANNOCK	620		GRIFFITH	1313	PENNSYLVANIA
1635	BANNOCK	1626		GRINNELL	1317	PENNSYLVANIA
1641	BANNOCK	1630		GRINNELL	1325	PENNSYLVANIA
1710	BANNOCK	10404		GROVE OAKS	1415	PENNSYLVANIA
5135	BARBER	200	E	GRUBB DR	2414	PENNSYLVANIA
5213	BARBER	3738		GUARANTY ST	2504	PENNSYLVANIA
2619	BARLOW	3212		GUNTER AVE	2525	PENNSYLVANIA
2623	BARLOW	3224		GUNTER AVE	2710	PENNSYLVANIA
2709	BARLOW	4845		GURLEY AVE	2722	PENNSYLVANIA
2717	BARLOW	4845		GURLEY AVE	2812	PENNSYLVANIA
3301	BARNARD	2811		GUYMON	2822	PENNSYLVANIA
5500	BARREE	3325		HALLETT	2834	PENNSYLVANIA
5634	BARREE	3333		HALLETT	2908	PENNSYLVANIA
5734	BARREE	3507		HALLETT	3105	PENNSYLVANIA
1449	BARRY	3515		HALLETT	3110	PENNSYLVANIA

916		BAYONNE	3200		HAMILTON	3117	PENNSYLVANIA
805		BAYONNE	3306		HAMILTON	3203	PENNSYLVANIA
811		BAYONNE	3523		HAMILTON	2728	PENNSYLVANIA AV
818		BAYONNE	3602		HAMILTON	3423	PEORIA
1115		BAYONNE	3702		HAMILTON	3717	PEORIA
1121		BAYONNE	3706		HAMILTON	3722	PEORIA
1836		BAYSIDE	3726		HAMILTON	3738	PEORIA
1847		BAYSIDE	3815		HAMILTON	3838	PEORIA
2019		BAYSIDE	3909		HAMILTON	3842	PEORIA
2023		BAYSIDE	3925		HAMILTON	4528	PERRY
605	S	BEACON	4105		HAMILTON	2	PERSIMMON
3313		BEALL	4117		HAMILTON	2906	PERSIMMON
3322		BEALL	4309		HAMILTON	2918	PERSIMMON
3326		BEALL	4343		HAMILTON	2937	PERSIMMON
3327		BEALL	4400		HAMILTON	3038	PERSIMMON
3330		BEALL	4414		HAMILTON	3045	PERSIMMON
8119		BEARDEN	4508		HAMILTON	3049	PERSIMMON
3023		BEAUCHAMP	4510		HAMILTON	3053	PERSIMMON
3066		BEAUCHAMP	4426		HAMILTON AV	3129	PERSIMMON
3067		BEAUCHAMP	4117		HAMILTON AV	3156	PERSIMMON
3300		BEAUCHAMP	1858		HAMLET	3203	PERSIMMON
3302		BEAUCHAMP	4033		HAMMERLY	4508	PHILIP
3421		BEAUCHAMP	4013		HAMMERLY	4515	PHILIP
3019		BEAUCHAMP ST	3303		HAMPTON	4520	PHILIP
1534		BEAUFORD	3601		HANCOCK	4523	PHILIP
1553		BEAUFORD	3617	S	HANCOCK	4524	PHILIP
1577		BEAUFORD	3621		HANCOCK	4531	PHILIP
1643		BEAUFORD	3625		HANCOCK	5119	PHILIP
1737		BEAUFORD	3906		HANCOCK	5509	PICKFAIR CIR
1739		BEAUFORD	3910		HANCOCK	108	PIN OAK ST
1819		BEAUFORD	3911		HANCOCK	112	PIN OAK ST
1821		BEAUFORD	3926		HANCOCK	267	PIN OAK ST

12402		BEAUFORD	4004	HANCOCK	410	PIN OAK ST
1409		BEAUMONT	24	HARBOR CT	1600	PINE
707	N	BECKLEY	2301	HARDING	1603	PINE
719	N	BECKLEY	2227	HARDING	1609	PINE
735	N	BECKLEY	2246	HARDING	1617	PINE
828	N	BECKLEY	2327	HARDING	1725	PINE
912	S	BECKLEY	2335	HARDING	2232	PINE
918	S	BECKLEY	2343	HARDING	2233	PINE
1512	S	BECKLEY	2311	HARDING ST	2408	PINE
2938	S	BECKLEY	2326	HARDING ST	2506	PINE
3042	S	BECKLEY	2418	HARDING ST	2522	PINE
3206	S	BECKLEY	1522	HARLANDALE	2538	PINE
3302	S	BECKLEY	1735	HARLANDALE	2539	PINE
8924		BECKLEYCREST	2314	HARLANDALE	2603	PINE
9116		BECKLEYCREST	2318	HARLANDALE	2616	PINE
9421		BECKLEYCREST	2431	HARLANDALE	2643	PINE
9224		BECKLEYVIEW	2644	HARLANDALE	2830	PINE
9228		BECKLEYVIEW	2923	HARLANDALE	3218	PINE
209		BECKLEYWOOD	3014	HARLANDALE	3235	PINE
336		BECKLEYWOOD	3121	HARLANDALE	3319	PINE
3712		BEDFORD ST	3135	HARLANDALE	3335	PINE
5238		BEEMAN	3328	HARLANDALE	3622	PINE
3200	S	BELTLINE	3105	HARMON	3635	PINE
1100	S	BELTLINE	3108	HARMON	3639	PINE
4231	S	BELTLINE	3130	HARMON	3642	PINE
4233	S	BELTLINE	3143	HARMON	3702	PINE
2058		BEN HUR	1538	HARRIS CT	3710	PINE
2065		BEN HUR	1550	HARRIS CT	3714	PINE
2070		BEN HUR	1579	HARRIS CT	3723	PINE
2122		BEN HUR	1600	HARRIS CT	3902	PINE
2158		BEN HUR	1602	HARRIS CT	3902	PINE
2164		BEN HUR	2315	HARRISON	4002	PINE

2176	BEN HUR	2605		HARRISON	4010		PINE
2182	BEN HUR	2609		HARRISON	2002		PLAINCREEK
2222	BEN HUR	2611		HARRISON	2010		PLAINCREEK
7041	BENNING	2819		HARSTON	2016		PLAINCREEK
2726	BENROCK	2823		HARSTON	8334		PLAINVIEW
2730	BENROCK	3631		HARSTON	8344		PLAINVIEW
2731	BENROCK	401		HART	8351		PLAINVIEW
2806	BENROCK	407		HART	8401		PLAINVIEW
2807	BENROCK	409		HART	8430		PLAINVIEW
2815	BENROCK	411		HART	604		PLEASANT
2823	BENROCK	444		HART	1038		PLEASANT
2830	BENROCK	452		HART	1813		PLEASANT
2906	BENROCK	457		HART	2267		PLEASANT
2907	BENROCK	608		HARTSDALE	2271		PLEASANT
2918	BENROCK	11001		HARVEST RD	2851		PLEASANT
2934	BENROCK	9800		HARWELL	3105		PLEASANT
2938	BENROCK	3308		HARWOOD	612		PLEASANT DR
2946	BENROCK	3409	S	HARWOOD	134		PLEASANT MEADOWS
2947	BENROCK	3513	S	HARWOOD	204		PLEASANT MEADOWS
2954	BENROCK	3521	S	HARWOOD	204		PLEASANT MEADOWS
2955	BENROCK	4926	S	HARWOOD	134		PLEASANT MEADOWS
2962	BENROCK	3516	S	HARWOOD	612		PLEASANT VISTA
2963	BENROCK	1644	S	HASKELL	613		PLEASANT VISTA
9350	BERMUDA	3212	S	HASKELL	619		PLEASANT WOODS
3401	BERNAL	1205	S	HASKELL	627		PLEASANT WOODS
3427	BERNAL	2310	S	HASLETT	1420	N	PLUM
3439	BERNAL	2711		HASTINGS	5734	N	PLUM DALE
5518	BERNAL	1624		HATCHER	5739		PLUM DALE
5704	BERNAL	1632		HATCHER	5744		PLUM DALE
5708	BERNAL	1705		HATCHER	5800		PLUM DALE
5726	BERNAL	2255		HATCHER	5801		PLUM DALE
3614	BERTRAND	2303		HATCHER	5818		PLUM DALE

3723	BERTRAND	2503	HATCHER	5906		PLUM DALE
4306	BERTRAND	2525	HATCHER	5908		PLUM DALE
3603	BERTRAND AV	2541	HATCHER	6018		PLUM DALE
2026	BERWICK	2551	HATCHER	6022		PLUM DALE
534	BETHPAGE	2561	HATCHER	6023		PLUM DALE
630	BETHPAGE	2600	HATCHER	6031		PLUM DALE
634	BETHPAGE	2603	HATCHER	6035		PLUM DALE
707	BETHPAGE	2615	HATCHER	6039		PLUM DALE
714	BETHPAGE	2645	HATCHER	6043		PLUM DALE
2210	BETHURUM	2819	HATCHER	6047		PLUM DALE
2214	BETHURUM	3112	HATCHER	6051		PLUM DALE
2216	BETHURUM	3801	HATCHER	6055		PLUM DALE
2302	BETHURUM	3814	HATCHER	6059		PLUM DALE
2311	BETHURUM	3926	HATCHER	6067		PLUM DALE
2316	BETHURUM	3930	HATCHER	6071		PLUM DALE
2743	BETHURUM	533	HATTON	6072		PLUM DALE
845	BETTERTON	538	HATTON	800		PLYMOUTH
900	BETTERTON	772	HAVENWOOD	4114		POINSETTIA
903	BETTERTON	929	HAVENWOOD	4105	S	POINTER
1015	BETTERTON	4412	HAVERTY	925		POLK
1101	BETTERTON	728	HAYMARKET	9330		POLK
1105	BETTERTON	1019	HAYMARKET	9408	S	POLK
1112	BETTERTON	2021	HAYMARKET	1818	S	POLLARD
1131	BETTERTON	2045	HAYMARKET	1842		POLLARD
1139	BETTERTON	2071	HAYMARKET	1919	S	POLLARD
1145	BETTERTON	2101	HAYMARKET	1842		POLLARD ST
5414	BEXAR	2161	HAYMARKET	3915		POLLY
6004	BEXAR	7610	HAZEL	3919		POLLY
6018	BEXAR	2003	HEARNE	3924		POLLY
6022	BEXAR	2714	HECTOR	3927		POLLY
6520	BEXAR	2720	HECTOR	3933		POLLY
6526	BEXAR	2707	HECTOR	3927		POLLY ST

6702	BEXAR	4430		HEDGDON	3933		POLLY ST
6812	BEXAR	4511		HEDGDON	3919		POLLY ST
6915	BEXAR	538		HELENA	3915		POLLY ST
6919	BEXAR	542		HELENA	3425		PONDROM
7011	BEXAR	602		HELENA	3509		PONDROM
7013	BEXAR	611		HELENA	708		PONTIAC
1503	BICKERS	619		HELENA	800		PONTIAC
1518	BICKERS	731		HELENA	801		PONTIAC
1711	BICKERS	734		HELENA	903		PONTIAC
1719	BICKERS	747		HELENA	1023		PONTIAC
1823	BICKERS	402		HENDERSON	1624		POPLAR
1910	BICKERS	1110		HENDRICKS	1715		POPLAR
1930	BICKERS	1311	S	HENDRICKS	2207		POPLAR
3423	BICKERS	1327		HENDRICKS	2307		POPLAR
3634	BICKERS	1401		HENDRICKS	2206		PORTERFIELD
3638	BICKERS	1419		HENDRICKS	2210		PORTERFIELD
3642	BICKERS	1631		HERALD	2213		PORTERFIELD
3702	BICKERS	1635		HERALD	2214		PORTERFIELD
3706	BICKERS	1638		HERALD	2218		PORTERFIELD
3724	BICKERS	1621		HERALD	2221		PORTERFIELD
3431	BICKERS	1635		HERALD	800		PRAIRIE CREEK
3317	BIGLOW	3819		HERRLING ST	1002	N	PRAIRIE CREEK
4002	BIGLOW	4817		HEYWORTH ST	1002	N	PRAIRIE CREEK RD
4006	BIGLOW	5726		HIAWATHA	1		PRAIRIE FLOWER
4019	BIGLOW	5732		HIAWATHA	8509		PRAIRIE HILL LN
4151	BIGLOW	523		HIGH	900009		PRATER
4155	BIGLOW	718		HIGHFALL	1432		PRESIDIO
4159	BIGLOW	1960		HIGHLAND	1613		PRESIDIO
4175	BIGLOW	3420		HIGHLAND WOODS	1651		PRESIDIO
4207	BIGLOW	3421		HIGHLAND WOODS	1506		PRESIDIO
4214	BIGLOW	3426		HIGHLAND WOODS	6526		PROSPER ST
4218	BIGLOW	3430		HIGHLAND WOODS	2727		PROSPERITY

4231	BIGLOW	3436		HIGHLAND WOODS	2745	PROSPERITY
3126	BILL HARROD	3440		HIGHLAND WOODS	2753	PROSPERITY
2615	BIRDSONG	3444		HIGHLAND WOODS	2761	PROSPERITY
2401	BIRMINGHAM	3504		HIGHLAND WOODS	2763	PROSPERITY
2408	BIRMINGHAM	3505		HIGHLAND WOODS	2769	PROSPERITY
2501	BIRMINGHAM	3510		HIGHLAND WOODS	2771	PROSPERITY
2521	BIRMINGHAM	3511		HIGHLAND WOODS	2781	PROSPERITY
2700	BIRMINGHAM	3516		HIGHLAND WOODS	2801	PROSPERITY
2825	BIRMINGHAM	3517		HIGHLAND WOODS	2802	PROSPERITY
2901	BIRMINGHAM	3521		HIGHLAND WOODS	2910	PROSPERITY
2909	BIRMINGHAM	3525		HIGHLAND WOODS	2918	PROSPERITY
2931	BIRMINGHAM	3526		HIGHLAND WOODS	2931	PROSPERITY
3020	BIRMINGHAM	3529		HIGHLAND WOODS	3018	PROSPERITY
3021	BIRMINGHAM	3533		HIGHLAND WOODS	3019	PROSPERITY
3025	BIRMINGHAM	3536		HIGHLAND WOODS	3706	PROSPERITY
3034	BIRMINGHAM	3537		HIGHLAND WOODS	3710	PROSPERITY
3118	BIRMINGHAM	940		HILLBURN	1403	PUEBLO
3119	BIRMINGHAM	1227		HILLBURN	1414	PUEBLO
2929	BIRMINGHAM	1231		HILLBURN	1515	PUEBLO
3725	BLACK OAK	9999		HILLBURN	1903	PUEBLO
1210	BLISS	2703		HILLGLENN	1922	PUEBLO
1214	BLISS	227		HILLVALE	1933	PUEBLO
1218	BLISS	917	E	HOBSON	1947	PUEBLO
1222	BLISS	1010		HOBSON	3318	PUEBLO
1308	BLISS	1115	E	HOBSON	3324	PUEBLO
1314	BLISS	1144	E	HOBSON	3329	PUEBLO
1318	BLISS	5019		HOHEN	3423	PUEBLO
1022	BLUEBERRY	5023		HOHEN	3434	PUEBLO
9025	BLUECREST	841		HOLCOMB	3521	PUEBLO
9211	BLUECREST	846		HOLCOMB	3525	PUEBLO
5868	BLUFFMAN	851		HOLCOMB	3541	PUEBLO
6002	BLUNTER	930		HOLCOMB	3543	PUEBLO

6006		BLUNTER	942		HOLCOMB	3552	PUEBLO
6007		BLUNTER	950		HOLCOMB	3622	PUEBLO
6014		BLUNTER	1032	E	HOLCOMB	3623	PUEBLO
402		BOBBIE	1224		HOLCOMB	3624	PUEBLO
416		BOBBIE	1032		HOLCOMB	3626	PUEBLO
417		BOBBIE	7459		HOLLY HILL	3700	PUEBLO
400		BOBBIE	2703		HOLMES	5618	PUEBLO
8329		BOHANNON	2715		HOLMES	5622	PUEBLO
5635		BON AIR	2820		HOLMES	5626	PUEBLO
5643		BON AIR	2824		HOLMES	5630	PUEBLO
5647		BON AIR	2913		HOLMES	5633	PUEBLO
5663		BON AIR	3012		HOLMES	5634	PUEBLO
5707		BON AIR	3105		HOLMES	5637	PUEBLO
5711		BON AIR	3522		HOLMES	5638	PUEBLO
5714		BON AIR	3720		HOLMES	5641	PUEBLO
5731		BON AIR	3734		HOLMES	5642	PUEBLO
5735		BON AIR	3821		HOLMES	5645	PUEBLO
5739		BON AIR	3826		HOLMES	5646	PUEBLO
1240	N	BOND	3826		HOLMES	5649	PUEBLO
1252	N	BOND	3830		HOLMES	5650	PUEBLO
315		BONNIE VIEW	3833		HOLMES	5654	PUEBLO
327		BONNIE VIEW	3847		HOLMES	5658	PUEBLO
332		BONNIE VIEW	3908		HOLMES	5702	PUEBLO
345		BONNIE VIEW	1722		HOMELAND	5703	PUEBLO
349		BONNIE VIEW	3642		HOMELAND	5706	PUEBLO
405		BONNIE VIEW	3642		HOMELAND	5707	PUEBLO
417		BONNIE VIEW	3730		HOMELAND	5802	PUEBLO
426		BONNIE VIEW	3702		HOMELAND	5805	PUEBLO
431		BONNIE VIEW	1520		HOMELAND	5806	PUEBLO
434		BONNIE VIEW	9429		HOMEPLACE	5809	PUEBLO
440		BONNIE VIEW	35		HONEYSUCKLE	5810	PUEBLO
1529		BONNIE VIEW	8317		HONEYSUCKLE	5813	PUEBLO

2202	BONNIE VIEW	8321	HONEYSUCKLE	5814	PUEBLO
2210	BONNIE VIEW	8327	HONEYSUCKLE	5817	PUEBLO
2214	BONNIE VIEW	8331	HONEYSUCKLE	5818	PUEBLO
2304	BONNIE VIEW	8521	HONEYSUCKLE	5821	PUEBLO
2538	BONNIE VIEW	8607	HONEYSUCKLE	5822	PUEBLO
3704	BONNIE VIEW	8611	HONEYSUCKLE	5825	PUEBLO
3815	BONNIE VIEW	8617	HONEYSUCKLE	5826	PUEBLO
3921	BONNIE VIEW	2222	HOOPER	5829	PUEBLO
4114	BONNIE VIEW	2403	HOOPER	5830	PUEBLO
4310	BONNIE VIEW	2435	HOOPER	5900	PUEBLO
4431	BONNIE VIEW	2530	HOOPER	3107	PUGET
5261	BONNIE VIEW	2532	HOOPER	3221	PUGET
5603	BONNIE VIEW	2538	HOOPER	4011	PUGET
3716	Bonnie View Rd	2555	HOOPER	1201	PURITAN
3508	BOOKER	2615	HOOPER	1205	PURITAN
3515	BOOKER	2618	HOOPER	1208	PURITAN
3516	BOOKER	2622	HOOPER	1209	PURITAN
3339	BORGER	2629	HOOPER	1212	PURITAN
3434	BORGER	18	HORIZON HILLS	8724	QUINN
3603	BORGER	19	HORIZON HILLS	9039	QUINN
3426	BORGER	2	HORTENSE	6606	RACINE
1219	BOSWELL	1334	HORTENSE	5404	RAILROAD
1220	BOSWELL	1342	HORTENSE	5408	RAILROAD
1222	BOSWELL	1506	HORTENSE	5412	RAILROAD
6623	BOULDER	1510	HORTENSE	5416	RAILROAD
2020	BOURBON	1511	HORTENSE	5420	RAILROAD
5011	BOURQUIN	1601	HORTENSE	5438	RAILROAD
5104	BOURQUIN	5406	HOUSTON SCHOOL	4219	RAMONA
5140	BOURQUIN	1306	HUDSPETH	15	RAMSEY
5144	BOURQUIN	1422	HUDSPETH	1609	RAMSEY
5213	BOURQUIN	1607	HUDSPETH	1931	RAMSEY
5415	BOURQUIN	1611	HUDSPETH	2019	RAMSEY

5424		BOURQUIN	1710		HUDSPETH	2431		RAMSEY
4711		BOWLING	1714		HUDSPETH	2614		RAMSEY
4828		BOXWOOD	2135		HUDSPETH	2615		RAMSEY
2710		BOYNTON	2159		HUDSPETH	2716		RAMSEY
2718		BOYNTON	2203		HUDSPETH	2742		RAMSEY
1044		BRADFIELD	2546		HUDSPETH	2743		RAMSEY
4507		BRADSHAW	2550		HUDSPETH	2819		RAMSEY
4626		BRADSHAE	2706		HUDSPETH	3038		RAMSEY
3216		BRANDON	2708		HUDSPETH	3051		RAMSEY
4814		BRASHEAR	2710		HUDSPETH	3106		RAMSEY
4818		BRASHEAR	2733		HUDSPETH	1818		RAMSEY
4822		BRASHEAR	2735		HUDSPETH	2218		RAMSEY
4826		BRASHEAR	2820		HUDSPETH	3042		RAMSEY
4827		BRASHEAR	4702		HUEY	5700		RANCHERO
4930		BRASHEAR	4712		HUEY	2453		RANDOLPH
1429		BRIAR CLIFF	4716		HUEY	2519		RANDOLPH
1544		BRIAR CLIFF	4718		HUEY	2551		RANDOLPH
414		BRIDGES	4806		HUEY	2531		RANDOLPH
6816		BRIERFIELD	4807		HUEY	2453		RANDOLPH
7005		BRIERFIELD	4810		HUEY	4020		RANGER
2814		BRIGHAM	7740		HULL	4024		RANGER
2708		BRIGHAM	7904		HULL	1411		RANIER
2736		BRIGHAM	7935		HULL	110		RAVINIA
2807		BRIGHAM	7944		HULL	202		RAVINIA
2814		BRIGHAM	7958		HULL	502	S	RAYENELL
2838		BRIGHAM	7905		HULL	563	S	RAYENELL
2908		BRIGHAM	7911		HULL	607		RAYENELL
2916		BRIGHAM	7935		HULL	623		RAYENELL
2920		BRIGHAM	8024		HUME	643		RAYENELL
2924		BRIGHAM	3746		HUMPHREY	650		RAYENELL
700	S	BRIGHTON	4404		HUMPHREY	766		RAYENELL
1137	S	BRIGHTON	2711		HUNTER	802		RAYENELL

8823		BRILEY	1930		HUNTINGDON	821	RAYENELL
2330		BRITTON	2002		HUNTINGDON	2538	RAYMOND
2114		BRITTON	2006		HUNTINGDON	7202	RED BUD DR
2416		BRITTON	1401		HUTCHINS	319	RED WING
2519		BRITTON	1403		HUTCHINS	334	RED WING
2526		BRITTON	1404		HUTCHINS	7012	REDBUD
2610		BRITTON	1503		HUTCHINS	7202	REDBUD
2631		BRITTON	1321		HUTCHINS	2808	REED LN
2633		BRITTON	1810		IDAHO	2835	REED LN
2715		BRITTON	1918		IDAHO	2919	REED LN
2814		BRITTON	2018		IDAHO	2923	REED LN
2822		BRITTON	2222		IDAHO	3003	REED LN
2903		BRITTON	2223		IDAHO	3014	REED LN
2914		BRITTON	2323		IDAHO	3018	REED LN
1031		BROADVIEW	2630		IDAHO	3022	REED LN
1116		BROCK	3110		IDAHO	3220	REED LN
1120		BROCK	4023		IDAHO	3228	REED LN
1121		BROCK	4228		IDAHO	3231	REED LN
1123		BROCK	4407		IDAHO	3311	REED LN
4923		BRONX	2515		IDAHO	3327	REED LN
2119		BROOKHAVEN	3915		IDAHO	3335	REED LN
1519		BROOKHAVEN	1121	E	ILLINOIS	2815	Reed Ln
2627	W	BROOKLYN	2716		ILLINOIS	3206	Reed Ln
2858	W	BROOKLYN	2720	E	ILLINOIS	3706	REESE DR
823		BROOKWOOD	3437	E	ILLINOIS	4625	REIGER
912		BROOKWOOD	2100	E	INADALE	4825	REIGER
917		BROOKWOOD	3105		INDIANOLA	5533	REIGER
923		BROOKWOOD	1927		INGERSOLL	1200	RENNER
929		BROOKWOOD	1928		INGERSOLL	1315	RENNER
936		BROOKWOOD	1930		INGERSOLL	3107	REYNOLDS
2007		BROWDER	1934		INGERSOLL	3119	REYNOLDS
2009		BROWDER	1935		INGERSOLL	3239	REYNOLDS

408	E	BROWNLEE	1938		INGERSOLL	3306	RICH ACRES
515	E	BROWNLEE	1939		INGERSOLL	3312	RICH ACRES
7720		BROWNSVILLE	2434		INGERSOLL	3312	RICH ACRES
7721		BROWNSVILLE	2622		INGERSOLL	1126	RIDGEWOOD DR
7724		BROWNSVILLE	3402		INGERSOLL	2623	RIPPLE
7727		BROWNSVILLE	3615		INGERSOLL	2627	RIPPLE
7732		BROWNSVILLE	3722		INGERSOLL	2631	RIPPLE
7735		BROWNSVILLE	4010		INGERSOLL	2637	RIPPLE
7743		BROWNSVILLE	4026		INGERSOLL	2637	RIPPLE
7807		BROWNSVILLE	1503		IOWA	2640	RIPPLE
7808		BROWNSVILLE	111		IRA	2641	RIPPLE
7820		BROWNSVILLE	118	N	IRA	2919	RIPPLE
9529		BROWNWOOD	10899	N	IRIS	2935	RIPPLE
4015		BRUNDRETTE	1922		IROQUOIS	5618	RIVERSIDE DR
4018		BRUNDRETTE	2507		IROQUOIS	718	RIVERWOOD
4022		BRUNDRETTE	2622		IROQUOIS	2506	ROBERT B CULLUM
254	N	BRYAN CIR	2807		IROQUOIS	4306	ROBERT L PARISH SR
202	N	BRYAN CIR	3520		IROQUOIS	2734	ROBERTA
248	N	BRYAN PL	2015		IVANHOE	2803	ROBERTA
250	N	BRYAN WAY	4010		IVANHOE	2807	ROBERTA
9999	N	BUCKNER	4022		IVANHOE	2811	ROBERTA
2199		BUCKSKIN CIR	7924		IVORY LN	3437	ROBERTS
2418		BUDD	7927		IVORY LN	3501	ROBERTS
2313		BUDD	7944		IVORY LN	3516	ROBERTS
2418		BUDD	7924		IVORY LN	3927	ROBERTS
2422		BUDD	7927		IVORY LN	4003	ROBERTS
15319		BUDEUDY	5035		IVY	4006	ROBERTS
15323		BUDEUDY	5041		IVY	4010	ROBERTS
7545		BUFORD DR	5103		IVY	4014	ROBERTS
709		BUICK	5156		IVY	4515	ROBERTS
115		BUNCHE	1702		J B JACKSON	2601	ROCHESTER
125		BUNCHE	1916		J B JACKSON	2711	ROCHESTER

126		BUNCHE
224		BUNCHE
2606		BURGER
2610		BURGER
2626		BURGER
2711		BURGER
2818		BURGER
1004		BURLINGTON
1515		BURLINGTON
2310		BURLINGTON
4516		BURMA
4532		BURMA
4536		BURMA
4540		BURMA
4628		BURMA
4635		BURMA
4640		BURMA
4704		BURMA
4726		BURMA
4740		BURMA
4741		BURMA
4744		BURMA
4745		BURMA
4815		BURMA
4830		BURNSIDE
4914		BURNSIDE
5114		BURNSIDE
5154		BURNSIDE
555		BURRELL
561	W	BURRELL
9800		C F HAWN
10100		C F HAWN
1917		J B JACKSON
1921		J B JACKSON
944		JADEWOOD
3526		JAMAICA
3711		JAMAICA
3715		JAMAICA
4018		JAMAICA
4202		JAMAICA
4346		JAMAICA
4352		JAMAICA
4406		JAMAICA
4426		JAMAICA
4431		JAMAICA
4518		JAMAICA
4606		JAMAICA
4214		JAMAICA
6616		JEANE
2430		JEFF
3347		JEFFERSON
1601	W	JEFFRIES
2410		JEFFRIES
2401		JEFFRIES
2413		JEFFRIES
2414		JEFFRIES
2426		JEFFRIES
2431		JEFFRIES
2501		JEFFRIES
2502		JEFFRIES
2505		JEFFRIES
2506		JEFFRIES
2513		JEFFRIES
2514		JEFFRIES
2718		ROCHESTER
2907		ROCHESTER
2910		ROCHESTER
2915		ROCHESTER
2922		ROCHESTER
3002		ROCHESTER
3006		ROCHESTER
3010		ROCHESTER
3016		ROCHESTER
2231		ROCKEFELLER BLVD
2203		ROCKEFELLER BLVD
10726		ROCKINGHAM
709		ROCKWOOD
713		ROCKWOOD
717		ROCKWOOD
725		ROCKWOOD
2731		ROGERS
2715		ROGERS
2719		ROGERS
2227		ROMINE
2526		ROMINE
2530		ROMINE
1211		ROSE GARDEN
3409		ROSELAND
4407		ROSELAND
5		ROSEMONT
7512		ROSEMONT
7922		ROSEMONT
4407		ROSINE
4428		ROSINE
5120		ROSINE
8003		ROTHINGTON

13800	C F HAWN	2515		JEFFRIES	8005		ROTHINGTON
14000	C F HAWN	2517		JEFFRIES	1401		ROWAN
6010	C F HAWN	2606		JEFFRIES	1424		ROWAN
4510	C.L. VEASEY	2610		JEFFRIES	1616		ROXANA AVE
4710	C.L. VEASEY	2621		JEFFRIES	5700		ROYAL
2419	CADILLAC	2629		JEFFRIES	2100		ROYAL OAKS
2422	CADILLAC	2636		JEFFRIES	2200		ROYAL OAKS
1521	CALDWELL	3406		JEFFRIES	10110		ROYCE
1530	CALDWELL	2741		JENNINGS	10117		ROYCE
1536	CALDWELL	2747		JENNINGS	4334		RUSK
1542	CALDWELL	2753		JENNINGS	4411		RUSK
1554	CALDWELL	2759		JENNINGS	4414		RUSK
1613	CALDWELL	2655		JENNINGS	3702		RUSKIN
1615	CALDWELL	3117		JESSIE BELL	3709		RUSKIN
1618	CALDWELL	2406		JEWELL	3724		RUSKIN
1614	CALDWELL	2402		JIM	3238		RUTLEDGE
1534	CALDWELL	1250		JIM	3300		RUTLEDGE
1425	CALDWELL	137	N	JIM MILLER	3306		RUTLEDGE
1423	CALDWELL	307	S	JIM MILLER	3310		RUTLEDGE
3332	CALHOUN	1021		JIM MILLER	3315		RUTLEDGE
3431	CALHOUN	4708	N	JIM MILLER	3322		RUTLEDGE
3502	CALHOUN	8107	N	JOHN	3323		RUTLEDGE
3506	CALHOUN	8111		JOHN	3327		RUTLEDGE
9725	CALLE DEL ORO	8115		JOHN	3441		RUTZ
1920	CALYPSO	8116		JOHN	8143		RYLIE
2008	CALYPSO	5739		JOHNSON	10708		RYLIE CREST
2020	CALYPSO	5921		JOHNSON	9557		RYLIE CREST
2038	CALYPSO	9999		JOHNSON	110		S ACRES DR
2058	CALYPSO	5818		JOHNSON	506		SABINE
2510	CAMEL	604		JONELLE	1020		SABINE
2611	CAMEL	627		JONELLE	1031		SABINE
2612	CAMEL	632		JONELLE	7920		SAIPAN

2627	CAMEL	648		JONELLE	832	SAMIA LN
2630	CAMEL	660		JONELLE	2519	SAMOA AVE
2631	CAMEL	711		JONELLE	2515	SAMOA AVE
2634	CAMEL	715		JONELLE	3100	SAMUELL
2706	CAMEL	746		JONELLE	7534	SAN JOSE
2708	CAMEL	4731		JONES	2812	SANDERSON
2710	CAMEL	2224		JORDAN	1104	SANE ST
2732	CAMEL	2234		JORDAN	1518	SANGER
2736	CAMEL	2235		JORDAN	1808	SANGER
2741	CAMEL	2215		JORDAN	1822	SANGER
2743	CAMEL	2225		JORDAN	2703	SANTA CRUZ
6218	CANAAN	18		JORDAN RIDGE DR	2611	SANTA FE
1505	CANADA	2019		JORDAN VALLEY	4934	SANTA FE
1902	CANADA	2104		JORDAN VALLEY	7125	SANTA FE
3018	CANADA	429		JOSEPHINE	5318	SANTA FE
3511	CANADA	503		JOSEPHINE	6221	SARAH LEE
3523	CANADA	519		JOSEPHINE	6227	SARAH LEE
3837	CANADA	3610		JULIUS SCHEPPS	1001	SARGENT RD
3845	CANADA	3614		JULIUS SCHEPPS	2731	SCAMMEL
3931	CANADA	315		JUSTIN	15	SCARSDALE
4023	CANADA	2418	N	KAHN	3902	SCHOFIELD
4425	CANADA	2141		KATHLEEN	3918	SCHOFIELD
4429	CANADA	2407		KATHLEEN	3607	SCHUSTER
4443	CANADA	2655		KATHLEEN	2203	SCOTLAND
4643	CANADA	2115		KATHLEEN	2323	SCOTLAND
4007	CANAL	2125		KATHLEEN	2414	SCOTLAND
4216	CANAL	2135		KATHLEEN	2754	SCOTLAND
4419	CANAL	2736		KAVASAR	2775	SCOTLAND
4233	CANAL	2807		KAVASAR	2329	SCOTT
4235	CANAL	2814		KAVASAR	2341	SCOTT
4317	CANAL	2818		KAVASAR	2343	SCOTT
4319	CANAL	2831		KAVASAR	2418	SCOTT

4322		CANAL	2906		KAVASAR	3407		SCOUT AVE
4511		CANAL	2914		KAVASAR	3517		SCOUT AVE
4606		CANAL	2918		KAVASAR	4300		SCYENE
4611		CANAL	2919		KAVASAR	4401		SCYENE
4615		CANAL	2935		KAVASAR	4403		SCYENE
4216		CANAL	2936		KAVASAR	7225		SCYENE
2840		CANARY	2939		KAVASAR	7331		SCYENE
1829		CANELO	2942		KAVASAR	7339		SCYENE
213	E	CANTY	2952		KAVASAR	7800		SCYENE
1614		CANYON	2962		KAVASAR	8000		SCYENE
2012		CANYON	2963		KAVASAR	131		SEAGOVILLE
2016		CANYON	9999		KAVASAR	134		SEAGOVILLE
7724		CARBONDALE	201	E	KEARNEY ST	141	N	SEAGOVILLE
7728		CARBONDALE	2728		KEELER	235	N	SEAGOVILLE
7824		CARBONDALE	2732		KEELER	340		SEAGOVILLE
8110		CARBONDALE	5300		KEENLAND	356		SEAGOVILLE
8450		CARBONDALE	2732		KELLER	9622		SEAGOVILLE
7816		CARBONDALE	2913		KELLOGG AVE	10115		SEAGOVILLE
7832		CARBONDALE	2419		KEMP	14100		SEAGOVILLE
7704		Carbondale St	2457		KEMP	2824		SEATON
4201		CARDINAL	2462		KEMP	2827		SEATON
4205		CARDINAL	2466		KEMP	2845	S	SEATON
4221		CARDINAL	1		KEMROCK	2924		SEATON
4229		CARDINAL	11		KEMROCK	2926		SEATON
4309		CARDINAL	6015		KEMROCK	2930		SEATON
4310		CARDINAL	6030		KEMROCK	4427		SEAY
4410		CARDINAL	6039		KEMROCK	6516		SEBRING
3709		CARL	6040		KEMROCK	6546		SEBRING
3802		CARL	6042		KEMROCK	8906		SEDGEMOOR
4214		CARL	6043		KEMROCK	9310		SEDGEMOOR
4245		CARL	6107		KEMROCK	1508		SEEGAR
3201		CARL	6109		KEMROCK	1516		SEEVERS

4230	CARL	6121		KEMROCK	1615		SEEVERS
4231	CARL	6125		KEMROCK	1723		SEEVERS
5800	CARLTON GARRETT	6131		KEMROCK	1912		SEEVERS
5814	CARLTON GARRETT	6216		KEMROCK	1918		SEEVERS
5902	CARLTON GARRETT	6222		KEMROCK	2118		SEEVERS
5908	CARLTON GARRETT	6311		KEMROCK	2502		SEEVERS
5914	CARLTON GARRETT	6411		KEMROCK	2518		SEEVERS
6200	CARLTON GARRETT	6419		KEMROCK	2522		SEEVERS
6205	CARLTON GARRETT	6427		KEMROCK	2624		SEEVERS
6207	CARLTON GARRETT	6434		KEMROCK	2714		SEEVERS
6212	CARLTON GARRETT	6454		KEMROCK	2930		SEEVERS
6306	CARLTON GARRETT	6505		KEMROCK	3054		SEEVERS
6307	CARLTON GARRETT	6511		KEMROCK	1702		SEEVERS
6310	CARLTON GARRETT	6207		KEMROCK	1711		SEEVERS
2617	CARPENTER	2811		KENESAW	2638		SEEVERS
2621	CARPENTER	3509		KENILWORTH	1331		SELKIRK
2633	CARPENTER	3723		KENILWORTH	4111		SHADRACK
2707	CARPENTER	3623		KENILWORTH	2510		SHARON
2719	CARPENTER	3706		KENILWORTH	2512		SHARON
2731	CARPENTER	3916		KENILWORTH	2758		SHARON
2819	CARPENTER	700		KESSLER LAKE	1702		SHAW
3006	CARPENTER	3418		KEYRIDGE	1716		SHAW
3205	CARPENTER	3422		KEYRIDGE	1846		SHAW
3206	CARPENTER	3511		KEYRIDGE	1910		SHAW
3224	CARPENTER	3515		KEYRIDGE	1917		SHAW
3303	CARPENTER	3516		KEYRIDGE	1940		SHAW
3531	CARPENTER	1409	E	KIEST	1964		SHAW
3711	CARPENTER	1700	E	KIEST	1968		SHAW
3715	CARPENTER	1713	E	KIEST	2028		SHAW
3715	CARPENTER	1805	E	KIEST	7		SHAYNA
3801	CARPENTER	2720	E	KIEST	1222		SHEFFIELD
4006	CARPENTER	3517	E	KIEST	1402		SHEFFIELD

4007	CARPENTER	2503	E	KILBURN	1408		SHEFFIELD
4211	CARPENTER	2606		KILBURN	3436		SHELDON
4226	CARPENTER	2615		KILBURN	3444		SHELDON
4229	CARPENTER	2846		KILBURN	3932		SHELLEY
2647	CARPENTER	2623		KILBURN	2113		SHELLHORSE
2721	CARPENTER	4833		KILDARE	2123		SHELLHORSE
1446	CARSON ST	4914		KILDARE	2124		SHELLHORSE
2800	CARTER	4926		KILDARE	2130		SHELLHORSE
2806	CARTER	4935		KILDARE	2140		SHELLHORSE
2818	CARTER	4943		KILDARE	2206		SHELLHORSE
2810	CARTER	4947		KILDARE	2212		SHELLHORSE
5807	CARY	1231		KILLOUGH	2218		SHELLHORSE
5815	CARY	1329		KILLOUGH	23		SHEPHERD
5817	CARY	1339		KILLOUGH	3906		SHINDOLL ST
413	CASCADA DR	1427		KILLOUGH	1711		SHORE
2842	CASEY ST	1505		KILLOUGH	1715		SHORE
2842	CASEY ST	1545		KILLOUGH	1719	E	SHORE
3878	CASTLE HILLS DR	3819		KIMBALLDALE	1619		SICILY
10534	CASTLEROCK	3407		KIMBLE	1702	E	SICILY
3706	CAUTHORN	2606		KIMSEY	1702		SICILY
3824	CAUTHORN	2810		KINGBRIDGE	1715		SICILY
3907	CAUTHORN	2718		KINGBRIDGE	3517		SIDNEY
3614	CAUTHORN	1038		KINGS	3521		SIDNEY
3718	CAUTHORN	2200		KINGS	3527		SIDNEY
2322	CEDAR CREST	8325		KINGSFIELD	3529		SIDNEY
2536	CEDAR CREST	8345		KINGSFIELD	3533		SIDNEY
2229	CEDAR CREST	8353		KINGSFIELD	3534		SIDNEY
2237	CEDAR CREST	3617		KINGSFORD	3601		SIDNEY
2536	CEDAR CREST	1507		KINGSLEY	3603		SIDNEY
3303	CEDAR LAKE	1511		KINGSLEY	3607		SIDNEY
1421	CEDAR OAKS	1815		KINGSLEY	3621		SIDNEY
1427	CEDAR OAKS	2522		KINGSTON	3622		SIDNEY

5405		CEDAR RIDGE	2503	KIRKLEY	3711	SIDNEY
4571		CEDARDALE	2517	KIRKLEY	3802	SIDNEY
4736		CEDARDALE	1317	KIRNWOOD	3926	SIDNEY
4820		CEDARDALE	1800	KIRNWOOD	2614	SILKWOOD
3711	S	CENTRAL	408	KIRSAN DR	2618	SILKWOOD
3713	S	CENTRAL	2627	KIRVEN	2620	SILKWOOD
3717	S	CENTRAL	8111	KISKA	2701	SILKWOOD
3741	S	CENTRAL	8112	KISKA	2718	SILKWOOD
7615	S	CENTRAL EXPY	7919	KISKA	2723	SILKWOOD
3711	S	CENTRAL EXPY	9030	KISSELL	2726	SILKWOOD
3713	S	CENTRAL EXPY	5806	KITTY	2727	SILKWOOD
3717	S	CENTRAL EXPY	12	KIWANIS	2730	SILKWOOD
3741	S	CENTRAL EXPY	11800	KLEBERG	2802	SILKWOOD
2103		CHALK HILL	12239	KLEBERG	2811	SILKWOOD
2123		CHALK HILL	12611	KLEBERG	2814	SILKWOOD
2623		CHALK HILL	2438	KNIGHT	2818	SILKWOOD
2		CHAMBLIN DR	3733	KOLLOCH	2819	SILKWOOD
2711		CHARBA	3742	KOLLOCH	4635	SILVER
1204		CHARLOTTE	3907	KOLLOCH	4655	SILVER
1205		CHARLOTTE	4308	KOLLOCH	4701	SILVER
1302		CHARLOTTE	4609	KOLLOCH	4800	SILVER
1332		CHARLOTTE	4720	KOLLOCH	4806	SILVER
5910		CHELSEA	4726	KOLLOCH	4807	SILVER
5918		CHELSEA	2517	KOOL	4820	SILVER
5922		CHELSEA	2611	KOOL	4831	SILVER
5934		CHELSEA	2622	KOOL	9406	SILVER FALLS
5935		CHELSEA	2626	KOOL	4020	SILVERHILL
5941		CHELSEA	2631	KOOL	2411	SIMPSON STUART
5945		CHELSEA	2635	KOOL	2417	SIMPSON STUART
6003		CHELSEA	2708	KOOL	2955	SIMPSON STUART
6006		CHELSEA	2717	KOOL	5327	SIMPSON STUART
4346		CHERBOURG	2719	KOOL	5512	SINGING HILLS DR

4514		CHERBOURG	2726		KOOL	5711	SINGLETON
4515		CHERBOURG	2740		KOOL	9700	SKILLMAN ST
4525		CHERBOURG	1928		KRAFT	14000	SKYFROST
4534		CHERBOURG	1938		KRAFT	14300	SKYFROST
4535		CHERBOURG	2006		KRAFT	14515	SKYFROST
4538		CHERBOURG	2012		KRAFT	2403	SKYLARK DR
4545		CHERBOURG	2024		KRAFT	8746	SLAY
4549		CHERBOURG	2031		KRAFT	8752	SLAY
4561		CHERBOURG	322	N	KRAMER	1514	SMOKE TREE
4608		CHERBOURG	3420	N	KRISTEN	1703	SMOKE TREE
4611		CHERBOURG	3819		KYNARD	1707	SMOKE TREE
4612		CHERBOURG	3304		KYSER	1711	SMOKE TREE
4627		CHERBOURG	6810		LACY	1717	SMOKE TREE
4636		CHERBOURG	6816		LACY	1732	SMOKE TREE
4639		CHERBOURG	4122		LADALE	1852	SMOKE TREE
4640		CHERBOURG	3411		LADD	1903	SMOKE TREE
4643		CHERBOURG	2720		LAGOW	1940	SMOKE TREE
4647		CHERBOURG	2403		LAGOW	1948	SMOKE TREE
238	E	CHERRY POINT	2628		LAGOW	3760	SOFT WIND
307	E	CHERRY POINT	2820		LAGOW	3623	SOFTCLOUD
315	E	CHERRY POINT	2902		LAGOW	3623	SOFTCLOUD DR
323	E	CHERRY POINT	2906		LAGOW	4510	SOLAR
331	E	CHERRY POINT	8322		LAKE ANNA	4534	SOLAR
339	E	CHERRY POINT	421		LAKE CLIFF	4535	SOLAR
2659		CHERRY VALLEY	7420		LAKE JUNE	4542	SOLAR
2919		CHERRY VALLEY	9501		LAKE JUNE	4543	SOLAR
425		CHEYENNE	8745		LAKE JUNE	4550	SOLAR
1335		CHEYENNE	103		LAKE ST	4553	SOLAR
1933		CHEYENNE	405		LAKE ST	4557	SOLAR
1939		CHEYENNE	835		LAKE TERRACE DR	4600	SOLAR
2818		CHICAGO	2118		LAKEVIEW	4603	SOLAR
2902		CHICAGO	1608		LAKEVIEW	4624	SOLAR

3102	CHICAGO	2724	S	LAMAR	4002	SOLOMAN
3222	CHICAGO	4910	S	LAMAR	4006	SOLOMAN
3338	CHICAGO	834		LAMBERT ST	4019	SOLOMAN
3610	CHICAGO	22		LANARK	4102	SOLOMAN
2797	CHIESA RD	2434		LANARK	4135	SOLOMAN
3314	CHIHUAHUA	619	S	LANCASTER	4029	SONNY CIR
3400	CHIHUAHUA	2410	S	LANCASTER	3703	SONORA
3407	CHIHUAHUA	4226		LANCASTER	3934	SONORA
3429	CHIHUAHUA	6318	N	LANCASTER	3935	SONORA
3438	CHIHUAHUA	6322	S	LANCASTER	1802	SOUTH
3502	CHIHUAHUA	6326	S	LANCASTER	1804	SOUTH
2709	CHILDS ST	6620	S	LANCASTER	1901	SOUTH
5308	CHIPPEWA	7422	S	LANCASTER	2516	SOUTH
5426	CHIPPEWA	623	N	LANCASTER	2524	SOUTH
2723	CHOICE	4226	S	LANCASTER	2934	SOUTH
2402	CHRYSLER	7536	S	LANCASTER	3101	SOUTH
2411	CHRYSLER	13122	S	LAND	3116	SOUTH
2415	CHRYSLER	202		LANDIS	222	SOUTH SHORE
2518	CHRYSLER	208		LANDIS	625	SOUTHEAST
1027	CHURCH	215		LANDIS	1717	SOUTHERLAND
1028	CHURCH	216		LANDIS	3158	SOUTHERN OAKS
1030	CHURCH	218		LANDIS	3202	SOUTHERN OAKS
1033	CHURCH	227		LANDIS	3234	SOUTHERN OAKS
1103	CHURCH	229		LANDIS	3292	SOUTHERN OAKS
1109	CHURCH	4202		LANDRUM	2202	SOUTHLAND
1124	CHURCH	4206		LANDRUM	2241	SOUTHLAND
1136	CHURCH	4210		LANDRUM	2319	SOUTHLAND
1403	CHURCH	4217		LANDRUM	2515	SOUTHLAND
1410	CHURCH	4220		LANDRUM	2522	SOUTHLAND
1415	CHURCH	4222		LANDRUM	2607	SOUTHLAND
4322	CICERO	4224		LANDRUM	2622	SOUTHLAND
9	CIRCLEWOOD	4227		LANDRUM	2623	SOUTHLAND

9538		CIRCLEWOOD	4233		LANDRUM	2631	SOUTHLAND
3220		CLAIBOURNE	4300		LANDRUM	2714	SOUTHLAND
3222		CLAIBOURNE	4304		LANDRUM	2722	SOUTHLAND
2612		CLARENCE	4309		LANDRUM	2731	SOUTHLAND
2616		CLARENCE	4317		LANDRUM	2826	SOUTHLAND
2630		CLARENCE	4402		LANDRUM	2826	SOUTHLAND
2704		CLARENCE	9212		LANEYVALE	2838	SOUTHLAND
2737		CLARENCE	9219		LANEYVALE	2635	SOUTHLAND
911	W	CLARENDON	9426		LANEYVALE	2701	SOUTHLAND
915	W	CLARENDON	2507		LANGDON	405	SPARKS
1316	E	CLARENDON	8502		LAPANTO	418	SPARKS
1403	E	CLARENDON	2202		LAPSLEY	433	SPARKS
914		CLAUDE	2202		LAPSLEY	442	SPARKS
1009		CLAUDE	2626		LAPSLEY	505	SPARKS
1102		CLAUDE	3123		LAPSLEY	622	SPARKS
1104		CLAUDE	3203		LAPSLEY	624	SPARKS
1201		CLAUDE	3207		LAPSLEY	421	SPARKS
1204		CLAUDE	3211		LAPSLEY	6530	SPEIGHT
1209		CLAUDE	3215		LAPSLEY	3810	SPENCE
1222		CLAUDE	3219		LAPSLEY	3818	SPENCE
1229		CLAUDE	3302		LAPSLEY	3905	SPENCE
1315		CLAUDE	3306		LAPSLEY	4006	SPENCE
1432		CLAUDIA	3310		LAPSLEY	11521	SPENCE RD
810		CLEARFIELD	3314		LAPSLEY	3819	SPENCE ST
944		CLEARFIELD	3315		LAPSLEY	3827	SPENCE ST
2563		CLEARVIEW	3318		LAPSLEY	3835	SPENCE ST
401		CLEAVES	3319		LAPSLEY	3707	SPENCE ST
419		CLEAVES	3322		LAPSLEY	3818	SPENCE ST
438		CLEAVES	3323		LAPSLEY	3809	SPENCE ST
447		CLEAVES	3326		LAPSLEY	3827	SPENCE ST
437		CLEAVES	3327		LAPSLEY	3835	SPENCE ST
439		CLEAVES	3330		LAPSLEY	6105	SPORTSMANS

2705		CLEVELAND	3331		LAPSLEY	6111	SPORTSMANS
2818		CLEVELAND	3334		LAPSLEY	6115	SPORTSMANS
3216		CLEVELAND	3335		LAPSLEY	6121	SPORTSMANS
3512		CLEVELAND	3338		LAPSLEY	6125	SPORTSMANS
3642		CLEVELAND	3339		LAPSLEY	6131	SPORTSMANS
4100		CLEVELAND	3342		LAPSLEY	6135	SPORTSMANS
4521		CLEVELAND	3345		LAPSLEY	6141	SPORTSMANS
2814		CLEVELAND	3346		LAPSLEY	6145	SPORTSMANS
3512		CLEVELAND	3349		LAPSLEY	6151	SPORTSMANS
222	S	CLIFF	3350		LAPSLEY	6155	SPORTSMANS
612	N	CLIFF	3354		LAPSLEY	6165	SPORTSMANS
616	N	CLIFF	3356		LAPSLEY	6211	SPORTSMANS
715	N	CLIFF	4727		LARUE	6165	SPORTSMANS CT
510	S	CLINTON	910		LASALLE	6171	SPORTSMANS CT
818	S	CLINTON	3015		LATIMER	6181	SPORTSMANS CT
1521	N	CLINTON	3414		LATIMER	6105	SPORTSMANS PKWY
2036		CLOUDCROFT	3504		LATIMER	6231	SPORTSMANS PKWY
7339		CLOVERGLEN	3513		LATIMER	6241	SPORTSMANS PKWY
2974		CLOVIS	3521		LATIMER	6221	SPORTSMANS PKWY
2987		CLOVIS	3730		LATIMER	3303	SPRING
5525		CLUB CREST DR	3732		LATIMER	3304	SPRING
2203		CLYMER	3815		LATIMER	3310	SPRING
2407		CLYMER	3922		LATIMER	3319	SPRING
2411		CLYMER	2327		LAUREL HILL	3331	SPRING
2607		CLYMER	10		LAURELAND	3335	SPRING
3306		CLYMER	546	E	LAURELAND	3524	SPRING
3310		CLYMER	406	W	LAURELAND	3619	SPRING
24		COLDBROOK	62		LAWLER RD	3623	SPRING
28		COLDBROOK	51		LAWLER RD	3627	SPRING
2247		COLDBROOK	62		LAWLER RD	3804	SPRING
1216		COLEMAN	2218		LAWRENCE	3808	SPRING
1220		COLEMAN	2318		LAWRENCE	3900	SPRING

1307	COLEMAN	2410	LAWRENCE	3905		SPRING
1314	COLEMAN	2418	LAWRENCE	4237		SPRING
6917	COLESHIRE	2422	LAWRENCE	4304		SPRING
4505	COLLINS	2426	LAWRENCE	4326		SPRING
4818	COLLINS	2434	LAWRENCE	4334		SPRING
4904	COLLINS	2442	LAWRENCE	4335		SPRING
4611	COLLINS	2446	LAWRENCE	4723		SPRING
2815	COLONIAL	2454	LAWRENCE	4803		SPRING
3504	COLONIAL	2503	LAWRENCE	4927		SPRING
3600	COLONIAL	2535	LAWRENCE	4603		SPRING GARDEN RD
3613	COLONIAL	2601	LAWRENCE	4611		SPRING GARDEN RD
3627	COLONIAL	2628	LAWRENCE	4631		SPRING GARDEN RD
3717	COLONIAL	2700	LAWRENCE	5508		SPRING VALLEY RD
3815	COLONIAL	2710	LAWRENCE	2714		SPRINGDALE ST
3820	COLONIAL	2711	LAWRENCE	3021		SPRINGVIEW
3830	COLONIAL	2719	LAWRENCE	3026		SPRINGVIEW
4114	COLONIAL	336	LAWSON	3211		SPRINGVIEW
4224	COLONIAL	3818	LE FORGE	3240		SPRINGVIEW
4317	COLONIAL	3902	LE FORGE	3327		SPRINGVIEW
4318	COLONIAL	1905	LEACREST	3337		SPRINGVIEW
4422	COLONIAL	2000	LEACREST	3347		SPRINGVIEW
4522	COLONIAL	2132	LEACREST	3350		SPRINGVIEW
4600	COLONIAL	2533	LEACREST	3360		SPRINGVIEW
4810	COLONIAL	1910	LEACREST	3361		SPRINGVIEW
4811	COLONIAL	325	LEADS ST	2865		SPRUCE VALLEY
4902	COLONIAL	336	LEADS ST	2925		SPRUCE VALLEY
4904	COLONIAL	6315	LEANA	3103		SPURLOCK
4919	COLONIAL	6413	LEANA	348	S	ST AUGUSTINE
5003	COLONIAL	1819	LEATH	1101		ST AUGUSTINE
5007	COLONIAL	2035	LEATH	1337		ST AUGUSTINE
5012	COLONIAL	2046	LEATH	1619	S	ST AUGUSTINE
5019	COLONIAL	2711	LEBROCK	1925	S	ST AUGUSTINE

5031		COLONIAL	2718		LEBROCK	2237	N	ST AUGUSTINE
5102		COLONIAL	2719		LEBROCK	2945	S	ST AUGUSTINE
5218		COLONIAL	2720		LEBROCK	5259		ST CHARLES AVE
5323		COLONIAL	2724		LEBROCK	2411		ST CLAIR
3722		COLONIAL	2728		LEBROCK	2413		ST CLAIR
4019		COLONIAL	2733		LEBROCK	2414		ST CLAIR
4901/4903		COLONIAL	2736		LEBROCK	2415	S	ST CLAIR
202	N	COLSON	2737		LEBROCK	2416		ST CLAIR
3020		COLUMBINE	2745		LEBROCK	2418		ST CLAIR
3034		COLUMBINE	2749		LEBROCK	2421		ST CLAIR
3040		COLUMBINE	2807		LEBROCK	2422		ST CLAIR
3048		COLUMBINE	2815		LEBROCK	2425		ST CLAIR
4541		COLWICK	2822		LEBROCK	2425		ST CLAIR
1100		COMAL	2823		LEBROCK	2428		ST CLAIR
1102		COMAL	2826		LEBROCK	2434		ST CLAIR
1110		COMAL	2827		LEBROCK	2437		ST CLAIR
1204		COMANCHE	2838		LEBROCK	2439		ST CLAIR
1205		COMANCHE	2843		LEBROCK	2506		ST CLAIR
1208		COMANCHE	2854		LEBROCK	2517		ST CLAIR
1209		COMANCHE	2855		LEBROCK	2521		ST CLAIR
1212		COMANCHE	1048		LEDBETTER	407		ST MARY
1213		COMANCHE	1915	E	LEDBETTER	3820		STANLEY SMITH
1216		COMANCHE	2003	E	LEDBETTER	3914		STANLEY SMITH
1123		COMPTON	2007	E	LEDBETTER	3919		STANLEY SMITH
1202		COMPTON	2346	E	LEDBETTER	2315		STARKEY
1228		COMPTON	2615	E	LEDBETTER	2331		STARKS
1311		COMPTON	3307	E	LEDBETTER	2336		STARKS
1315		COMPTON	3311	E	LEDBETTER	2344		STARKS
1316		COMPTON	3427	E	LEDBETTER	2404		STARKS
1325		COMPTON	3540	E	LEDBETTER	2406		STARKS
1522		COMPTON	3421	E	LEDBETTER	2410		STARKS
7506		CONCORD	5538	S	LEEWOOD	2412		STARKS

1	CONCORDIA	4417	LELAND	2415	STARKS
2403	CONKLIN	4506	LELAND	2424	STARKS
2409	CONKLIN	4519	LELAND	2425	STARKS
2411	CONKLIN	4911	LELAND	2440	STARKS
2614	CONKLIN	4918	LELAND	2441	STARKS
1612	CONNER	4215	LELAND	2510	STARKS
2046	COOL MIST	3823	LEMAY	2511	STARKS
2058	COOL MIST	3903	LEMAY	2538	STARKS
2140	COOL MIST	3915	LEMAY	2627	STARKS
2147	COOL MIST	13328	LENOSA	2635	STARKS
2157	COOL MIST	1307	LENWAY	2702	STARKS
2170	COOL MIST	1708	LENWAY	2707	STARKS
2191	COOL MIST	1710	LENWAY	6625	STARKS
2200	COOL MIST	2412	LENWAY	319	STARR
2247	COOL MIST	2501	LENWAY	3731	STATE OAK DR
2364	COOL MIST	2601	LENWAY	1315	STELLA
3942	COOLIDGE	2611	LENWAY	1406	STELLA
3906	COOLIDGE	2521	LENWAY	1451	STELLA
3907	COOLIDGE	1922	LEROY	816	STELLA
3922	COOLIDGE	2042	LEROY	1446	STELLA
3938	COOLIDGE	2904	LEWISTON	2522	STEPHENSON
2704	COOMBS	1619	LIFE	2529	STEPHENSON
2712	COOMBS	2023	LIFE	2711	STEPHENSON
2716	COOMBS	1816	LINCOLN	2727	STEPHENSON
2708	COOMBS	7436	LINDA	4	STILLWELL
2702	COOMBSVILLE	7507	LINDA	5	STILLWELL
2210	COOPER	5035	LINDER	1425	STIRLING
2216	COOPER	5002	LINDER	1444	STIRLING
1817	COOPER	5006	LINDER	4611	STOKES
3714	COPELAND	5035	LINDER	4616	STOKES
3807	COPELAND	4702	LINDSLEY	4640	STOKES
3918	COPELAND	5319	LINDSLEY	4646	STOKES

4003		COPELAND	4718	LINDSLEY	4648		STOKES
4005		COPELAND	2816	LINFIELD	4708		STOKES
4104		COPELAND	3023	LINFIELD	4716		STOKES
4114		COPELAND	3514	LINFIELD	4719		STOKES
4210		COPELAND	3518	LINFIELD	4720		STOKES
4302		COPELAND	4632	LINFIELD	4723		STOKES
4322		COPELAND	4816	LINFIELD	4727		STOKES
4323		COPELAND	11518	LIPPITT	4729		STOKES
4326		COPELAND	4532	LIVE OAK	4735		STOKES
4334		COPELAND	2631	LOBDELL	4743		STOKES
4335		COPELAND	2638	LOBDELL	4748		STOKES
224	S	CORINTH	2539	LOBDELL	4751		STOKES
611	S	CORINTH	3300	LOCKETT	4752		STOKES
615	S	CORINTH	3523	LOCKETT	4803		STOKES
621	S	CORINTH	3527	LOCKETT	4804		STOKES
800	S	CORINTH	6806	LOCKHEED	8123		STONEHURST
1331		CORINTH	2739	LOCUST	1741		STONEMAN
1630		CORINTH	2201	LOCUST	2227		STONEMAN
1910		CORINTH	2226	LOCUST	1714		STONEMAN
1912		CORINTH	2238	LOCUST	1724		STONEMAN
7440		CORONADO	2250	LOCUST	1010		STONEWALL ST
3341		CORONET	2739	LOCUST	1		STRAUS RD
4515		CORREGIDOR	2266	LOLITA	1038		STRICKLAND
4516		CORREGIDOR	2740	LOLITA	1402		STRICKLAND
4519		CORREGIDOR	2914	LOLITA	1404		STRICKLAND
4520		CORREGIDOR	2915	LOLITA	1411		STRICKLAND
4523		CORREGIDOR	850	LONG ACRE	4500		STROBEL
4524		CORREGIDOR	319	LONGRIDGE	4907		STROBEL
4525		CORREGIDOR	1220	LONSDALE	4915		STROBEL
4538		CORREGIDOR	1233	LONSDALE	4919		STROBEL
4539		CORREGIDOR	1	LOOP 12	4		STRONG
4540		CORREGIDOR	13	LOOP 12	2416		SUE

4543	CORREGIDOR	14		LOOP 12	8116	SUETELLE
4548	CORREGIDOR	15		LOOP 12	1861	SUMMIT
4551	CORREGIDOR	7455		LOOP 12	1725	SUNBEAM AVE
4552	CORREGIDOR	1617	S	LORIS	1807	SUNBEAM AVE
4553	CORREGIDOR	1300		LOTUS	2322	SUNBEAM AVE
4556	CORREGIDOR	1302		LOTUS	2324	SUNBEAM AVE
4559	CORREGIDOR	1309		LOTUS	2424	SUNBEAM AVE
4603	CORREGIDOR	1311		LOTUS	2426	SUNBEAM AVE
4604	CORREGIDOR	1313		LOTUS	2427	SUNBEAM AVE
4607	CORREGIDOR	2214		LOTUS	2428	SUNBEAM AVE
4623	CORREGIDOR	2226		LOTUS	2430	SUNBEAM AVE
4627	CORREGIDOR	799		LOTUS	2516	SUNBEAM AVE
4628	CORREGIDOR	210	E	LOUISIANA	2550	SUNBEAM AVE
4631	CORREGIDOR	224	E	LOUISIANA	3814	SUNNYVALE
4632	CORREGIDOR	300	W	LOUISIANA	3218	SUNNYVALE
4636	CORREGIDOR	319	W	LOUISIANA	237	SUNSET
4639	CORREGIDOR	1423	E	LOUISIANA	18	SUNSET VILLAGE
4640	CORREGIDOR	1616		LOUISIANA	2807	SUTTON
4643	CORREGIDOR	7012	W	LOVETT	2819	SUTTON
4644	CORREGIDOR	3716		LOVINGOOD	2823	SUTTON
4647	CORREGIDOR	3810		LOVINGOOD	2728	SWANSON
4648	CORREGIDOR	3729		LOVINGOOD	2803	SWANSON
10436	CORY	2302		LOWERY	2806	SWANSON
8926	COTTONVALLEY	2308		LOWERY	2728	SWANSON ST
9008	COTTONVALLEY	2331		LOWERY	3354	SYLVAN
2718	COUNCIL	2406		LOWERY	4244	SYLVESTER
2710	COUNCIL	2605		LOWERY	2404	SYLVIA
2731	COUNCIL	2510		LOWERY	2432	SYLVIA
2723	COUNCIL	6623		LUCY	2517	SYLVIA
2729	COUNCIL	6627		LUCY	2517	SYLVIA
800	COUNTRY CLUB PL	4504		LUZON	2429	TALCO DR
816	COUNTRY CLUB PL	4528		LUZON	2210	TALLYHO

4827		COWAN AVE	4531		LUZON	2214		TALLYHO
2518		CRADDOCK	4535		LUZON	2403		TALLYHO
3615		CRANE	4540		LUZON	2407		TALLYHO
3623		CRANE	4611		LUZON	2410		TALLYHO
3629		CRANE	4623		LUZON	2411		TALLYHO
3639		CRANE	4631		LUZON	2415		TALLYHO
3716		CRANE	4639		LUZON	2419		TALLYHO
1		CRANFILL	4640		LUZON	2430		TALLYHO
4419		CRANFILL	4644		LUZON	2403		TALLYHO
4508		CRANFILL	4647		LUZON	503		TAMA
4517		CRANFILL	4648		LUZON	524		TAMA
4525		CRANFILL	1410		LYNN HAVEN	100		TAMALPAIS
800	N	CRAWFORD	2426		LYOLA	99999		TAMALPAIS
8471		CREEKWOOD	2433		LYOLA	2603		TANNER
3835		CREPE MYRTLE	2441		LYOLA	2636		TANNER
2523		CREST	2716		LYOLA	2643		TANNER
502		CRETE	2726		LYOLA	2830		TANNER
1		CRIMNSON	2804		LYOLA	2835		TANNER
3670		CRIPPLE CREEK	2808		LYOLA	812		TARRYALL
2311		CROSS	2814		LYOLA	818		TARRYALL
2710		CROSS	2821		LYOLA	925		TARRYALL
2715		CROSS	2838		LYOLA	101		TATUM
2719		CROSS	2845		LYOLA	703		TATUM
2725		CROSS	2849		LYOLA	6907	S	TAYLOE
2404		CROSSMAN	2853		LYOLA	8773	N	TEAGARDEN
2415		CROSSMAN	2854		LYOLA	6309		TEAGUE
2603		CROSSMAN	11050	N	MACARTHUR BLVD	6311		TEAGUE
3105		CROSSMAN	2141		MACK	6317		TEAGUE
3438		CROSSMAN	2249		MACON	6418		TEAGUE
2615		CROSSMAN	2310		MACON	6419		TEAGUE
9643		CROWNFIELD	2338		MACON	6510		TEAGUE
9649		CROWNFIELD	2402		MACON	6530		TEAGUE

3907	CROZIER	2451		MACON	3906		TELEPHONE
3919	CROZIER	2518		MACON	1302		TEMPEST
4303	CROZIER	2622		MACON	1306		TEMPEST
4524	CROZIER	2633		MACON	1454		TEMPEST
4930	CROZIER	2637		MACON	2940		TERMINAL
4934	CROZIER	2711		MACON	239		TERRACE
2613	CRYSTAL	2715		MACON	116		TERRACE
601	CUMBERLAND	2718		MACON	3431		TERRELL
609	CUMBERLAND	2726		MACON	3535		TERRELL
115	CUNEY	2731		MACON	4801		TERRY
119	CUNEY	2732		MACON	5102		TERRY
2018	CUSTER	2807		MACON	5232		TERRY
2123	CUSTER	2810		MACON	2049		THEDFORD
2127	CUSTER	2826		MACON	909		THELMA
2130	CUSTER	2835		MACON	3209		THOMAS
2202	CUSTER	8233		MADDOX	2431		THROCKMORTON
2214	CUSTER	2139		MAIL	216	S	TILLERY
2319	CUSTER	2143		MAIL	218	N	TILLERY
2503	CUSTER	245		MAIN	802	N	TILLERY
2511	CUSTER	266	W	MAIN	1116		TILLERY
2519	CUSTER	2014		MAIN	1120		TILLERY
2543	CUSTER	202	W	MAIN ST	802	N	TILLERY ST
2623	CUSTER	4321	S	MALCOLM X BLVD	3502	S	TIOGA
2656	CUSTER	4400	S	MALCOLM X BLVD	3312	N	TOKAY
10359	CYMBAL	5003	S	MALCOLM X BLVD	3316		TOKAY
1317	DACKI	5007	S	MALCOLM X BLVD	3317		TOKAY
3231	DAHLIA	5023	S	MALCOLM X BLVD	3320		TOKAY
3234	DAHLIA	5031	S	MALCOLM X BLVD	3321		TOKAY
917	DALE	5041	S	MALCOLM X BLVD	3324		TOKAY
22	DALVIEW	5124	S	MALCOLM X BLVD	3325		TOKAY
1250	DALVIEW	5207	S	MALCOLM X BLVD	3328		TOKAY
1254	DALVIEW	5307	S	MALCOLM X BLVD	3329		TOKAY

1258	DALVIEW	5239	S	MALCOLM X BLVD	3332	TOKAY
1307	DALVIEW	3815		MALDEN	3333	TOKAY
1315	DALVIEW	3014	S	MALLORY	3336	TOKAY
1319	DALVIEW	3122		MALLORY	3337	TOKAY
1428	DALVIEW	2703		MANILA	3341	TOKAY
1435	DALVIEW	6718		MANITOBA	3342	TOKAY
353	DANIELDALE	1610		MARBURG	3345	TOKAY
365	DANIELDALE	2231		MARBURG	3346	TOKAY
431	DANIELDALE	2318		MARBURG	3349	TOKAY
803	DANIELDALE	2524		MARBURG	3352	TOKAY
1636	DANUBE DR	2539		MARBURG	12	TOLUCA
3634	DARIEN	2614		MARBURG	1710	TOLUCA
2225	DARIEN	2618		MARBURG	1720	TOLUCA
2238	DARIEN	2622		MARBURG	3230	TOPEKA AVE
2241	DATHE	2706		MARBURG	1718	TORONTO
2403	DATHE	2723		MARBURG	1731	TORONTO
2411	DATHE	2727		MARBURG	1835	TORONTO
2610	DATHE	2730		MARBURG	1836	TORONTO
2611	DATHE	2731		MARBURG	1848	TORONTO
2705	DATHE	2735		MARBURG	1950	TORONTO
2810	DATHE	2738		MARBURG	2009	TORONTO
2838	DATHE	2739		MARBURG	2014	TORONTO
3634	DATHE	2827		MARBURG	3402	TORONTO
4027	DATHE	2843		MARBURG	3403	TORONTO
2814	DAWSON	3001		MARBURG	3407	TORONTO
2822	DAWSON	3010		MARBURG	3423	TORONTO
3804	DE MAGGIO	2701		MARBURG	3519	TORONTO
3806	DE MAGGIO	2826		MARBURG	3540	TORONTO
3811	DE MAGGIO	2828		MARBURG	3548	TORONTO
3900	DE MAGGIO	2830		MARBURG	3561	TORONTO
3907	DE MAGGIO	4538		MARCELL	3618	TORONTO
1611	DEAN	3301		MARCOLE	3619	TORONTO
202	DEBRA DR	3307		MARCOLE	3624	TORONTO

203		DEBRA DR	3311		MARCOLE	3632	TORONTO
7		DEEP GREEN	3312		MARCOLE	3719	TORONTO
3506		DEL REY	3315		MARCOLE	5803	TORONTO
3534		DEL REY	3316		MARCOLE	900063	TOWNE HOUSE LN
3811		DELHI	3319		MARCOLE	6030	TRACY
3922		DELHI	3320		MARCOLE	6034	TRACY
2510		DELL VIEW	3323		MARCOLE	6102	TRACY
6283		DENHAM CIR	3324		MARCOLE	6314	TRACY
419	N	DENLEY	3327		MARCOLE	6316	TRACY
421	N	DENLEY	3328		MARCOLE	6342	TRACY
505	N	DENLEY	3331		MARCOLE	9711	TRAVIS
527	N	DENLEY	3332		MARCOLE	9715	TRAVIS
632	N	DENLEY	3335		MARCOLE	9719	TRAVIS
336	N	DENLEY	3342		MARCOLE	9723	TRAVIS
425	N	DENLEY	2802		MARDER	9727	TRAVIS
427	N	DENLEY	2618		MARDER	9731	TRAVIS
507	N	DENLEY	2802		MARDER	4709	TREMONT
603	N	DENLEY	2819		MARDER	3300	TRINITY GATE
100	S	DENLEY	2819		MARDER	3400	TRINITY GATE
1410	S	DENLEY	1212		MARFA	7903	TROJAN
1438	S	DENLEY	1236		MARFA	7912	TROJAN
1732	S	DENLEY	1242		MARFA	7928	TROJAN
2416	S	DENLEY	1247		MARFA	7931	TROJAN
2719	S	DENLEY	1415		MARFA	7936	TROJAN
2907	S	DENLEY	1502		MARFA	7955	TROJAN
4019	S	DENLEY	1514		MARFA	7959	TROJAN
4021	S	DENLEY	1527		MARFA	7960	TROJAN
4502	S	DENLEY	1530		MARFA	2813	TROY
4506	S	DENLEY	1531		MARFA	2819	TROY
4718	S	DENLEY	1610		MARFA	2823	TROY
635	S	DENLEY	1722		MARFA	1708	TRUNK
1356	S	DENLEY	18		MARGEWOOD	1818	TRUNK

1414	S	DENLEY	20		MARGEWOOD	1822		TRUNK
3011	S	DENLEY	5714		MARGEWOOD	4011		TRUNK
3910	S	DENLEY	2900		MARIDEEN	4042		TUMALO
4011	S	DENLEY	2934		MARIDEEN	6495		TUMBLING CREEK TRL
4030	S	DENLEY	2938		MARIDEEN	1702		TUNE AVE
4515	S	DENLEY	8619		MARIGOLD	1925		TUNE AVE
4631	S	DENLEY	8701		MARIGOLD	2329		TUNE AVE
2416	S	DENLEY	9		MARINE	2402		TUNE AVE
1356	S	DENLEY	10		MARINE	2446		TUNE AVE
1414	S	DENLEY	2431		MARJORIE	2471		TUNE AVE
2907	S	DENLEY	2515		MARJORIE	2561		TUNE AVE
3011	S	DENLEY	2521		MARJORIE	2566		TUNE AVE
3910	S	DENLEY	2804		MARJORIE	2574		TUNE AVE
4011	S	DENLEY	3021		MARJORIE	21		TURFWAY
4030	S	DENLEY	3115		MARJORIE	3107		TUSKEGEE
4021	S	DENLEY	2747		MARJORIE	3112		TUSKEGEE
4423	S	DENLEY	140		MARKS	3114		TUSKEGEE
4515	S	DENLEY	150		MARKS	3208		TUSKEGEE
4521	S	DENLEY	208		MARKS	3217		TUSKEGEE
4631	S	DENLEY	902	S	MARLBOROUGH	3224		TUSKEGEE
336	N	DENLEY DR	507	S	MARLBOROUGH	3226		TUSKEGEE
2104		DENMARK	5001	S	MARNE	3228		TUSKEGEE
2116		DENMARK	5007		MARNE	1110		TYLER
2122		DENMARK	5026		MARNE	2526		TYLER
2171		DENMARK	5039		MARNE	5406		UNIVERSITY HILLS BLVD
2317		DENMARK	5006		MARNE	9	S	UNKNOWN
1822		DENNISON	5012		MARNE	3007		URBAN
1831		DENNISON	5021		MARNE	3107	S	URBAN
1954		DENNISON	5102		MARNE	3115		URBAN
1966		DENNISON	2116		MARS RD	2611		VALENTINE
2029		DENNISON	825	S	MARSALIS	2702		VALENTINE
1		DEPAUL	1331		MARSALIS	2726		VALENTINE

3330	DETONTE	1342	S	MARSALIS	2802		VALENTINE
3322	DETONTE	1703	S	MARSALIS	2811		VALENTINE
3919	DIAMOND	1903	S	MARSALIS	2814		VALENTINE
4000	DIAMOND	2002	S	MARSALIS	2822		VALENTINE
3911	DIAMOND	2415	S	MARSALIS	2823		VALENTINE
1303	DICEMAN	2818	S	MARSALIS	2907		VALENTINE
1418	DICEMAN	2823	S	MARSALIS	2926		VALENTINE
1424	DICEMAN	2830	S	MARSALIS	3015		VALENTINE
1429	DICEMAN	2911	S	MARSALIS	3027		VALENTINE
1125	DICEMAN	2915	S	MARSALIS	3041		VALENTINE
3714	DILDOCK	2923	S	MARSALIS	1301		VALLEY
3521	DIXON AVE	2935	S	MARSALIS	1303		VALLEY
3707	DIXON AVE	3107	S	MARSALIS	1306		VALLEY
7830	DOAK	4915	S	MARSALIS	1307		VALLEY
1026	DODD	4103	S	MARSALIS	1314		VALLEY
4701	DOLPHIN	1907	S	MARSALIS	1316		VALLEY
4705	DOLPHIN	3709		MARSHALL	1335		VALLEY
4709	DOLPHIN	3919		MARSHALL	40		VALLEY MILLS
4714	DOLPHIN	4002		MARSHALL	42		VALLEY MILLS
4827	DOLPHIN	4103		MARSHALL	45		VALLEY MILLS
2843	DON	4220		MARSHALL	47		VALLEY MILLS
2847	DON	4302		MARSHALL	9652		VALLEY MILLS
2935	DON	4315		MARSHALL	820		VAN BUREN
2939	DON	4335		MARSHALL	5611		VAN WINKLE
2712	DONALD	4338		MARSHALL	3716	N	VANDERVOORT
2716	DONALD	2633		MARTIN LUTHER KING JR	3806		VANDERVOORT
2623	DONALD	412		MARTIN LUTHER KING JR	3810		VANDERVOORT
2627	DONALD	2714		MARTIN LUTHER KING JR	3914		VANDERVOORT
8943	DONNYBROOK	5700		MARTINEZ	4010		VANDERVOORT
11626	DORCHESTER	515		MARTINIQUE	3129		VANNERSON
2608	DORRIS	811		MARTINIQUE	3141		VANNERSON
2716	DORRIS	3402		MARVIN D LOVE	7342		VECINO

2718	DORRIS	7446		MARY DAN	114		VENTURA
2825	DORRIS	1704		MARY ELLEN	2		VERDE
2901	DORRIS	1726		MARYLAND	4		VERDE
2902	DORRIS	2418		MARYLAND	4610		VERDUN
2909	DORRIS	2419		MARYLAND	4635		VERDUN AVE
2914	DORRIS	2635		MARYLAND	801		VERMONT AVE
2930	DORRIS	2915		MARYLAND	813		VERMONT AVE
2931	DORRIS	4129		MARYLAND	1013		VERMONT AVE
3006	DORRIS	4216		MARYLAND	1126		VERMONT AVE
220	DOWDY FERRY	4250		MARYLAND	5029		VETERANS
512	DOWDY FERRY	3614		MARYLAND	5143		VETERANS
708	DOWDY FERRY	200		MASTERS	5106		VETERANS
710	DOWDY FERRY	322	S	MASTERS	4213		VICTOR
1344	DOWDY FERRY	1608	N	MATAGORDA	4616		VICTOR
2028	DOWDY FERRY	1608		MATAGORDA	9999		VIDA
2111	DOWDY FERRY	2711		MAURINE F BAILEY WAY	13000		VIDA
1723	DOWDY FERRY	2723		MAURINE F BAILEY WAY	2726		VILBIG
1418	DOYLE	2726		MAURINE F BAILEY WAY	1730		VILBIG
1502	DOYLE	2746		MAURINE F BAILEY WAY	3106		VILBIG
1506	DOYLE	3315		MAYBETH	3110		VILBIG
1507	DOYLE	3806		MAYBETH	3118		VILBIG
1521	DOYLE	3930		MAYBETH	3205		VILBIG
1526	DOYLE	1403		MAYWOOD	3300		VILBIG
1530	DOYLE	1426		MAYWOOD	3335		VILBIG
1111	DRAGON ST	1515		MAYWOOD	3339		VILBIG
1726	DRISKELL	1509		MAYWOOD	3401		VILBIG
11570	DRUMMOND	1413		MCBROOM	3502		VILBIG
319	DU BOIS	1414		MCBROOM	3510		VILBIG
407	DU BOIS	1511		MCBROOM	3705		VILBIG
523	DU BOIS	1721		MCBROOM	3722		VILBIG
2031	DUDLEY	1729		MCBROOM	3831		VINEYARD
810	DULUTH	1834		MCBROOM	3922		VINEYARD

1110		DULUTH
1826		DULUTH
1915		DULUTH
1926		DULUTH
1910		DULUTH
3512		DUNBAR
8529		DUNLAP
8730		DUNLAP
2613		DURHAM
2626		DURHAM
2628		DURHAM
706	N	DWIGHT
1024		DWIGHT
411	N	Dwight Ave
2334	N	DYSON
2400		DYSON
2523		DYSON
2311		DYSON
2218		DYSON
812		EADS
816		EADS
818		EADS
2937		EAGLE
2961		EAGLE
2941		EAGLE
4309		EAST GRAND AVE
4729		EAST SIDE
4932		EAST SIDE
2724		EASTER
2806		EASTER
4114		EASTER
4150		EASTER
1906		MCBROOM
1939		MCBROOM
1956		MCBROOM
2012		MCBROOM
2015		MCBROOM
2016		MCBROOM
2017		MCBROOM
2029		MCBROOM
3402		MCBROOM
3610		MCBROOM
3615		MCBROOM
3618		MCBROOM
3630		MCBROOM
3705		MCBROOM
3723		MCBROOM
3734		MCBROOM
3143		MCDERMOTT
3150		MCDERMOTT
739		MCDOWELL
1509		MCKEE
1315		MCKENZIE
1325		MCKENZIE
1332		MCKENZIE
1334		MCKENZIE
1336		MCKENZIE
1338		MCKENZIE
1414		MCKENZIE
1428		MCKENZIE
3018		MCNEIL
3333		MCNEIL
2800		MEADOW
2820		MEADOW
4006		VINEYARD
4011		VINEYARD
3826		VINEYARD
3906		VINEYARD
2311		VOLGA AVE
1413		W AIRPORT FWY
322		W BROWNLEE AVE
915		W CLARENDON
546		W LAURELAND
336		W LAWSON RD
319		W LOUISIANA
300		W LOUISIANA
1335		WACO
1415		WACO
1522		WACO
1611		WACO
1614		WACO
1706		WACO
1503		WACO
8822		WADLINGTON
5006		WADSWORTH
4503		WAHOO
4515		WAHOO
4519		WAHOO
4523		WAHOO
4535		WAHOO
4531		WAHOO
3808		WALDRON
3918		WALDRON
4039		WALKER
907		WALKWAY
1012		WALKWAY

4162	EASTER	3410	MEADOW	1621		WALMSLEY
4166	EASTER	4618	MEADOW	54		WALNUT
4204	EASTER	2816	MEADOW	1715		WARREN
4218	EASTER	2900	MEADOW	2409		WARREN
4219	EASTER	3414	MEADOW	2413		WARREN
4246	EASTER	2742	MEADOW DAWN	2614		WARREN
4234	EASTER	3520	MEADOW ST	2617		WARREN
1915	EBBTIDE	4921	MEADOW VIEW	2625		WARREN
2106	EBBTIDE	304	MEADOWCREEK DR	2625		WARREN
4930	ECHO	428	MELBA	2631		WARREN
4935	ECHO	1206	MELBOURNE AVE	2701		WARREN
5018	ECHO	201	MELINDA DR	3004		WARREN
5027	ECHO	202	MELINDA DR	3021		WARREN
5107	ECHO	4220	MEMORY LANE	1627		WARSAW
2054	ECHO LAKE	4234	MEMORY LANE	1337		WASCO
2147	ECHO LAKE	4400	MEMORY LANE	1345		WASCO
2170	ECHO LAKE	4414	MEMORY LANE	1346		WASCO
2182	ECHO LAKE	4520	MEMORY LANE	1349		WASCO
2188	ECHO LAKE	1600	MENTOR	1365		WASCO
2194	ECHO LAKE	1610	MENTOR	1438		WASCO
2204	ECHO LAKE	1734	MENTOR	10327		WATERBURY DR
2217	ECHO LAKE	1622	MENTOR	5043		WATSON
2323	ECHO LAKE	2405	MERLIN	5102		WATSON
2050	EDD	2406	MERLIN	5127		WATSON
2058	EDD	2409	MERLIN	5018		WATSON
2111	EDD	2412	MERLIN	5127		WATSON
2147	EDD	2415	MERLIN	5131		WATSON
2341	EDD	2418	MERLIN	235	S	WAVERLY
2347	EDD	2435	MERLIN	902	S	WAVERLY
3041	EDD	2435	MERLIN	1009		WAVERLY
9999	EDD	2510	MERLIN	1703		WAVERLY
2341	EDD	2514	MERLIN	1104		WAYNE ST

1222		EDGEFIELD	2518		MERLIN	373	N	WEAVER
317		EDGEMONT	2518		MERLIN	3122	S	WEISENBERGER
914		EDGEMONT	206		MERRIFIELD	3519		WEISENBERGER
1316	S	EDGEMONT	5535		MESA	3916		WEISENBERGER
1322		EDGEMONT	5507		MESA CIR	3813		WEISENBERGER
1421		EDGEMONT	4230	S	MESA GLEN	3017		WEISENBERGER
1627		EDGEMONT	2237		METROPOLITAN	4026		WEISENBERGER
3117		EDGEWOOD	1607		METROPOLITAN	4130		WEISENBERGER
3502		EDGEWOOD	1611		METROPOLITAN	2521		WELLS
3410		EDGEWOOD	2240		METROPOLITAN	2517		WELLS
3419		EDGEWOOD	2319		METROPOLITAN	2519		WELLS
2829		EISENHOWER	2821		METROPOLITAN	2521		WELLS
3203		EISENHOWER	2826		METROPOLITAN	2527		WELLS
3000		EL BENITO	2827		METROPOLITAN	2531		WELLS
3506		EL BENITO	3514		METROPOLITAN	2533		WELLS
14		EL SOL ST	3526		METROPOLITAN	3217		WENDELKIN
2961		EL TOVAR	3614		METROPOLITAN	3317		WENDELKIN
2969		EL TOVAR	3803		METROPOLITAN	3401		WENDELKIN
2973		EL TOVAR	3809		METROPOLITAN	3417		WENDELKIN
6413		ELAM	3821		METROPOLITAN	3425		WENDELKIN
6419		ELAM	3905		METROPOLITAN	3514		WENDELKIN
6520		ELAM	3926		METROPOLITAN	3518		WENDELKIN
8314		ELAM	4006		METROPOLITAN	3624		WENDELKIN
8300		ELAM	4015		METROPOLITAN	3636		WENDELKIN
4311		ELECTRA ST	4105		METROPOLITAN	3722		WENDELKIN
623		ELI	4213		METROPOLITAN	3730		WENDELKIN
33200		ELIHU ST	4301		METROPOLITAN	3741		WENDELKIN
1400		ELK CREEK	4339		METROPOLITAN	8103		WES HODGES
1410		ELK CREEK	4422		METROPOLITAN	8107		WES HODGES
1425		ELK CREEK	4507		METROPOLITAN	8111		WES HODGES
1507		ELK CREEK	4515		METROPOLITAN	8119		WES HODGES
730		ELKHART	4517		METROPOLITAN	8120		WES HODGES

619		ELLA	4522		METROPOLITAN	8123		WES HODGES
638		ELLA	4523		METROPOLITAN	8124		WES HODGES
738		ELLA	4602		METROPOLITAN	8127		WES HODGES
746		ELLA	4618		METROPOLITAN	8128		WES HODGES
1207		ELLENWOOD	9120		METZ	8131		WES HODGES
915		ELMDALE	9211		METZ	8132		WES HODGES
107		ELMORE	4825		MEXICANA	4242		WESTCLIFF RD
231	E	ELMORE	4911		MEXICANA	24		WESTERHAM
338	W	ELMORE	4934		MEXICANA	25		WESTERHAM
1507	E	ELMORE	5015		MEXICANA	33		WESTERHAM
1542	E	ELMORE	5019		MEXICANA	34		WESTERHAM
1618	E	ELMORE	2423		MEYERS	35		WESTERHAM
1622	E	ELMORE	2414		MEYERS	36		WESTERHAM
1743	E	ELMORE	2506		MEYERS	4105		WESTMORELAND
1711	W	ELMWOOD	2509		MEYERS	3125	N	WESTMORELAND
659		ELSBERRY	2515		MEYERS	2874		WESTRIDGE AVE
726		ELSBETH	2522		MEYERS	9013		WESTSIDE DR
1624		ELSIE FAYE HEGGINS	2526		MEYERS	9014		WESTSIDE DR
1632		ELSIE FAYE HEGGINS	2527		MEYERS	15		WESTWAY DR
2225		ELSIE FAYE HEGGINS	2602		MEYERS	1294		WHISPERING
2255		ELSIE FAYE HEGGINS	2609		MEYERS	1	N	WHISPERING OAKS
2303		ELSIE FAYE HEGGINS	2611		MEYERS	1507		WHITAKER
2503		ELSIE FAYE HEGGINS	2612		MEYERS	1503		WHITAKER
2525		ELSIE FAYE HEGGINS	2621		MEYERS	1323		WHITAKER
2541		ELSIE FAYE HEGGINS	2622		MEYERS	8916		WHITEHALL
2551		ELSIE FAYE HEGGINS	2641		MEYERS	9216		WHITEHALL
2561		ELSIE FAYE HEGGINS	3314		MEYERS	9222		WHITEHALL
2603		ELSIE FAYE HEGGINS	3519		MEYERS	9428		WHITEHALL
2615		ELSIE FAYE HEGGINS	3630		MEYERS	920		WHITEHALL
2645		ELSIE FAYE HEGGINS	2704		MEYERSVILLE AVE	2837		WHITEWOOD
3112		ELSIE FAYE HEGGINS	1251		MICHIGAN	1110		WHITLEY
3801		ELSIE FAYE HEGGINS	1610		MICHIGAN	1000		WILD BRICK

3814	ELSIE FAYE HEGGINS	
3926	ELSIE FAYE HEGGINS	
3930	ELSIE FAYE HEGGINS	
4319	ELSIE FAYE HEGGINS	
3615	ELSIE FAYE HEGGINS	
653	ELSTON	
711	ELSTON	
3012	ELVA	
3108	ELVA	
3110	ELVA	
3202	ELVA	
522	ELWAYNE	
548	ELWAYNE	
610	ELWAYNE	
631	ELWAYNE	
650	ELWAYNE	
659	ELWAYNE	
706	ELWAYNE	
734	ELWAYNE	
746	ELWAYNE	
747	ELWAYNE	
770	ELWAYNE	
759	EMBERWOOD	
547	EMBREY	
559	EMBREY	
1303	EMILY	
8400	ENDICOTT LN	
1307	ENGLEWOOD	
2720	S ERVAY ST	
4021	ESMALDA	
4048	ESMALDA	
4107	ESMALDA	
1632	MICHIGAN	
1735	MICHIGAN	
2642	MICHIGAN	
2710	MICHIGAN	
2926	MICHIGAN	
2938	MICHIGAN	
3011	MICHIGAN	
3051	MICHIGAN	
3055	MICHIGAN	
3302	MICHIGAN	
3300	MIDDLEFIELD RD	
1015	MILDRED	
4715	MILITARY	
4727	MILITARY	
4819	MILITARY	
10011	MILL VALLEY LN	
5625	MILLAR	
623	MILLARD	
808	MILLARD	
813	MILLARD	
825	MILLARD	
2807	MILLBROOK	
3502	MINGO	
3510	MINGO	
3531	MINGO	
3539	MINGO	
3547	MINGO	
3516	MINGO	
3558	MINGO	
1143	MISSOURI	
1643	E MISSOURI	
2718	E MITCHELL	
3806	WILDER	
2234	WILHURT	
2235	WILHURT	
2243	WILHURT	
2246	WILHURT	
2247	WILHURT	
2251	WILHURT	
2314	WILHURT	
2318	WILHURT	
2414	WILHURT	
2507	WILHURT	
2515	WILHURT	
2535	WILHURT	
2607	WILHURT	
2619	WILHURT	
2631	WILHURT	
2747	WILHURT	
2921	WILHURT	
2926	WILHURT	
3400	WILHURT	
3529	WILHURT	
510	S WILLOMET	
9025	WILLOUGHBY	
9031	WILLOUGHBY	
9419	WILLOUGHBY	
121	WILMER KLEBERG RD	
5522	WILSON	
5526	WILSON	
5530	WILSON	
5534	WILSON	
5703	WILSON	
5707	WILSON	

6519		ETHEL	2728	MITCHELL	5711		WILSON
1735		EUGENE	8200	MOBERLY	5805		WILSON
1743		EUGENE	2106	MOFFATT	5809		WILSON
2226		EUGENE	2110	MOFFATT	5813		WILSON
2228		EUGENE	2111	MOFFATT	5903		WILSON
2235		EUGENE	2222	MOFFATT	5907		WILSON
2306		EUGENE	2226	MOFFATT	5919		WILSON
6120		EVERGLADE	2230	MOFFATT	6105		WIN ONLY
6300		EVERGLADE	2235	MOFFATT	6106		WIN ONLY
604	N	EWING	2242	MOFFATT	6110		WIN ONLY
1202	S	EWING	2246	MOFFATT	6111		WIN ONLY
1204	S	EWING	2302	MOFFATT	6115		WIN ONLY
1214	S	EWING	2303	MOFFATT	6116		WIN ONLY
1216	S	EWING	2314	MOFFATT	6121		WIN ONLY
1226	S	EWING	2319	MOFFATT	6122		WIN ONLY
1631	S	EWING	2322	MOFFATT	6125		WIN ONLY
1818	S	EWING	2327	MOFFATT	6130		WIN ONLY
1827	S	EWING	2410	MOFFATT	6131		WIN ONLY
2015	S	EWING	2415	MOFFATT	6135		WIN ONLY
2315	S	EWING	2422	MOFFATT	6136		WIN ONLY
2324	S	EWING	2431	MOFFATT	6140		WIN ONLY
2505	S	EWING	2759	MOFFATT	6141		WIN ONLY
2617	S	EWING	2763	MOFFATT	6146		WIN ONLY
2625	S	EWING	2656	MOJAVE	6150		WIN ONLY
2702	S	EWING	2724	MOJAVE	6156		WIN ONLY
2704	S	EWING	2839	MOJAVE	6160		WIN ONLY
2731	S	EWING	2906	MOJAVE	6161		WIN ONLY
4407	S	EWING	2921	MOJAVE	6164		WIN ONLY
1318		EXETER	3139	MOJAVE	6165		WIN ONLY
1346		EXETER	3216	MOJAVE	6170		WIN ONLY
1349		EXETER	4542	MOLER	6171		WIN ONLY
1414		EXETER	345	MONTANA	4039		WIND RIVER DR

1423	EXETER	1122	E	MONTCLAIR	1		WINNETKA
1502	EXETER	1220	S	MONTCLAIR	1618	N	WINNETKA
1550	EXETER	2021	S	MONTCLAIR	2411	N	WINNETKA
2255	EXETER	2017	N	MONTCLAIR	2509	N	WINNETKA
2322	EXETER	2017	N	MONTCLAIR AVE	1614	N	WINNETKA
2327	EXETER	4003		MONTIE	3331	N	WINNETKA
2522	EXETER	4311		MONTIE	3331	N	WINNETKA AVE
2538	EXETER	4018		MONTIE	904	N	WINSTON
2615	EXETER	2300		MOONLIGHT AVE	4835	N	WISTERIA
2626	EXETER	2317		MOONLIGHT AVE	820		WIXOM
2631	EXETER	106	N	MOORE	830		WIXOM
2743	EXETER	110	S	MOORE	922		WOLF CREEK CIR
2510	EXLINE	114	S	MOORE	905		WOODACRE
2514	EXLINE	118	S	MOORE	508		WOODBINE
2515	EXLINE	122	S	MOORE	559		WOODBINE
2534	EXLINE	333	N	MOORE	623		WOODBINE
2535	EXLINE	338	N	MOORE	709		WOODBINE
2540	EXLINE	340	N	MOORE	520		WOODBINE
2650	EXLINE	402	N	MOORE	26		WOODED GATE
2722	EXLINE	420	N	MOORE	603	E	WOODIN
2726	EXLINE	423	N	MOORE	822	E	WOODIN
2730	EXLINE	424	N	MOORE	907	E	WOODIN
2731	EXLINE	426	N	MOORE	915	E	WOODIN
2734	EXLINE	427	N	MOORE	1125		WOODIN
2735	EXLINE	428	N	MOORE	1227		WOODIN
526	EZEKIAL	506	N	MOORE	1229	E	WOODIN
540	EZEKIAL	507	N	MOORE	1531	E	WOODIN
610	EZEKIAL	508	N	MOORE	1615	E	WOODIN
618	EZEKIAL	509	N	MOORE	1619	E	WOODIN
722	EZEKIAL	511	N	MOORE	1623	E	WOODIN
731	EZEKIAL	513	N	MOORE	1627	E	WOODIN
734	EZEKIAL	515	N	MOORE	1239	E	WOODIN

746	EZEKIAL	602	N	MOORE	9999	E	WOODLEAF
747	EZEKIAL	607	N	MOORE	515		WOODMONT DR
750	EZEKIAL	135		MOORE	647		WOODMONT DR
754	EZEKIAL	310	S	MOORE	5316	E	WOODSBORO
7817	FAIRPORT	329	N	MOORE	1931		WOODY
7909	FAIRPORT	406	N	MOORE	500		WORTH
8123	FAIRPORT	413	N	MOORE	9011		WORTH
5903	FAIRWAY	501	N	MOORE	5117		WYNELL
5907	FAIRWAY	503	N	MOORE	5119		WYNELL
5306	FANNIE	612	S	MOORE	5115		WYNELL
5406	FANNIE	503	N	MOORE	4511		YANCY
5410	FANNIE	413	N	MOORE	4531		YANCY
5524	FANNIE	406	N	MOORE	4536		YANCY
5608	FANNIE	2554	N	MORGAN	4543		YANCY
2812	FARRAGUT	2728		MORGAN	4544		YANCY
2807	FARRAGUT	3046		MORGAN	4548		YANCY
2810	FARRAGUT	3115		MORGAN	4709		YANCY
2812	FARRAGUT	3210		MORGAN	4739		YANCY
2823	FARRAGUT	3107		MORGAN	4749		YANCY
2825	FARRAGUT	2811		MORNING	4754		YANCY
2842	FARRAGUT	3902		MORNING	4758		YANCY
2844	FARRAGUT	2738		MORNING	4766		YANCY
2845	FARRAGUT	1018		MOROCCO	4808		YANCY
2859	FARRAGUT	1210	N	MOROCCO	3510		YORK ST
2861	FARRAGUT	1250	N	MOROCCO	3518		YORK ST
2870	FARRAGUT	1018	N	MOROCCO	3531		YORK ST
2311	FATIMA	1420	N	MORRELL	3615		YORK ST
2315	FATIMA	1215		MORRELL	3616		YORK ST
2315	FATIMA	1303		MORRELL	3618		YORK ST
2319	FATIMA	1307		MORRELL	3622		YORK ST
2323	FATIMA	1311		MORRELL	3624		YORK ST
2328	FATIMA	1427		MORRELL	3701		YORK ST

2336	FATIMA	1722	MORRELL	3703	YORK ST
2339	FATIMA	1726	MORRELL	3719	YORK ST
2350	FATIMA	1735	MORRELL	4226	YORK ST
2354	FATIMA	1802	MORRELL	4226	YORK ST
2358	FATIMA	2803	MORRELL	3518	YORK ST
2362	FATIMA	1506	MORRIS	3510	YORK ST
2363	FATIMA	1512	MORRIS	3719	YORK ST
2366	FATIMA	1516	MORRIS	3701	YORK ST
2367	FATIMA	1714	MORRIS	3615	YORK ST
2371	FATIMA	1901	MORRIS	3624	YORK ST
2375	FATIMA	1912	MORRIS	3622	YORK ST
2403	FATIMA	1920	MORRIS	3618	YORK ST
2407	FATIMA	1925	MORRIS	3616	YORK ST
2420	FATIMA	1929	MORRIS	3531	YORK ST
2523	FATIMA	2011	MORRIS	3707	YORK ST
2639	FATIMA	2017	MORRIS	434	YOUNGSTOWN
2709	FATIMA	2020	MORRIS	525	YOUNGSTOWN
2714	FATIMA	3500	MORRIS	8316	YUKON
2717	FATIMA	3506	MORRIS	8320	YUKON
2718	FATIMA	3510	MORRIS	8324	YUKON
2719	FATIMA	3542	MORRIS	8325	YUKON
2720	FATIMA	3602	MORRIS	8328	YUKON
2722	FATIMA	3606	MORRIS	8332	YUKON
2723	FATIMA	3639	MORRIS	8338	YUKON
2724	FATIMA	3701	MORRIS	8339	YUKON
2737	FATIMA	3722	MORRIS	8343	YUKON
508	FAULK	3741	MORRIS	8344	YUKON
521	FAULK	3502	MORRIS	8350	YUKON
531	FAULK	1	MOSSGLEN DR	8357	YUKON
544	FAULK	1222	MOUNTAIN LAKE	8360	YUKON
1411	FAYETTE	1405	MOUNTAIN LAKE	708	ZANG
1415	FAYETTE	1	MOUNTAIN SHORES	4705	ZEALAND

4533	FELLOWS	
4629	FELLOWS	
4724	FELLOWS	
4728	FELLOWS	
4732	FELLOWS	
4736	FELLOWS	
4752	FELLOWS	
4812	FELLOWS	
4816	FELLOWS	
4820	FELLOWS	
4832	FELLOWS	

2	MOUNTAIN SHORES	
3	MOUNTAIN SHORES	
4	MOUNTAIN SHORES	
5	MOUNTAIN SHORES	
16	MOUNTAIN SHORES	
2206	MOUSER ST	
3616	MT EVEREST	
3726	MT RANIER	
3623	MT ROYAL	
804	MUNCIE	
908	MUNCIE	

4737	ZEALAND	
4741	ZEALAND	
4745	ZEALAND	
4807	ZEALAND	
4812	ZEALAND	
4816	ZEALAND	
4820	ZEALAND	
4824	ZEALAND	
4828	ZEALAND	
3331	ZELMA	

COMMERCIAL

510	E	10TH ST
409	E	12TH ST
409	E	12TH ST
115	W	8TH ST
7818		ANTOINETTE ST
11000		AUDELIA RD
1002	S	BECKLEY AVE
1001	S	BECKLEY AVE
1125	S	BECKLEY AVE
1127	S	BECKLEY AVE
3220	S	BECKLEY AVE
3224	S	BECKLEY AVE
912	S	BECKLEY AVE
918	S	BECKLEY AVE
3302	S	BECKLEY AVE
6819		BOULDER DR
108	E	BROOKLYN AVE

11900		FORD RD
7878		GREAT TRINITY FOREST WAY
425		GUTHRIE ST
409		GUTHRIE ST
215	E	JEFFERSON BLVD
227	W	JERDEN LN
216	W	JERDEN LN
200	W	JERDEN LN
3203		KIRNWOOD DR
8921		LAKE JUNE RD
206	E	LEDBETTER DR
3523		LOCKETT AVE
3527		LOCKETT AVE
13354		MAHAM RD
1611	S	MALCOLM X BLVD
5500		MARGARITA DR
118		MELBA ST

4105		PREFERRED PL
4004		PREFERRED PL
4100		PREFERRED PL
741	S	R L THORNTON FWY
6229	S	R L THORNTON FWY
6423	S	R L THORNTON FWY
7010	S	R L THORNTON FWY
747	S	R L THORNTON FWY
4000	S	R L THORNTON FWY
1615		RECORD CROSSING RD
1030		RED OAK ST
3900		S POLK ST
2916		SAMUELL BLVD
3700		SAMUELL BLVD
3100		SAMUELL BLVD
3333		SCOUT AVE
3407		SCOUT AVE

210		CHANEY ST
218		CHANEY ST
211		CHANEY ST
217		CHANEY ST
225	W	CLARENDON DR
229	W	CLARENDON DR
935	E	CLARENDON DR
7402	S	COCKRELL HILL RD
221	N	CORINTH ST RD
224	S	CORINTH ST RD
234	S	CORINTH ST RD
318	S	CRAWFORD ST
4029		CRUTCHER ST
216		CUMBERLAND ST
409		EADS AVE
5617		EAST GRAND AVE
5439		EAST GRAND AVE
5415		EAST GRAND AVE
3219		MERRIFIELD AVE
111		OKLAUNION DR
3201		PARK ROW AVE
3235		PARK ROW AVE
3227		PARK ROW AVE
3219		PARK ROW AVE
1716		PARKWAY AVE
1714		PARKWAY AVE
1710		PARKWAY AVE
1706		PARKWAY AVE
1626		PARKWAY AVE
1622		PARKWAY AVE
1702		PARKWAY AVE
1630		PARKWAY AVE
11325		PEGASUS ST
215	W	PEMBROKE AVE
219	W	PEMBROKE AVE
4009		PREFERRED PL
3415		SCOUT AVE
3507		SCOUT AVE
3517		SCOUT AVE
3430		SCOUT AVE
3522		SCOUT AVE
3530		SCOUT AVE
9189		SKILLMAN ST
5508		SPRING VALLEY RD
1736		ST AUGUSTINE RD
106	E	SUFFOLK AVE
231	W	SUFFOLK AVE
4306		VILLAGE FAIR DR
2800		W CAMP WISDOM RD
1001	S	WALTON WALKER BLVD
1001	S	WALTON WALKER BLVD
227	W	YARMOUTH ST
700	S	ZANG BLVD
2714	S	ZANG BLVD
3506		ZELMA AVE

ATTACHMENT D
POTENTIAL LAND BANK LOTS SUBMITTED
FY 2003-04 TO FY 2015-16

4210	1 ST
4215	1 ST
4226	1 ST
2714	1 ST
329	10TH
405	10TH
627	10TH
1124	10TH E
1031	11TH
1125	11TH E
1709	4 TH
1916	4 TH
618	5 TH
2436	51 ST
2506	51 ST
2627	52 ND
3217	52 ND
2516	56 TH
316	6 TH
401	8 TH
521	8 TH
424	9 TH
701	9 TH
731	9 TH
1439	ADELAIDE
3907	AGNES
4002	AGNES
2722	ALABAMA
2847	ALABAMA
2900	ALABAMA
2926	ALABAMA
2935	ALABAMA
2939	ALABAMA
3038	ALABAMA
3042	ALABAMA
2641	ALABAMA
2705	ALABAMA
1514	ALASKA
1631	ALASKA
2006	ALASKA
2720	ALASKA
2927	ALASKA
3036	ALASKA
2631	EXETER
2743	EXETER
2255	EXETER
1334	EXETER
2515	EXLINE
2534	EXLINE
2603	EXLINE
2607	EXLINE
2622	EXLINE
2722	EXLINE
2725	EXLINE
2726	EXLINE
2730	EXLINE
2731	EXLINE
2734	EXLINE
2514	EXLINE
2540	EXLINE
2735	EXLINE
2535	EXLINE
526	EZEKIAL
618	EZEKIAL
731	EZEKIAL
746	EZEKIAL
747	EZEKIAL
750	EZEKIAL
754	EZEKIAL
1339	FAIRVIEW
1510	FAIRVIEW
5907	FAIRWAY
5403	FANNIE
5406	FANNIE
5410	FANNIE
5524	FANNIE
2810	FARRAGUT
2812	FARRAGUT
2315	FATIMA
2323	FATIMA
2403	FATIMA
2639	FATIMA
424	FAULK
508	FAULK
532	FAULK
540	FAULK
3055	MICHIGAN
3302	MICHIGAN
2710	MICHIGAN
2938	MICHIGAN
1143	MISSOURI
1643	MISSOURI
2728	MITCHELL
2111	MOFFATT
2211	MOFFATT
2222	MOFFATT
2226	MOFFATT
2230	MOFFATT
2235	MOFFATT
2242	MOFFATT
2302	MOFFATT
2303	MOFFATT
2314	MOFFATT
2322	MOFFATT
2410	MOFFATT
2427	MOFFATT
2431	MOFFATT
3139	MOJAVE
3216	MOJAVE
2906	MOJAVE
2839	MOJAVE
1403	MONTAGUE
237	MONTANA, W.
2017	MONTCLAIR
2021	MONTCLAIR
4003	MONTIE
4018	MONTIE
4022	MONTIE
4311	MONTIE
329	MOORE
333	MOORE
406	MOORE
410	MOORE
413	MOORE
424	MOORE
501	MOORE
503	MOORE
508	MOORE
523	MOORE

3123	ALASKA
2814	ALASKA
2931	ALASKA
403	ALBRIGHT
405	ALBRIGHT
410	ALBRIGHT
414	ALBRIGHT
415	ALBRIGHT
2221	ANDERSON
2239	ANDERSON
2241	ANDERSON
2245	ANDERSON
2402	ANDERSON
2629	ANDERSON
2663	ANDERSON
2715	ANDERSON
1815	ANGELINA
1832	ANGELINA
1834	ANGELINA
1838	ANGELINA
1855	ANGELINA
1922	ANGELINA
1941	ANGELINA
1955	ANGELINA
1962	ANGELINA
1966	ANGELINA
1967	ANGELINA
1974	ANGELINA
2005	ANGELINA
2017	ANGELINA
2024	ANGELINA
2027	ANGELINA
2028	ANGELINA
2032	ANGELINA
2037	ANGELINA
2059	ANGELINA
1503	ANN ARBOR
1514	ANN ARBOR
1522	ANN ARBOR
1955	ANN ARBOR
1959	ANN ARBOR
1961	ANN ARBOR
1965	ANN ARBOR
2107	ANN ARBOR
2219	ANN ARBOR
544	FAULK
545	FAULK
1407	FAYETTE
1415	FAYETTE
4533	FELLOWS
4728	FELLOWS
4752	FELLOWS
4812	FELLOWS
4816	FELLOWS
4820	FELLOWS
4832	FELLOWS
4812	FELLOWS
2415	FELTON
2414	FELTON
728	FERNWOOD
2521	FERNWOOD
2638	FERNWOOD
2709	FERNWOOD
2712	FERNWOOD
2719	FERNWOOD
2900	FERNWOOD
3001	FERNWOOD
3217	FERNWOOD
2519	FERNWOOD
3225	FERNWOOD
3914	FERNWOOD
301	FIDELIS
1311	FITZHUGH
1331	FITZHUGH
1625	FITZHUGH
3706	FITZHUGH
3608	FITZHUGH, S.
1527	FLEETWOOD
1625	FLEETWOOD
1634	FLEETWOOD
1336	FLETCHER
1322	FOLEY
2423	FONVILLE
1526	FORDHAM
1531	FORDHAM
1554	FORDHAM
1555	FORDHAM
2110	FORDHAM
2118	FORDHAM
2246	FORDHAM
603	MOORE
607	MOORE
612	MOORE
613	MOORE
614	MOORE
734	MOORE
2738	MORNING
2811	MORNING
1722	MORRELL
1726	MORRELL
1506	MORRIS
1512	MORRIS
1710	MORRIS
1714	MORRIS
1838	MORRIS
1847	MORRIS
1901	MORRIS
1912	MORRIS
1920	MORRIS
1925	MORRIS
1929	MORRIS
2011	MORRIS
2017	MORRIS
2020	MORRIS
2026	MORRIS
3420	MORRIS
3542	MORRIS
3606	MORRIS
3610	MORRIS
3639	MORRIS
3701	MORRIS
3741	MORRIS
4731	MORRIS
4853	MORRIS
1018	MORROCO, N.
2206	MOUSER
1809	MUNCIE
1922	MUNCIE
1923	MUNCIE
10019	MUSKOGEE
4316	MYRTLE
6318	MYRTLE
2446	NAOMA
3116	NAVARO
3226	NAVARO

2251	ANN ARBOR
2528	ANN ARBOR
2723	ANN ARBOR
2773	ANN ARBOR
2746	ANN ARBOR, E.
2324	ANN ARBOR, E.
2326	ANN ARBOR, E.
3827	ARANSAS
4103	ARANSAS
4114	ARANSAS
1317	ARBOR VITAE
2111	ARDEN
2119	AREBA
2609	ARIZONA
2914	ARIZONA
3047	ARIZONA
3328	ARIZONA
2839	ARIZONA
4510	ASH
5407	ASH
3604	ATLANTA
3619	ATLANTA
3736	ATLANTA
5301	AUDREY
229	AVE A
315	AVE A
323	AVE A
331	AVE A
426	AVE A
427	AVE A
430	AVE A
431	AVE A
441	AVE A
1703	AVE B
1721	AVE B
1727	AVE B
1731	AVE B
1742	AVE B
1806	AVE B
324	AVE E
355	AVE E
402	AVE E
414	AVE E
419	AVE E
426	AVE E
2302	FORDHAM
2406	FORDHAM
2806	FORDHAM
2807	FORDHAM
2402	FORDHAM
1223	FORESTER
3510	FRANK
3604	FRANK
3607	FRANK
3714	FRANK
3807	FRANK
4117	FRANK
4215	FRANK
4303	FRANK
4314	FRANK
4326	FRANK
4343	FRANK
4347	FRANK
4409	FRANK
4414	FRANK
4415	FRANK
4418	FRANK
4431	FRANK
4435	FRANK
4504	FRANK
4507	FRANK
4535	FRANK
4602	FRANK
4711	FRANK
4726	FRANK
4510	FRANK
3710	FRANK
3610	FRANK
2719	FRAZIER
2726	FRAZIER
2915	FRAZIER
4838	FRIO
3507	FUREY
4002	FUREY
4010	FUREY
4015	FUREY
4103	FUREY
4109	FUREY
4127	FUREY
4130	FUREY
3234	NAVARO
3406	NAVARO
731	NEOMI
531	NOMAS
1418	NOMAS
1525	NOMAS
1710	NOMAS
1714	NOMAS
1730	NOMAS
1816	NOMAS
1970	NOMAS
2010	NOMAS
2014	NOMAS
2021	NOMAS
3316	NOMAS
3320	NOMAS
3321	NOMAS
3324	NOMAS
3431	NOMAS
3528	NOMAS
3529	NOMAS
3615	NOMAS
3715	NOMAS
3718	NOMAS
4705	NOME
4711	NOME
4723	NOME
4744	NOME
4832	NOME
4836	NOME
4843	NOME
4748	NOME
2834	OAKDALE
1326	OAKLEY
1330	OAKLEY
1406	OAKLEY
3021	OBENCHAIN
3713	ODESSA
3719	ODESSA
4103	ODESSA
4142	ODESSA
8621	ODOM
1242	OHIO
1539	OHIO
1547	OHIO

435 AVE E
444 AVE E
418 AVE F
323 AVE G
607 AVE G
418 AVE H
419 AVE H
516 AVE H
523 AVE H
402 AVE J
403 AVE J
431 AVE J
316 AVE L
323 AVE L
506 AVE L
510 AVE L
518 AVE L
3962 AVOCADO
4202 AZTEC
4249 AZTEC
3914 BALCH
4422 BALDWIN
4423 BALDWIN
4507 BALDWIN
4518 BALDWIN
4701 BALDWIN
4707 BALDWIN
4712 BALDWIN
4715 BALDWIN
4723 BALDWIN
4727 BALDWIN
4735 BALDWIN
4803 BALDWIN
4806 BALDWIN
4823 BALDWIN
4863 BALDWIN
4869 BALDWIN
4611 BALDWIN
4134 BALL
4161 BALL
1118 BALLARD
710 BANK
1401 BANK
1420 BANK
1429 BANK
1723 GALLAGHER
1823 GALLAGHER
1835 GALLAGHER
1843 GALLAGHER
1908 GALLAGHER
1911 GALLAGHER
1913 GALLAGHER
1955 GALLAGHER
1961 GALLAGHER
1967 GALLAGHER
3710 GALLAGHER
3739 GALLAGHER
1107 GALLOWAY
2345 GANDEN
2223 GARDEN
2231 GARDEN
2238 GARDEN
2246 GARDEN
2254 GARDEN
2403 GARDEN
2407 GARDEN
2424 GARDEN
2425 GARDEN
2402 GARDEN
1634 GARDEN
942 GARDENVIEW
4529 GARLAND
4531 GARLAND
4600 GARLAND
4611 GARLAND
5409 GARLAND
4600 GARLAND
4513 GARRISON
4516 GARRISON
4602 GARRISON
4512 GARRISON
1523 GARZA
1525 GARZA
1529 GARZA
1618 GARZA
1630 GARZA
1634 GARZA
1635 GARZA
1719 GARZA
1723 GARZA
1538 OHIO, E.
3708 OPAL
3710 OPAL
3714 OPAL
3723 OPAL
3801 OPAL
3810 OPAL
3816 OPAL
3822 OPAL
3831 OPAL
4117 OPAL
4207 OPAL
4214 OPAL
4234 OPAL
4243 OPAL
4507 OTTAWA
1618 OVERTON
1623 OVERTON
2307 OVERTON
2730 OVERTON
2835 OVERTON
3418 OVERTON
2855 OVERTON
1230 OVERTON
1426 OVERTON
2803 OVERTON, E
1418 OWEGA
1442 OWEGA
1510 OWEGA
1542 OWEGA
1422 OWEGA
1426 OWEGA
4617 OWENWOOD
4705 OWENWOOD
4818 OWENWOOD
4822 OWENWOOD
4838 OWENWOOD
1414 PADGITT
1534 PADGITT
3612 PALACIOS
3719 PALACIOS
4003 PALACIOS
2652 PALL MALL
2656 PALL MALL
2719 PALL MALL

710	BANK
1641	BANNOCK
1407	BARRY
1437	BARRY
1449	BARRY
1501	BARRY
4844	BARTLETT
805	BAYONNE
811	BAYONNE
818	BAYONNE
916	BAYONNE
1121	BAYONNE
1610	BAYSIDE
1619	BAYSIDE
1623	BAYSIDE
1702	BAYSIDE
1711	BAYSIDE
1715	BAYSIDE
1834	BAYSIDE
1836	BAYSIDE
1843	BAYSIDE
1847	BAYSIDE
1909	BAYSIDE
1911	BAYSIDE
1918	BAYSIDE
2019	BAYSIDE
3326	BEALL
3330	BEALL
3435	BEALL
3023	BEAUCHAMP
3067	BEAUCHAMP
3421	BEAUCHAMP
724	BECKLEY
728	BECKLEY
8918	BECKLEYCREST
9228	BECKLEYVIEW
3712	BEDFORD
5238	BEEMAN
7041	BENNING
3427	BERNAL
3439	BERNAL
3508	BERTRAND
3520	BERTRAND
3614	BERTRAND
3723	BERTRAND
1730	GARZA
1733	GARZA
1739	GARZA
1742	GARZA
1751	GARZA
1815	GARZA
1610	GARZA
1718	GARZA
2911	GAY
1238	GEORGIA
1410	GEORGIA
1514	GEORGIA
1537	GEORGIA
2711	GERTRUDE
2707	GERTRUDE
2515	GHENT
2519	GHENT
2526	GHENT
2542	GHENT
2622	GHENT
2621	GHENT
4116	GLADEWATER
4126	GLADEWATER
4154	GLADEWATER
4170	GLADEWATER
4227	GLADEWATER
5722	GLEN FOREST
1306	GLIDDEN
1327	GLIDDEN
3206	GOLDSPIER
3211	GOLDSPIER
2310	GOOCH
2403	GOOCH
2701	GOOCH
2825	GOOCH
2715	GOODWILL
2722	GOODWILL
2723	GOODWILL
2700	GOULD
2710	GOULD
2712	GOULD
2716	GOULD
2724	GOULD
2727	GOULD
2733	GOULD
2723	PALL MALL
1805	PARK ROW
1819	PARK ROW
2723	PARK ROW
2532	PARK ROW
6927	PARKDALE
2708	PARNELL
2722	PARNELL
2724	PARNELL
2820	PARNELL
3510	PARNELL
4831	PARRY
4907	PARRY
4910	PARRY
4815	PARRY
2611	PARSONS
2703	PARSONS
2712	PARSONS
2715	PARSONS
2723	PARSONS
9999	PARSONS
2708	PARSONS
2711	PARSONS
3333	PARVIA
1307	PEABODY
1313	PEABODY
1325	PEABODY
1404	PEABODY
1709	PEABODY
1812	PEABODY
2300	PEABODY
2408	PEABODY
2413	PEABODY
2525	PEABODY
2529	PEABODY
1319	PEABODY
2533	PEABODY
1637	PEAR
1713	PEAR
400	PECAN
402	PECAN
410	PECAN
411	PECAN
413	PECAN
416	PECAN

4302 BERTRAND
4306 BERTRAND
4318 BERTRAND
4322 BERTRAND
3227 BERTRAND
634 BETHPAGE
642 BETHPAGE
714 BETHPAGE
707 BETHPAGE
2208 BETHURUM
2214 BETHURUM
2216 BETHURUM
2218 BETHURUM
2302 BETHURUM
2311 BETHURUM
2313 BETHURUM
2336 BETHURUM
2743 BETHURUM
903 BETTERTON
6520 BEXAR
6526 BEXAR
6702 BEXAR
6812 BEXAR
1518 BICKERS
1526 BICKERS
1531 BICKERS
1606 BICKERS
1615 BICKERS
1623 BICKERS
1626 BICKERS
1719 BICKERS
1822 BICKERS
1831 BICKERS
1906 BICKERS
1910 BICKERS
1918 BICKERS
1930 BICKERS
1956 BICKERS
3634 BICKERS
3638 BICKERS
3642 BICKERS
3702 BICKERS
3734 BICKERS
3738 BICKERS
3317 BIGLOW
2703 GRAFTON
608 GRAHAM
702 GRAHAM
710 GRAHAM
1822 GRAND
2524 GRAND
1215 GRANT
1309 GRANT
1313 GRANT
1326 GRANT
1345 GRANT
1361 GRANT
2722 GRAYSON
2226 GREER
2218 GREER
3224 GUNTER
4538 GURLEY
3306 HAMILTON
3523 HAMILTON
3702 HAMILTON
3706 HAMILTON
3726 HAMILTON
3909 HAMILTON
3912 HAMILTON
3925 HAMILTON
4105 HAMILTON
4226 HAMILTON
4309 HAMILTON
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4321 HAMILTON
4343 HAMILTON
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4410 HAMILTON
4414 HAMILTON
4418 HAMILTON
3123 HAMMERLY
3408 HAMMERLY
4013 HAMMERLY
4017 HAMMERLY
4033 HAMMERLY
4123 HAMMERLY
4143 HAMMERLY
3601 HANCOCK
3811 HANCOCK
3926 HANCOCK
606 PEMBERTON
3533 PENELOPE
3602 PENELOPE
3603 PENELOPE
3627 PENELOPE
3631 PENELOPE
3718 PENELOPE
3719 PENELOPE
3815 PENELOPE
3819 PENELOPE
3922 PENELOPE
4337 PENELOPE
3707 PENELOPE
3614 PENELOPE
1308 PENNSYLVANIA
1313 PENNSYLVANIA
1317 PENNSYLVANIA
1325 PENNSYLVANIA
2525 PENNSYLVANIA
2710 PENNSYLVANIA
2722 PENNSYLVANIA
2812 PENNSYLVANIA
2822 PENNSYLVANIA
2836 PENNSYLVANIA
3105 PENNSYLVANIA
3117 PENNSYLVANIA
2414 PENNSYLVANIA
2617 PENNSYLVANIA
2908 PENNSYLVANIA
4508 PHILIP
4515 PHILIP
4520 PHILIP
4523 PHILIP
4524 PHILIP
4530 PHILIP
4531 PHILIP
4603 PHILIP
4717 PHILIP
4911 PHILIP
5119 PHILIP
4515 PHILIP
4531 PHILIP
1617 PINE
2232 PINE
2233 PINE

3907 BIGLOW
4002 BIGLOW
4151 BIGLOW
4155 BIGLOW
4159 BIGLOW
4175 BIGLOW
4207 BIGLOW
4208 BIGLOW
4231 BIGLOW
4019 BIGLOW
3911 BIGLOW
2408 BIRMINGHAM
2521 BIRMINGHAM
2825 BIRMINGHAM
2931 BIRMINGHAM
3020 BIRMINGHAM
3025 BIRMINGHAM
2700 BIRMINGHAM
2401 BIRMINGHAM
3836 BLACK OAK
5868 BLUFFMAN
400 BOBBIE
403 BOBBIE
406 BOBBIE
412 BOBBIE
417 BOBBIE
418 BOBBIE
5662 BON AIR
315 BONNIE VIEW
345 BONNIE VIEW
349 BONNIE VIEW
405 BONNIE VIEW
406 BONNIE VIEW
426 BONNIE VIEW
431 BONNIE VIEW
434 BONNIE VIEW
438 BONNIE VIEW
443 BONNIE VIEW
1011 BONNIE VIEW
1235 BONNIE VIEW
2304 BONNIE VIEW
3515 BOOKER
3516 BOOKER
3508 BOOKER
3426 BORGER
3906 HANCOCK
3625 HANCOCK
3617 HANCOCK
2327 HARDING
2340 HARDING
2344 HARDING
2414 HARDING
2246 HARDING
1423 HARLANDALE
1907 HARLANDALE
2314 HARLANDALE
2431 HARLANDALE
2915 HARLANDALE
3014 HARLANDALE
3328 HARLANDALE
3714 HARLINGEN
3803 HARLINGEN
3130 HARMON
2122 HARRELL
2819 HARSTON
401 HART
407 HART
409 HART
413 HART
445 HART
448 HART
449 HART
452 HART
455 HART
3513 HARWOOD
3521 HARWOOD
3212 HASKELL
3311 HASKELL
2701 HASTINGS/Maurine F. Bailey
2711 HASTINGS/Maurine F. Bailey
2718 HASTINGS/Maurine F. Bailey
2727 HASTINGS/Maurine F. Bailey
2506 HATCHER
3515 HATCHER
7610 HAZEL
2703 HECTOR
2715 HECTOR
2707 HECTOR
542 HELENA
734 HELENA
2522 PINE
3218 PINE
3319 PINE
3335 PINE
3635 PINE
3642 PINE
3710 PINE
3714 PINE
3802 PINE
3817 PINE
3902 PINE
3906 PINE
4002 PINE
4010 PINE
3410 PINE
2603 PINE
2643 PINE
5908 PLUM DALE
5918 PLUM DALE
6043 PLUM DALE
6047 PLUM DALE
4116 PLUTO
3915 POLLY
3919 POLLY
3927 POLLY
3933 POLLY
3425 PONDROM
1619 POPLAR
1717 POPLAR
2307 POPLAR
1002 PRAIRIE CREEK, N.
1651 PRESIDIO
2727 PROSPERITY
2759 PROSPERITY
2763 PROSPERITY
2771 PROSPERITY
2802 PROSPERITY
3022 PROSPERITY
3706 PROSPERITY
3710 PROSPERITY
2771 PROSPERITY
1403 PUEBLO
1414 PUEBLO
1515 PUEBLO
1720 PUEBLO

3607	BORGER
3623	BORGER
3627	BORGER
5011	BOURQUIN
5104	BOURQUIN
5424	BOURQUIN
4711	BOWLING
3320	BRANTLEY
4826	BRASHEAR
4930	BRASHEAR
6816	BRIERFIELD
7005	BRIERFIELD
2702	BRIGHAM
2708	BRIGHAM
2806	BRIGHAM
2807	BRIGHAM
2814	BRIGHAM
2838	BRIGHAM
2906	BRIGHAM
2918	BRIGHAM
2924	BRIGHAM
1137	BRIGHTON
2114	BRITTON
2416	BRITTON
2519	BRITTON
2522	BRITTON
2526	BRITTON
2610	BRITTON
2631	BRITTON
2633	BRITTON
2715	BRITTON
2814	BRITTON
2822	BRITTON
2903	BRITTON
3106	BRITTON
1116	BROCK
1120	BROCK
1123	BROCK
118	BROOKLYN
122	BROOKLYN
7720	BROWNSVILLE
7721	BROWNSVILLE
7724	BROWNSVILLE
7727	BROWNSVILLE
7735	BROWNSVILLE
1331	HENDRICKS
1352	HENDRICKS
1405	HENDRICKS
1612	HERALD
1621	HERALD
3819	HERRLING
602	HIGH
3536	HIGHLAND WOODS
1227	HILLBURN
1115	HOBSON
1032	HOLCOMB
1004	HOLLYWOOD
2703	HOLMES
2708	HOLMES
2716	HOLMES
2814	HOLMES
2820	HOLMES
2824	HOLMES
2828	HOLMES
2902	HOLMES
2913	HOLMES
3012	HOLMES
3016	HOLMES
3221	HOLMES
3412	HOLMES
3522	HOLMES
3526	HOLMES
3734	HOLMES
3833	HOLMES
3826	HOLMES
3830	HOLMES
1510	HOMELAND
1527	HOMELAND
1631	HOMELAND
1716	HOMELAND
1722	HOMELAND
1811	HOMELAND
1815	HOMELAND
1831	HOMELAND
1835	HOMELAND
1850	HOMELAND
1854	HOMELAND
1918	HOMELAND
1927	HOMELAND
3702	HOMELAND
1726	PUEBLO
1815	PUEBLO
1818	PUEBLO
1822	PUEBLO
1903	PUEBLO
1933	PUEBLO
1947	PUEBLO
1973	PUEBLO
2024	PUEBLO
3314	PUEBLO
3329	PUEBLO
3423	PUEBLO
3521	PUEBLO
3525	PUEBLO
3623	PUEBLO
3626	PUEBLO
3700	PUEBLO
4727	PUEBLO
3332	PUEBLO
3112	PUGET
3116	PUGET
3118	PUGET
3535	PUGET
4011	PUGET
4802	RAMONA
3106	RAMSEY
2614	RAMSEY
2615	RAMSEY
2453	RANDOLPH
2519	RANDOLPH
2531	RANDOLPH
2551	RANDOLPH
4016	RANGER
563	RAYNELL
607	RAYNELL
650	RAYNELL
2835	REED
2923	REED
3014	REED
3018	REED
3022	REED
3215	REED
3220	REED
3228	REED
3231	REED

7736	BROWNSVILLE	2230	HOOPER	3327	REED
7807	BROWNSVILLE	2246	HOOPER	3335	REED
7820	BROWNSVILLE	2403	HOOPER	3311	REED
4018	BRUNDRETTE	2431	HOOPER	3600	REESE
2313	BUDD	2434	HOOPER	3706	REESE
2418	BUDD	2439	HOOPER	1403	RENNER
2711	BURGER	2445	HOOPER	1505	RENNER
2818	BURGER	2510	HOOPER	643	REYENELL
4635	BURMA	2514	HOOPER	2906	REYNOLDS
4704	BURMA	2530	HOOPER	3006	REYNOLDS
4726	BURMA	2531	HOOPER	3107	REYNOLDS
4744	BURMA	2532	HOOPER	3239	REYNOLDS
4745	BURMA	2535	HOOPER	730	RIDGE
4740	BURMA	2555	HOOPER	1221	RING
4914	BURNSIDE	2563	HOOPER	2640	RIPPLE
4710	C.L. VEASEY	2607	HOOPER	3501	ROBERTS
1217	CALDWELL	2615	HOOPER	3516	ROBERTS
1231	CALDWELL	2622	HOOPER	3927	ROBERTS
1403	CALDWELL	1306	HUDSPETH	4003	ROBERTS
1419	CALDWELL	1314	HUDSPETH	4006	ROBERTS
1423	CALDWELL	1323	HUDSPETH	4010	ROBERTS
1425	CALDWELL	1326	HUDSPETH	4014	ROBERTS
1521	CALDWELL	1415	HUDSPETH	2617	ROCHESTER
1530	CALDWELL	1438	HUDSPETH	2711	ROCHESTER
1534	CALDWELL	1527	HUDSPETH	2718	ROCHESTER
1536	CALDWELL	1606	HUDSPETH	2803	ROCHESTER
1542	CALDWELL	1607	HUDSPETH	2815	ROCHESTER
1554	CALDWELL	1642	HUDSPETH	2827	ROCHESTER
1614	CALDWELL	1710	HUDSPETH	2910	ROCHESTER
1814	CALYPSO	2003	HUDSPETH	2915	ROCHESTER
2022	CALYPSO	2135	HUDSPETH	2918	ROCHESTER
2054	CALYPSO	2159	HUDSPETH	2932	ROCHESTER
2058	CALYPSO	2203	HUDSPETH	3000	ROCHESTER
2510	CAMEL	2546	HUDSPETH	3002	ROCHESTER
2611	CAMEL	2306	HUDSPETH	3006	ROCHESTER
2614	CAMEL	7904	HULL	3014	ROCHESTER
2630	CAMEL	7905	HULL	612	ROCKWOOD
2732	CAMEL	7911	HULL	709	ROCKWOOD
2736	CAMEL	3607	HUMPHREY	713	ROCKWOOD
6218	CANAAN	3727	HUMPHREY	717	ROCKWOOD
6906	CANAAN	3731	HUMPHREY	725	ROCKWOOD
6910	CANAAN	3735	HUMPHREY	717	ROCKWOOD
1615	CANADA	3746	HUMPHREY	725	ROCKWOOD
1622	CANADA	1930	HUNTINGDON	2715	ROGERS
1923	CANADA	2002	HUNTINGDON	2719	ROGERS

3343	CANADA
3511	CANADA
3611	CANADA
3837	CANADA
4007	CANAL
4215	CANAL
4235	CANAL
4317	CANAL
4319	CANAL
4322	CANAL
4328	CANAL
4338	CANAL
4611	CANAL
4615	CANAL
4606	CANAL
213	CANTY, E
2012	CANYON
2016	CANYON
2018	CANYON
2024	CANYON
5127	CARDIFF
4201	CARDINAL
4205	CARDINAL
4221	CARDINAL
3204	CARL
3208	CARL
3605	CARL
3607	CARL
3614	CARL
3709	CARL
3724	CARL
3802	CARL
3814	CARL
4211	CARL
4214	CARL
4215	CARL
4218	CARL
4230	CARL
4245	CARL
5809	CARLTON GARRETT
5814	CARLTON GARRETT
5902	CARLTON GARRETT
5908	CARLTON GARRETT
6205	CARLTON GARRETT
6207	CARLTON GARRETT
2006	HUNTINGDON
832	HUTCHINS
836	HUTCHINS
910	HUTCHINS
1230	HUTCHINS
1403	HUTCHINS
1321	HUTCHINS
2323	IDAHO
1918	IDAHO
3915	IDAHO
2223	IDAHO
4527	IMPERIAL
4622	IMPERIAL
4630	IMPERIAL
1938	INGERSOLL
2622	INGERSOLL
4010	INGERSOLL
1934	INGERSOLL
1503	IOWA
2622	IROQUOIS
2807	IROQUOIS
4003	IVANHOE
4014	IVANHOE
4018	IVANHOE
4026	IVANHOE
7915	IVORY
7924	IVORY
7927	IVORY
7944	IVORY
5035	IVY
5041	IVY
5103	IVY
1917	J.B. JACKSON
3526	JAMAICA
3711	JAMAICA
3715	JAMAICA
3803	JAMAICA
3807	JAMAICA
4018	JAMAICA
4114	JAMAICA
4343	JAMAICA
4346	JAMAICA
4352	JAMAICA
4406	JAMAICA
4427	JAMAICA
2731	ROGERS
2530	ROMINE
2526	ROMINE
5120	ROSINE
5132	ROSINE
1423	ROWAN
1448	ROWAN
1520	ROWAN
1530	ROWAN
3709	RUSKIN
3238	RUTLEDGE
3300	RUTLEDGE
3314	RUTLEDGE
3315	RUTLEDGE
3323	RUTLEDGE
3122	RUTZ
3524	RUTZ
2515	SAMOA
2517	SAMOA
2519	SAMOA
5424	SANTA FE
4807	SAPPHIRE
4811	SAPPHIRE
2203	SCOTLAND
2211	SCOTLAND
2410	SCOTLAND
2754	SCOTLAND
2775	SCOTLAND
2415	SCOTLAND
2341	SCOTT
2343	SCOTT
2930	SEATON
6516	SEBRING
2522	SEEVERS
2502	SEEVERS
3011	SEEVERS
1331	SELKIRK
2510	SHARON
1702	SHAW
1707	SHAW
1811	SHAW
1818	SHAW
1826	SHAW
1917	SHAW
1927	SHAW

6212	CARLTON GARRETT
6307	CARLTON GARRETT
6310	CARLTON GARRETT
6212	CARLTON GARRETT
2621	CARPENTER
2647	CARPENTER
2719	CARPENTER
2731	CARPENTER
2819	CARPENTER
3006	CARPENTER
3205	CARPENTER
3206	CARPENTER
3303	CARPENTER
3531	CARPENTER
3711	CARPENTER
3715	CARPENTER
3801	CARPENTER
4007	CARPENTER
4211	CARPENTER
4226	CARPENTER
4229	CARPENTER
4233	CARPENTER
3612	CARPENTER
1446	CARSON
1506	CARSON
1527	CARSON
1514	CARSON
2806	CARTER
2810	CARTER
2818	CARTER
5815	CARY
2818	CASEY
3510	CAUTHORN
3614	CAUTHORN
3718	CAUTHORN
3907	CAUTHORN
1321	CEDAR HAVEN
3303	CEDAR LAKE
2707	CHARBA
2711	CHARBA
4514	CHERBOURG
4515	CHERBOURG
4525	CHERBOURG
4534	CHERBOURG
4538	CHERBOURG
4431	JAMAICA
4518	JAMAICA
4526	JAMAICA
4606	JAMAICA
4705	JAMAICA
4426	JAMAICA
4603	JAMAICA
1323	JEFFERSON
2401	JEFFRIES
2405	JEFFRIES
2410	JEFFRIES
2414	JEFFRIES
2426	JEFFRIES
2431	JEFFRIES
2502	JEFFRIES
2505	JEFFRIES
2506	JEFFRIES
2514	JEFFRIES
2517	JEFFRIES
2518	JEFFRIES
2602	JEFFRIES
2636	JEFFRIES
3406	JEFFRIES
1714	JEROME
2406	JEWELL
604	JONELLE
627	JONELLE
648	JONELLE
4614	JONES
4731	JONES
2215	JORDAN
2224	JORDAN
2225	JORDAN
2115	KATHLEEN
2125	KATHLEEN
2141	KATHLEEN
2407	KATHLEEN
2607	KATHLEEN
2716	KEELER
2728	KEELER
2732	KEELER
2913	KELLOGG
6019	KEMROCK
6434	KEMROCK
6435	KEMROCK
1940	SHAW
1942	SHAW
1943	SHAW
1964	SHAW
1976	SHAW
2013	SHAW
2020	SHAW
3444	SHELDON
2124	SHELLHORSE
2130	SHELLHORSE
2140	SHELLHORSE
1619	SICILY
1623	SICILY
1627	SICILY
1631	SICILY
1707	SICILY
3517	SIDNEY
3521	SIDNEY
3529	SIDNEY
3533	SIDNEY
3603	SIDNEY
3621	SIDNEY
3622	SIDNEY
3711	SIDNEY
3534	SIDNEY
1002	SIGNET
1006	SIGNET
2614	SILKWOOD
2618	SILKWOOD
2620	SILKWOOD
2718	SILKWOOD
2726	SILKWOOD
2727	SILKWOOD
2730	SILKWOOD
2802	SILKWOOD
2808	SILKWOOD
2811	SILKWOOD
2814	SILKWOOD
2819	SILKWOOD
2820	SILKWOOD
2906	SILKWOOD
2922	SILKWOOD
4600	SILVER
4604	SILVER
4605	SILVER

4545 CHERBOURG
4549 CHERBOURG
4608 CHERBOURG
4631 CHERBOURG
4636 CHERBOURG
4639 CHERBOURG
4640 CHERBOURG
4643 CHERBOURG
4647 CHERBOURG
3610 CHICAGO
3615 CHICAGO
3523 CHIHUAHUA
5426 CHIPPEWA
2723 CHOICE
2724 CHOICE
939 CHURCH
1030 CHURCH
1103 CHURCH
1109 CHURCH
1124 CHURCH
1403 CHURCH
1410 CHURCH
1415 CHURCH
4322 CICERO
6424 CINNAMON OAKS
2700 CLARENCE
2704 CLARENCE
919 CLAUDE
1010 CLAUDE
1201 CLAUDE
1217 CLAUDE
1314 CLAUDE
1339 CLAUDE
1422 CLAUDE
401 CLEAVES
402 CLEAVES
412 CLEAVES
435 CLEAVES
437 CLEAVES
439 CLEAVES
2705 CLEVELAND
2706 CLEVELAND
2712 CLEVELAND
2818 CLEVELAND
3216 CLEVELAND
6505 KEMROCK
6511 KEMROCK
6434 KEMROCK
3509 KENILWORTH
3623 KENILWORTH
3706 KENILWORTH
3723 KENILWORTH
3916 KENILWORTH
3432 KEYRIDGE
3504 KEYRIDGE
3508 KEYRIDGE
3515 KEYRIDGE
3516 KEYRIDGE
1306 KIEST
2606 KILBURN
2607 KILBURN
2623 KILBURN
2639 KILBURN
2836 KILBURN
4833 KILDARE
4914 KILDARE
4926 KILDARE
4935 KILDARE
4943 KILDARE
1507 KINGSLEY
1511 KINGSLEY
2522 KINGSTON
1610 KINMORE
1632 KINMORE
2517 KIRKLEY
7919 KISKA
4310 KOLLOCH
3907 KOLLOCH
2517 KOOL
2611 KOOL
2631 KOOL
1826 KRAFT
1834 KRAFT
1842 KRAFT
1933 KRAFT
1938 KRAFT
2024 KRAFT
2031 KRAFT
318 KRAMER
322 KRAMER
4609 SILVER
4612 SILVER
4631 SILVER
4701 SILVER
4800 SILVER
4806 SILVER
4807 SILVER
4812 SILVER
4831 SILVER
4835 SILVER
4838 SILVER
2403 SKYLARK
2403 SKYLARK
3623 SOFTCLOUD
4542 SOLAR
4534 SOLAR
4002 SOLOMAN
4006 SOLOMAN
4019 SOLOMAN
4102 SOLOMAN
4135 SOLOMAN
4013 SONNY
3934 SONORA
3935 SONORA
3703 SONORA
3835 SONORA
3843 SONORA
3116 SOUTH
1526 SOUTHERLAND
2623 SOUTHLAND
2646 SOUTHLAND
2714 SOUTHLAND
2826 SOUTHLAND
2722 SOUTHLAND
2823 SOUTHLAND
2526 SOUTHLAND
2731 SOUTHLAND
2622 SOUTHLAND
2515 SOUTHLAND
2319 SOUTHLAND
405 SPARKS
441 SPARKS
442 SPARKS
443 SPARKS
615 SPARKS

3224	CLEVELAND
3512	CLEVELAND
3605	CLEVELAND
3634	CLEVELAND
3306	CLYMER
3310	CLYMER
3314	CLYMER
1212	COLEMAN
1307	COLEMAN
6917	COLESHIRE
4505	COLLINS
4708	COLLINS
2731	COLONIAL
2807	COLONIAL
2815	COLONIAL
3613	COLONIAL
3717	COLONIAL
3815	COLONIAL
4102	COLONIAL
4106	COLONIAL
4109	COLONIAL
4114	COLONIAL
4224	COLONIAL
4318	COLONIAL
4410	COLONIAL
4422	COLONIAL
4522	COLONIAL
4902	COLONIAL
4919	COLONIAL
5012	COLONIAL
5031	COLONIAL
5102	COLONIAL
4317	COLONIAL
3830	COLONIAL
1118	COMPTON
1228	COMPTON
1231	COMPTON
1232	COMPTON
1522	COMPTON
1530	COMPTON
2403	CONKLIN
2411	CONKLIN
2614	CONKLIN
3907	COOLIDGE
3918	COOLIDGE
3819	KYNARD
3432	LADD
2403	LAGOW
2628	LAGOW
2720	LAGOW
421	LAKE CLIFF
826	LAMBERT
834	LAMBERT
2118	LAMONT
421	LANCASTER
601	LANCASTER
609	LANCASTER
618	LANCASTER
208	LANDIS
218	LANDIS
4220	LANDRUM
4222	LANDRUM
4224	LANDRUM
4227	LANDRUM
4301	LANDRUM
4304	LANDRUM
4309	LANDRUM
4317	LANDRUM
8502	LAPANTO
2626	LAPSLEY
3513	LATIMER
3922	LATIMER
3504	LATIMER
2218	LAWRENCE
2227	LAWRENCE
2318	LAWRENCE
2410	LAWRENCE
2422	LAWRENCE
2446	LAWRENCE
2454	LAWRENCE
2503	LAWRENCE
2530	LAWRENCE
2628	LAWRENCE
2700	LAWRENCE
2710	LAWRENCE
2711	LAWRENCE
2719	LAWRENCE
2418	LAWRENCE
2627	LAWRENCE
2806	LE CLERC
617	SPARKS
622	SPARKS
624	SPARKS
421	SPARKS
3707	SPENCE
3809	SPENCE
3810	SPENCE
3818	SPENCE
3835	SPENCE
3905	SPENCE
4006	SPENCE
3827	SPENCE
3819	SPENCE
3303	SPRING
3304	SPRING
3331	SPRING
3524	SPRING
3905	SPRING
3310	SPRING
4304	SPRING
4326	SPRING
4334	SPRING
4335	SPRING
4631	SPRING GARDEN
2714	SPRINGDALE
4603	SPRINGGARDEN
3027	SPRINGVIEW
3103	SPRINGVIEW
3347	SPRINGVIEW
3350	SPRINGVIEW
3360	SPRINGVIEW
3361	SPRINGVIEW
3367	SPRINGVIEW
5259	ST CHARLES
2421	ST CLAIR
2506	ST CLAIR
2521	ST CLAIR
3814	STANLEY SMITH
3820	STANLEY SMITH
2331	STARKS
2344	STARKS
2404	STARKS
2410	STARKS
2412	STARKS
2415	STARKS

3938 COOLIDGE
3943 COOLIDGE
4006 COOLIDGE
3922 COOLIDGE
3906 COOLIDGE
2214 COOPER
3819 COPELAND
3910 COPELAND
3918 COPELAND
4003 COPELAND
4114 COPELAND
4227 COPELAND
4302 COPELAND
4335 COPELAND
4011 COPELAND
4326 COPELAND
615 CORINTH
618 CORINTH
611 CORINTH, S.
3329 CORONET
4523 CORREGIDOR
4524 CORREGIDOR
4525 CORREGIDOR
4538 CORREGIDOR
4539 CORREGIDOR
4540 CORREGIDOR
4548 CORREGIDOR
4551 CORREGIDOR
4559 CORREGIDOR
4632 CORREGIDOR
4636 CORREGIDOR
4644 CORREGIDOR
4628 CORREGIDOR
4603 CORREGIDOR
4604 CORREGIDOR
4607 CORREGIDOR
4817 CORRIGAN
2710 COUNCIL
2718 COUNCIL
2723 COUNCIL
2729 COUNCIL
2731 COUNCIL
4525 CRANFILL
2319 CREST
2523 CREST
2810 LE CLERC
2818 LE CLERC
2822 LE CLERC
1905 LEACREST
2000 LEACREST
335 LEADS
325 LEADS
336 LEADS
6610 LEANA
1819 LEATH
1846 LEATH
1847 LEATH
2003 LEATH
2006 LEATH
2034 LEATH
2046 LEATH
2050 LEATH
2605 LEDBETTER
3307 LEDBETTER
4502 LELAND
4506 LELAND
4911 LELAND
4918 LELAND
4918 LELAND
1610 LIFE
1619 LIFE
1923 LIFE
1935 LIFE
1941 LIFE
1949 LIFE
1967 LIFE
5002 LINDER
5006 LINDER
4702 LINDSLEY
4718 LINDSLEY
5319 LINDSLEY
2820 LINFIELD
3514 LINFIELD
2638 LOBDELL
2539 LOBDELL
2210 LOCUST
2214 LOCUST
2226 LOCUST
2739 LOCUST
2201 LOCUST
2430 STARKS
2441 STARKS
2538 STARKS
2543 STARKS
2555 STARKS
2559 STARKS
2563 STARKS
2627 STARKS
2702 STARKS
2607 STARKS
319 STARR
3731 STATE OAK
1439 STELLA
1627 STELLA
2522 STEPHENSON
2529 STEPHENSON
2544 STEPHENSON
2714 STEPHENSON
1444 STIRLING
4611 STOKES
4720 STOKES
4723 STOKES
4616 STOKES
4743 STOKES
4727 STOKES
1728 STONEMAN
1741 STONEMAN
605 STOREY
2450 STOVALL
1035 STRICKLAND
1038 STRICKLAND
1223 STRICKLAND
1418 STRICKLAND
4915 STROBEL
2427 SUE
3218 SUNNYVALE
2703 SWANSON
2728 SWANSON
2432 SYLVIA
4720 TACOMA
2429 TALCO
10 TAMA
2643 TANNER
2603 TANNER
6214 TEAGUE

518	CRETE
535	CRETE
539	CRETE
2710	CROSS
2603	CROSSMAN
2615	CROSSMAN
3404	CROSSMAN
2415	CROSSMAN
4524	CROZIER
4922	CROZIER
4930	CROZIER
4934	CROZIER
216	CUMBERLAND
601	CUMBERLAND
2018	CUSTER
2022	CUSTER
2031	CUSTER
2202	CUSTER
2402	CUSTER
2502	CUSTER
2511	CUSTER
2543	CUSTER
2607	CUSTER
2623	CUSTER
2627	CUSTER
2656	CUSTER
2018	CUSTER
2130	CUSTER
3231	DAHLIA
1319	DALVIEW
3634	DARIEN
2238	DATHE
2326	DATHE
2810	DATHE
2838	DATHE
2411	DATHE
3804	DE MAGGIO
3808	DE MAGGIO
3811	DE MAGGIO
3922	DELHI
6283	DENHAM
421	DENLEY
425	DENLEY
427	DENLEY
505	DENLEY
2251	LOCUST
2250	LOCUST
2740	LOLITA
1300	LOTUS
1302	LOTUS
1309	LOTUS
1311	LOTUS
1203	LOUISIANA
1226	LOUISIANA
1415	LOUISIANA
1423	LOUISIANA
1426	LOUISIANA
2334	LOWERY
2509	LOWERY
2510	LOWERY
4531	LUZON
4535	LUZON
4540	LUZON
4611	LUZON
1325	LYNN HAVEN
1410	LYNN HAVEN
2441	LYOLA
2225	MACON
2254	MACON
2310	MACON
2337	MACON
2338	MACON
2451	MACON
2455	MACON
2459	MACON
2518	MACON
2633	MACON
2637	MACON
2641	MACON
2702	MACON
2718	MACON
2731	MACON
2732	MACON
2807	MACON
2810	MACON
2826	MACON
2833	MACON
2835	MACON
2837	MACON
2818	MACON
6510	TEAGUE
3535	TERRELL
4801	TERRY
5102	TERRY
5232	TERRY
5420	TERRY
802	TILLERY, N.
3230	TOPEKA
3234	TOPEKA
1718	TORONTO
1731	TORONTO
1733	TORONTO
1737	TORONTO
1741	TORONTO
1804	TORONTO
1818	TORONTO
1839	TORONTO
1950	TORONTO
2009	TORONTO
2014	TORONTO
2026	TORONTO
3332	TORONTO
3402	TORONTO
3403	TORONTO
3407	TORONTO
3411	TORONTO
3415	TORONTO
3423	TORONTO
3519	TORONTO
3548	TORONTO
3561	TORONTO
3618	TORONTO
3619	TORONTO
3624	TORONTO
3628	TORONTO
3711	TORONTO
3719	TORONTO
3725	TORONTO
3540	TORONTO
7903	TROJAN
7912	TROJAN
7928	TROJAN
7931	TROJAN
7936	TROJAN
7955	TROJAN

527	DENLEY
603	DENLEY
607	DENLEY
610	DENLEY
614	DENLEY
628	DENLEY
1408	DENLEY
1412	DENLEY
1414	DENLEY
1502	DENLEY
1508	DENLEY
1527	DENLEY
2404	DENLEY
2416	DENLEY
2629	DENLEY
2907	DENLEY
2930	DENLEY
3011	DENLEY
3910	DENLEY
3930	DENLEY
4021	DENLEY
4030	DENLEY
4101	DENLEY
4215	DENLEY
4403	DENLEY
4502	DENLEY
4506	DENLEY
4515	DENLEY
4631	DENLEY
4718	DENLEY
507	DENLEY, N
4521	DENLEY, S.
1703	DENNISON
1729	DENNISON
1813	DENNISON
1822	DENNISON
1823	DENNISON
1831	DENNISON
1911	DENNISON
1954	DENNISON
1962	DENNISON
1966	DENNISON
2014	DENNISON
2023	DENNISON
2029	DENNISON
5007	MALCOLM X
5023	MALCOLM X
5031	MALCOLM X
5041	MALCOLM X
5307	MALCOLM X
5124	MALCOLM X
3122	MALLORY
3429	MALLORY
2319	MARBURG
2524	MARBURG
2539	MARBURG
2706	MARBURG
2735	MARBURG
3010	MARBURG
2622	MARBURG
1604	MARBURG
2727	MARBURG
2731	MARBURG
2723	MARBURG
2618	MARDER
2802	MARDER
2819	MARDER
1242	MARFA
1247	MARFA
1313	MARFA
1415	MARFA
1419	MARFA
1503	MARFA
1530	MARFA
1531	MARFA
1610	MARFA
1634	MARFA
1642	MARFA
2134	MARFA
2603	MARJORIE
2736	MARJORIE
2981	MARJORIE
2747	MARJORIE (13A)
2747	MARJORIE (13B)
507	MARLBOROUGH
5001	MARNE
5006	MARNE
5007	MARNE
5012	MARNE
5021	MARNE
7960	TROJAN
2813	TROY
2823	TROY
1818	TRUNK
1822	TRUNK
4011	TRUNK
4015	TUMALO
3131	TUSKEGEE
2611	VALENTINE
2619	VALENTINE
2625	VALENTINE
2722	VALENTINE
2726	VALENTINE
2727	VALENTINE
2802	VALENTINE
2810	VALENTINE
2811	VALENTINE
2813	VALENTINE
2814	VALENTINE
2822	VALENTINE
2825	VALENTINE
2907	VALENTINE
2914	VALENTINE
2926	VALENTINE
3015	VALENTINE
3027	VALENTINE
3035	VALENTINE
3041	VALENTINE
3720	VANDERVOORT
3806	VANDERVOORT
3810	VANDERVOORT
3917	VANDERVOORT
3923	VANDERVOORT
4006	VANDERVOORT
4010	VERDERVOOR
4635	VERDUN
1126	VERMONT
1226	VERMONT
1230	VERMONT
5029	VETERANS
5143	VETERANS
2	VILBIG
1730	VILBIG
3106	VILBIG
3203	VILBIG

1954 DENNISON
3310 DETONTE
3315 DETONTE
3322 DETONTE
3330 DETONTE
3411 DETONTE
3322 DETONTE
3714 DILDOCK
4709 DOLPHIN
4815 DOLPHIN
4819 DOLPHIN
2935 DON
2843 DON
2623 DONALD
2627 DONALD
2714 DORRIS
2716 DORRIS
2718 DORRIS
2813 DORRIS
2825 DORRIS
2902 DORRIS
2909 DORRIS
2914 DORRIS
2918 DORRIS
2922 DORRIS
2930 DORRIS
3017 DORRIS
3023 DORRIS
3026 DORRIS
3028 DORRIS
3029 DORRIS
3030 DORRIS
1406 DOYLE
1409 DOYLE
1419 DOYLE
1502 DOYLE
1503 DOYLE
1506 DOYLE
1507 DOYLE
1510 DOYLE
1515 DOYLE
1521 DOYLE
1525 DOYLE
1414 DOYLE
319 DU BOIS
5027 MARNE
5034 MARNE
5039 MARNE
5102 MARNE
5017 MARNE
5010 MARNE
4103 MARSALIS
3107 MARSALIS, S.
2002 MARSALIS, S.
1907 MARSALIS, S.
3709 MARSHALL
3919 MARSHALL
4002 MARSHALL
4103 MARSHALL
4302 MARSHALL
4334 MARSHALL
4335 MARSHALL
4338 MARSHALL
4136 MART
515 MARTINIQUE
811 MARTINIQUE
1704 MARY ELLEN
3921 MARYLAND
4030 MARYLAND
4250 MARYLAND
4216 MARYLAND
4026 MARYLAND
2726 MAURINE F BAILEY
2723 MAURINE F BAILEY
2746 MAURINE F BAILEY
1407 MAYWOOD
1610 MAYWOOD
1426 MAYWOOD
1715 MCBROOM
1729 MCBROOM
1835 MCBROOM
1838 MCBROOM
1930 MCBROOM
1934 MCBROOM
1948 MCBROOM
1956 MCBROOM
2015 MCBROOM
2016 MCBROOM
2017 MCBROOM
2022 MCBROOM
3220 VILBIG
3401 VILBIG
3502 VILBIG
3510 VILBIG
3514 VILBIG
3540 VILBIG
3614 VILBIG
3705 VILBIG
3714 VILBIG
3722 VILBIG
3721 VINEYARD
3806 VINEYARD
3826 VINEYARD
3906 VINEYARD
3906 VINEYARD
2015 VOLGA
2130 VOLGA
2311 VOLGA
1438 WACO
1706 WACO
1727 WACO
1423 WACO
4515 WAHOO
4519 WAHOO
3809 WALDRON
2625 WARREN
2631 WARREN
3004 WARREN
2413 WARREN
2409 WARREN
5127 WATSON
5131 WATSON
5139 WATSON
5043 WATSON
5018 WATSON
1338 WAWEENOC
3122 WEISENBERGER
3322 WEISENBERGER
3813 WEISENBERGER
4016 WEISENBERGER
4026 WEISENBERGER
2517 WELLS
2519 WELLS
2521 WELLS
2527 WELLS

2031	DUDLEY
1110	DULUTH
1826	DULUTH
1910	DULUTH
1912	DULUTH
1915	DULUTH
1926	DULUTH
3634	DUNBAR
3738	DUNBAR
3514	DUNBAR
8730	DUNLAP
2311	DYSON
2400	DYSON
2218	DYSON
2226	DYSON
2941	EAGLE
2928	EAGLE
2437	EASLEY
2441	EASLEY
4930	ECHO
5015	ECHO
5018	ECHO
5027	ECHO
5107	ECHO
5118	ECHO
1400	EDGEMONT
1627	EDGEMONT
3502	EDGEWOOD
3218	EL BENITO
3227	EL BENITO
6419	ELAM
4311	ELECTRA
4503	ELECTRA
638	ELLA
738	ELLA
1542	ELMORE
1507	ELMORE
1743	ELMORE
659	ELSBERRY
4319	ELSIE FAYE HEGGINS
522	ELWAYNE
610	ELWAYNE
650	ELWAYNE
734	ELWAYNE
631	ELWAYNE
2027	MCBROOM
2028	MCBROOM
3402	MCBROOM
3430	MCBROOM
3431	MCBROOM
3610	MCBROOM
3615	MCBROOM
3618	MCBROOM
3630	MCBROOM
3705	MCBROOM
3723	MCBROOM
3724	MCBROOM
3734	MCBROOM
1210	MCKENZIE
1304	MCKENZIE
1315	MCKENZIE
1336	MCKENZIE
1410	MCKENZIE
1414	MCKENZIE
3333	MCNEIL
2816	MEADOW
2820	MEADOW
3604	MEADOW
3622	MEADOW
3624	MEADOW
4921	MEADOW VIEW
1610	MENTOR
1734	MENTOR
2405	MERLIN
2418	MERLIN
2510	MERLIN
2514	MERLIN
2518	MERLIN
2237	METROPOLITAN
2240	METROPOLITAN
3142	METROPOLITAN
3514	METROPOLITAN
3614	METROPOLITAN
3615	METROPOLITAN
3622	METROPOLITAN
3715	METROPOLITAN
3803	METROPOLITAN
3809	METROPOLITAN
3905	METROPOLITAN
3926	METROPOLITAN
2531	WELLS
2533	WELLS
3417	WENDELKIN
3514	WENDELKIN
3518	WENDELKIN
3636	WENDELKIN
3722	WENDELKIN
3425	WENDELKIN
1503	WHITAKER
1538	WHITAKER
8916	WHITEHALL
2234	WILHURT
2235	WILHURT
2243	WILHURT
2246	WILHURT
2247	WILHURT
2251	WILHURT
2314	WILHURT
2318	WILHURT
2326	WILHURT
2410	WILHURT
2414	WILHURT
2418	WILHURT
2507	WILHURT
2515	WILHURT
2535	WILHURT
2603	WILHURT
2606	WILHURT
2607	WILHURT
2619	WILHURT
2631	WILHURT
2635	WILHURT
2747	WILHURT
2411	WINNETKA
3611	WINNETKA
1618	WINNETKA
511	WOODBINE
515	WOODBINE
520	WOODBINE
530	WOODBINE
555	WOODBINE
635	WOODBINE
709	WOODBINE
603	WOODIN
1226	WOODIN

1323	EMILY
2226	EUGENE
2228	EUGENE
2235	EUGENE
2306	EUGENE
2226	EUGENE
609	EWING
619	EWING
906	EWING
1216	EWING
2324	EWING
4407	EWING
2625	EWING, S.
1318	EXETER
1349	EXETER
1414	EXETER
1423	EXETER
1502	EXETER
2314	EXETER
2319	EXETER
2322	EXETER
2327	EXETER
2510	EXETER
2522	EXETER
2530	EXETER
2538	EXETER
2602	EXETER
2610	EXETER
2614	EXETER
2626	EXETER
4000	METROPOLITAN
4011	METROPOLITAN
4106	METROPOLITAN
4223	METROPOLITAN
4301	METROPOLITAN
4415	METROPOLITAN
4422	METROPOLITAN
4427	METROPOLITAN
4507	METROPOLITAN
4515	METROPOLITAN
4517	METROPOLITAN
4523	METROPOLITAN
4602	METROPOLITAN
4606	METROPOLITAN
4618	METROPOLITAN
4006	METROPOLITAN
2715	METROPOLITAN
2319	METROPOLITAN
2414	MEYERS
2422	MEYERS
2423	MEYERS
2505	MEYERS
2506	MEYERS
2509	MEYERS
2522	MEYERS
2602	MEYERS
2609	MEYERS
2612	MEYERS
2641	MEYERS
3523	MEYERS
1239	WOODIN
1554	WOODIN
1615	WOODIN
1619	WOODIN
647	WOODMONT
515	WOODMONT
5117	WYNELL
5119	WYNELL
5610	YELLOWSTONE
3510	YORK
3518	YORK
3531	YORK
3615	YORK
3618	YORK
3622	YORK
3624	YORK
3719	YORK
3807	YORK
4226	YORK
3627	YORK
4705	ZEALAND
4737	ZEALAND
4741	ZEALAND
4742	ZEALAND
4745	ZEALAND
4807	ZEALAND
4812	ZEALAND
4816	ZEALAND
4820	ZEALAND
4824	ZEALAND

AGENDA ITEM # 32

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Emergency Management

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize the acceptance of a grant from the U.S. Department of Homeland Security passed through the Texas Department of Public Safety, Texas Division of Emergency Management under the Emergency Management Performance Grant Program for the period October 1, 2015 through March 31, 2017 - Not to exceed $169,381 - Financing: U.S. Department of Homeland Security Grant Funds

BACKGROUND

The Emergency Management Performance Grant No. 16TX-EMPG-0008 is a yearly grant from the U.S. Department of Homeland Security passed through the Texas Department of Public Safety, Texas Division of Emergency Management and awarded to local emergency management departments to help develop and maintain the capabilities to respond to all-hazards incidents. Funds are used to help cover salaries for the City's Office of Emergency Management staff and other costs associated with running the Emergency Management program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of the FY10 Emergency Management Performance Grant No. 2010-EP-E10-0005 on December 8, 2010, by Resolution No. 10-3061.

Authorized the acceptance of the FY11 Emergency Management Performance Grant No. 2011-EP-00046 on January 25, 2012, by Resolution No. 12-0345.

Authorized the acceptance of the FY12 Emergency Management Performance Grant No. 2012-EP-00011 on January 23, 2013, by Resolution No. 13-0249.

Authorized the acceptance of the FY13 Emergency Management Performance Grant No. 2013-EP-00067 on October 8, 2013, by Resolution No. 13-1760.

Authorized the acceptance of the FY14 Emergency Management Performance Grant No. 2014-EP-00011 on November 12, 2014, by Resolution No. 14-1901.

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

Authorized the acceptance of the FY15 Emergency Management Performance Grant No. 2015-EP-00011 on August 12, 2015, by Resolution No. 15-1382.

Information about this item will be provided to the Public Safety Committee on August 8, 2016.

FISCAL INFORMATION

$169,381.01 – U.S. Department of Homeland Security Grant Funds

August 10, 2016

WHEREAS, the U.S. Department of Homeland Security through the Texas Department of Public Safety, Texas Division of Emergency Management has made funding available to the City of Dallas under the Emergency Management Performance Grant Program to fund emergency preparedness operations and planning; and

WHEREAS, grant funds will be used for operating expenses related to emergency response activities; and

WHEREAS, the City of Dallas will benefit from increased preparedness throughout the city.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to accept a grant from the U.S. Department of Homeland Security passed through the Texas Department of Public Safety, Texas Division of Emergency Management under the Emergency Management Performance Grant Program (CFDA # 97.042, Grant #2016-EP-00011) to fund emergency preparedness operations and planning related to emergency response activities for the period October 1, 2015 through March 31, 2017 in an amount not to exceed $169,381.01; and execute the grant agreement.

Section 2. That the Chief Financial Officer is hereby authorized to deposit U.S. Department of Homeland Security Grant Funds in Fund F468, Department MGT, Unit 1948, Revenue Source 6506, not to exceed $169,381.01.

Section 3. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $169,381.01 in Fund F468, Department MGT, Unit 1948, Obj. 3099.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds from Fund F468, Department MGT, Unit 1948, Obj. 3099, not to exceed $169,381.01.

Section 5. That the City Manager is hereby authorized to reimburse to the U.S. Department of Homeland Security any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 6. That the City Manager shall keep the appropriate City Council Committee informed of all final U.S. Department of Homeland Security monitoring reports not later than 30 days after the receipt of the report.

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 33

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Emergency Management

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** acceptance of Public Assistance Funds from the Federal Emergency Management Agency of the U.S. Department of Homeland Security passed through the Texas Division of Emergency Management in an amount not to exceed $10,000,000 to reimburse emergency response and permanent disaster recovery work efforts by the City as a result of the May 2015 Presidentially Declared Disaster; **(2)** the receipt and deposit of funds from the Federal Emergency Management Agency in an amount not to exceed $10,000,000; **(3)** the establishment of appropriations in an amount not to exceed $10,000,000 in the FEMA Public Assistance Fund; and **(4)** execution of the grant agreement and any other documents required - Not to exceed $10,000,000 - Financing: FEMA Public Assistance Funds

BACKGROUND

The FEMA Public Assistance Program provides grants to state, local, and federally recognized tribal governments and certain private non-profit entities to assist them with the response to and recovery from disasters. Specifically, the program provides assistance for debris removal, emergency protective measures, and permanent restoration of infrastructure.

Public Assistance Process: As soon as practicable after a disaster declaration, the grantee (state, territory, or tribe), assisted by FEMA, conducts the Applicant Briefings for state, territorial, local, and tribal officials to inform them of the assistance available and how to apply for it. A Request for Public Assistance must be filed by the grantee within 30 days after the area is designated eligible for assistance. Following the Applicant's Briefing, a Kickoff Meeting is conducted where damages will be discussed, needs assessed, and a plan of action put in place. A combined federal/state/territorial/tribal/local team proceeds with Project Formulation, which is the process of documenting the eligible facility, the eligible work, and the eligible cost for fixing the damages to every public facility identified by State, territorial, tribal, or local representatives.

BACKGROUND (Continued)

Requests for reimbursement of projects must be approved by FEMA prior to receiving reimbursements. If the request is approved by FEMA, funding of the project will be reimbursed at 75% of the total cost of the project. If disapproved, the subrecipient will be notified in writing why the request was denied and will be advised of the right to appeal the determination.

Reimbursements are received incrementally throughout the program period. Reimbursements received are dispersed following approval of eligible projects by FEMA.

The team prepares a Project Worksheet (PW) based on actual costs or on the basis of an estimate for each project.

Public Assistance Projects Categories:
Category A: Debris removal
Category B: Emergency protective measures
Category C: Roads and bridges
Category D: Water control facilities
Category E: Public buildings and contents
Category F: Public utilities
Category G: Parks, recreational, and other facilities

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Public Safety Committee on August 8, 2016.

FISCAL INFORMATION

FEMA Public Assistance Funds - $10,000,000

August 10, 2016

WHEREAS, the Federal Emergency Management Agency through the Texas Department of Public Safety-Texas Division of Emergency Management has made funding available to the City of Dallas under the Public Assistance Program to reimburse emergency response and permanent work recovery efforts; and

WHEREAS, reimbursement funds will be distributed to City Departments for work completed in Fiscal Year 15-16 and 16-17; and

WHEREAS, the City of Dallas will benefit from reimbursements received due to the May 2015 Presidentially Declared Disaster.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to accept Public Assistance Funds from the Federal Emergency Management Agency of the U.S. Department of Homeland Security passed through the Texas Division of Emergency Management under the Public Assistance Program (Program No. DR-4223**,** CFDA No. 97.036) to reimburse emergency response and permanent disaster recovery efforts for the period June 1, 2015 through September 30, 2017 in an amount not to exceed $10,000,000; and execute the grant agreement.

Section 2. That the Chief Financial Officer is hereby authorized to deposit the FEMA Public Assistance Funds in Fund F488, Department MGT, Unit 1948, Revenue Source Code 6526 in an amount not to exceed $10,000,000.00.

Section 3. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $10,000,000.00 in Fund F488, Department MGT, Unit 1948**,** Object code 3099.

Section 4. That the Chief Financial Officer is hereby authorized to reimburse funds in a total amount not to exceed $10,000,000 from Fund F488, Department MGT, Unit 1948, Object Code 3099.

Section 5. That the City Manager is hereby authorized to reimburse the granting agency any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 6. That the City Manager shall keep the appropriate City Council Committee informed of all final monitoring reports not later than 30 days after the receipt of the report.

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 34

KEY FOCUS AREA: E-Gov

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Financial Services

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize a public hearing to be held on August 24, 2016 to receive comments on the FY 2016-17 Operating, Capital, and Grant/Trust budgets - Financing: No cost consideration to the City

BACKGROUND

Each year the City of Dallas holds a series of public hearings to provide the citizens of Dallas the opportunity to speak on next year's budget.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

August 10, 2016

WHEREAS, the City Council is committed to providing the citizens of Dallas with the opportunity to speak on the City's FY 2016-17 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 2016-17 Operating, Capital, and Grant/Trust budgets will be held on August 24, 2016 in the 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 ITEM # 35

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	August 10, 2016
COUNCIL DISTRICT(S):	2
DEPARTMENT:	Public Works Department Aviation
CMO:	Jill A. Jordan, P.E., 670-5299 Ryan S. Evans, 671-9837
MAPSCO:	33D H; 34A E F J K

SUBJECT

Authorize a professional services contract with HNTB Corporation, most advantageous proposer of three, to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field - Not to exceed $632,602 - Financing: Aviation Capital Construction Funds

BACKGROUND

This action will authorize an engineering services contract with HNTB Corporation, highest-ranked proposer of five, to provide engineering services necessary for the Runway 31R Glideslope Relocation Project at Dallas Love Field. A Glideslope is an antenna/slope planes use to land on a runway. It provides critical information regarding the slope that planes cannot go below while landing.

The Runway 31R Glideslope Relocation Project consists of identifying the most advantageous location for the Glideslope currently located on the closed section of Taxiway “M”. Included in this contract are all physical improvements necessary for the relocation of the Glideslope. The professional engineering services under this contract will perform all the necessary design and citing studies needed to identify the new location of the Glideslope. Minor pavement improvements to Taxiway M will also be developed as part of this contract allowing Dallas Love Field to open the taxiway.

The existing Runway 31R Glideslope was installed in 1983 on Taxiway M, necessitating the closure of a portion of that taxiway. Field investigations and the recent pavement evaluation performed on this pavement indicates it has over a 10-year remaining life span, therefore no significant reconstruction is anticipated. Taxiway M requires minor pavement rehabilitation and modifications to its lights, signage and markings in order to bring the taxiway up to current Federal Aviation Administration standards.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2016
Complete Design	October 2017

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

FISCAL INFORMATION

Aviation Capital Construction Funds - $632,602.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

HNTB Corporation

Hispanic Female	5	Hispanic Male	6
African-American Female	3	African-American Male	3
Other Female	3	Other Male	6
White Female	25	White Male	45

PROPOSAL INFORMATION

The Request for Qualifications for Engineering Services for the Runway 31R Glideslope Relocation Project at Dallas Love Field was advertised on December 2015. Five firms submitted Statements of Qualifications on January 22, 2015. The selection committee short-listed the three highest ranked firms and interviews were held on February 24, 2016. The proposers were ranked as follows:

Proposer	**Rank**
HNTB Corporation	1
Jacobs Engineering Group, Inc	2
Kimley Horn and Associates, Inc.	3

PROPOSAL INFORMATION (Continued)

The proposals were evaluated according to the criteria published in the Request for Qualifications and the Request for Proposals. These criteria with respective weights were as follows:

Criteria 1 - Qualifications & Experience	25 points
Criteria 2 - Key Personnel	30 points
Criteria 3 - Understanding and Approach	15 points
Criteria 4 - Schedules and Budgets	15 points
Criteria 5 - Past performance and history of complying with DBE goals	15 points

OWNER

HNTB Corporation

Kevin L. Wallace, P.E., Vice President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with HNTB Corporation to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $632,602 - Financing: Aviation Capital Construction Funds

HNTB Corporation is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$393,392.00	62.19%
Total non-local contracts	$239,210.00	37.81%
TOTAL CONTRACT	$632,602.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
ARS Engineering Inc.	IMDB14605Y0517	$77,289.00	19.65%
Total Minority - Local		$77,289.00	19.65%

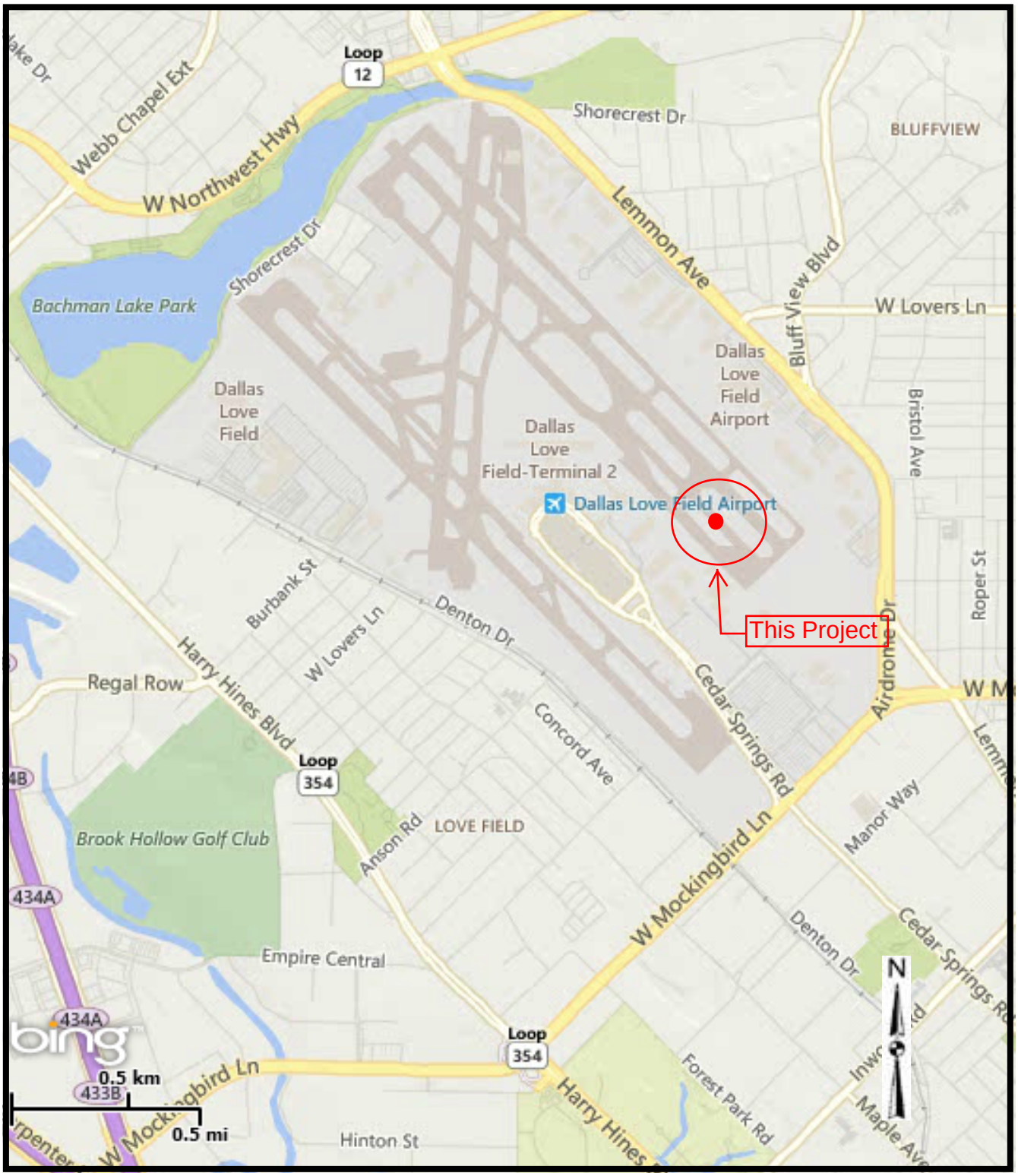
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Aviation Alliance Inc.	WFDB85002Y0517	$171,174.00	71.56%
Williams CM Group	WFDB33386Y0717	$30,000.00	12.54%
Total Minority - Non-local		$201,174.00	84.10%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$77,289.00	19.65%	$77,289.00	12.22%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$201,174.00	31.80%
Total	$77,289.00	19.65%	$278,463.00	44.02%

GLIDESLOPE RELOCATION PROJECT
DALLAS LOVE FIELD



DALLAS LOVE FIELD

33DH; 34AEFJK

WHEREAS, the existing Glideslope for Runway 31R at Dallas Love Field is physically located on a closed portion of Taxiway M; and

WHEREAS, the Department of Aviation is looking to maximize operational efficiency at Dallas Love Field; and,

WHEREAS, relocating the existing Glideslope will open Taxiway M to its full length and maximize the operational capacity of the taxiway; and

WHEREAS, the Public Works Department employed the two-step Request for Qualifications/ Request for Proposals selection process in accordance with City of Dallas and Federal Aviation Administration procurement guidelines for professional services; and,

WHEREAS, a Request for Qualifications solicitation was developed and publically advertised for professional engineering services necessary for the design of the relocation of the 31R Glideslope and open Taxiway M; and,

WHEREAS, five firms submitted qualifications and the three short-listed firms, based on the selection committee evaluation criteria, were issued a Request for Proposal; and,

WHEREAS, three firms submitted proposals and interviewed to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field Airport; and,

WHEREAS, HNTB Corporation was selected as the most qualified proposer of the three proposers based on the selection committee evaluation criteria and,

WHEREAS, it is now desirable to authorize a professional services contract with HNTB Corporation, most advantageous proposer of three, to provide engineering services for Runway 31R Glideslope Relocation Project at Dallas Love Field Airport - Not to exceed $632,602.00.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a professional services contract with HNTB Corporation, most advantageous proposer of three, to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field - Not to exceed $632,602.00 after it has been approved as to form by the City Attorney.

Section 2. That the City will apply for Passenger Facility Charge (PFC) funding at a later date for the eligible design ($632,602) of the Runway 31R Glideslope Relocation Project; and upon approval of the PFC for this project, the Chief Financial Officer is hereby authorized to transfer an amount not to exceed ($632,602) from the PFC Fund 0477, Dept. AVI, Balance Sheet Account 0001 to the Aviation Capital Construction Funds 0131, Dept. AVI, Balance Sheet Account 0001. The transfer of cash is contingent upon approval of the Passenger Facility Charge (PFC) Funds by the Federal Aviation Administration.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Aviation Capital Construction Fund
Fund 0131, Dept. AVI, Unit W022, Act. AAIP,
Obj. 4111, Program: AVIW022, CTAVIW022HNTBFY16, Comm. 92500
Vendor #352433, in an amount not to exceed $632,602.00

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 36

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	August 10, 2016
COUNCIL DISTRICT(S):	4, 6
DEPARTMENT:	Public Works Department Water Utilities
CMO:	Jill A. Jordan, P.E., 670-5299 Mark McDaniel, 670-3256
MAPSCO:	42H M 54Z 55W

SUBJECT

Authorize **(1)** street paving, storm drainage, water and wastewater main improvements for Street Group 12-458; provide 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 (list attached); and **(2)** a benefit assessment hearing to be held on September 28, 2016, to receive comments - Financing: No cost consideration to the City

BACKGROUND

Arizona Avenue from Kiest Boulevard to Saner Avenue, McVey Avenue from Seevers Avenue to Marsalis Avenue, and Mican Drive from Schofield Drive to dead-end were approved in the 2012 Bond Program as Target Neighborhood Projects. Professional service contracts for engineering services for these projects were authorized on September 25, 2013 and October 23, 2013 by Resolution No. 13-1731 and Resolution No. 13-1844, respectively. This action will authorize the project, partial payment of cost by assessment, and a benefit assessment hearing. The improvements will consist of upgrading the existing unimproved two-lane asphalt street with 26-foot wide concrete pavement with curbs, sidewalks, drive approaches, installation of a storm drainage system, 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.

These actions are the 1st and 2nd steps in the process.

ESTIMATED SCHEDULE OF PROJECT

Began Design	December 2013
Completed Design	May 2016
Begin Construction	December 2016
Complete Construction	December 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering services on September 25, 2013, by Resolution No. 13-1731.

Authorized a professional services contract for engineering services on October 23, 2013, by Resolution No. 13-1844.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

FISCAL INFORMATION

Design	$ 378,980.00
Construction	
Paving & Drainage (PBW)	$3,024,555.00 (est.)
Water & Wastewater (WTR)	$ 740,095.00 (est.)
Total Project Cost	$4,143,630.00 (est.)

Council District	Amount
4	$3,076,084.00 (est.)
6	$ 688,566.00 (est.)
Total	$3,764,650.00 (est.)

This project does involve assessments.

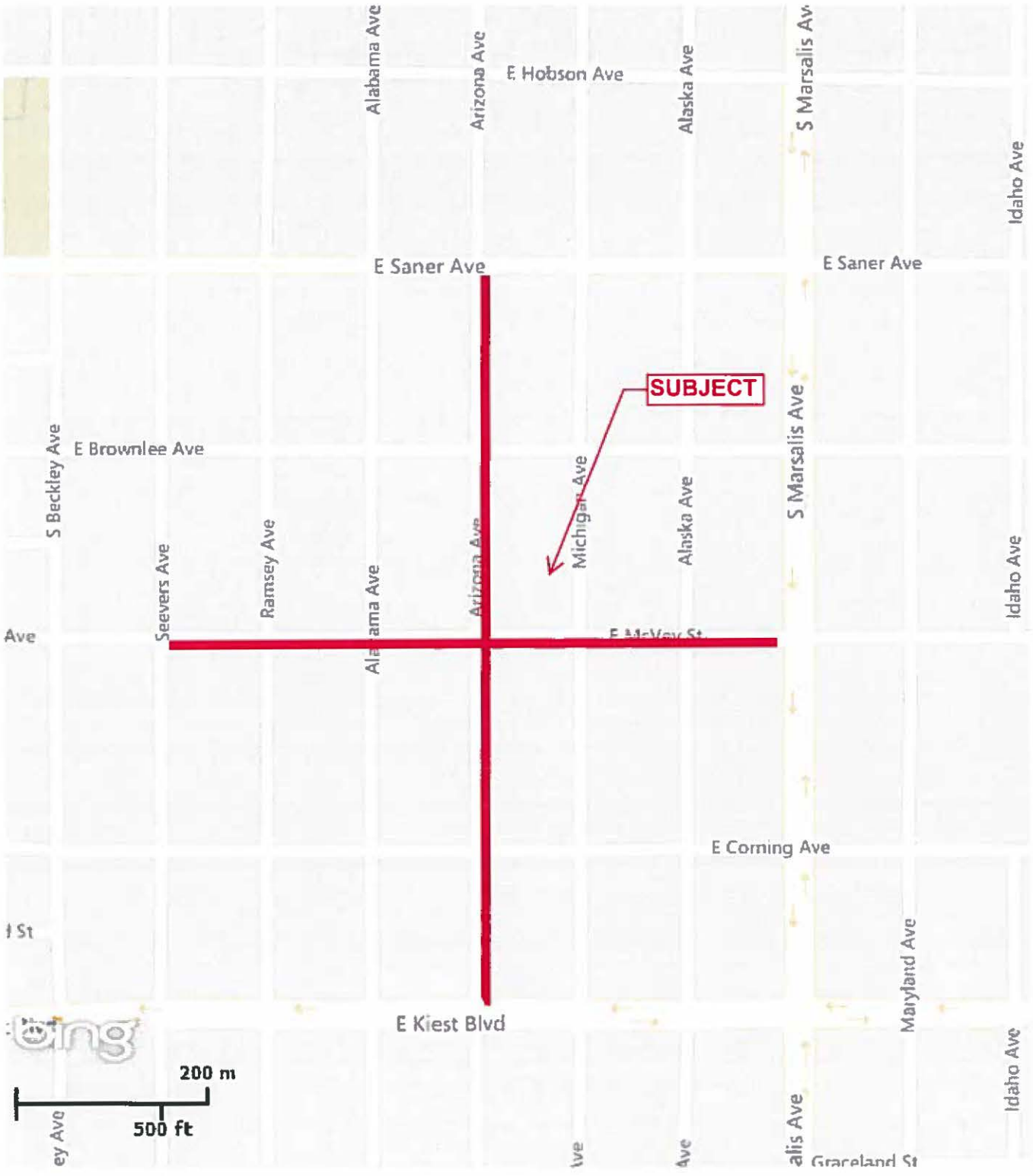
MAPS

Attached.

Street Group 12-458

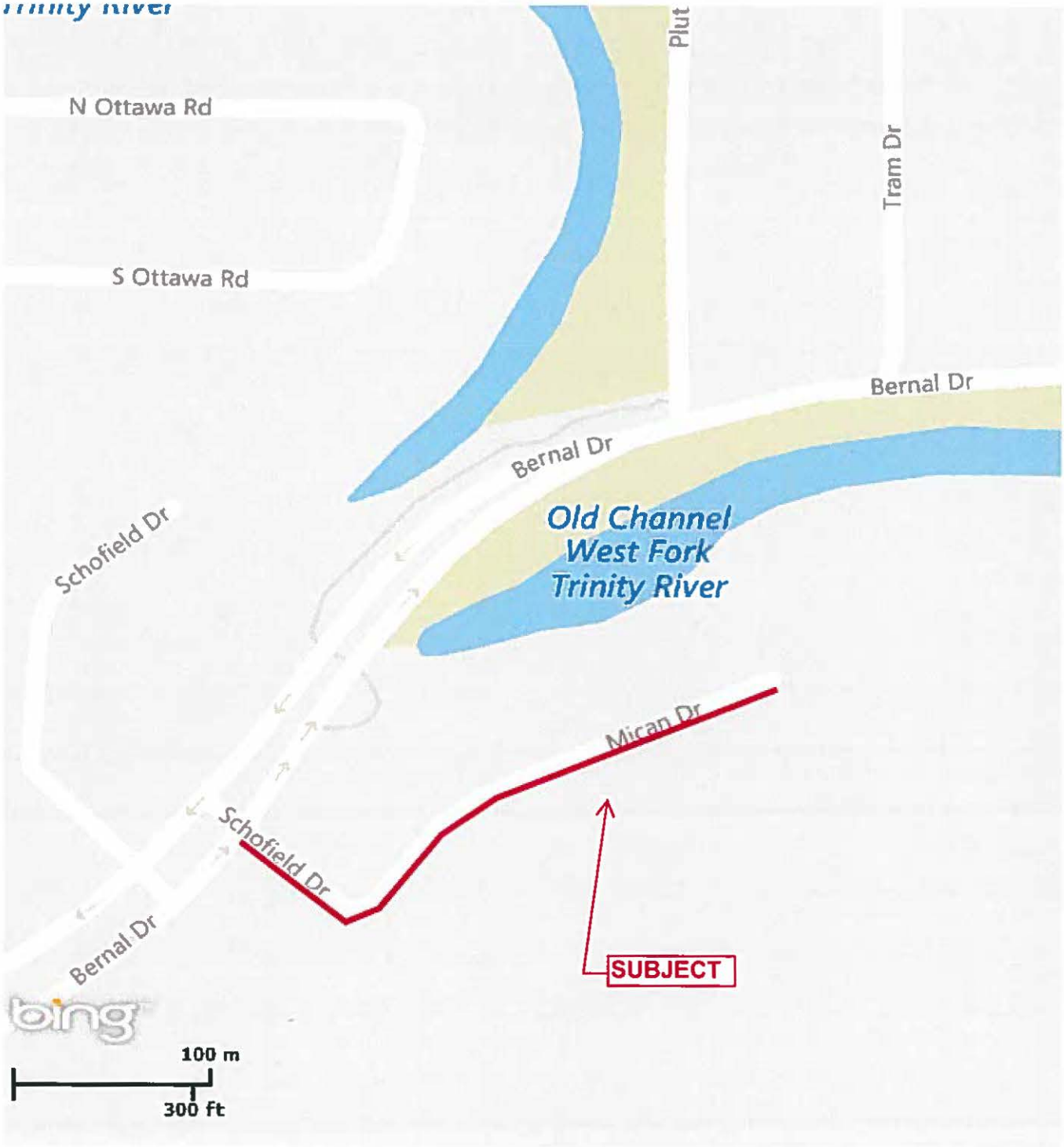
Project	Limits	Council District
Arizona Avenue	from Kiest Boulevard to Saner Avenue	4
McVey Avenue	from Seevers Avenue to Marsalis Avenue	4
Mican Drive	from Schofield Drive to dead-end	6

PROJECT GROUP 12-458



MAPSCO 54Z, 55W

PROJECT GROUP 12-458



MAPSCO 42H, M

August 10, 2016

WHEREAS, the City of Dallas deems it necessary to permanently improve the hereinafter named streets within the City of Dallas.

Now, Therefore,

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

SECTION 1. That the following streets

Street Group 12-458:
1. Arizona Avenue from Kiest Boulevard to Saner Avenue
2. McVey Avenue from Seevers Avenue to Marsalis Avenue
3. Mican Drive from Schofield Drive to dead-end

shall be improved in the following manner, to wit:

(1) That said streets shall be filled so as to bring same to grade.

(2) That said streets shall be paved from curb to curb with 6-inch thick 4000-pounds per square inch reinforced concrete pavement; with 6-inch thick lime treated base; with 6-inch high integral curbs; with 6-inch thick reinforced concrete drive approaches; with 4-inch thick reinforced concrete sidewalks 4 or 5 feet wide where specified, so that the roadway shall be 26 feet in width; and,

that any permanent improvements in place, meeting these specifications, or which can be utilized, shall be left in place, if any, and corresponding credits to the property owners shall be allowed on the assessments.

That bids shall be taken for the construction of the work for the type of construction enumerated above, and the work shall be done with the materials and according to plans and methods selected by the City Council after the bids are opened.

That the cost of said improvements shall be paid for as follows, to wit:

(a) That the cost of improving so much of said streets and their intersections with other street and alleys as is occupied by the rails and tracks of streets railways and steam railway, if any occupying said streets, and between the same and two (2) feet on the outside thereof, shall be paid by the owners of said railways respectively.

(b) That the City of Dallas shall pay only an amount equal to the cost of storm sewers, and also all the cost of improving intersections of said streets with other street and alleys, and partial adjusted frontages on side property, except so much thereof as shall be borne by streets railways and steam railways, as provided in Subsection (a)

(c) That after deducting the proportion of the cost provided for in said Subsections (a) and (b) above, the whole remaining cost, including the cost of concrete curbs or curbs and gutters, driveways, and sidewalks shall be paid by the owners of property abutting on said streets named to be paved, in the following manner, to wit:

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 an 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.

Provided that, if the application of the above-mentioned rule of apportionment between property owners would, in the opinion of the City Council, in particular cases be unjust or unequal, it shall be the duty of the said Council to assess and apportion said cost in such manner as it may deem just and equitable, having in view the special benefits in enhanced value to be received by each owner of such property, the equities of owners, and the adjustment of such apportionment, so as to produce a substantial equality of benefits received by and burdens imposed upon such owners.

That no such assessment shall be made against any owner of abutting property, or of a street railway or steam railway, if any, until after the notice and hearing provided by law, and no assessment shall be made against an owner of abutting property in excess of the benefits to such property in enhanced value thereof by means of such improvements.

That the contractor shall be paid for the work performed under the specifications, upon monthly estimates to be prepared by the Director of Public Works. That there shall be deducted as a retainage fee, five (5%) percent of such monthly estimates, to be held by the City of Dallas until the contract is performed and executed to the satisfaction of the Director of Public Works. The monthly estimates shall be paid on or before the 10th day of the next succeeding month for the work performed during the previous month.

For that part of the cost of the improvements that shall be determined to be levied against the owners of abutting property and their property shall be levied by assessment as herein provided, and said improvements may further be secured by Mechanic's Liens to be executed in favor of the City of Dallas, provided by law in accordance with the terms and provisions of this resolution. Paving certificates evidencing the assessment shall be issued in favor of the City of Dallas for the amount of the assessment, whether the property owners have executed Mechanic's Liens to secure the payment or not, and shall be payable for the use and benefit of the Revolving Fund established for the purpose of financing paving improvements.

That the Director of Public Works is hereby directed to prepare at once the specifications and an estimate of the cost of such improvements and file the same with the City Council for the hereinabove described pavement and improvements. That in the specifications prepared, provision shall be made to require all contractors to give such bonds as may be necessary or as required by law.

That such specifications shall require the bidder to make a bid upon the type of improvements above described, with such bonds as may be required.

That the specifications shall also state the amounts of the required bonds, as well as the method by which it is proposed to pay the cost of said improvements, said method being in accordance with this resolution.

SECTION 2. That the City Council, in initiating this proceeding, is acting under the terms and provisions of the Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, and known as Chapter 106 of the Acts of said Session, together with any amendments thereto, now shown as Texas Transportation Code Annotated Sections 311 and 313 (Vernon’s 1996), which said law, as an alternative method for the construction of street improvements in the City of Dallas, Texas, has been adopted and made a part of the Charter of said City, being Chapter XX of said Charter.

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.

Notice of Assessment Proceedings and Lien Upon Abutting Property

NOTICE OF ASSESSMENT PROCEEDINGS AND LIEN UPON ABUTTING PROPERTY

NOTICE is hereby given that the Governing Body of the City of Dallas, in the County of Dallas, in the State of Texas, by Resolution No._____ dated_____ has ordered and directed that the following street in said City be improved, to wit:

Street Group 12-458

1. Arizona Avenue from Kiest Boulevard to Saner Avenue

West Side of Street			East Side of Street		
Subdivision	**Block**	**Lot**	**Subdivision**	**Block**	**Lot**
Freemont	18/4114	28	Freemont	5/4115	1, 50x150
Freemont	18/4114	27	Freemont	5/4115	2
Freemont	18/4114	26	Freemont	5/4115	3
Freemont	18/4114	25	Freemont	5/4115	4
Freemont	18/4114	24	Freemont Addn	5/4115	5
Freemont	18/4114	23	Freemont	5/4115	6
Freemont	18/4114	22	Freemont	5/4115	7
Freemont	18/4114	21	Freemont	5/4115	8
Freemont	18/4114	20	Freemont	5/4115	9
Freemont	18/4114	19	Freemont	5/4115	10
Freemont	18/4114	18	Freemont	5/4115	11
Freemont	18/4114	17	Freemont Addn	5/4115	12
Freemont	18/4114	16	Freemont	12/4118 Pt Lt 1	50x100
Freemont	18/4114	15	Freemont	12/4118	2
Freemont	11/4110	24	Freemont	12/4118	3
Freemont	11/4110	23	Freemont	12/4118	4
Freemont	11/4110	22	Freemont	12/4118	5
Freemont	11/4110	21	Freemont	12/4118	6
Freemont	11/4110	20	Freemont	12/4118	7
Freemont	11/4110	19	Freemont	12/4118	8
Freemont	11/4110	18	Freemont	12/4118	9
Freemont	11/4110	17	Freemont	12/4118	10
Freemont	11/4110	16	Freemont	12/4118	11
Freemont	11/4110	15	Freemont	12/4118	12
Freemont	11/4110	14	Freemont	19/4121	1
Freemont	11/4110	13	Freemont	19/4121	2
Freemont	4/4106	24	Freemont	19/4121	3
Freemont	4/4106	23	Freemont	19/4121	4
Freemont	4/4106	22	Freemont	19/4121	6
Freemont	4/4106	21	Freemont	19/4121	7
Freemont	4/4106	20			

West Side of Street

Subdivision	Block	Lot
Freemont	4/4106	19
Freemont	4/4106	18
Freemont Addn	4/4106	17
Freemont	4/4106	16
StevensChapel Addn	4/4106	13A
		Acs. 0.499

East Side of Street

Subdivision	Block	Lot
Freemont	19/4121	8
Freemont	19/4121	9
Freemont	19/4121	10
Freemont	19/4121	11
Freemont	19/4121	12
Freemont	19/4121	13
Freemont	19/4121	14

2. McVey Avenue from Seevers Avenue to Marsalis Avenue

North Side of Street

Subdivision	Block	Lot
Freemont	9/4108	12
Freemont	9/4108	24
Freemont	10/4109	12
Freemont	10/4109	24
Freemont	11/4110	12
Freemont	11/4110	24
Freemont	12/4118	12
Freemont	12/4118	24
Freemont	13/4119	12
Freemont	13/4119	24
Freemont	14/4120	12
Freemont	14/4120	24

South Side of Street

Subdivision	Block	Lot
Freemont	21/4123	15
Freemont	21/4123	1&2
Freemont	20/4122	15
Freemont	20/4122	1
Freemont	19/4121	15
Freemont	19/4121	1
Freemont	18/4114	15
Freemont	18/4114	1
	17/4113	15A Acs 0.5154
Freemont	17/4113	1
Freemont	16/4112	15
Freemont	16/4112	1

3. Mican Drive from Schofield Drive to dead-end

North Side of Street			**South Side of Street**		
Subdivision	**Block**	**Lot**	**Subdivision**	**Block**	**Lot**
Eagle Ford Plaza	1/7160	2	Eagle Ford Plaza	7/7160	1
Eagle Ford Plaza	1/7160	3	Eagle Ford Plaza	6/7160	9
Eagle Ford Plaza	1/7160	4	Eagle Ford Plaza	6/7160	8
Eagle Ford Plaza	1/7160	S Pt Lt 5 50x110	Eagle Ford Plaza	6/7160	7
Eagle Ford Plaza	1/7160	6	Eagle Ford Plaza	6/7160	6
Eagle Ford Plaza	1/7160	7	Eagle Ford Plaza	6/7160	5
Eagle Ford Plaza	1/7160	8	Eagle Ford Plaza	6/7160	4
Eagle Ford Plaza	1/7160	9 & 10	Eagle Ford Plaza	6/7160	3
Eagle Ford Plaza	1/7160	11	Eagle Ford Plaza	6/7160	2
Eagle Ford Plaza	1/7160	12	Eagle Ford Plaza	6/7160	1
Eagle Ford Plaza	1/7160	13			
Eagle Ford Plaza	1/7160	14			
Eagle Ford Plaza	1/7160	15			
Eagle Ford Plaza	1/7160	16			

In case of conflict between numbers and street names and limits, street names will govern. A portion of the cost of such improvements is to be specially assessed as a lien upon property abutting thereon.

City of Dallas, Texas

By _____
City Secretary

(File in Deed of Trust Records)

August 10, 2016

WHEREAS, the City Council of the City of Dallas is of the opinion that it is necessary to levy an assessment against the property and the owners thereof abutting upon the following:

Street Group 12-458:
1. **Arizona Avenue from Kiest Boulevard to Saner Avenue**
2. **McVey Avenue from Seevers Avenue to Marsalis Avenue**
3. **Mican Drive from Schofield Drive to dead-end**

and against street and steam railway companies whose tracks occupy said streets, if any, for a part of the cost of improving said streets, fixing a time for the hearing of the owners of said property, and the said steam railway companies and street railway companies, concerning the same, and directing the City to give notice of said hearing, as required by law; and,

WHEREAS, the City Council has heretofore, by resolution, ordered the improvement of the streets enumerated above, by paving said streets from curb to curb with 6-inch thick 4000-pounds per square inch reinforced concrete pavement; with 6-inch thick lime treated base; with 6-inch high integral curbs; with 6-inch thick reinforced concrete drive approaches; with 4-inch thick reinforced concrete sidewalks 4 or 5 feet wide where specified, so that the roadway shall be 26 feet in width; and

Any existing permanent improvements in place, meeting these specifications, or which can be utilized, shall be left in place, if any, and corresponding credits to the property owners shall be allowed on the assessments; and,

WHEREAS, the Director of Public Works of the City of Dallas has, in accordance with the law, filed his report with the City Council, setting forth the participation by the steam railway companies and street railway companies, if any and the property owners, in the cost thereof, together with the names of the owners and the description of said property, and the work to be done adjacent thereto, and the amounts proposed to be assessed against each lot or parcel and its owners and all other matters required by the applicable law.

Now, Therefore,

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

SECTION 1. That the report or statement filed by the Director of Public Works having been duly examined is hereby approved.

SECTION 2. That it is hereby found and determined that the cost of improvements on the hereinafter described streets, with the amount or amounts per front foot proposed to be assessed for such improvements against abutting property and the owners thereof, and against street and steam railway companies whose tracks occupy said streets, if any, are as follows, to wit:

Street Group 12-458:

1. **Arizona Avenue from Kiest Boulevard to Saner Avenue**
2. **McVey Avenue from Seevers Avenue to Marsalis Avenue**
3. **Mican Drive from Schofield Drive to dead-end**

shall be improved from curb to curb with 6-inch thick 4000-pounds per square inch reinforced concrete pavement; with 6-inch thick lime treated base; with 6-inch high integral curbs; with 6-inch thick reinforced concrete drive approaches; with 4-inch thick reinforced concrete sidewalks 4 or 5 feet wide where specified, so that the roadway shall be 26 feet in width; and

The estimated cost of the improvements is **$3,764,650.00 (est.)**

a. The estimated rate per square yard to be assessed against abutting property and the owners thereof for concrete drive approaches is **$43.43/S. Y.**
b. The estimated rate per front foot to be assessed against abutting property and the owners thereof for pavement improvements is as follows:

Where Property Classification is WSR-I (Residential R-7.5 (A))

The front rate for 6-inch thick reinforced concrete pavement 13.5 feet wide with curb: **$75.52/L. F.**
The front rate for 6-inch thick reinforced concrete pavement 13.5 feet wide without curb: **$73.35/L. F.**
The side frontage rate for 6-inch thick reinforced concrete pavement 2.5 feet wide with curb: **$15.75/L. F.**
The front rate for 4-inch thick reinforced concrete sidewalk is**: $8.34/L.F.**
The side frontage rate for 4-inch thick reinforced concrete sidewalk is**: $4.17/L.F.**

Where Property Classification is WSR-III (Commercial)

The rate for 6-inch thick reinforced concrete pavement 13.5 feet wide with curb: **$75.52/L. F.**
The rate for 4-inch thick reinforced concrete sidewalk is**: $8.34/L.F.**

All assessments, however, are to be made and levied by the City Council as it may deem just and equitable, having in view the special benefits in enhanced value to be received by such parcels of property and owners thereof, the equities of such owners, and the adjustment of the apportionment of the cost of improvements so as to produce a substantial equality of benefits received and burdens imposed.

SECTION 3. That a hearing shall be given to said owners of abutting property, and of railways and of street railways, if any, or their agents or attorneys and all persons interested in said matter, as to the amount to be assessed against each owner and his abutting property and railways and street railways and as to the benefits to said property by reason of said improvement, or any other matter of thing in connection therewith, which hearing shall be held in the Council Chamber of the City Hall of the City of Dallas, County of Dallas, on the **28th** day of **September,** A.D. **2016**, at **1:00** o'clock P.M., at which time all the said owners, their agents or attorneys or other interested persons are notified to appear and be heard, and at said hearing said owners and other persons may appear, by counsel or in person, and may offer evidence, and said hearing shall be adjourned from day to day until fully accomplished.

That the City shall give notice of the time and place of such hearing and of other matters and facts in accordance with the terms of provisions of the Act passed at the First called session of the Fortieth Legislature of the State of Texas, and known as Chapter 106 of the Acts of said session, together with any amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law, as an alternative method for the construction of street improvements in the City of Dallas, Texas, has been adopted and made a part of the charter of said City, being Chapter XX of said Charter. Said notice shall be by advertisement inserted at least three times in a newspaper published in the City of Dallas, Texas, the first publication to be made at least twenty-one (21) days before the date of said hearing. Said notice shall comply with and be in accordance with the terms and provisions of said Act.

That the City shall give additional written notice of said hearing by mailing to said owners and to said railway companies and street railway companies, if any, a copy of said notice deposited in the Post Office at Dallas, Texas, at least fourteen (14) days prior to the date of said hearing, provided however, that any failure of the property owners to receive said notice, shall not invalidate these proceedings.

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.

Engineer's Report

August 10, 2016

TO THE CITY COUNCIL OF THE CITY OF DALLAS, TEXAS

As requested by your Honorable Body, the undersigned has prepared plans and specifications for the improvements of **Street Group 12-458** with 6-inch thick 4000-pounds per square inch reinforced concrete pavement; with 6-inch thick lime treated base; with 6-inch high integral curbs; with 6-inch thick reinforced concrete drive approaches; with 4-inch thick reinforced concrete sidewalks 4 or 5 feet wide where specified, so that the roadway shall be 26 feet in width with estimates of the cost of improving the street as listed thereon, together with the proposed assessments, a part of the cost to be made against the abutting properties and the property owners, and part of the cost to be paid by the City. The report of these improvements is as follows:

Street Group 12-458

1. Arizona Ave from Kiest Boulevard to Saner Avenue

Total Property Owners' Cost - Assessments		$323,510.61
Total Estimated City of Dallas' Cost - Paving	$672,364.39	
Total Estimated City of Dallas' Cost - Drainage	$461,280.00	
Total Estimated Water Utilities Department Cost Water Main Improvements	$88,803.00	
Total Estimated City of Dallas' Cost		$1,222,447.39
Total Estimated Cost of Improvements		$1,545,958.00

2. McVey Avenue from Seevers Avenue to Marsalis Avenue

Total Property Owners' Cost - Assessments		$64,039.14
Total Estimated City of Dallas' Cost - Paving	$694,849.86	
Total Estimated City of Dallas' Cost - Drainage	$386,061.00	
Total Estimated Water Utilities Department Cost Water Main Improvements	$385,176.00	
Total Estimated City of Dallas' Cost		$1,466,086.86
Total Estimated Cost of Improvements		$1,530,126.00

2. Mican Drive from Schofield Drive to dead-end

Total Property Owners' Cost - Assessments		$131,950.10
Total Estimated City of Dallas' Cost - Paving	$136,862.90	
Total Estimated City of Dallas' Cost - Drainage	$153,637.00	
Total Estimated Water Utilities Department Cost Water and Wastewater Main Improvements	$266,116.00	
Total Estimated City of Dallas' Cost		$556,615.90
Total Estimated Cost of Improvements		$688,566.00

Street Group 12-458:

1. **Arizona Avenue from Kiest Boulevard to Saner Avenue**
2. **McVey Avenue from Seevers Avenue to Marsalis Avenue**
3. **Mican Drive from Schofield Drive to dead-end**

Grand Total Property Owners' Cost – Assessments		$519,499.85
Estimated Grand Total City of Dallas' Cost - Paving	$1,504,077.15	
Estimated Grand Total City of Dallas' Cost - Drainage	$1,000,978.00	
Estimated Grand Total Water Utilities Department Cost Water and Wastewater Main Improvements	$740,095.00	
Estimated Grand Total City of Dallas' Cost		$3,245,150.15
Estimated Grand Total Cost of Improvements		$3,764,650.00

The Director of Public Works reports that representatives of this Department have studied the actual existing conditions on the ground on these particular streets and find that the existing roadways have a narrow asphalt surface with shallow earth drainage ditches; that drainage is improper; and taking all of this and other factors locally existing into consideration, the plans and specifications having been prepared for this improvement, we believe that this paving will improve the properties abutting on said streets and the proposed assessment is equitable for the enhancement value achieved on the abutting properties. Final determination of assessments will be made based on analysis of enhancement.

Respectfully submitted,

Director, Public Works Department

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
WEST SIDE OF STREET						
			BELMAR			
CHARLES FISHER 2839 MAGNA VISTA DR DALLAS, TX 75216	20 **3139 Arizona Ave**	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		
ELLA M HAWKINS 4218 DUCK CREEK DR APT #104 GARLAND, TX 75043	19 **3135 Arizona Ave**	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		
MARGARET CHILES 3131 ARIZONA AVE DALLAS, TX 75216	18	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		
HELEN CARTER 3127 ARIZONA AVE DALLAS, TX 75216	17	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		
ALMA S V GRANADOS & JUAN M CRUZ 3123 ARIZONA AVE DALLAS, TX 75216	16	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		
ADRIAN ESTRADA 1623 GARZA AVE DALLAS, TX 75216	15 **3119 Arizona Ave**	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
		BELMAR					
GEORGIA F JONES 6604 TOKALON LN ARLINGTON, TX 76002	14 **3115** **Arizona Ave**	4/5995			NO ASSESSMENT PAVEMENT IN PLACE		
REYNALDO S GARZA 3111 ARIZONA AVE DALLAS, TX 75216	13	4/5995			NO ASSESSMENT PAVEMENT IN PLACE		
SAMUEL FLORES 3107 ARIZONA AVE DALLAS, TX 75216	12	4/5995			NO ASSESSMENT PAVEMENT IN PLACE		
CHARLES E OLIPHANT & LETER P OLIPHANT 3050 ARIZONA AVE DALLAS, TX 75216	11	4/5995			NO ASSESSMENT PAVEMENT IN PLACE		
CORNING AVE INTERSECTS		***FREEMONT***					
PEDRO ELIZALDE & ALFONSIA ELIZALDE 3055 ARIZONA AVE DALLAS, TX 75216	28	18/4114	43 FT 28 FT 15.2 SY	PVMNT WALK DR(10'Wide)	$75.52 No Cost $43.43	$3,247.36 $0.00 $660.14	**$3,907.50**

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
		FREEMONT					
NICOLAS V ZAPATA &	27	18/4114	50 FT	PVMT	$75.52	$3,776.00	
MARINA LOPEZ			30 FT	WALK	$8.34	$250.20	
3051 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216							**$4,026.20**
WILLIE GREEN &	26	18/4114	48 FT	PVMT	$75.52	$3,624.96	
JEFEREY WEEMS ETAL	**3047**		48 FT	WALK	$8.34	$400.32	
711 CALCUTTA DR	**Arizona Ave**						**$4,025.28**
DALLAS, TX 75241							
JOSE G LUVIANOS &	25	18/4114	50 FT	PVMT	$75.52	$3,776.00	
ALICIA LUVIANOS			30 FT	WALK	No Cost	$0.00	
3043 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216							**$3,776.00**
JUAN J BARRERA	24	18/4114	50 FT	PVMT	$75.52	$3,776.00	
3039 ARIZONA AVE			30 FT	WALK	$8.34	$250.20	
DALLAS, TX 75216			15.2 SY	DR(10'Wide)	$43.43	$660.14	
			10 FT	DRIVE	No Cost	$0.00	
							$4,686.34
GEORGE WASHINGTON	23	18/4114	49 FT	PVMT	$75.52	$3,700.48	
3306 SEEVERS AVE	**3035**		49 FT	WALK	$8.34	$408.66	
DALLAS, TX 75216	**Arizona Ave**						**$4,109.14**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
NEREIDA VASQUEZ	22	18/4114	50 FT	PVMT	$75.52	$3,776.00	
3227 W LEDBETTER DR	**3031**		50 FT	WALK	$8.34	$417.00	
DALLAS, TX 75233	**Arizona Ave**						**$4,193.00**
LEROY WATSON &	21	18/4114	50 FT	PVMT	$75.52	$3,776.00	
SHARON WATSON	**3027**		50 FT	WALK	$8.34	$417.00	
3023 ARIZONA AVE	**Arizona Ave**						**$4,193.00**
DALLAS, TX 75216							
LEROY WATSON	20	18/4114	49 FT	PVMT	$75.52	$3,700.48	
3944 KIESTMEADOW DR	**3023**		49 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75233	**Arizona Ave**						**$3,700.48**
CASSANDRA C THOMAS &	19	18/4114	50 FT	PVMT	$75.52	$3,776.00	
CASON T TAYLOR			33 FT	WALK	$8.34	$275.22	
3019 ARIZONA AVE			17.2 SY	DR(12'wide)	$43.43	$747.00	
DALLAS, TX 75216			15.2 SY	DR(10'wide)	$43.43	$660.14	
							$5,458.35
FME PROPERTIES LLC	18	18/4114	49 FT	PVMT	$75.52	$3,700.48	
P O BOX 1266	**3015**		29 FT	WALK	$8.34	$241.86	
HUTCHINS, TX 75141	**Arizona Ave**		18.3 SY	DR(10'wide)	$43.43	$794.77	
							$4,737.11

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
		FREEMONT					
JOSE SAUCEDO &	17	18/4114	49 FT	PVMT	$75.52	$3,700.48	
ELPIDIA P SAUCEDO			29 FT	WALK	$8.34	$241.86	
3011 ARIZONA AVE			14.7 SY	DR(15'wide)	$43.43	$638.42	
DALLAS, TX 75216							**$4,580.76**
EVERDENE COBOURN &	16	18/4114	50 FT	PVMT	$75.52	$3,776.00	
AUDREY E COBOURN			32 FT	WALK	$8.34	$266.88	
3007 ARIZONA AVE			18.9 SY	DR(13'wide)	$43.43	$820.83	
DALLAS, TX 75216							**$4,863.71**
JOSE O MARTINEZ &	15	18/4114	45 FT	PVMT	$75.52	$3,398.40	
MARIA MARTINEZ	**3001**		20 FT	WALK	$8.34	$166.80	
2914 SEEVERS AVE	**Arizona Ave**		24.4 SY	DR(15'wide)	$43.43	$1,059.69	
DALLAS, TX 75216							**$4,624.89**
MCVEY ST INTERSECTS							
PATSY JENKINS EST OF	24	11/4110	45 FT	PVMT	$75.52	$3,398.40	
1151 ESTER RD #406	**2947**		45 FT	WALK	No Cost	$0.00	
IRVING, TX 75061	**Arizona Ave**						**$3,398.40**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
DOROTHY M PIERRE	23	11/4110	50 FT	PVMT	$75.52	$3,776.00	
2943 ARIZONA AVE			40 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216			10.8 FT	DR(10'wide)	$43.43	$469.04	
							$4,245.04
JUAN ALVARADO &	22	11/4110	50 FT	PVMT	$75.52	$3,776.00	
VITORIANO ALVARADO			30 FT	WALK	No Cost	$0.00	
2939 ARIZONA AVE			21.3 SY	DR(15'wide)	$43.43	$925.06	
DALLAS, TX 75216							**$4,701.06**
YOLANDA GAONA	21	11/4110	50 FT	PVMT	$75.52	$3,776.00	
2935 ARIZONA AVE			30 FT	WALK	$8.34	$250.20	
DALLAS, TX 75216			18.3 SY	DR(10'wide)	$43.43	$794.77	
							$4,820.97
MGC PROPERTIES CO	20	11/4110	50 FT	PVMT	$75.52	$3,776.00	
P O BOX 1181	**2931**		34 FT	WALK	$8.34	$283.56	
DOWNTOWN STATION	**Arizona Ave**		11 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75221							**$4,059.56**
MIGUEL A MARQUEZ &	19	11/4110	50 FT	PVMT	$75.52	$3,776.00	
JUDITH C MARQUEZ	**2927**		40 FT	WALK	No Cost	$0.00	
718 S WAVERLY DR	**Arizona Ave**		15.2 SY	DR(10'wide)	$43.43	$660.14	
DALLAS, TX 75208							**$4,436.14**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
AUDENCIO B VAZQUEZ	18	11/4110	49 FT	PVMT	$75.52	$3,700.48	
2923 ARIZONA AVE			20 FT	WALK	$8.34	$166.80	
DALLAS, TX 75216			11.7 SY	DR(11'wide)	$43.43	$508.13	
			10 FT	DRIVE	No Cost	$0.00	
							$4,375.41
DAVID GUERRERO	17	11/4110	49 FT	PVMT	$75.52	$3,700.48	
2919 ARIZONA AVE			29 FT	WALK	$8.34	$241.86	
DALLAS, TX 75216			18.3 SY	DR(10'wide)	$43.43	$794.77	
							$4,737.11
JOAQUIN LOPEZ &	16	11/4110	50 FT	PVMT	$75.52	$3,776.00	
MARIA G LOPEZ			35 FT	WALK	No Cost	$0.00	
2915 ARIZONA AVE			15.2 SY	DR(10'wide)	$43.43	$660.14	
DALLAS, TX 75216							**$4,436.14**
JC LEASING LLP &	15	11/4110	50 FT	PVMT	$75.52	$3,776.00	
COUCH KEDRIC	**2911**		18 FT	WALK	$8.34	$150.12	
323 CENTRE ST	**Arizona Ave**		17.7 SY	DR(12'wide)	$43.43	$768.71	
DALLAS, TX 75208			15.2 SY	DR(10'wide)	$43.43	$660.14	
							$5,354.97
DONACIANO VASQUEZ	14	11/4110	50 FT	PVMT	$75.52	$3,776.00	
2907 ARIZONA AVE			29 FT	WALK	$8.34	$241.86	
DALLAS, TX 75216			22.6 SY	DR(16'wide)	$43.43	$981.52	
							$4,999.38

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
BROWNLEE AVE INTERSECTS							
DONACIANO VASQUEZ	13	11/4110	45 FT	PVMT	$75.52	$3,398.40	
2907 ARIZONA AVE	**2901**		11 FT	WALK	$8.34	$91.74	
DALLAS, TX 75216	**Arizona Ave**		24 FT	DRIVE	No Cost	$0.00	
							$3,490.14
DAVID CASTRELLON	24	4/4106	45 FT	PVMT	$75.52	$3,398.40	
MARIA CASTRELLON			25 FT	WALK	$8.34	$208.50	
2847 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216							**$3,606.90**
ALEJANDRO RIOS	23	4/4106	49 FT	PVMT	$75.52	$3,700.48	
2843 ARIZONA AVE			24 FT	WALK	$8.34	$200.16	
DALLAS, TX 75216			27.5 SY	DR(20'wide)	$43.43	$1,194.33	
							$5,094.97
DAVID R HAWKINS	22	4/4106	50 FT	PVMT	$75.52	$3,776.00	
P O BOX 901	**2839**		50 FT	WALK	$8.34	$417.00	
ROCKWALL, TX 75087	**Arizona Ave**						**$4,193.00**
FRANCISCO J CASTILLO	21	4/4106	49 FT	PVMT	$75.52	$3,700.48	
DIANA S GARCIA			27 FT	WALK	$8.34	$225.18	
2835 ARIZONA AVE			12 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216							**$3,925.66**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
SANTANA ALVARADO &	20	4/4106	50 FT	PVMT	$75.52	$3,776.00	
JULIANA ALVARADO			22 FT	WALK	$8.34	$183.48	
2831 ARIZONA AVE			18 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216							**$3,959.48**
STEVE TEMPLE COGIC	19	4/4106	50 FT	PVMT	$75.52	$3,776.00	
2827 ARIZONA AVE			30 FT	WALK	$8.34	$250.20	
DALLAS, TX 75216			10 FT	DRIVE	No Cost	$0.00	
							$4,026.20
STEVE TEMPLE COGIC	18	4/4106	49 FT	PVMT	$75.52	$3,700.48	
2827 ARIZONA AVE	**2823**		49 FT	WALK	$8.34	$408.66	
DALLAS, TX 75216	**Arizona Ave**						**$4,109.14**
STEVEN TEMPLE CHURCH	17	4/4106	50 FT	PVMT	$75.52	$3,776.00	
OF GOD IN CHRIST	**2819**		50 FT	WALK	$8.34	$417.00	
2805 ARIZONA AVE	**Arizona Ave**						**$4,193.00**
DALLAS, TX 75216							
STEVEN TEMPLE CHURCH	16	4/4106	49 FT	PVMT	$75.52	$3,700.48	
OF GOD IN CHRIST	**2815**		45 FT	WALK	$8.34	$375.30	
344 E SANER AVE	**Arizona Ave**						**$4,075.78**
DALLAS, TX 75216							

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
STEVEN TEMPLE CHURCH	13A	4/4106	135 FT	PVMT	$73.35	$9,902.25	
OF GOD IN CHRIST	Acs 0.499		96 FT	WALK	No Cost	$0.00	
344 E SANER AVE	**2805**		24 FT	DRIVE	No Cost	$0.00	
DALLAS, TX75216	**Arizona Ave**		15 FT	DRIVE	No Cost	$0.00	
							$9,902.25
EAST SIDE OF STREET							
ROWE & ROWE	1	5/4115	27 FT	PVMT	$73.35	$1,980.45	
REAL ESTATE	50x150		18 FT	PVMT	$75.52	$1,359.36	
445 E FM 1382 STE 3	**406**		45 FT	WALK	$8.34	$375.30	
CEDAR HILL, TX 75104	**E Saner Ave**						**$3,715.11**
ROWE & ROWE	2	5/4115	49 FT	PVMT	$75.52	$3,700.48	
REAL ESTATE	**2806**		49 FT	WALK	$8.34	$408.66	
445 E FM 1382 STE 3	**Arizona Ave**						**$4,109.14**
CEDAR HILL, TX 75104							
JOSE MEDINA &	3	5/4115	50 FT	PVMT	$75.52	$3,776.00	
ORANNA LOVATO	**2810**		39 FT	WALK	No Cost	$0.00	
816 ROCK CREEK LN	**Arizona Ave**		11.7 SY	DR(11'wide)	$43.43	$508.13	
RED OAK, TX 75154							**$4,284.13**
JOSE I MEDINA &	4	5/4115	50 FT	PVMT	$75.52	$3,776.00	
ORANNA M MEDINA	**2814**		50 FT	WALK	$8.34	$417.00	
816 ROCK CREEK	**Arizona Ave**						**$4,193.00**
DALLAS, TX 75154							

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT ADDN				
MARCELO ZUBIRI JR	5	5/4115	50 FT	PVMT	$75.52	$3,776.00	
2818 ARIZONA AVE			37 FT	WALK	$8.34	$308.58	
DALLAS, TX 75216			22 SY	DR(13'wide)	$43.43	$955.46	
							$5,040.04
AUGUSTINA VILLEGAS	6	5/4115	50 FT	PVMT	$75.52	$3,776.00	
2822 ARIZONA AVE			30 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216			10.8 SY	DR(10'wide)	$43.43	$469.04	
			10.8 SY	DR(10'wide)	$43.43	$469.04	
							$4,714.09
CHARLES B DANIEL EST OF	7	5/4115	50 FT	PVMT	$75.52	$3,776.00	
P O BOX 226842	**2826**		40 FT	WALK	No Cost	$0.00	
DALLAS, TX 75222	**Arizona Ave**		10.8 SY	DR(10'wide)	$43.43	$469.04	
							$4,245.04
LUZ MARIA ARROYOS	8	5/4115	50 FT	PVMT	$75.52	$3,776.00	
3118 S EWING AVE	**2830**		50 FT	WALK	$8.34	$417.00	
DALLAS, TX 75216	**Arizona Ave**						**$4,193.00**
JUAN C RODRIGUEZ &	9	5/4115	50 FT	PVMT	$75.52	$3,776.00	
MARIA R RODRIGUEZ			30 FT	WALK	No Cost	$0.00	
2834 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216			10 FT	DRIVE	No Cost	$0.00	
							$3,776.00

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
ANGEL TORRES &	10	5/4115	49 FT	PVMT	$75.52	$3,700.48	
ROBERTO VASQUEZ	**2838**		39 FT	WALK	$8.34	$325.26	
1915 GLENFIELD AVE	**Arizona Ave**		15.2 SY	DR(10'wide)	$43.43	$660.14	
DALLAS, TX 75224							**$4,685.88**
ANTONIO ZURITA &	11	5/4115	49 FT	PVMT	$75.52	$3,700.48	
ARACELI VASQUEZ			39 FT	WALK	$8.34	$325.26	
2842 ARIZONA AVE			15.2 SY	DR(10'wide)	$43.43	$660.14	
DALLAS, TX 75216							**$4,685.88**
DELFINO VASQUEZ &	12	5/4115	45 FT	PVMT	$75.52	$3,398.40	
PETRA DIAZ			33 FT	WALK	$8.34	$275.22	
2846 ARIZONA AVE			17.7 SY	DR(12'wide)	$43.43	$768.71	
DALLAS, TX 75216							**$4,442.33**
BROWN LEE AVE INTERSECTS							
RUBY CHAMBERS	Pt Lt 1	12/4118	25 FT	PVMT	$75.52	$1,888.00	
2902 ARIZONA AVE	50x100		20 FT	PVMT	$73.35	$1,467.00	
DALLAS, TX 75216			34 FT	WALK	$8.34	$283.56	
			16.5 SY	DR(11'wide)	$43.43	$716.60	
							$4,355.16
RAUL GOMEZ &	2	12/4118	50 FT	PVMT	$75.52	$3,776.00	
MARGARITA GOMEZ	**2906**		40 FT	WALK	$8.34	$333.60	
527 ARCHER AVE	**Arizona Ave**		15.2 SY	DR(10'wide)	$43.43	$660.14	
DALLAS, TX 75211							**$4,769.74**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
ANTONIO C CARDENAS &	3	12/4118	49 FT	PVMT	$75.52	$3,700.48	
MARIA DE LA LUZ LOZANO			28 FT	WALK	$8.34	$233.52	
2910 ARIZONA AVE			15.2 SY	DR(10'wide)	$43.43	$660.14	
DALLAS, TX 75216			11 FT	DRIVE	No Cost	$0.00	
							$4,594.14
ORLANDO MALCOLM &	4	12/4118	50 FT	PVMT	$75.52	$3,776.00	
MARY MALCOLM	**2914**		50 FT	WALK	$8.34	$417.00	
777 CUSTER RD APT 6-1	**Arizona Ave**						**$4,193.00**
RICHARDSON, TX 75080							
BERONICA VASQUEZ	5	12/4118	50 FT	PVMT	$75.52	$3,776.00	
2918 ARIZONA AVE			40 FT	WALK	$8.34	$333.60	
DALLAS, TX 75216			13.9 SY	DR(10'wide)	$43.43	$603.68	
							$4,713.28
BEHZABETH Y GARCIA &	6	12/4118	50 FT	PVMT	$75.52	$3,776.00	
MARGARITO I GARCIA	**2922**		40 FT	WALK	$8.34	$333.60	
3227 W LEDBETTER DR	**Arizona Ave**		10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75233							**$4,109.60**
EDWARD MINOR &	7	12/4118	49 FT	PVMT	$75.52	$3,700.48	
EDITH M MINOR	**2926**		19 FT	WALK	$8.34	$158.46	
P O BOX 146	**Arizona Ave**		18.7 SY	DR(20'wide)	$43.43	$812.14	
DALLAS, TX 75221			15.2 SY	DR(10'wide)	$43.43	$660.14	
							$5,331.22

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
FRANCISCO J MARTINEZ	8	12/4118	50 FT	PVMT	$75.52	$3,776.00	
BLANCA E VILLEGAS			40 FT	WALK	$8.34	$333.60	
2930 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216							**$4,109.60**
YESICA M GALINDEZ &	9	12/4118	49 FT	PVMT	$75.52	$3,700.48	
PADILLA M BACILIDES			37 FT	WALK	$8.34	$308.58	
2934 ARIZONA AVE			17.7 SY	DR(12'wide)	$43.43	$768.71	
DALLAS, TX 75216							**$4,777.77**
J C HOPKINS ESTATE OF	10	12/4118	49 FT	PVMT	$75.52	$3,700.48	
C/O KEN JOHNSON	**2938**		39 FT	WALK	No Cost	$0.00	
213 TRANQUILITY LN	**Arizona Ave**		10 FT	DRIVE	No Cost	$0.00	
CEDAR HILL, TX 75104							**$3,700.48**
RUFINA MOLINA	11	12/4118	50 FT	PVMT	$75.52	$3,776.00	
2942 ARIZONA AVE			40 FT	WALK	$8.34	$333.60	
DALLAS, TX 75216			15.2 SY	DR(10'wide)	$43.43	$660.14	
							$4,769.74
JAMES ORCHARD	12	12/4118	45 FT	PVMT	$75.52	$3,398.40	
7324 GASTON AVE	**2946**		45 FT	WALK	No Cost	$0.00	
DALLAS, TX 75214	**Arizona Ave**						**$3,398.40**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
MCVEY ST INTERSECTS							
			FREEMONT				
MANUEL C BORJA &	1	19/4121	45 FT	PVMT	$75.52	$3,398.40	
NOHEMI TEJAD			30 FT	WALK	$8.34	$250.20	
3002 ARIZONA AVE			21.1 SY	DR(15'wide)	$43.43	$916.37	
DALLAS, TX 75216							**$4,564.97**
CHECKERED	2	19/4121	50 FT	PVMT	$75.52	$3,776.00	
ENTERPRISES LP	**3006**		50 FT	WALK	$8.34	$417.00	
P O BOX 397840	**Arizona Ave**						**$4,193.00**
DALLAS, TX 75339							
DICK & MARGIE KYSER	3	19/4121	49 FT	PVMT	$75.52	$3,700.48	
4840 OAK GROVE RD	**3010**		39 FT	WALK	$8.34	$325.26	
ENNIS, TX 75119	**Arizona Ave**		15.2 SY	DR(10'wide)	$43.43	$660.14	
							$4,685.88
DICK & MARGIE KYSER	4	19/4121	50 FT	PVMT	$75.52	$3,776.00	
4840 OAK GROVE RD	**3014**		40 FT	WALK	$8.34	$333.60	
ENNIS, TX 75119	**Arizona Ave**		15.2 SY	DR(10'wide)	$43.43	$660.14	
							$4,769.74

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
CITY OF DALLAS 320 E JEFFERSON BLVD ROOM #203 DALLAS, TX 75203	5 **3018** **Arizona Ave**	19/4121			**NO ASSESSMENT** **CITY OF DALLAS**		
ELISABETH MARISCAL 3022 ARIZONA AVE DALLAS, TX 75216	6	19/4121	49 FT 39 FT 10.8 SY	PVMT WALK DR(10'wide)	$75.52 No Cost $43.43	$3,700.48 $0.00 $469.04	**$4,169.52**
JUANA M BARRERA 3026 ARIZONA AVE DALLAS, TX 75216	7	19/4121	49 FT 28 FT 28.7 SY	PVMT WALK DR(21'wide)	$75.52 $8.34 $43.43	$3,700.48 $233.52 $1,246.44	**$5,180.44**
DWIGHT W SNELL 3030 ARIZONA AVE DALLAS, TX 75216	8	19/4121	49 FT 39 FT 15.2 SY	PVMT WALK DR(10'wide)	$75.52 $8.34 $43.43	$3,700.48 $325.26 $660.14	**$4,685.88**
MONARCH DEVELOPMENT CORP 7509 INWOOD RD DALLAS, TX 75209	9 **3034** **Arizona Ave**	19/4121	50 FT 50 FT	PVMT WALK	$75.52 $8.34	$3,776.00 $417.00	**$4,193.00**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
JOSE O MARTINEZ	10	19/4121	50 FT	PVMT	$75.52	$3,776.00	
2914 SEEVERS AVE	**3038**		40 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216	**Arizona Ave**		10.8 SY	DR(10'wide)	$43.43	$469.04	
							$4,245.04
LUIS E SANCHEZ	11	19/4121	48 FT	PVMT	$75.52	$3,624.96	
3042 ARIZONA AVE			24 FT	WALK	$8.34	$200.16	
DALLAS, TX 75216			18 FT	WALK	No Cost	$0.00	
							$3,825.12
MARIE & JOSE MARTINEZ	12	19/4121	50 FT	PVMT	$75.52	$3,776.00	
2914 SEEVERS AVE	**3046**		38 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216	**Arizona Ave**		13.3 SY	DR(12'wide)	$43.43	$577.62	
							$4,353.62
LETHER P OLIPHANT	13	19/4121	50 FT	PVMT	$75.52	$3,776.00	
3050 ARIZONA AVE			30 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216			10.8 SY	DR(10'wide)	$43.43	$469.04	
			10.8 SY	DR(10'wide)	$43.43	$469.04	
							$4,714.09
DORA CASTRO &	14	19/4121	45 FT	PVMT	$75.52	$3,398.40	
DORA VARA	**3054**		45 FT	WALK	No Cost	$0.00	
1408 BARLOW	**Arizona Ave**		13.9 SY	DR(10'Drive)	$43.43	$603.68	
DALLAS, TX 75224							**$4,002.08**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	TOTAL AMOUNT ASSESSMENT
CORNING AVE INTERSECTS			***FREEMONT***		
ALLEN G LIGON 3102 ARIZONA AVE DALLAS, TX 75216	1	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
JOSE A GOMEZ 3106 ARIZONA AVE DALLAS, TX 75216	2	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
REINA I MARTINEZ 3110 ARIZONA AVE DALLAS, TX 75216	3	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
SOCORRO J RENTERIA 3114 ARIZONA AVE DALLAS, TX 75216	4	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
MARIA O MARTINEZ 237 BRODIE ST DALLAS, TX 75224	5 **3118** **Arizona Ave**	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
JUAN G MARQUEZ MARIA D TORRES 3122 ARIZONA AVE DALLAS, TX 75216	6	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
ALBERT C PEOPLES 6518 TALBOT PKWY DALLAS, TX 75232	7	5/5995		NO ASSESSMENT PAVEMENT IN PLACE		
			FREEMONT			
N H CARTER 3130 ARIZONA AVE DALLAS, TX 75216	8	5/5995		NO ASSESSMENT PAVEMENT IN PLACE		
HARMON PROPERTY SERVICES LLC P O BOX 703458 DALLAS, TX 75370	9 **3134** **Arizona Ave**	5/5995		NO ASSESSMENT PAVEMENT IN PLACE		
RENEA HALE 3138 ARIZONA AVE DALLAS, TX 75216	10	5/5995		NO ASSESSMENT PAVEMENT IN PLACE		

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		$323,510.61
ESTIMATED TOTAL CITY OF DALLAS' COST - PAVING	$672,364.39	
ESTIMATED TOTAL CITY OF DALLAS' COST - DRAINAGE	$461,280.00	
TOTAL ESTIMATED WATER UTILITIES DEPARTMENT COST WATER MAIN IMPROVEMENTS	$88,803.00	
ESTIMATED TOTAL CITY OF DALLAS' COST		$1,222,447.39
ESTIMATED TOTAL COST OF IMPROVEMENTS		$1,545,958.00

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
NORTH SIDE OF STREET							
MISSION OUTREACH	12	9/4108	144 FT	PMVT	$15.75	$2,268.00	
HOLINESS CHURCH			134 FT	WALK	$4.17	$558.78	
2946 SEEVERS AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216							**$2,826.78**
JUAN H MARTINEZ &	24	9/4108	142 FT	PVMT	$15.75	$2,236.50	
JOVITA GOMEZ			142 FT	WALK	$4.17	$592.14	
2949 RAMSEY AVE							**$2,828.64**
DALLAS, TX 75216							
RAMSEY AVE INTERSECTS							
JOSE ANTONIO PAIZ	12	10/4109	143 FT	PVMT	$15.75	$2,252.25	
2946 RAMSEY AVE			143 FT	WALK	$4.17	$596.31	
DALLAS, TX 75216							**$2,848.56**
JAVIER REYES &	24	10/4109	144 FT	PVMT	$15.75	$2,268.00	
ELIAS REYES			134 FT	WALK	$4.17	$558.78	
2947 ALABAMA AVE			18.3 SY	DR(10'wide)	$43.43	$794.77	
DALLAS, TX 75216							**$3,621.55**
ALABAMA AVE INTERSECTS							
ADRIAN ESTRADA	12	11/4110	142 FT	PVMT	$15.75	$2,236.50	
1623 GARZA AVE	**2946**		130 FT	WALK	$4.17	$542.10	
DALLAS, TX 75216	**Alabama Ave**		12 FT	DRIVE	No Cost	$0.00	
							$2,778.60

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
PATSY JENKINS EST OF	24	11/4110	144 FT	PVMT	$15.75	$2,268.00	
1151 ESTER RD #406	**2947**		144 FT	WALK	$4.17	$600.48	
IRVING, TX 75061	**Arizona Av**						**$2,868.48**
ARIZONA AVE INTERSECTS							
JAMES ORCHARD	12	12/4118	144 FT	PVMT	$15.75	$2,268.00	
7324 GASTON AVE	**2946**		100 FT	WALK	$4.17	$417.00	
DALLAS, TX 75214	**Arizona Ave**		21 FT	DRIVE	No Cost	$0.00	
							$2,685.00
ALICIA L DARLINGTON	24	12/4118	144 FT	PVMT	$15.75	$2,268.00	
2947 MICHIGAN AVE			85 FT	WALK	$4.17	$354.45	
DALLAS, TX 75216			24 FT	DRIVE	No Cost	$0.00	
			14 FT	DRIVE	No Cost	$0.00	
MICHIGAN AVE INTERSECTS							**$2,622.45**
LEONARDO VILLEGAS	12	13/4119	143 FT	PVMT	$15.75	$2,252.25	
2946 MICHIGAN AVE			128 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216			20.7 SY	DR(12'wide)	$43.43	$899.00	
							$3,151.25
JOHNNIE M NEWHOUSE	24	13/4119	142 FT	PVMT	$15.75	$2,236.50	
2947 ALASKA AVE			130 FT	WALK	$4.17	$542.10	
DALLAS, TX 75216							**$2,778.60**

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
ALASKA AVE INTERSECTS							
			FREEMONT				
ANDREW SANDOVAL	12	14/4120	142 FT	PVMT	ADJ TO		
105 MEADOWBROOK OAK	**2946**		122 FT	PVMT	$15.75	$1,921.50	
LEAF, TX 75154	**Alaska Ave**		142 FT	WALK	$4.17	$592.14	
							$2,513.64
JAMES B JONES	24	14/4120	145 FT	PVMT	$15.75	$2,283.75	
2947 S MARSALIS AVE			145 FT	WALK	$4.17	$604.65	
DALLAS, TX 75216							**$2,888.40**
SOUTH SIDE OF STREET							
MARIA MENDOZA	15	21/4123	145 FT	PVMT	$15.75	$2,283.75	
2126 SEEVERS AVE	**3003**		145 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216	**S. Marsalis Ave**						**$2,283.75**
MARTHA L OCHOA SEGURA	1 & 2	21/4123	145 FT	PVMT	ADJ TO		
3000 ALASKA AVE			125 FT	PVMT	$15.75	$1,968.75	
DALLAS, TX 75216			145 FT	WALK	No Cost	$0.00	
							$1,968.75
ALASKA AVE INTERSECTS							
ROSARIO MARTINEZ	15	20/4122	143 FT	PVMT	$15.75	$2,252.25	
3003 ALASKA AVE			143 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216							**$2,252.25**

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
SELVIN CRAWFORD	1	20/4122	142 FT	PVMT	$15.75	$2,236.50	
2320 REGINALD RD	**3002**		142 FT	WALK	No cost	$0.00	
FORT WORTH, TX 76112	**Michigan Ave**		15.1 SY	DR(11'wide)	$43.43	$655.79	
							$2,892.29
MICHIGAN AVE INTERSECTS							
JESUS JERONIMO &	15	19/4121	145 FT	PVMT	$15.75	$2,283.75	
CANDELARIA JERONIMO			134 FT	WALK	No Cost	$0.00	
3001 MICHIGAN AVE			11 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216							**$2,283.75**
MANUEL C BORJA &	1	19/4121	143 FT	PVMT	$15.75	$2,252.25	
NOHEMI TEJAD			143 FT	WALK	No Cost	$0.00	
3002 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216							**$2,252.25**
ARIZONA AVE INTERSECTS							
JOSE O&MARIA A MARTINEZ	15	18/4114	144 FT	PVMT	$15.75	$2,268.00	
2914 SEEVERS AVE	**3001**		144 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216	**Arizona Ave**						**$2,268.00**
JAMES PRICE	1	18/4114	141 FT	PVMT	$15.75	$2,220.75	
3002 ALABAMA AVE			141 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216							**$2,220.75**

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
ALABAMA AVE INTERSECTS							
			ABRAHAM MISSIONARY BAPT CHU				
ABRAHAM MISSIONARY	15A	17/4113	134 FT	PVMT	$15.75	$2,110.50	
BAPTIST CHURCH	Acs 0.5154		134 FT	WALK	No Cost	$0.00	
3011 ALABAMA AVE			21.7 SY	DR(20'wide)	$43.43	$942.43	
DALLAS, TX 75216							**$3,052.93**
JOSE O&MARIA A MARTINEZ	1	17/4113	143 FT	PVMT	$15.75	$2,252.25	
2914 SEEVERS AVE	**3002**		143 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216	**Ramsey Ave**						**$2,252.25**
RAMSEY AVE INTERSECTS							
DAVID HERNANDEZ &	15	16/4112	143 FT	PVMT	$15.75	$2,252.25	
VERONICA HERNANDEZ	**3001**		143 FT	WALK	No Cost	$0.00	
P O BOX 3819	**Ramsey Ave**		14.7 SY	DR(11'wide)	$43.43	$638.42	
DALLAS, TX 75208							**$2,890.67**
THOMAS GARCIA	1	16/4112	142 FT	PVMT	$15.75	$2,236.50	
3002 SEEVERS AVE			142 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216			17.8 SY	DR(15'wide)	$43.43	$773.05	
							$3,009.55

STREET GROUP 12-458
2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		$64,039.14
ESTIMATED TOTAL CITY OF DALLAS' COST - PAVING	$694,849.86	
ESTIMATED TOTAL CITY OF DALLAS' COST - DRAINAGE	$386,061.00	
ESTIMATED TOTAL DALLAS WATER UTILITIES COST WATER MAIN IMPROVEMENTS	$385,176.00	
ESTIMATED TOTAL CITY OF DALLAS' COST		$1,466,086.86
ESTIMATED TOTAL COST OF IMPROVEMENTS		$1,530,126.00

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
NORTH SIDE OF STREET							
		EAGLE FORD PLAZA					
CARLOS ESTRADA	2	1/7160	42	FT PVMT	$75.52	$3,171.84	
3807 MICAN DRIVE			18	FT WALK	$8.34	$150.12	
DALLAS, TX 75212			14	SY DRIVE	No Cost	$0.00	
							$3,321.96
LETICIA CARDOZA	3	1/7160	52	FT PVMT	$75.52	$3,927.04	
3811 MICAN DRIVE			28	FT WALK	$8.34	$233.52	
DALLAS, TX 75212			14	SY DRIVE	No Cost	$0.00	
							$4,160.56
SEFERINO EQUILLA	4	1/7160	49	FT PVMT	$75.52	$3,700.48	
3811 MICAN DRIVE	**3815**		16	FT WALK	$8.34	$133.44	
DALLAS, TX 75212	**Mican Dr**		37.2	SY DR(28'wide)	$43.43	$1,615.60	
							$5,449.52
MARISELA A TATE	S Pt of	1/7160	49	FT PVMT	$75.52	$3,700.48	
1536 ALLEN	Lt 5		25	FT WALK	$8.34	$208.50	
CEDAR HILL, TX 75104	50x110		23.2	SY DR(14'wide)	$43.43	$1,007.58	
	Mican						**$4,916.56**
	200Ft						
	Schofield						
	3819						
	Mican Dr						

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			EAGLE FORD PLAZA				
JORGE L & ALICIA	6	1/7160	50	FT PVMT	$75.52	$3,776.00	
MARROQUIN			22	FT WALK	$8.34	$183.48	
3823 MICAN DR			18	FT DRIVE	No Cost	$0.00	
DALLAS, TX 75212							**$3,959.48**
OVIDIO& BLANCA CRUZ	7	1/7160	50	FT PVMT	$75.52	$3,776.00	
3827 MICAN DR			29	FT WALK	$8.34	$241.86	
DALLAS, TX 75212			22.6	SY DR(16'wide)	$43.43	$981.52	
							$4,999.38
ROSALINDA DIAZ	8	1/7160	60	FT PVMT	$75.52	$4,531.20	
3831 MICAN DRIVE			33	FT WALK	$8.34	$275.22	
DALLAS, TX 75212			23.8	SY DR(17'wide)	$43.43	$1,033.63	
							$5,840.05
HUMBERTO ROCHA &	9 & 10	1/7160	120	FT PVMT	$75.52	$9,062.40	
PONCIANA ROCHA			99	FT WALK	$8.34	$825.66	
3841 MICAN DR			16	FT DRIVE	No Cost	$0.00	
DALLAS, TX 75212							**$9,888.06**
JOE L & YOLANDA R	11	1/7160	59	FT PVMT	$75.52	$4,455.68	
CARDOZA	**3847**		33	FT WALK	$8.34	$275.22	
3851 MICAN DRIVE	**Mican Dr**		25.6	SY DR(16'wide)	$43.43	$1,111.81	
DALLAS, TX 75212							**$5,842.71**

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
				EAGLE FORD PLAZA			
JOE L & YOLANDA R	12	1/7160	60	FT PVMT	$75.52	$4,531.20	
CARDOZA	**3851**		35	FT WALK	$8.34	$291.90	
3851 MICAN DRIVE	**Mican Dr**		24.4	SY (DR(15'wide)	$43.43	$1,059.69	
DALLAS, TX 75212							**$5,882.79**
JOE L & YOLANDA R	13	1/7160	49	FT PVMT	$75.52	$3,700.48	
CARDOZA	**3855**		49	FT WALK	$8.34	$408.66	
3851 MICAN DRIVE	**Mican Dr**						**$4,109.14**
DALLAS, TX 75212							
RIGOBERTO CARDOZA	14	1/7160	60	FT PVMT	$75.52	$4,531.20	
3711 SCHUSTER DR	**3903**		43	FT WALK	$8.34	$358.62	
DALLAS, TX 75212	**Mican Dr**		17.7	SY DR(12'wide)	$43.43	$768.71	
							$5,658.53
JUAN CARLOS GARCIA	15	1/7160	60	FT PVMT	$75.52	$4,531.20	
3909 MICAN DRIVE			32	FT WALK	$8.34	$266.88	
DALLAS, TX 75212			14	FT DRIVE	No Cost	$0.00	
							$4,798.08
JUAN CARLOS GARCIA	16	1/7160	40	FT PVMT	$75.52	$3,020.80	
3909 MICAN DRIVE	**3915**		18	FT WALK	$8.34	$150.12	
DALLAS, TX 75212	**Mican Dr**		12	FT DRIVE	No Cost	$0.00	
							$3,170.92

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
CITY OF DALLAS	17	1/7160					
1500 MARILLA ST	**3919**			**NO ASSESSMENT**			
DALLAS, TX 75201	**MICAN DR**			**CITY OF DALLAS**			
SOUTHSIDE OF STREET							
			EAGLE FORD PLAZA				
LUDIVINIA T RODRIGUEZ	1	7/7160	120	FT PVMT	$75.52	$9,062.40	
3909 MICAN DRIVE	**3840**		120	FT WALK	$8.34	$1,000.80	
DALLAS, TX 75212	**Pluto St**						**$10,063.20**
RENE VALENCIA &	9	6/7160	95	FT PVMT	$75.52	$7,174.40	
DORA DELGADO VALENCIA			66	FT WALK	$8.34	$550.44	
3846 MICAN DRIVE			14	SY DR(9'wide)	$43.43	$608.02	
DALLAS, TX 75212			10	FT DRIVE	No Cost	$0.00	
							$8,332.86
LETICIA & MIGUEL PERE.	8	6/7160	60	FT PVMT	$75.52	$4,531.20	
3842 MICAN DRIVE			38	FT WALK	$8.34	$316.92	
DALLAS, TX 75212			12	FT DRIVE	No Cost	$0.00	
							$4,848.12
NOE MARTINEZ	7	6/7160	60	FT PVMT	$75.52	$4,531.20	
3836 MICAN DRIVE			40	FT WALK	$8.34	$333.60	
DALLAS, TX 75212			10	FT DRIVE	No Cost	$0.00	
							$4,864.80

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
				EAGLE FORD PLAZA			
MAURO ORNELAS	6	6/7160	60	FT PVMT	$75.52	$4,531.20	
3509 ABILENE STREET	**3832**		36	FT WALK	No Cost	$0.00	
DALLAS, TX 75212	**Mican Dr**		14	FT DRIVE	No Cost	$0.00	
							$4,531.20
JIMMY GOMEZ JR &	5	6/7160	59	FT PVMT	$75.52	$4,455.68	
ALVIN GOMEZ			35	FT WALK	$8.34	$291.90	
3826 MICAN DRIVE			21.9	SY DR(18'wide)	$43.43	$951.12	
DALLAS, TX 75212							**$5,698.70**
HERIBERTO C TAMEZ	4	6/7160	78	FT PVMT	$75.52	$5,890.56	
3822 MICAN DRIVE			54	FT WALK	$8.34	$450.36	
DALLAS, TX 75212			23.2	FT DR(14'wide)	$43.43	$1,007.58	
							$7,348.50
HERIBERTO CARDOZA E	3	6/7160	60	FT PVMT	$75.52	$4,531.20	
3812 MICAN DRIVE			38	FT WALK	$8.34	$316.92	
DALLAS, TX 75212			17	FT DRIVE	No Cost	$0.00	
							$4,848.12
HERIBERTO CARDOZA JI	2	6/7160	60	FT PVMT	$75.52	$4,531.20	
& LETICIA CARDOZA	**3806**		32	FT WALK	$8.34	$266.88	
3802 MICAN DRIVE	**Mican Dr**		28.1	SY DR(18'wide)	$43.43	$1,220.38	
DALLAS, TX 75212							**$6,018.46**

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			EAGLE FORD PLAZA				
JOSE L GONZALEZ	1	6/7160	45	FT PVMT	$75.52	$3,398.40	
3802 MICAN DRIVE			14	FT DRIVE	No Cost	$0.00	
DALLAS, TX 75212							**$3,398.40**

STREET GROUP 12-458
3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		$131,950.10
ESTIMATED TOTAL CITY OF DALLAS' COST - PAVING	$136,862.90	
ESTIMATED TOTAL CITY OF DALLAS' COST - DRAINAGE	$153,637.00	
ESTIMATED TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN IMPROVEMENTS	$266,116.00	
ESTIMATED TOTAL CITY OF DALLAS' COST		$556,615.90
ESTIMATED TOTAL COST OF IMPROVEMENTS		$688,566.00

AGENDA ITEM # 37

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2, 5, 7

DEPARTMENT: Public Works Department

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 45G H L M R 46E F G H J K L M N P Q R U V 47E F G H J K L M N P Q R S T U V

SUBJECT

Authorize a Funding Agreement with Dallas County for the preliminary Engineering Feasibility Study of the bicycle route and options along Haskell Avenue/Military Parkway from Parry Avenue to Lawnview Avenue and between Hall Street and Parry Avenue, and for potential spot improvements needed within the study area - Financing: No cost consideration to the City

BACKGROUND

East Dallas Veloway Phase 2A Extension (Santa Fe Trail Extension) from Elm Street to Parry Avenue and the CBD-Fair Park Link from Hall Street to Hickory Street are two of the City of Dallas' on-going projects that will provide multimodal facilities for the area. Dallas County contacted the City expressing their interest to conduct a preliminary Engineering Feasibility Study on additional multimodal connectivity between Baylor Medical Center, Fair Park, and East Dallas in the vicinity of these two projects. Dallas County has proposed to utilize the City's expenditures on these two projects as matching funds, and in turn provide $700,000 from their Major Capital Improvements Program (MCIP) for the study. This action will authorize a Funding Agreement with Dallas County to outline the scope, funding obligation, and responsibility of agencies for the study.

BACKGROUND (Continued)

The primary corridors to be studied are along Haskell Avenue/Military Parkway from Parry Avenue to Lawnview Avenue, north of the DART Green Line between Hall Street and Parry Avenue, and along a railroad corridor from Fair Park to the planned Trinity Forest Spine Trail. The plan is to study multimodal connectivity options between the east end of the Santa Fe Trail Extension at Parry Avenue and the planned on-street bicycle facilities along Lawnview Avenue and Hunnicut Road, as identified in the 2011 Dallas Bike Plan. The on-street route, which is shown in the 2011 Dallas Bike Plan as going along Haskell Avenue, will be studied for feasibility along with additional paralleling routes. Another option to be investigated in this study is the use of an abandoned railroad corridor beginning on the north side of Fair Park and east of Parry Avenue that could potentially provide an entirely dedicated multimodal connection to the planned Trinity Forest Spine Trail and Military Parkway. Possible future on-street facilities to be evaluated for future access include Dolphin Road from Military Parkway or the railroad corridor up to Samuell Boulevard for access to the Samuell Boulevard planned bicycle corridor and Samuell Grand Park. Additionally, potential spur access connections from the rail corridor will also be evaluated. Dallas County will be the lead agency to administer the study.

ESTIMATED SCHEDULE OF PROJECT

Begin Study	Fall 2016
Complete Study	Spring 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

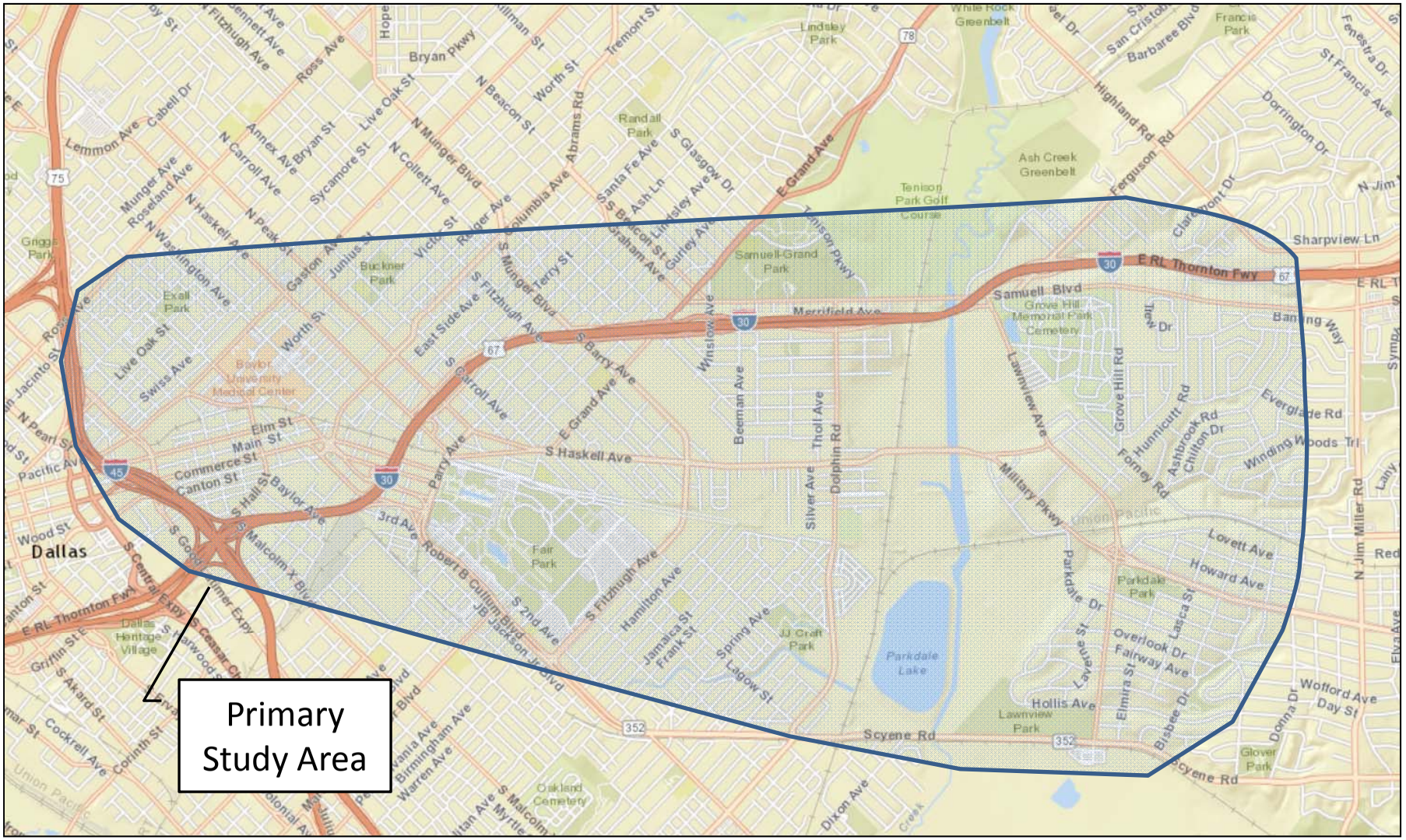
FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.

Preliminary Engineering Feasibility Study for Multimodal Connectivity
Council Districts: 2, 5, & 7



MAPSCO: 45 G, H, L, M, R

46 E, F, G, H, J, K, L, M, N, P, Q, R, U, V 47 E, F, G, H, J, K, L, M, N, P, Q, R, S, T, U, V

August 10, 2016

WHEREAS, the City of Dallas currently has two on-going projects, East Dallas Veloway Phase 2A Extension (Santa Fe Trail Extension) from Elm Street to Parry Avenue and CBD-Fair Park Link from Hall Street to Hickory Street that will provide trail and bicycle facilities for the area; and,

WHEREAS, Dallas County expressed their interest to conduct a preliminary Engineering Feasibility Study for the multimodal connectivity between Baylor Medical Center, Fair Park, and East Dallas in the vicinity of these two projects; and,

WHEREAS, Dallas County proposed to utilize the City's costs spent on the East Dallas Veloway Phase 2A (Santa Fe Trail Extension) project and the CBD-Fair Park Link project as the matching funds and in turn provide $700,000 from their Major Capital Improvements Program (MCIP) for the study; and,

WHEREAS, Dallas County will be the lead agency to administer the study; and,

WHEREAS, the City of Dallas desires to enter into a Funding Agreement with Dallas County for the preliminary Engineering Feasibility Study of the bicycle route and options along Haskell Avenue/ Military Parkway from Parry Avenue to Lawnview Avenue and between Hall Street and Parry Avenue, and for potential spot improvements needed within the study area.

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 Funding Agreement with Dallas County for the preliminary Engineering Feasibility Study of the bicycle route and options along Haskell Avenue/ Military Parkway from Parry Avenue to Lawnview Avenue and between Hall Street and Parry Avenue, and for potential spot improvements needed within the study area, after it has been approved as to form by the City Attorney.

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

AGENDA ITEM # 38

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 1

DEPARTMENT: Public Works Department
Office of Economic Development

CMO: Jill A. Jordan, P.E., 670-5299
Ryan S. Evans, 671-9837

MAPSCO: 44W X 54A B C E

SUBJECT

Authorize a Local Transportation Project Advance Funding Agreement with the Texas Department of Transportation for the design review of Rosemont Safe Routes to School Project – Not to exceed $2,609 - Financing: Davis Garden TIF District Funds

BACKGROUND

The Rosemont Safe Routes to School Project was submitted and selected by the 2014 Transportation Alternative Program Call for Projects for preliminary engineering. The federally-funded Transportation Alternatives Program focused on non-traditional projects and offers opportunities to expand transportation choices. The City will be responsible for 20% of the costs on this project while TxDOT and the Federal government will be responsible for 80% of the costs. This action will authorize an Interlocal Agreement with payment to the Texas Department of Transportation (TxDOT) for the City's share of design related engineering review costs associated with this project.

The Rosemont Safe Routes to School Project will provide 3.5 miles of bicycle facilities and traffic – calming in the surrounding community along with an improved bicycle and pedestrian connection to Rosemont Elementary School. The project will extend the accessibility of the bicycle facilities throughout the neighborhood. This project supports the City of Dallas Bike Plan by using on-street residential roadways to ensure safe bicycle connections for the Rosemont Primary and Elementary Schools, Kidd Springs Park, and the Coombs Creek Trail. The estimated preliminary engineering cost is $104,991.33. The required local match is to be provided by the Davis Garden Tax Increment Financing District. A future council action will be required to authorize a design contract. The scope for construction of any improvements along with associated funding will be identified at a later date.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	November 2016
Complete Design	November 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 27, 2014, briefed to the Transportation & Trinity River Corridor Project Committee.

Authorized submission of the 2014 Transportation Alternative Project application on May 28, 2014, by Resolution No. 14-0830.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

FISCAL INFORMATION

Davis Garden TIF District Funds - $2,608.60

Engineering Design (Federal)	$ 69,565.60 (est.)
Engineering Design (Local)	$ 17,391.40 (est.)
TxDOT Direct Costs (Federal)	$ 10,434.40 (est.)
TxDOT Engineering Review (this action)	$ 2,608.60
TxDOT Indirect Costs (TxDOT)	$ 4,991.33 (est.)
Total Project Costs	$104,991.33

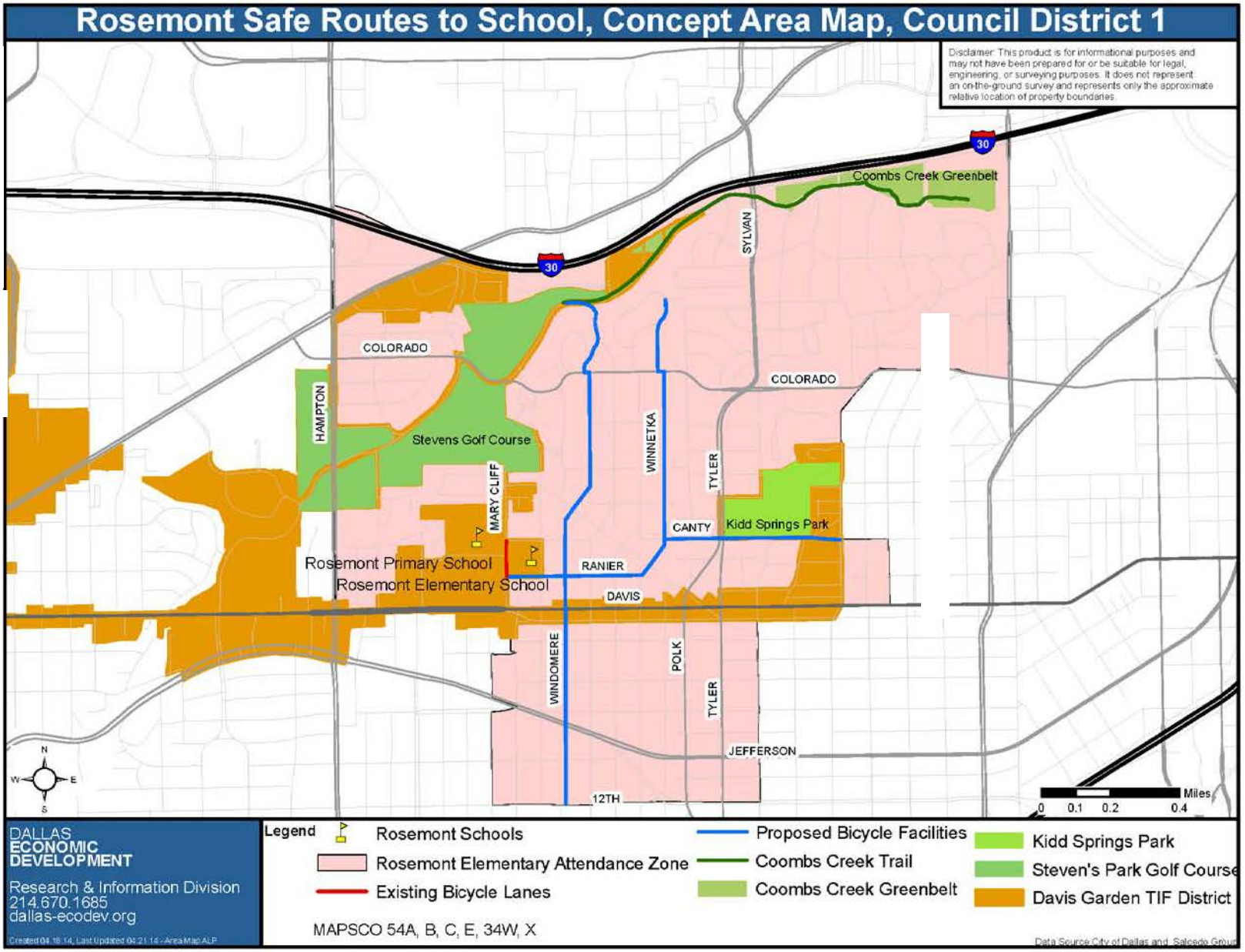
MAP

Attached

Rosemont Safe Routes to School Project
Council District: 1

MAPSCO: 54A,B,C,E, 34W,X

MAPSCO: 44W, X, 54A, B, C, E



August 10, 2016

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 and the regional forum for cooperative decisions on transportation; and,

WHEREAS, the Regional Transportation Council approved approximately $28 million for the 2014 Transportation Alternative Program (TAP) Call for Projects on February 13, 2014; and,

WHEREAS, the City of Dallas submitted the Transportation Alternative Project application for the Rosemont Safe Routes to School Project to the North Central Texas Council of Governments in May 2014, by Resolution No. 14-0830; and,

WHEREAS, on October 9, 2014, the Regional Transportation Council approved the submitted projects for funding by the 2014 TAP Call for Projects for the North Central Texas Region; and,

WHEREAS, on August 27, 2015 The Texas Transportation Commission awarded funding for the projects in the 2014 TAP Call for Projects; and,

WHEREAS, the City of Dallas supported the Rosemont Safe Routes to School Project as applied for in the 2014 TAP Program Call for Projects, and will serve as the public sponsor and lead project contact on the projects; and,

WHEREAS, the City of Dallas committed to fund or pass through funds from other sources for a minimum local cash or in-kind match of 20 percent of the total project cost, and confirmed that the City of Dallas will be responsible for any cost overruns; and,

WHEREAS, the City of Dallas understood and acknowledged that all awarded funding will be provided on a reimbursement basis; and,

WHEREAS, it is now necessary to authorize a Local Transportation Project Advance Funding Agreement (LPAFA) with a payment to TxDOT for engineering review for the Rosemont Safe Routes to School Project in the amount of $2,608.60.

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 Local Transportation Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation for design of the Rosemont Safe Routes to School Project, in the amount of $2,608.60, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds to the Texas Department of Transportation for the design-related engineering review costs associated with Rosemont Safe Routes to School Project in accordance with the terms and conditions of the agreement from:

Davis Garden TIF District Fund	
Fund 0060, Dept. ECO, Unit P754, Act. DGTI	
Obj. 3070, Program #PBTIF026, CT ECOP754J284	
Vendor #239588, in an amount not to exceed	$ 2,608.60

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 ITEMS # 39,40

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 12

DEPARTMENT: Public Works Department

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 5T

SUBJECT

Keller Springs Road

* Authorize **(1)** an increase in the Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout in the amount of $204,204, from $342,043 to $546,247; **(2)** the receipt and deposit of funds from Dallas County in the amount of $179,204; and **(3)** an increase in appropriations in the amount of $179,204 in the Capital Projects Reimbursement Fund - Not to exceed $204,204 - Financing: Capital Projects Reimbursement Funds
* Authorize an amendment to Resolution No. 15-1163, previously approved on June 17, 2015, to revise the source of funds for the contract to construct paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout - Financing: No cost consideration to the City

BACKGROUND

On June 25, 2014, Resolution No. 14-1008 authorized a Project Specific Agreement with Dallas County for participation in the design and construction of paving and drainage improvements of the Keller Springs Road at Westgrove Drive roundabout. On June 17, 2015, Dallas City Council authorized an increase in funding for the Project Specific Agreement with Dallas County for the design and construction of the Keller Springs Road at Westgrove Drive roundabout. The City of Dallas is responsible for administering design and construction of this project. Dallas County agreed to contribute additional funds for the design and construction of the project. This action will authorize an increase in funding for the agreement to provide additional funds from Dallas County for the construction of the paving and drainage improvements of the Keller Springs Road at Westgrove Drive roundabout. This action will also authorize an amendment to Resolution No. 15-1163 to revise the source of funds for the contract to construct paving and drainage improvements of the Keller Springs Road at Westgrove Drive roundabout.

BACKGROUND (Continued)

In response to neighborhood concerns regarding high traffic speeds on the residential section of Keller Springs Road north of Westgrove Drive, the scope of this project entails constructing a roundabout (traffic circle) at the intersection of Keller Springs Road and Westgrove Drive to slow down the traffic before it enters into the residential section of Keller Springs Road. The project includes reinforced concrete pavement, curbs and gutters, sidewalks, landscaping, lighting and drainage improvements. The total project cost including design, right-of-way acquisition, and construction is estimated at $1,361,543.00, of which $815,296.50 will be funded by the City and $546,246.50 will be funded by Dallas County.

ESTIMATED SCHEDULE OF PROJECT

Began Feasibility Study/Schematic	April 2011
Completed Feasibility Study/Schematic	March 2013
Began Design	July 2014
Completed Design	March 2015
Began Construction	November 2015
Complete Construction	August 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a Master Interlocal Agreement with Dallas County on January 10, 2001, by Resolution No. 01-0104.

Authorized a Master Agreement with Dallas County for future transportation major capital improvement projects on April 13, 2011, by Resolution No. 11-0927.

Authorized a Project Specific Agreement with Dallas County for funding participation on June 25, 2014, by Resolution No. 14-1008.

Authorized a professional services contract with Hayden Consultants, Inc. on June 25, 2014, by Resolution No. 14-1009.

Authorized a License Agreement with Dallas Area Rapid Transit (DART) for the use of DART's right-of-way on June 25, 2014, by Resolution No. 14-1010.

Authorized an increase in funding for the Project Specific Agreement with Dallas County for the design and construction of paving and drainage of the Keller Springs Road at Westgrove Drive roundabout on June 17, 2015, by Resolution No. 15-1162.

Authorized a contract with Jeske Construction Company for the construction of paving and drainage of the Keller Springs Road at Westgrove Drive roundabout on June 17, 2015, by Resolution No. 15-1163.

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

Authorized a Multiple Use Agreement with the Texas Department of Transportation for the use of Texas Department of Transportation's right-of-way for the Keller Springs Road at Westgrove Drive roundabout on June 17, 2015, by Resolution No. 15-1164.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

FISCAL INFORMATION

Capital Projects Reimbursement Funds - $179,204.00

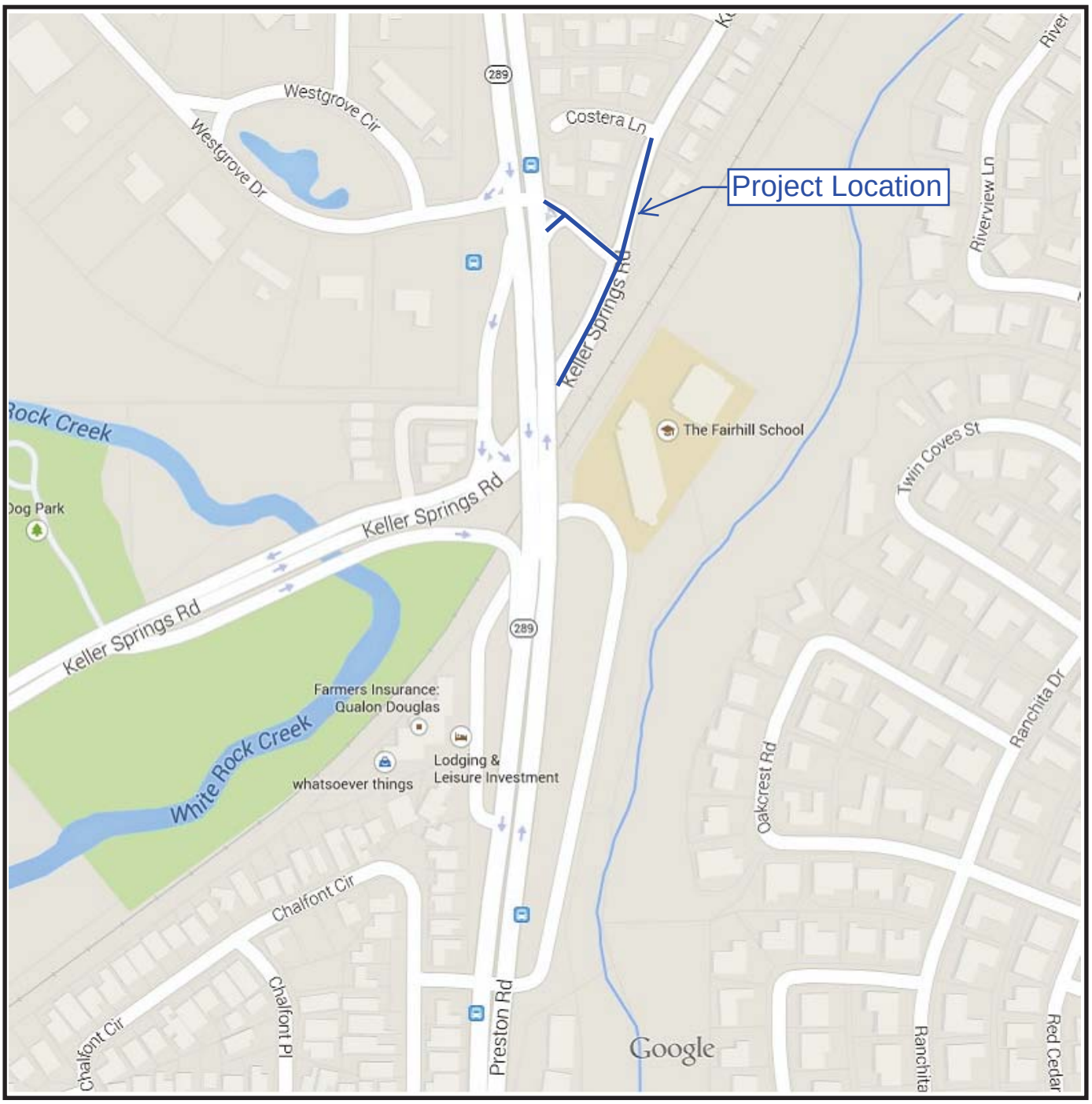
Preliminary Design (roundabout Feasibility Study & Survey) (PBW and Dallas County 50-50)	$ 50,000.00
Right-of-Way	$ 50,000.00
Design (PBW and Dallas County 50-50)	$ 88,585.00
Construction (PBW and Dallas County)	$ 887,121.00
Construction (Dallas County) (this action)	$ 179,204.00
Contingency (10%)	$ 106,632.50
Estimated Total Project Cost	$1,361,542.50

City's share of project cost - $815,296.50
County's share of project cost - $546,246.50

MAP

Attached.

Keller Springs Road at Westgrove Drive Roundabout



Mapsco 5 T

WHEREAS, the Keller Springs Road at Westgrove Drive roundabout project was selected for participation and funding by Dallas County in the Fifth Call for Projects; and,

WHEREAS, on January 10, 2001, Resolution No. 01-0104 authorized the Master Interlocal Agreement with Dallas County for projects to be implemented through their Major Capital Improvement Program; and,

WHEREAS, on April 6, 2011, Administrative Action No. 11-1064 authorized an Engineering Services contract with Ourston Roundabout Engineering, Inc. for a Keller Springs Road at Westgrove Drive roundabout Feasibility Study in the amount of $24,963.00; and,

WHEREAS, on April 13, 2011, Resolution No. 11-0927 authorized the Master Agreement Governing Transportation Major Capital Improvement Program with Dallas County; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1008 authorized a Project Specific Agreement with Dallas County for funding participation for the design and construction of the Keller Springs Road at Westgrove Drive roundabout in the amount of $42,042.50; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1009 authorized a professional services contract with Hayden Consultants, Inc. for the design of the Keller Springs Road at Westgrove Drive roundabout in the amount of $84,085.00; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1010 authorized a License Agreement with Dallas Area Rapid Transit (DART) for the use of DART's right-of-way for the Keller Springs Road at Westgrove Drive roundabout; and,

WHEREAS, on June 17, 2015, Resolution No. 15-1162 authorized an increase in funding for the Project Specific Agreement with Dallas County for the design and construction of the Keller Springs Road at Westgrove Drive roundabout in the amount of $300,000.00 from $42,042.50 to $342,042.50; and,

WHEREAS, on June 17, 2015, Resolution No. 15-1163 authorized a contract with Jeske Construction Company for the construction of paving and drainage of the Keller Springs Road at Westgrove Drive roundabout in the amount of $1,066,325.00; and,

WHEREAS, on June 17, 2015, Resolution No. 15-1164 authorized a Multiple Use Agreement with the Texas Department of Transportation for the use of Texas Department of Transportation's right-of-way for the Keller Springs Road at Westgrove Drive roundabout; and,

August 10, 2016

WHEREAS, on November 2, 2015, Administrative Action No. 15-7131 authorized Supplemental Agreement No.1 to the professional services contract with Hayden Consultants, Inc. for design of the Keller Springs Road at Westgrove Drive roundabout in the amount of $4,500.00, increasing the contract from $84,085.00 to $88,585.00; and,

WHEREAS, the City of Dallas is the lead agency to administer the design and construction of the project; and,

WHEREAS, Dallas County agreed to contribute additional funds for the construction of the Keller Springs Road at Westgrove Drive roundabout; and,

WHEREAS, it is now necessary to authorize an increase in funding for the Project Specific Agreement with Dallas County for the design and construction of the Keller Springs Road at Westgrove Drive roundabout and receipt of payment from Dallas County in the amount of $204,204.00, from $342,042.50 to $546,246.50, which includes $25,000 for survey services previously performed by Dallas County.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to increase funding for the Project Specific Agreement with Dallas County for the design and construction of the Keller Springs Road at Westgrove Drive roundabout and receipt of payment from Dallas County in the amount of $204,204.00, from $342,042.50 to $546,246.50, which includes $25,000 for survey services previously performed by Dallas County.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds for construction from Dallas County in an amount not to exceed $179,204.00 in Fund 0556, Department PBW, Unit S401, Revenue Source 6499.

Section 3. That the City Manager is hereby authorized to increase appropriations in the Capital Projects Reimbursement Fund 0556, Department PBW, Unit S401, Obj. 4510 in the amount of $179,204.00.

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.

WHEREAS, the Keller Springs Road at Westgrove Drive roundabout project was selected for participation and funding by Dallas County in the Fifth Call for Projects; and,

WHEREAS, on January 10, 2001, Resolution No. 01-0104 authorized the Master Interlocal Agreement with Dallas County for projects to be implemented through their Major Capital Improvement Program; and,

WHEREAS, on April 6, 2011, Administrative Action No. 11-1064 authorized an Engineering Services contract with Ourston Roundabout Engineering, Inc. for a Keller Springs Road at Westgrove Drive roundabout Feasibility Study in the amount of $24,963.00; and,

WHEREAS, on April 13, 2011, Resolution No. 11-0927 authorized the Master Agreement Governing Transportation Major Capital Improvement Program with Dallas County; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1008 authorized a Project Specific Agreement with Dallas County for funding participation for the design and construction of the Keller Springs Road at Westgrove Drive roundabout in the amount of $42,042.50; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1009 authorized a professional services contract with Hayden Consultants, Inc. for the design of the Keller Springs Road at Westgrove Drive roundabout in the amount of $84,085.00; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1010 authorized a License Agreement with Dallas Area Rapid Transit (DART) for the use of DART's right-of-way for the Keller Springs Road at Westgrove Drive roundabout; and,

WHEREAS, on June 17, 2015, Resolution No. 15-1162 authorized an increase in funding for the Project Specific Agreement with Dallas County for design and construction of the Keller Springs Road at Westgrove Drive roundabout in the amount of $300,000.00 from $42,042.50 to $342,042.50; and,

WHEREAS, on June 17, 2015, Resolution No. 15-1163 authorized a contract with Jeske Construction Company for the construction of paving and drainage for the Keller Springs Road at Westgrove Drive roundabout in the amount of $1,066,325.00; and,

WHEREAS, on June 17, 2015, Resolution No. 15-1164 authorized a Multiple Use Agreement with the Texas Department of Transportation for the use of Texas Department of Transportation's right-of-way for the Keller Springs Road at Westgrove Drive roundabout; and,

August 10, 2016

WHEREAS, on November 2, 2015, Administrative Action No. 15-7131 authorized Supplemental Agreement No. 1 to the professional services contract with Hayden Consultants, Inc. for design of the Keller Springs Road at Westgrove Drive roundabout in the amount of $4,500.00, increasing the contract from $84,085.00 to $88,585.00; and,

WHEREAS, the City of Dallas is the lead agency to administer the design and construction of the project; and,

WHEREAS, Dallas County agreed to contribute additional funds for the construction of the Keller Springs Road at Westgrove Drive roundabout; and,

WHEREAS, it is now necessary to authorize an amendment to Resolution No. 15-1163, previously approved on June 17, 2015 to revise the source of funds for the contract to construct paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout.

Now, Therefore,

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

Section 1. That Resolution No. 15-1163, previously approved on June 17, 2015, is hereby amended to revise the source of funds for the construction of paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout, as follows:

Street and Transportation Improvements Fund Fund 2U22 Department PBW, Unit S401, Act. INGV Obj. 4510 Program #PB12S401, CT PBW12S401K1 Vendor # 083791, in an amount not to exceed	~~$460,225.00~~ $384,039.49
Street and Transportation Improvements Fund Fund 3U22 Department PBW, Unit S401, Act. INGV Obj. 4510 Program #PB12S401, CT PBW12S401K1 Vendor # 083791, in an amount not to exceed	~~$306,100.00~~ $248,691.21

Capital Projects Reimbursement Fund	
Fund 0556, Department PBW, Unit S401, Act. INGV	
Obj. 4510 Program #PB12S401, CT PBW12S401K1	
Vendor # 083791, in an amount not to exceed	~~$300,000.00~~ $433,594.30
Total amount not to exceed	$1,066,325.00

Section 2. That the Chief Financial Officer is hereby authorized to reallocate project funding for construction.

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

AGENDA ITEM # 41

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	August 10, 2016
COUNCIL DISTRICT(S):	6
DEPARTMENT:	Sustainable Development and Construction Water Utilities
CMO:	Ryan S. Evans, 671-9837 Mark McDaniel, 670-3256
MAPSCO:	23X

SUBJECT

Authorize acquisition of a wastewater easement from The CTC Family Limited Partnership, of approximately 5,313 square feet located near the intersection of Storey Lane and Timberline Drive for the Storey Lane Project - Not to exceed $58,000 ($53,000 plus closing cost and title expenses not to exceed $5,000) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of a wastewater easement of approximately 5,313 square feet located near the intersection of Storey Lane and Timberline Drive for the Storey Lane Project. This property will be used for a wastewater main replacement. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - $58,000 ($53,000, plus closing cost and title expenses not to exceed $5,000)

OWNER

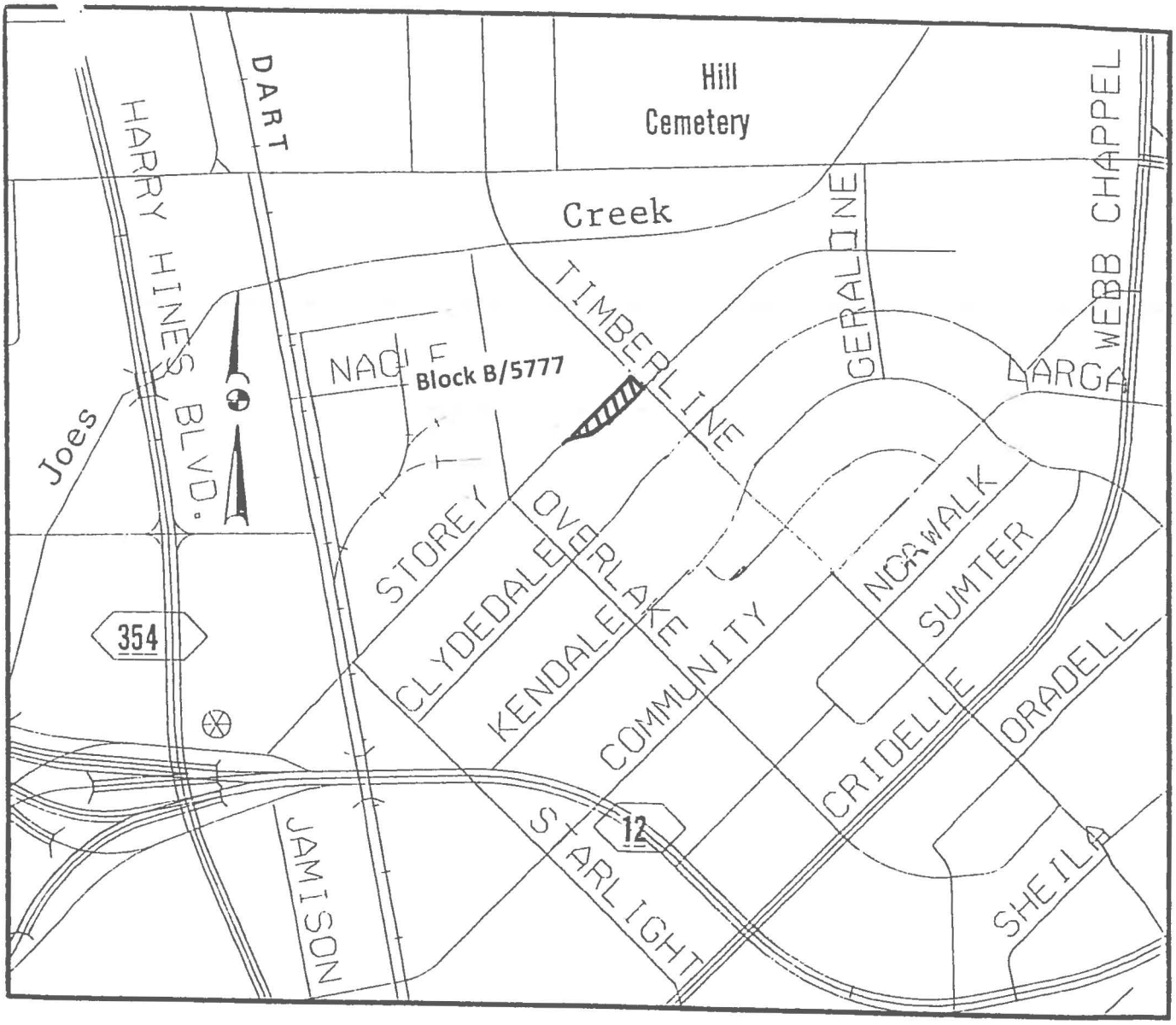
The CTC Family Limited Partnership

Sun Ridge Place Corporation

Chui-Tsang Chien, Manager

MAP

Attached


Hill
Cemetery
DART
HARRY HINES BLVD.
Creek
TIMBERLINE
GERALDINE
WEBB CHAPPEL
LARGA
Block B/5777
Joes
STOREY
CLYDEDALE
OVERLAKE
KENDALE
COMMUNITY
NORWALK
SUMTER
CRIDELLE
ORADELL
SHEILA
354
12
JAMISON
STARLIGHT

SUBJECT:

August 10, 2016

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 5,313 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 thereto.

"PROJECT": Storey Lane Project

"USE": The installation, 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.

"PROPERTY INTEREST": Wastewater Easement subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNER": The CTC Family Limited Partnership, 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.

"PURCHASE AMOUNT": $53,000

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $5,000

"AUTHORIZED AMOUNT": Not to exceed $58,000 ($53,000, plus closing costs and title expenses not to exceed $5,000)

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. 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 CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and 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 this transaction.

SECTION 4. 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 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is 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 PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Construction Funds, Fund No 0103, Department DWU, Unit CS40, Activity MPSA, Program No. 710214, Object 4210, Encumbrance No. CT-DWU710214ENA. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS, Interim City Attorney

BY _____
Assistant City Attorney

EXHIBIT A

EXHIBIT "A"
10- FOOT WIDE WASTEWATER EASEMENT
4,412 SQUARE FEET (0.101 ACRES)
TO BE ACQUIRED FROM
THE CTC FAMILY LIMITED PARTERSHIP
OUT OF LOT 1, CITY BLOCK B/5777
ABSOLEM SMITH SURVEY, ABST. NO. 1347
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PARCEL 1:

BEING a 4,412-square foot (0.101-acres) tract of land out of the Absolem Smith Survey, Abstract No. 1347, City of Dallas, Dallas County, Texas, and also being out of Lot 1, Block B/5777, Joe's Creek Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Vol. 83011, Page 1225, Deed Records of Dallas, County, Texas (D.R.D.C.T.), and also being out of that tract of land conveyed to The CTC Family Limited Partnership, according to the special warranty deed thereof recorded in Instrument No. 201000267771, Tract I, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being further described as follows:

BEGINNING at a 1/2-inch iron rod found (controlling monument) in the southwesterly right-of-way line of Brockbank Drive (a 64-foot right-of-way), said point also being the most easterly corner of said Lot 1, Block B/5777, said point also being in the northwesterly line of Block 12/5776 of the Revision of Block 12 and NW ½ Block 11, Community Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Vol. 14, Page 127, Map Records of Dallas County, Texas;

THENCE South 45 degrees 53 minutes 00 seconds West, departing the southwesterly right-of-way line of said Brockbank Drive, and along the southeasterly line of said Lot 1, Block B/5777 and the northwesterly line of said Block 12/5776, a distance of 492.48 feet to a cut "X" set in concrete;

THENCE North 40 degrees 18 minutes 53 second East, departing said common line of Lot 1, Block B/5777 and Block 12/5776, over and across said Lot 1, a distance of 103.05 feet to a cut "X" set in concrete;

THENCE North 45 degrees 53 minutes 00 seconds East, continuing over and across said Lot 1, and being at all times 10-foot parallel and perpendicularly distant from said common line of Lot 1, Block B/5777 and Block 12/5776, a distance of 389.91 feet to a cut "X" set in concrete in the southwesterly right-of-way line of said Brockbank Drive;

FIELD NOTES APPROVED: 6/28/16

EXHIBIT A

THENCE South 44 degrees 07 minutes 00 seconds East, along the southwesterly right-of-way line of said Brockbank Drive, a distance of 10.00 feet to the POINT OF BEGINING and containing 4,412 square feet or 0.101 acres of land, more or less.

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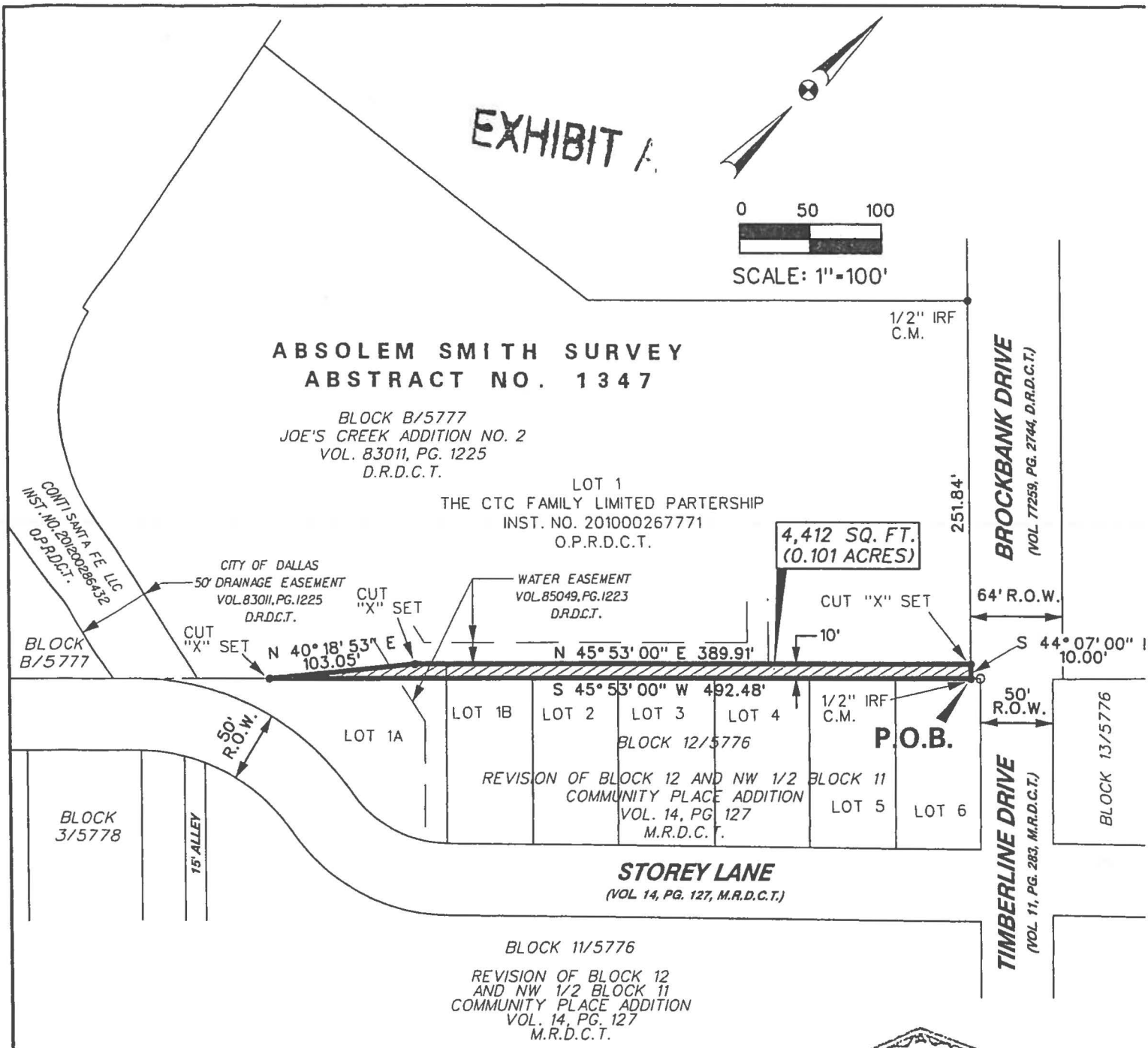
6/2/2016



STATE OF TEXAS
REGISTERED
SIANG W. LIM
5322
PROFESSIONAL
LAND SURVEYOR

6/2/2016

LEGEND:

C.M.	- CONTROLLING MONUMENT
IRF	- IRON ROD FOUND
IRS	- IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
D.R.D.C.T.	- DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
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Tel (214) 698-1868 • Fax (214) 698-9881

EXHIBIT "A"
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

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EXHIBIT "A"
10-FOOT WIDE WASTEWATER EASEMENT
901 SQUARE FEET (0.021 ACRES)
TO BE ACQUIRED FROM
THE CTC FAMILY LIMITED PARTERSHIP
OUT OF LOT 1A, CITY BLOCK 12/5776
ABSOLEM SMITH SURVEY, ABST. NO. 1347
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PARCEL 2:

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THENCE South 45 degrees 53 minutes 00 seconds West, along the northwesterly line of said Lot 1A, Block 12/5776 and the southeasterly line of said Lot 1, Block B/5777, a distance of 21.43 feet to a cut "X" set in concrete for THE POINT OF BEGINNING of the herein described tract of land;

THENCE South 40 degrees 18 minutes 53 seconds West, departing the said common line of Lot 1A, Block 12/5776 and Lot 1, Block B/5777, over and across said Lot 1A, a distance of 130.39 feet to a ½-inch iron rod set with a yellow plastic cap stamped "Lim Assoc" in the northerly right-of-way line of Storey Lane (a 50-foot right-of-way), said point also being the beginning of a non-tangent circular curve to the left, having a radius of 182.15 feet and a chord that bears South 63 degrees 18 minutes 54 seconds West, a distance of 25.59 feet;

EXHIBIT A

THENCE Southwesterly, along the northerly right-of-way line of said Storey Lane and said curve to the left, through a central angle of 08 degrees 03 minutes 25 seconds, an arc distance of 25.61 feet to a ½-inch iron rod set with a yellow plastic cap stamped "Lim Assoc";

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THENCE North 45 degrees 53 minutes 00 seconds East, along the said common line of Lot 1A, Block 12/5776 and Lot 1, Block B/5777, a distance of 103.05 feet to POINT OF BEGINING and containing 901 square feet or 0.021 acres of land, more or less.

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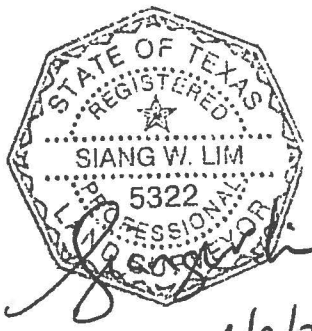

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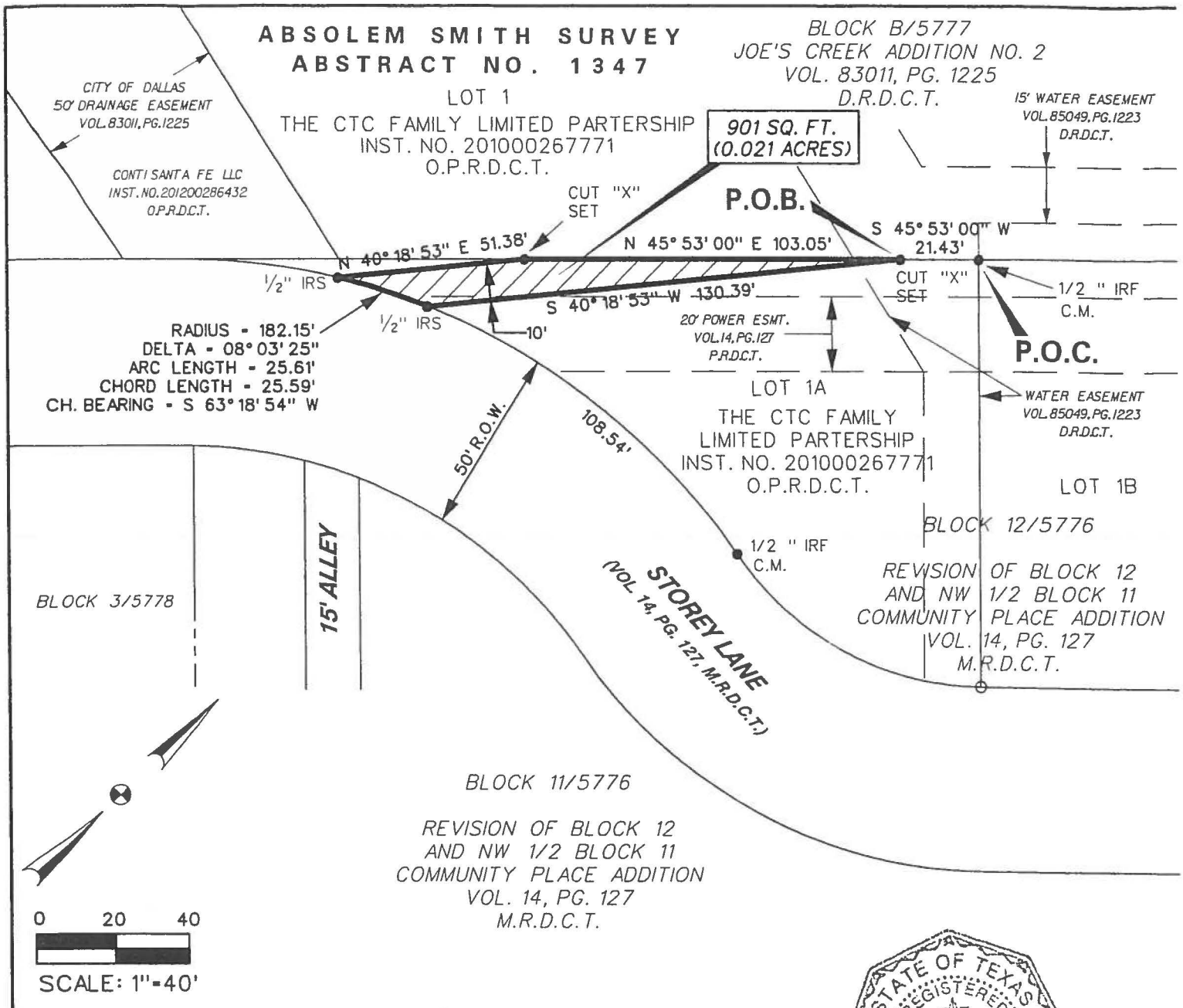

EXHIBIT 1

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REGISTERED
SIANG W. LIM
5322
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6/2/2016

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EXHIBIT "A"
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901 SQUARE FEET (0.021 ACRES)
TO BE ACQUIRED FROM
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OUT OF LOT 1A, CITY BLOCK 12/5776
ABSOLEM SMITH SURVEY, ABST. NO. 1347
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT B

WASTEWATER EASEMENT

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That The CTC Family Limited Partnership, a Texas limited partnership (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 FIFTY THREE THOUSAND DOLLARS AND NO/100 DOLLARS ($53,000.00) 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 wastewater 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 wastewater 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.

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: "None".

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 _____, _____.

The CTC Family Limited Partnership,
a Texas limited partnership

By: _____
Chui-Tsang Chien, Manager

* *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____ by Chui-Tsang Chien, Manager of The CTC Family Limited Partnership, a Texas limited partnership, on behalf of said limited partnership.

_____
Notary Public, State of TEXAS

* * * * * * * * * * * * * * * * * * * *

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: Lois King

Wastewater Easement Log No. 42877

EXHIBIT A

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FIELD NOTES APPROVED: 9/28/16

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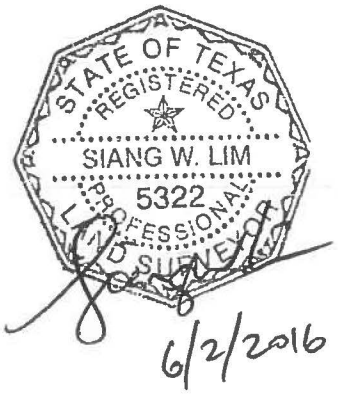

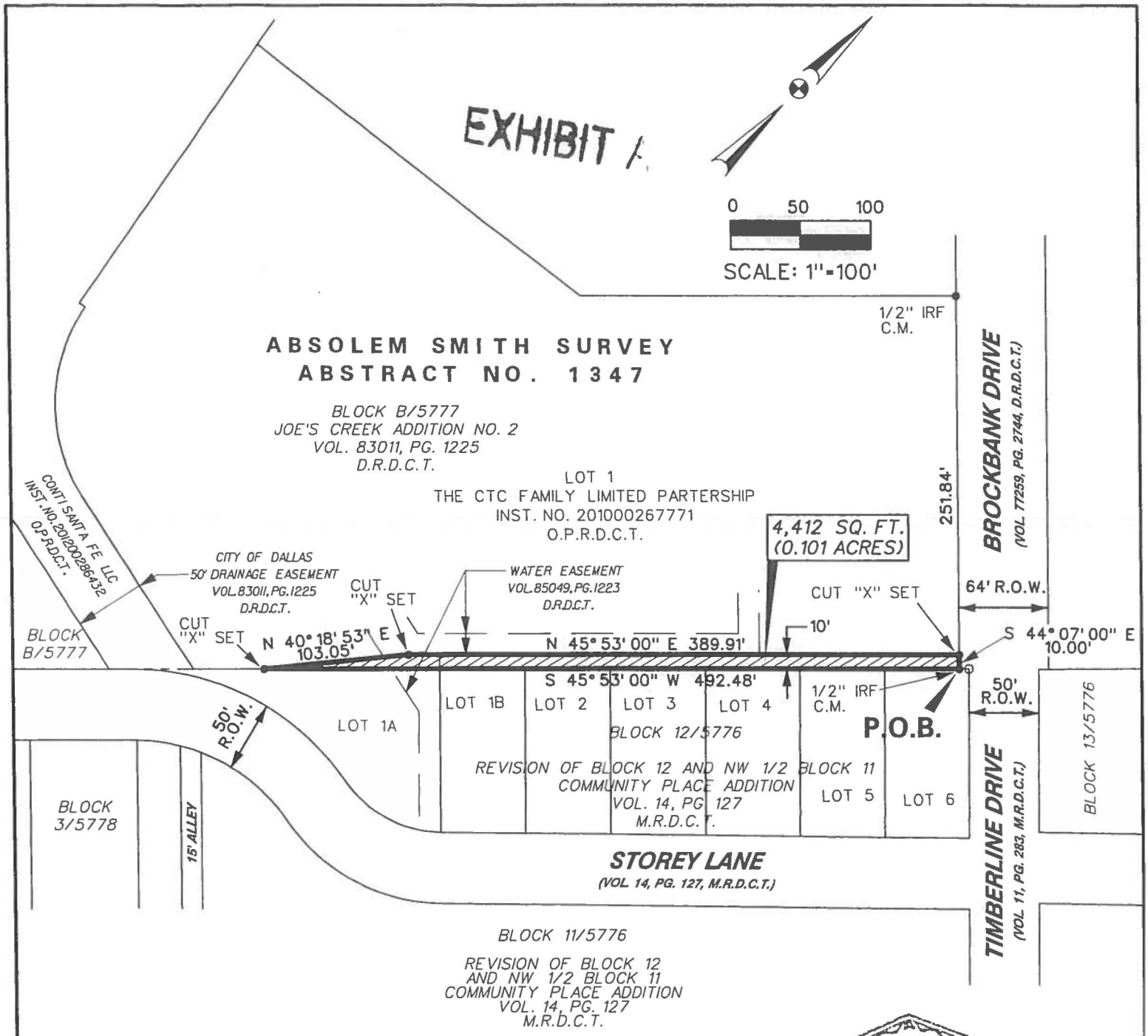

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LAND SURVEYOR

6/2/2016

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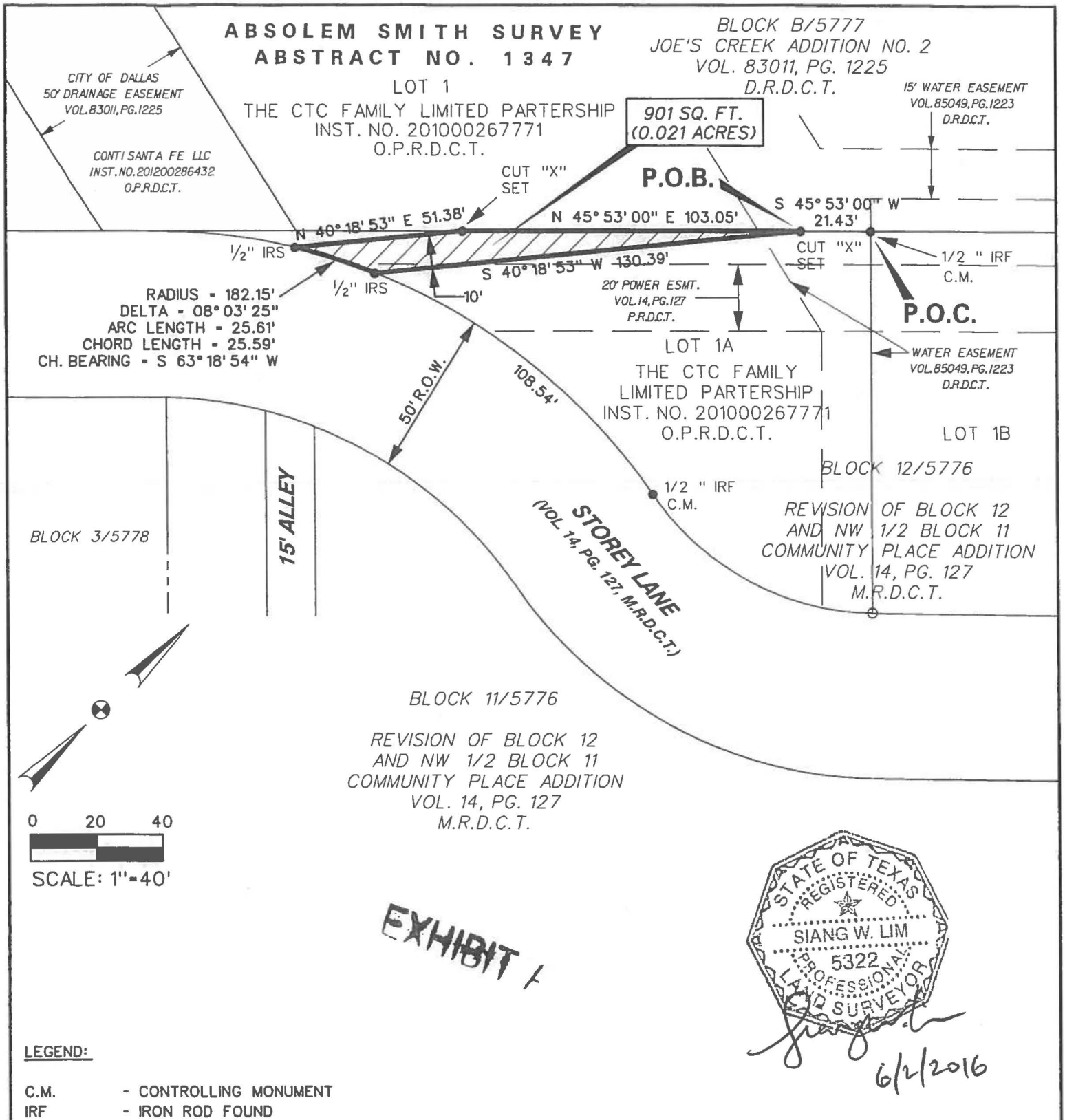

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CITY OF DALLAS, DALLAS COUNTY, TEXAS

AGENDA ITEM # 42

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8, 9

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 33M 37R 43K M 44N P 45Z 46K P Q R T U V X Y Z 47S W 48X 53B F J 54U V 55B G K L N P S T Y 56B C D R V W 57Q V 58L W 59J T 64B Q U W Y 65B D N R V 66K S Y 68M 69A-H 69G 76A L

SUBJECT

Authorize the quitclaim of 106 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: $1,160,933

BACKGROUND

This item authorizes the quitclaim of 106 properties that were foreclosed by the Sheriff's Department for unpaid taxes pursuant to judgments or seizure warrants from a District Court and the release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment. These properties are being sold to the highest bidders and will return to the tax rolls upon conveyance.

Successful bidders are required to sign a certification stating that they are not purchasing these properties on behalf of the foreclosed owners and that they have no debts owed to the City, no pending code violations, and are not chronic code violators.

All properties were reviewed by the Housing Department for infill housing and were not desired for that program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

FISCAL INFORMATION

Revenue: $1,160,932.07

OWNERS

Camden Homes, LLC

MT Akhavizadeh, Managing Member

Carrion Crow Holdings, LLC - SERIES D

Christian Chernock, Managing Member

County Land and Water LLC SERIES 2799L

Wayne Prokay, Managing Member

CRO Group, LLC

Jose Barreda, Managing Member

Double-R Capital Management, Inc.

Bruce Renoard, President

Guel Family Builders Inc.

Felipe Guel, Jr., President

I45 Holdings LLC

Clinton Garland, Managing Member

Muneeshwar LLC DBA Muni Ventures

Saravanan Rathinasabapathy, Managing Member

Nearer to Nature, LLC

Timothy Lukas Petrash, Managing Member

Nextlots Now L.L.C.

Lee J. Schmitt, Managing Member

Rai Investments Inc.

Gopal Rai, President

OWNERS (Continued)

Sebastian Properties LLC

Walter Huerta, Managing Member

Title & Title Properties, LLC

W. Justin Title, Managing Member

Tri-Capital Equities LLC

Jordan DSilva, Managing Member

Wealthgates Investment Company

David Okumbor, Managing Member

Adiel Quiroz

Alejandro Martinez

Alejandro Martinez and Ana Martinez

Alfonso Ruiz

Alicia Rodriguez

Aubrey Quarles

Aurelio Martinez

Biruk Tesfaye

Butch Benavides

Cesar Carrillo

Deon Carson

Devan Earle

OWNERS (Continued)

Doric Earle

Efrain Marquez

Enrique Marquez and Martha Marquez

Eric Arevalo

Eric W. Martin Sr.

Gregory Motte

H. E. Davis

Hermelindo Coria

Irma Lopez Salas

J. Santos Coria

Jon Mazziotta

Jose Saragosa

Juan Solis

Julio Marin

Kimiaki Itamura

Maria Schneider

Melake Belai

Michael Greig

M.W. Resnick

Peter Tsai

Rickey C. Thompson

Ronnie Compton

OWNERS (Continued)

Rosa Delgado

Sara Martinez

Saul Celis

Semira Rezaie and Abigail Velazquez

Stephen Austin II

William Baker

Young Coder

MAP

Attached

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
PROPERTY LIST

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
1	2143 W. AMHERST	V	02	R-7.5(A)	0.1721	$58,270.00	16	$2,000.00	$50,100.00	$55,560.00	MICHAEL GREIG
2	2663 ANDERSON	V	07	PD 595	0.1113	$1,024.00	4	$250.00	$1,375.55	$12,000.00	DEON CARSON
3	7129 ARBORCREST	I	08	R-7.5(A)	0.1801	$53,330.00	7	$10,000.00	$22,000.00	$51,100.00	MELAKE BELAI
4	3718 ARMOR	V	04	R-5(A)	0.1648	$7,346.00	2	$1,000.00	$2,693.00	$11,500.00	DEVAN EARLE
5	3942 ATLANTA	V	07	PD-595	0.0669	$6,000.00	4	$250.00	$3,500.00	$6,000.00	AURELIO MARTINEZ
6	3619 ATLANTA	V	07	PD-595	0.2233	$1,889.00	4	$500.00	$2,280.00	$7,500.00	NEARER TO NATURE, LLC
7	435 AVENUE E	V	04	R-5(A)	0.0969	$9,500.00	3	$1,000.00	$4,000.00	$9,500.00	AURELIO MARTINEZ
8	411 AVENUE G	V	04	R-5(A)	0.1245	$9,500.00	6	$1,000.00	$5,500.00	$9,500.00	HERMELINDO CORIA
9	1626 BANNOCK	V	07	PD-595	0.2306	$4,785.00	4	$250.00	$1,251.00	$9,050.00	STEPHEN AUSTIN II
10	811 BAYONNE	V	06	TH-3(A)	0.1147	$1,620.00	35	$1,000.00	$19,250.00	$8,000.00	CARRION CROW HOLDINGS, LLC - SERIES D
11	2947 BENROCK	V	08	R-5(A)	0.1719	$4,000.00	1	$250.00	$275.00	$3,200.00	ERIC W. MARTIN SR.
12	3706 BICKERS	V	06	R-5(A)	0.1391	$12,000.00	14	$1,000.00	$13,001.00	$12,000.00	SEMIRA REZAIE AND ABIGAIL VELAZQUEZ
13	3702 BICKERS	V	06	R-5(A)	0.1386	$12,000.00	14	$1,000.00	$14,001.00	$12,000.00	SEMIRA REZAIE AND ABIGAIL VELAZQUEZ
14	5663 BON AIR	V	08	R-7(A)	0.2892	$12,000.00	1	$500.00	$1,159.00	$12,000.00	DEVAN EARLE
15	5655 BON AIR	V	08	R-7.5(A)		$12,000.00	1	$1,000.00	$1,159.00	$12,000.00	DEVAN EARLE
16	2721 BRITTON	I	04	R-7.5(A)	0.2053	$36,800.00	9	$7,000.00	$22,000.00	$33,990.00	ROSA DELGADO
17	4725 BURMA	V	07	R-5(A)	0.1322	$10,230.00	3	$1,000.00	$1,785.00	$9,030.00	NEXTLOTS NOW L.L.C.
18	333 BUTTERCUP	I	05	R-7.5(A)	0.3058	$40,550.00	23	$7,000.00	$35,900.00	$40,550.00	IRMA LOPEZ SALAS
19	4319 CANAL	V	07	PD-595	0.1391	$1,460.00	2	$500.00	$6,000.01	$5,000.00	ALEJANDRO MARTINEZ
20	3614 CARL	V	07	PD-595	0.1778	$1,075.00	4	$1,000.00	$1,991.00	$5,000.00	BUTCH BENAVIDES
21	3224 CARPENTER	I	07	PD 595	0.2146	$16,484.00	2	$1,000.00	$1,001.00	$24,410.00	RICKEY C. THOMPSON
22	3718 CAUTHORN	V	07	PD-595	0.1492	$3,250.00	2	$250.00	$355.00	$3,250.00	TITUS BUCKLEY
23	4109 COLONIAL	V	07	PD-595	0.1721	$2,270.00	4	$1,000.00	$2,622.00	$6,750.00	KIMIAKI ITAMURA

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
PROPERTY LIST

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
24	4410 COLONIAL	V	07	PD-595	0.1825	$1,795.00	2	$1,000.00	$1,650.19	$7,160.00	TITLE & TITLE PROPERTIES, LLC
25	4114 COLONIAL	V	07	PD-595	0.1618	$2,563.00	3	$1,000.00	$1,650.19	$6,350.00	TITLE & TITLE PROPERTIES, LLC
26	3907 COOLIDGE	V	07	PD-595	0.1062	$1,268.00	1	$500.00	$688.00	$5,000.00	MARIA SCHNEIDER
27	1104 COSTON	V	05	R-7.5(A)	0.1675	$15,000.00	7	$500.00	$10,000.01	$15,000.00	ALEJANDRO MARTINEZ AND ANA MARTINEZ
28	8812 CRAIGE	I	05	R-7.5(A)	0.1930	$33,120.00	14	$7,000.00	$35,100.00	$31,800.00	ADIEL QUIROZ
29	3919 CROZIER	V	07	PD-595	0.0789	$21,710.00	2	$250.00	$1,166.00	$6,000.00	DEVAN EARLE
30	2335 S. DENLEY	I	04	R-7.5(A)	0.1877	$21,807.00	27	$3,000.00	$25,655.00	$15,630.00	EFRAIN MARQUEZ
31	523 EMBREY	I	03	R-7.5(A)	0.4416	$32,110.00	9	$7,000.00	$19,500.00	$32,110.00	ERIC AREVALO
32	1326 EMILY	V	04	R-7.5(A)	0.1499	$7,235.00	4	$250.00	$750.00	$10,000.00	ALFONSO RUIZ
33	1322 EMILY	V	04	R-7.5(A)	0.1648	$7,227.00	4	$250.00	$750.00	$10,000.00	ALFONSO RUIZ
34	1318 EMILY	V	04	R-7.5(A)	0.1822	$7,211.00	4	$250.00	$750.00	$10,000.00	ALFONSO RUIZ
35	2505 S. EWING	V	04	R-7.5(A)	0.1671	$13,000.00	9	$1,000.00	$11,500.00	$12,500.00	GUEL FAMILY BUILDERS INC.
36	2131 S. EWING	V	04	R-7.5(A)	0.1940	$13,000.00	12	$500.00	$11,500.00	$12,500.00	GUEL FAMILY BUILDERS INC.
37	2611 S. EWING	V	04	R-7.5(A)	0.1721	$19,640.00	5	$1,000.00	$11,500.00	$11,000.00	GUEL FAMILY BUILDERS INC.
38	1561 EXETER	I	04	R-7.5(A)	0.2913	$17,355.00	9	$7,000.00	$25,000.00	$32,890.00	ALICIA RODRIGUEZ
39	540 EZEKIAL	V	05	R-7.5(A)	0.1449	$15,000.00	4	$1,000.00	$7,850.00	$15,000.00	CRO GROUP, LLC
40	2811 FORDHAM	V	04	R-5(A)	0.5098	$7,998.00	4	$1,000.00	$5,345.00	$10,000.00	NEXTLOTS NOW L.L.C.
41	8815 FOREST HILLS	I	09	R-7.5(A)	0.1952	$153,963.00	17	$50,000.00	$143,000.00	$182,100.00	I45 HOLDINGS LLC
42	218 S. FRANCES	V	01	R-7.5(A)	0.2369	$10,000.00	15	$1,000.00	$22,221.00	$10,000.00	JON MAZZIOTTA
43	215 N. FRANCES	V	01	R-7.5(A)	0.2016	$10,000.00	3	$1,000.00	$2,605.00	$10,000.00	NEARER TO NATURE, LLC
44	1610 GARZA	V	04	R-7.5(A)	0.2723	$10,340.00	4	$1,000.00	$3,999.99	$10,350.00	WEALTHGATES INVESTMENT COMPANY
45	1007 GLEN PARK	I	03	R-7.5(A)	0.1809	$74,300.00	10	$20,000.00	$59,000.00	$74,300.00	DOUBLE-R CAPITAL MANAGEMENT, INC.

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
PROPERTY LIST

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46	2346 GOOCH	V	08	R-7.5(A)	0.1981	$8,000.00	1	$1,000.00	$1,750.00	$5,000.00	NEXTLOTS NOW L.L.C.
47	4314 HAMILTON	V	07	PD-595	0.1459	$1,499.00	5	$500.00	$3,375.00	$5,000.00	NEXTLOTS NOW L.L.C.
48	428 HIGHCREST	I	03	R-7.5(A)	0.2210	$45,880.00	9	$8,000.00	$30,100.00	$45,880.00	SEBASTIAN PROPERTIES LLC
49	2707 HOLMES	V	07	PD-595	0.2591	$36,930.00	6	$1,000.00	$8,510.00	$28,220.00	WILLIAM BAKER
50	8331 HONEY SUCKLE	V	08	CS	0.3100	$6,760.00	2	$500.00	$4,375.00	$6,760.00	NEXTLOTS NOW L.L.C.
51	1930 HUNTINGDON	V	04	TH-3(A)	0.1855	$11,500.00	1	$1,000.00	$1,125.00	$11,500.00	NEXTLOTS NOW L.L.C.
52	2002 HUNTINGDON	V	04	TH-3(A)	0.2212	$11,500.00	2	$1,000.00	$1,185.00	$11,500.00	PETER TSAI
53	1147 IOWA	I	04	R-7.5(A)	0.1696	$32,260.00	10	$5,000.00	$22,777.00	$31,940.00	ENRIQUE MARQUEZ AND MARTHA MARQUEZ
54	3916 KENILWORTH	V	07	PD-595	0.1310	$2,950.00	1	$1,000.00	$1,500.00	$2,860.00	JULIO MARIN
55	3706 KENILWORTH	V	07	PD-595	0.1474	$2,026.00	3	$1,000.00	$1,500.00	$3,210.00	JULIO MARIN
56	1800 KIRNWOOD	V	08	R-7.5(A)	0.3770	$7,871.00	3	$2,000.00	$5,950.00	$25,000.00	DEVAN EARLE
57	6620 S. LANCASTER	V	08	R-7.5(A)	0.0687	$4,000.00	1	$500.00	$605.00	$5,000.00	TITUS BUCKLEY
58	4210 LANDRUM	V	04	R-7.5(A)	0.0820	$3,450.00	1	$500.00	$503.00	$3,450.00	GREGORY MOTTE
59	3907 LATIMER	I	07	PD-595	0.0765	$25,419.00	6	$9,000.00	$18,500.00	$50,320.00	JOSE SARAGOSA
60	2539 MARBURG	V	07	PD-595	0.1441	$4,430.00	1	$1,000.00	$1,462.13	$6,000.00	KIMIAKI ITAMURA
61	2706 MARBURG	V	07	PD-595	0.1711	$1,761.00	2	$1,000.00	$1,237.00	$6,000.00	DEVAN EARLE
62	2823 MARDER	I	07	PD-595	0.1351	$20,688.00	1	$500.00	$650.00	$23,580.00	TITUS BUCKLEY
63	1733 MARYLAND	V	04	R-7.5(A)	0.1250	$13,000.00	6	$1,000.00	$12,400.00	$13,000.00	AUBREY QUARLES
64	2031 MCBROOM	I	06	R-5(A)	0.1063	$50,030.00	12	$15,000.00	$46,500.00	$49,220.00	YOUNG CODER
65	4618 METROPOLITAN	V	07	PD-595	0.1285	$1,646.00	3	$1,000.00	$1,500.00	$5,000.00	JULIO MARIN
66	4201 METROPOLITAN	I	07	PD-595	0.1527	$56,468.00	2	$20,000.00	$22,277.00	$100,520.00	COUNTY LAND AND WATER LLC SERIES 2799L
67	3502 MORRIS	I	06	R-5(A)	0.1524	$23,005.00	6	$7,000.00	$10,550.00	$39,190.00	J. SANTOS CORIA
68	1201 NORTH	V	04	PD-388	0.187	$12,220.00	4	$1,000.00	$3,921.00	$12,220.00	BUTCH BENAVIDES
69	2834 OAKDALE	V	07	PD-595	0.1164	$4,000.00	2	$250.00	$251.00	$4,000.00	RONNIE COMPTON

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70	2830 OAKDALE	V	07	PD-595	0.1217	$4,000.00	1	$500.00	$895.00	$4,000.00	DEVAN EARLE
71	2731 OBANNON	I	04	R-7.5(A)	0.2184	$48,240.00	18	$5,000.00	$32,150.00	$48,240.00	CESAR CARRILLO
72	109 PALM OAK	V	08	R-7.5(A)	0.1804	$15,623.00	1	$1,000.00	$5,375.00	$8,000.00	NEXTLOTS NOW L.L.C.
73	4049 PAMPAS	I	01	R-7.5(A)	0.1635	$50,660.00	29	$5,000.00	$36,601.00	$50,660.00	BUTCH BENAVIDES
74	6919 PARKDALE	V	05	R-7.5(A)	0.1653	$9,000.00	6	$1,000.00	$10,000.01	$9,000.00	ALEJANDRO MARTINEZ AND ANA MARTINEZ
75	626 PEMBERTON HILL	V	05	R-7.5(A)	0.1628	$9,817.00	3	$2,000.00	$3,766.00	$15,000.00	DEVAN EARLE
76	618 PEMBERTON HILL	V	05	R-7.5(A)	0.1675	$9,824.00	2	$2,000.00	$3,326.99	$15,000.00	SARA MARTINEZ
77	2404 PENNSYLVANIA	V	07	R-5(A)	0.1492	$3,014.00	9	$1,000.00	$4,599.00	$3,900.00	DEVAN EARLE
78	2400 PENNSYLVANIA	V	07	R-5(A)	0.1434	$14,423.00	9	$1,000.00	$4,599.00	$3,900.00	DEVAN EARLE
79	2627 PINE	V	07	PD-595	0.1213	$7,000.00	1	$1,000.00	$1,150.00	$6,000.00	DEVAN EARLE
80	8351 PLAINVIEW	V	08	A(A)	0.2401	$4,000.00	2	$1,000.00	$4,675.00	$4,000.00	NEXTLOTS NOW L.L.C.
81	3919 POLLY	V	07	PD-595	0.1116	$1,048.00	2	$250.00	$308.00	$2,430.00	MARIA SCHNEIDER, DEVAN EARLE, DORIC EARLE AND M. W. RESNICK
82	3118 PUGET	V	06	R-5(A)	0.0642	$4,480.00	9	$1,000.00	$11,500.00	$4,480.00	CAMDEN HOMES, LLC
83	2716 RAMSEY	V	04	R-7.5(A)	0.1797	$14,000.00	6	$2,000.00	$12,000.00	$14,000.00	SAUL CELIS
84	3318 REED	V	07	PD-595	0.2313	$12,994.00	2	$1,000.00	$1,680.00	$22,230.00	NEARER TO NATURE, LLC
85	3210 REED	I	07	PD-595	0.1852	$12,793.00	3	$3,500.00	$8,500.00	$24,100.00	BIRUK TESFAYE
86	3927 ROBERTS	V	07	PD-595	0.1021	$1,896.00	1	$1,000.00	$1,277.00	$5,000.00	DEVAN EARLE
87	115 SATINWOOD	I	08	R-7.5(A)	0.1759	$26,509.00	5	$5,000.00	$18,077.00	$33,230.00	TRI-CAPITAL EQUITIES LLC
88	2414 SCOTLAND	V	04	R-7.5	0.1625	$6,900.00	2	$1,000.00	$3,475.00	$6,900.00	NEXTLOTS NOW L.L.C.
89	14124 SEAGOVILLE	I	08	NS(A)	0.3821	$98,280.00	8	$10,000.00	$60,000.00	$98,280.00	ROSA DELGADO
90	3517 SIDNEY	V	07	PD-595	0.1436	$1,469.00	2	$250.00	$308.00	$3,130.00	MARIA SCHNEIDER
91	3760 SOFT WIND	V	08	R-5(A)	0.1260	$8,500.00	1	$500.00	$1,201.00	$8,500.00	MUNEESHWAR LLC DBA MUNI VENTURES
92	3107 SOUTH	V	07	PD 595	0.4459	$14,570.00	9	$3,000.00	$16,890.00	$14,570.00	DEVAN EARLE

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93	3101 SOUTH	V	07	PD 595	0.0896	$2,190.00	11	$500.00	$4,489.00	$2,190.00	DEVAN EARLE
94	1444 STIRLING	V	04	TH-3(A)	0.5497	$2,838.00	1	$750.00	$2,580.00	$17,250.00	NEARER TO NATURE, LLC
95	4748 STOKES	V	07	R-5(A)	0.1421	$2,000.00	2	$250.00	$1,175.00	$2,000.00	NEXTLOTS NOW L.L.C.
96	2425 STOVALL	I	04	R-5(A)	0.1678	$22,436.68	5	$4,000.00	$23,200.00	$23,730.00	I45 HOLDINGS LLC
97	3906 TELEPHONE	V	08	A(A)	0.2680	$7,500.00	6	$1,000.00	$8,975.00	$7,500.00	NEXTLOTS NOW L.L.C.
98	239 TERRACE	V	04	R-7.5(A)	0.1386	$15,000.00	9	$1,500.00	$13,200.00	$15,000.00	AUBREY QUARLES
99	9731 TRAVIS	V	08	A(A)	0.1799	$5,030.00	1	$1,000.00	$1,500.00	$5,030.00	RAI INVESTMENTS INC.
100	9723 TRAVIS	V	08	A(A)	0.1759	$4,920.00	2	$1,000.00	$3,276.00	$4,920.00	H. E. DAVIS
101	9719 TRAVIS	V	08	A(A)	0.1769	$4,950.00	2	$1,000.00	$3,276.00	$4,960.00	H. E. DAVIS
102	9711 TRAVIS	V	08	A(A)	0.1789	$5,010.00	1	$1,000.00	$1,500.00	$5,010.00	RAI INVESTMENTS INC.
103	9715 TRAVIS	V	08	A(A)	0.1769	$4,950.00	2	$1,000.00	$3,276.00	$4,950.00	H. E. DAVIS
104	1326 TREWITT	I	08	R-7.5(A)	0.2232	$13,601.00	7	$3,000.00	$18,600.00	$33,870.00	JUAN SOLIS
105	3903 S. TYLER	V	04	MF-2(A)	0.6575	$16,702.00	3	$6,000.00	$13,400.00	$57,290.00	DEVAN EARLE
106	1527 WACO	V	04	R-5(A)	0.1694	$11,500.00	4	$1,000.00	$3,250.00	$11,500.00	AURELIO MARTINEZ

N
LASATER RD
S BELT LINE RD
S PRAIRIE CREEK RD
DOWDY FERRY RD
MILITARY PKWY
PEAVY RD
FORNEY RD
BRUTON RD
BONNIE VIEW RD
ROYAL LN
WALNUT HILL LN
FOREST LN
CANADA DR
SYLVAN AVE
HARRY HINES BLVD
DENTON DR
LUNA RD
ROYAL LN
W RED BIRD LN
S WALTON WALKER BLVD SB
CEDAR RIDGE DR
W KIEST BLVD
GRADY NIBLO RD
CLARK RD
FM 1382
HWY
SE 14TH ST
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August 10, 2016

WHEREAS, the City of Dallas ("City"), the State of Texas ("State"), the County of Dallas, ("County"), and/or Dallas Independent School District ("DISD") acquired Sheriff Deeds to properties ("Properties") at a sheriff tax sale ("the First Sale") authorized by a Judicial Foreclosure ("Judgment") in a District Court in Dallas County, Texas. The Sheriff's Deeds were recorded in the real property records of Dallas County, Texas as described on "Exhibit A," attached herein and incorporated by reference; and

WHEREAS, pursuant to the Texas Attorney General Opinion No. JM-1232 and Section 34.05(a) of the Texas Property Tax Code, the City may re-sell the Properties ("the Second Sale") subject to any right of redemption existing at the time of the Second Sale; and

WHEREAS, pursuant to the provisions of Chapter 34, Section 34.05 of the Texas Property Tax Code, a taxing entity is authorized to re-sell the Properties ("the Second Sale"); and

WHEREAS, by accepting its pro rata proceeds from the Second Sale, the State agrees to the transfer of Properties in which it has an interest; and

WHEREAS, the City Manager, acting on behalf of the County pursuant to a County Commissioner's Court Order, and acting on behalf of DISD pursuant to a School Board Resolution have the authority to execute Quitclaim Deeds to the purchasers of Properties at the Second Sale, and transfer any rights, title, or interests acquired or held by each taxing entity that was a party to the Judgment at the First Sale; and

WHEREAS, the Properties were advertised in the Dallas Morning News on the dates indicated on Exhibit A; and

WHEREAS, the City Council has previously approved the re-sale of other Properties where funds were not received, nor disbursed prior to the April 1, 2001 Tax Collection Consolidation with Dallas County; and

WHEREAS, the distribution of the proceeds from the resale of the Properties will be in accordance with Chapter 34, Section 34.06 of the Texas Property Tax Code; **Now, Therefore,**

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

SECTION 1. That upon receipt of the monetary consideration from the purchasers of the Properties listed on Exhibit A, and upon consent by the County and DISD, the City Manager upon approval as to form by the City Attorney and attested by the City Secretary, is hereby authorized to execute Quitclaim Deeds to the Properties, conveying to the purchasers the right, title, and interest acquired or held by each taxing entity that was a party to the Judgment, subject to any right of redemption, post-Judgment taxes and post Judgment non-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, upon approval as to form by the City Attorney, is authorized to execute a release(s) of lien for any non-tax municipal lien(s) 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 0001, Department DEV, Balance Sheet Account 0519.

SECTION 6. That upon receipt of the consideration from the Second Sale, the Chief Financial Officer is authorized to disburse the proceeds in accordance with Chapter 34, Section 34.06 of the Texas Property Tax Code. Calculations for disbursements shall be provided by the Director of Sustainable Development and Construction to the City of Dallas Land Based Receivables, the Dallas County District Clerk, and the Dallas County Tax Office from the account specified in Section 5, above.

SECTION 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
EXHIBIT A

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/ IMP	OWNED BY TAXING ENTITIES*	DMN DATES ADVERTISED	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	HIGHEST BIDDER
1	2143 W. AMHERST	Lot 17, Block 5/5768	V	1, 2, 3	5/1 & 5/2	16	$2,000.00	$50,100.00	MICHAEL GREIG
2	2663 ANDERSON	Lot 8, Block 5/2509	V	1, 2, 3	5/1 & 5/2	4	$250.00	$1,375.55	DEON CARSON
3	7129 ARBORCREST	Lot 6, Block U/6640	I	1, 2, 3	5/1 & 5/2	7	$10,000.00	$22,000.00	MELAKE BELAI
4	3718 ARMOR	Lot 18, Block D/6095	V	1, 2, 3	5/1 & 5/2	2	$1,000.00	$2,693.00	DEVAN EARLE
5	3942 ATLANTA	Lot 1, Block B/1729	V	1, 2, 3	5/1 & 5/2	4	$250.00	$3,500.00	AURELIO MARTINEZ
6	3619 ATLANTA	One half of Lot 5 and Lot 6, Block B/1703	V	1, 2, 3	5/1 & 5/2	4	$500.00	$2,280.00	NEARER TO NATURE, LLC
7	435 AVENUE E	Lot 31, Block 1/5900	V	1, 2, 3	5/1 & 5/2	3	$1,000.00	$4,000.00	AURELIO MARTINEZ
8	411 AVENUE G	Lot 37, Block 3/4653	V	1, 2, 3	5/1 & 5/2	6	$1,000.00	$5,500.00	HERMELINDO CORIA
9	1626 BANNOCK	Lot 7, Block D/1688	V	1, 2, 3	5/1 & 5/2	4	$250.00	$1,251.00	STEPHEN AUSTIN II
10	811 BAYONNE	Lot 12, Block 3/7265	V	1, 2, 3	5/1 & 5/2	35	$1,000.00	$19,250.00	CARRION CROW HOLDINGS, LLC - SERIES D
11	2947 BENROCK	East half of Lot 3, Block 20	V	1, 2, 3	5/1 & 5/2	1	$250.00	$275.00	ERIC W. MARTIN SR.
12	3706 BICKERS	Lot 5A, Block 10/7151	V	1, 2, 3	5/1 & 5/2	14	$1,000.00	$13,001.00	SEMIRA REZAIE AND ABIGAIL VELAZQUEZ
13	3702 BICKERS	Lot 5B, Block 10/7151	V	1, 2, 3	5/1 & 5/2	14	$1,000.00	$14,001.00	SEMIRA REZAIE AND ABIGAIL VELAZQUEZ
14	5663 BON AIR	Lot 38, Block 6875	V	1, 2, 3	5/1 & 5/2	1	$500.00	$1,159.00	DEVAN EARLE
15	5655 BON AIR	Lot 36, Block 6875	V	1, 2, 3	5/1 & 5/2	1	$1,000.00	$1,159.00	DEVAN EARLE
16	2721 BRITTON	Lot 17, Block 34/4223	I	1, 2, 3	5/1 & 5/2	9	$7,000.00	$22,000.00	ROSA DELGADO
17	4725 BURMA	Lot 20, Block F	V	1, 2, 3	5/1 & 5/2	3	$1,000.00	$1,785.00	NEXTLOTS NOW L.L.C.
18	333 BUTTERCUP	Lot 13, Block 2/6647	I	1, 2, 3	5/1 & 5/2	23	$7,000.00	$35,900.00	IRMA LOPEZ SALAS
19	4319 CANAL	Lot 16, Block 1/1853	V	1, 2, 3	5/1 & 5/2	2	$500.00	$6,000.01	ALEJANDRO MARTINEZ
20	3614 CARL	Lot 11, Block 2/1557	V	1, 2, 3	5/1 & 5/2	4	$1,000.00	$1,991.00	BUTCH BENAVIDES
21	3224 CARPENTER	Part of Lot 3, Block 1778	I	1, 2, 3	5/1 & 5/2	2	$1,000.00	$1,001.00	RICKEY C. THOMPSON
22	3718 CAUTHORN	Lot 13, Block 2/4467	V	1, 2, 3	5/1 & 5/2	2	$250.00	$355.00	TITUS BUCKLEY
23	4109 COLONIAL	Mid 50 feet of Lot 2, Block B/1603	V	1, 2, 3	5/1 & 5/2	4	$1,000.00	$2,622.00	KIMIAKI ITAMURA

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TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
EXHIBIT A

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/ IMP	OWNED BY TAXING ENTITIES*	DMN DATES ADVERTISED	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	HIGHEST BIDDER
24	4410 COLONIAL	Lot 3, Block F/1690	V	1, 2, 3	5/1 & 5/2	2	$1,000.00	$1,650.19	TITLE & TITLE PROPERTIES, LLC
25	4114 COLONIAL	Parts of Lots 2 and 3, Block F/1606	V	1, 2, 3	5/1 & 5/2	3	$1,000.00	$1,650.19	TITLE & TITLE PROPERTIES, LLC
26	3907 COOLIDGE	Lot 28, Block 1784	V	1, 2, 3	5/1 & 5/2	1	$500.00	$688.00	MARIA SCHNEIDER
27	1104 COSTON	Lot 41, Block 6331	V	1, 2, 3	5/1 & 5/2	7	$500.00	$10,000.01	ALEJANDRO MARTINEZ AND ANA MARTINEZ
28	8812 CRAIGE	Lot 15, Block 2/6328	I	1, 2, 3	5/1 & 5/2	14	$7,000.00	$35,100.00	ADIEL QUIROZ
29	3919 CROZIER	Lot 7, Block 3/1736	V	1, 2, 3	5/1 & 5/2	2	$250.00	$1,166.00	DEVAN EARLE
30	2335 S. DENLEY	Lot 15, Block 29/4428	I	1, 2, 3	5/1 & 5/2	27	$3,000.00	$25,655.00	EFRAIN MARQUEZ
31	523 EMBREY	Lot 3, Block 19/6634	I	1, 2, 3	5/1 & 5/2	9	$7,000.00	$19,500.00	ERIC AREVALO
32	1326 EMILY	Lot 3, Block 9/7534	V	1, 2, 3	5/1 & 5/2	4	$250.00	$750.00	ALFONSO RUIZ
33	1322 EMILY	Lot 4, Block 9/7534	V	1, 2, 3	5/1 & 5/2	4	$250.00	$750.00	ALFONSO RUIZ
34	1318 EMILY	Lot 5, Block 9/7534	V	1, 2, 3	5/1 & 5/2	4	$250.00	$750.00	ALFONSO RUIZ
35	2505 S. EWING	Lot 2, Block 45/3667	V	1, 2, 3	5/1 & 5/2	9	$1,000.00	$11,500.00	GUEL FAMILY BUILDERS INC.
36	2131 S. EWING	Lot 11, Block 21/3643	V	1, 2, 3	5/1 & 5/2	12	$500.00	$11,500.00	GUEL FAMILY BUILDERS INC.
37	2611 S. EWING	Lot 15, Block 22/3886	V	1, 2, 3	5/1 & 5/2	5	$1,000.00	$11,500.00	GUEL FAMILY BUILDERS INC.
38	1561 EXETER	Lot 15-A, Block 13/4313	I	1, 2, 3	5/1 & 5/2	9	$7,000.00	$25,000.00	ALICIA RODRIGUEZ
39	540 EZEKIAL	Lot 6, Block 28/6256	V	1, 2, 3	5/1 & 5/2	4	$1,000.00	$7,850.00	CRO GROUP, LLC
40	2811 FORDHAM	West half of Lot 89, Block 6080	V	1, 2, 3	5/1 & 5/2	4	$1,000.00	$5,345.00	NEXTLOTS NOW L.L.C.
41	8815 FOREST HILLS	Lot 16 and east 2 feet of Lot 17, Block 2/5286	I	1, 2, 3	5/1 & 5/2	17	$50,000.00	$143,000.00	I45 HOLDINGS LLC
42	218 S. FRANCES	Part of Lot 9, Block 4174	V	1, 2, 3	5/1 & 5/2	15	$1,000.00	$22,221.00	JON MAZZIOTTA
43	215 N. FRANCES	Lot 10, Block H/4149	V	1, 2, 3	5/1 & 5/2	3	$1,000.00	$2,605.00	NEARER TO NATURE, LLC
44	1610 GARZA	Lot 16, Block 25/4321	V	1, 2, 3	5/1 & 5/2	4	$1,000.00	$3,999.99	WEALTHGATES INVESTMENT COMPANY

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TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
EXHIBIT A

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45	1007 GLEN PARK	Lot 32, Block D/6907	I	1, 2, 3	5/1 & 5/2	10	$20,000.00	$59,000.00	DOUBLE-R CAPITAL MANAGEMENT, INC.
46	2346 GOOCH	Lot 10, Block 5/6888	V	1, 2, 3	5/1 & 5/2	1	$1,000.00	$1,750.00	NEXTLOTS NOW L.L.C.
47	4314 HAMILTON	Lot 14, Block G/1822	V	1, 2, 3	5/1 & 5/2	5	$500.00	$3,375.00	NEXTLOTS NOW L.L.C.
48	428 HIGHCREST	Lot 6, Block G/6637	I	1, 2, 3	5/1 & 5/2	9	$8,000.00	$30,100.00	SEBASTIAN PROPERTIES LLC
49	2707 HOLMES	South one half of Lot 2 and Lot 3, Block 1/1119	V	1, 2, 3	5/1 & 5/2	6	$1,000.00	$8,510.00	WILLIAM BAKER
50	8331 HONEY SUCKLE	Part of Lot 28, Block 7618	V	1, 2, 3	5/1 & 5/2	2	$500.00	$4,375.00	NEXTLOTS NOW L.L.C.
51	1930 HUNTINGDON	Lot F, Block 14/5869	V	1, 2, 3	5/1 & 5/2	1	$1,000.00	$1,125.00	NEXTLOTS NOW L.L.C.
52	2002 HUNTINGDON	Lot E, Block 14/5869	V	1, 2, 3	5/1 & 5/2	2	$1,000.00	$1,185.00	PETER TSAI
53	1147 IOWA	Lot 30, Block 40/3712	I	1, 2, 3	5/1 & 5/2	10	$5,000.00	$22,777.00	ENRIQUE MARQUEZ AND MARTHA MARQUEZ
54	3916 KENILWORTH	Lot 4, Block 2/4463	V	1, 2, 3	5/1 & 5/2	1	$1,000.00	$1,500.00	JULIO MARIN
55	3706 KENILWORTH	Lot 2, Block C/2130	V	1, 2, 3	5/1 & 5/2	3	$1,000.00	$1,500.00	JULIO MARIN
56	1800 KIRNWOOD	Lot 1, Block L/7567	V	1, 2, 3	5/1 & 5/2	3	$2,000.00	$5,950.00	DEVAN EARLE
57	6620 S. LANCASTER	Lot 28, Block 2/6887	V	1, 2, 3	5/1 & 5/2	1	$500.00	$605.00	TITUS BUCKLEY
58	4210 LANDRUM	Lot 21, Block 5/6083	V	1, 2, 3	5/1 & 5/2	1	$500.00	$503.00	GREGORY MOTTE
59	3907 LATIMER	Lot 3, Block H4/1736	I	1, 2, 3	5/1 & 5/2	6	$9,000.00	$18,500.00	JOSE SARAGOSA
60	2539 MARBURG	Lot 10B, Block 1954	V	1, 2, 3	5/1 & 5/2	1	$1,000.00	$1,462.13	KIMIAKI ITAMURA
61	2706 MARBURG	Lot 2, Block B/1955	V	1, 2, 3	5/1 & 5/2	2	$1,000.00	$1,237.00	DEVAN EARLE
62	2823 MARDER	Lot 6, Block 1/2491	I	1, 2, 3	5/1 & 5/2	1	$500.00	$650.00	TITUS BUCKLEY
63	1733 MARYLAND	The east 112.5 feet of Lot 5, Block 5/3627	V	1, 2, 3	5/1 & 5/2	6	$1,000.00	$12,400.00	AUBREY QUARLES
64	2031 MCBROOM	The west 42.36 feet of Lot 8, Block 22/7127	I	1, 2, 3	5/1 & 5/2	12	$15,000.00	$46,500.00	YOUNG CODER
65	4618 METROPOLITAN	Lot 20, Block B/2441	V	1, 2, 3	5/1 & 5/2	3	$1,000.00	$1,500.00	JULIO MARIN

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TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
EXHIBIT A

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66	4201 METROPOLITAN	Lot 46, Block G/1822	I	1, 2, 3	5/1 & 5/2	2	$20,000.00	$22,277.00	COUNTY LAND AND WATER LLC SERIES 2799L
67	3502 MORRIS	Lot 1, Block 17/7145	I	1, 2, 3	5/1 & 5/2	6	$7,000.00	$10,550.00	J. SANTOS CORIA
68	1201 NORTH	The west 33 1/3 feet of Lot 26, Block 3126	V	1, 2, 3	5/1 & 5/2	4	$1,000.00	$3,921.00	BUTCH BENAVIDES
69	2834 OAKDALE	Lot 7, Block 2/4434	V	1, 2, 3	5/1 & 5/2	2	$250.00	$251.00	RONNIE COMPTON
70	2830 OAKDALE	Lot 6, Block 2/4434	V	1, 2, 3	5/1 & 5/2	1	$500.00	$895.00	DEVAN EARLE
71	2731 OBANNON	Lot 17, Block 8/5975	I	1, 2, 3	5/1 & 5/2	18	$5,000.00	$32,150.00	CESAR CARRILLO
72	109 PALM OAK	Lot 20, Block B/6263	V	1, 2, 3	5/1 & 5/2	1	$1,000.00	$5,375.00	NEXTLOTS NOW L.L.C.
73	4049 PAMPAS	Lot 1, Block C/5105	I	1, 2, 3	5/1 & 5/2	29	$5,000.00	$36,601.00	BUTCH BENAVIDES
74	6919 PARKDALE	Lot 16, Block 4/5813	V	1, 2, 3	5/1 & 5/2	6	$1,000.00	$10,000.01	ALEJANDRO MARTINEZ AND ANA MARTINEZ
75	626 PEMBERTON HILL	Lot 10, Block M/6256	V	1, 2, 3	5/1 & 5/2	3	$2,000.00	$3,766.00	DEVAN EARLE
76	618 PEMBERTON HILL	Lot 12, Block M/6256	V	1, 2, 3	5/1 & 5/2	2	$2,000.00	$3,326.99	SARA MARTINEZ
77	2404 PENNSYLVANIA	Lots 3 and 4, Block 30/1305	V	1, 2, 3	5/1 & 5/2	9	$1,000.00	$4,599.00	DEVAN EARLE
78	2400 PENNSYLVANIA	Lots 1 and 2, Block 30/1305	V	1, 2, 3	5/1 & 5/2	9	$1,000.00	$4,599.00	DEVAN EARLE
79	2627 PINE	Lot 12, Block B/1743	V	1, 2, 3	5/1 & 5/2	1	$1,000.00	$1,150.00	DEVAN EARLE
80	8351 PLAINVIEW	Lot 7, Block 1/8526	V	1, 2, 3	5/1 & 5/2	2	$1,000.00	$4,675.00	NEXTLOTS NOW L.L.C.
81	3919 POLLY	Lot 11, Block A/4467	V	1, 2, 3	5/1 & 5/2	2	$250.00	$308.00	MARIA SCHNEIDER, DEVAN EARLE, DORIC EARLE AND M. W. RESNICK
82	3118 PUGET	The north 28 ½ x 100 feet of Lots 1 and 2, Block 9/7126	V	1, 2, 3	5/1 & 5/2	9	$1,000.00	$11,500.00	CAMDEN HOMES, LLC
83	2716 RAMSEY	Lot 5, Block 44/4204	V	1, 2, 3	5/1 & 5/2	6	$2,000.00	$12,000.00	SAUL CELIS
84	3318 REED	Lot 5, Block 1781	V	1, 2, 3	5/1 & 5/2	2	$1,000.00	$1,680.00	NEARER TO NATURE, LLC
85	3210 REED	Lot 5, Block 1780	I	1, 2, 3	5/1 & 5/2	3	$3,500.00	$8,500.00	BIRUK TESFAYE

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TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
EXHIBIT A

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86	3927 ROBERTS	Lot 7, Block 1784	V	1, 2, 3	5/1 & 5/2	1	$1,000.00	$1,277.00	DEVAN EARLE
87	115 SATINWOOD	Lot 24, Block C/6263	I	1, 2, 3	5/1 & 5/2	5	$5,000.00	$18,077.00	TRI-CAPITAL EQUITIES LLC
88	2414 SCOTLAND	Lot 13, Block 4/5851	V	1, 2, 3	5/1 & 5/2	2	$1,000.00	$3,475.00	NEXTLOTS NOW L.L.C.
89	14124 SEAGOVILLE	Tract 19E , Block 8825	I	1, 2, 3	5/1 & 5/2	8	$10,000.00	$60,000.00	ROSA DELGADO
90	3517 SIDNEY	Being a tract of land 49 feet x 100, Block 4459	V	1, 2, 3	5/1 & 5/2	2	$250.00	$308.00	MARIA SCHNEIDER
91	3760 SOFT WIND	Lot 6, Block A/8292	V	1, 2, 3	5/1 & 5/2	1	$500.00	$1,201.00	MUNEESHWAR LLC DBA MUNI VENTURES
92	3107 SOUTH	Lots 21, 22 and 23, Block 2/1348	V	1, 2, 3	5/1 & 5/2	9	$3,000.00	$16,890.00	DEVAN EARLE
93	3101 SOUTH	Lot 24, Block 2/1348	V	1, 2, 3	5/1 & 5/2	11	$500.00	$4,489.00	DEVAN EARLE
94	1444 STIRLING	The south 8 feet of Lot 9, and all of Lots 10 and 11, Block 37/5880	V	1, 2, 3	5/1 & 5/2	1	$750.00	$2,580.00	NEARER TO NATURE, LLC
95	4748 STOKES	Lot 10D, Block 4/7641	V	1, 2, 3	5/1 & 5/2	2	$250.00	$1,175.00	NEXTLOTS NOW L.L.C.
96	2425 STOVALL	Lot 6, Block G/6078	I	1, 2, 3	5/1 & 5/2	5	$4,000.00	$23,200.00	I45 HOLDINGS LLC
97	3906 TELEPHONE	Lot 30, Block 2	V	1, 2, 3	5/1 & 5/2	6	$1,000.00	$8,975.00	NEXTLOTS NOW L.L.C.
98	239 TERRACE	Lot 38, Block A/4933	V	1, 2, 3	5/1 & 5/2	9	$1,500.00	$13,200.00	AUBREY QUARLES
99	9731 TRAVIS	Lot 15, Block 1/8317	V	1, 2, 3	5/1 & 5/2	1	$1,000.00	$1,500.00	RAI INVESTMENTS INC.
100	9723 TRAVIS	Lot 17, Block 1/8317	V	1, 2, 3	5/1 & 5/2	2	$1,000.00	$3,276.00	H. E. DAVIS
101	9719 TRAVIS	Lot 18, Block 1/8317	V	1, 2, 3	5/1 & 5/2	2	$1,000.00	$3,276.00	H. E. DAVIS
102	9711 TRAVIS	Lot 20, Block 1/8317	V	1, 2, 3	5/1 & 5/2	1	$1,000.00	$1,500.00	RAI INVESTMENTS INC.
103	9715 TRAVIS	Lot 19, Block 1/8317	V	1, 2, 3	5/1 & 5/2	2	$1,000.00	$3,276.00	H. E. DAVIS
104	1326 TREWITT	Lot 7, Block B/8779	I	1, 2, 3	5/1 & 5/2	7	$3,000.00	$18,600.00	JUAN SOLIS
105	3903 S. TYLER	Part of Lot 16, Block 5984	V	1, 2, 3	5/1 & 5/2	3	$6,000.00	$13,400.00	DEVAN EARLE
106	1527 WACO	Lot 13, Block 24/3585	V	1, 2, 3		4	$1,000.00	$3,250.00	AURELIO MARTINEZ

*1=CITY, 2=DISD, 3=COUNTY, 4=STATE (All properties are located in the City of Dallas, Dallas County, Texas)

AGENDA ITEM # 43

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction
Housing/Community Services

CMO: Ryan S. Evans, 671-9837
Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 45Q

SUBJECT

Authorize an amendment to an existing ten-year lease agreement with Family Gateway, Inc. to extend the lease agreement for an additional ten years for the continued use of a 22,500 square foot building known as the Family Gateway Center located at 711 South St. Paul Street for the period September 27, 2016 through September 26, 2026 - Revenue: $1

BACKGROUND

This item authorizes an amendment to an existing ten-year lease agreement with Family Gateway, Inc. to extend the lease agreement for an additional ten years for a 22,500 square foot building located at 711 South St. Paul Street. The ten-year extension will provide for the continued use of the Family Gateway Center, providing temporary shelter for homeless families with children.

The lease will begin on September 27, 2016 through September 26, 2026.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a lease agreement with option to purchase between City and CBD Partners #8 on December 4, 1985, by Resolution No. 85-3811.

Authorized a sublease with Downtown Dallas Family Shelter, Inc. on June 18, 1986, by Resolution No. 86-1899

Authorized acquisition of 711 S. St. Paul Street on August 19, 1987, by Resolution No. 87-2572.

Authorized an amendment to the sublease on December 9, 1987, by Resolution No. 87-3888.

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

Authorized a lease agreement with Family Gateway, Inc. on November 10, 1993, by Resolution No 93-4108.

Authorized a first amendment to the lease agreement on November 11, 1998, by Resolution No. 98-3263.

Authorized a lease agreement on September 27, 2006 by Resolution No. 06-2587.

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

FISCAL INFORMATION

Revenue: $1

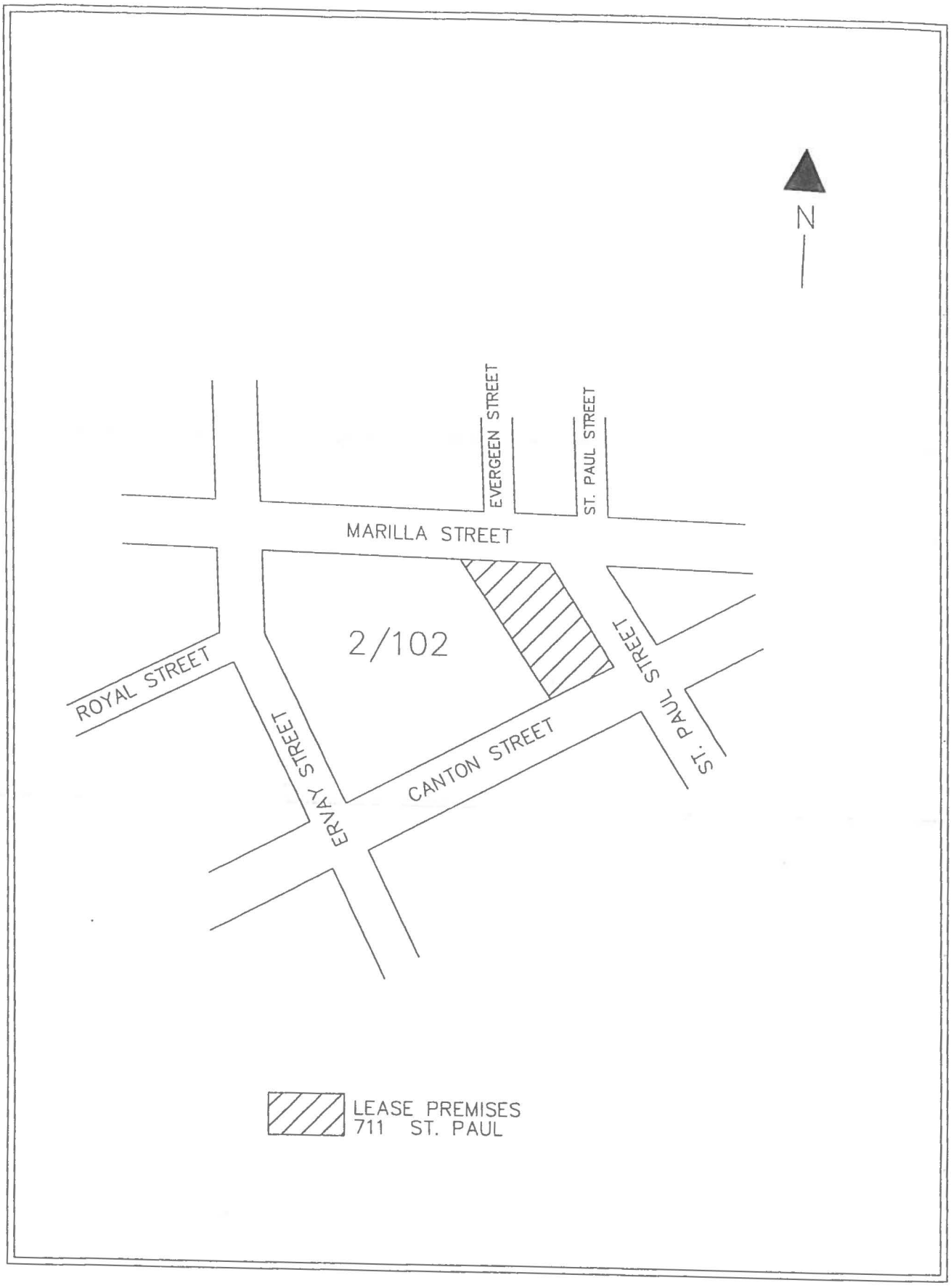
OWNER

Family Gateway, Inc.

Angela Crates, Director

MAP

Attached


N
EVERGEEN STREET
ST. PAUL STREET
MARILLA STREET
2/102
ROYAL STREET
ERVAY STREET
CANTON STREET
ST. PAUL STREET
LEASE PREMISES
711 ST. PAUL

August 10, 2016

WHEREAS, the City of Dallas, a Texas municipal corporation ('City"), and Family Gateway, Inc., formerly Downtown Dallas Family Shelter Inc., a Texas private nonprofit corporation, operating as Family Gateway Center ("Center") entered into a sublease agreement dated August 21, 1986, for approximately 17,646 square feet of land together with approximately 22,500 square feet of building and improvements located at 711 South St. Paul Street, also known as, 1722 Marilla Street, approved by Resolution No. 86-1899 adopted by City Council on June 18, 1986 as amended by Resolution No. 87-3888 on December 2, 1987; and

WHEREAS, the City, after acquiring ownership of property, and Center entered into a five (5) year lease agreement dated November 18, 1993, approved by Resolution No. 93-4108 adopted by City Council on November 10, 1993; and

WHEREAS, said lease was extended to November 30, 2003 by instrument, the First Amendment to the Lease Agreement, dated November 17, 1998, approved by Resolution 98-3263 adopted by City Council on November 11, 1998; and

WHEREAS, the City and Center entered into a month-to-month lease agreement dated January 2, 2004; and

WHEREAS, the City and Center entered into a new ten (10) year lease agreement dated September 27, 2006, approved by Resolution No. 06-2587 adopted by City Council on September 27, 2006; and

WHEREAS, the Lease expires by its own terms on September 26, 2016; and

WHEREAS, the City and Center desire to renew, extend and modify the Lease, for an additional ten (10) years, at the same rental rate and other terms.

NOW, THEREFORE,

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a First Amendment to Lease Agreement between Family Gateway, Inc., a Texas nonprofit corporation and the City of Dallas.

SECTION 2. That the special terms and conditions of the First Amendment to Lease Agreement are:

a) The term of the Lease is extended for an additional ten (10) years, effective September 27, 2016 ending September 26, 2026, provided however, that City and Landlord retains the right to terminate the Lease as provided elsewhere therein.

b) All other terms of the Lease, as previously amended, not expressly amended, hereby shall remain unchanged and in full force and effect.

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

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS
Interim City Attorney

BY _____
Assistant City Attorney

AGENDA ITEM # 44

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45M

SUBJECT

An ordinance granting a revocable license to Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar for the use of a total of approximately 242 square feet of aerial space to occupy, maintain and utilize a sign and a canopy over portions of Elm Street right-of-way, near its intersection with Good Latimer Expressway - Revenue: $1,000, plus $100 one-time fee, plus the $20 ordinance publication fee

BACKGROUND

This item grants a revocable license to Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar for the use of a total of approximately 242 square feet of aerial space to occupy, maintain and utilize a sign and a canopy over portions of Elm Street right-of-way, near its intersection with Good Latimer Expressway. The use of this area will not impede pedestrian or vehicular traffic.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

FISCAL INFORMATION

Revenue: $1,000, plus $100 one-time fee, plus the $20 ordinance publication fee

OWNER

Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar

Ronald E. Wilson, Manager

MAP

Attached

LICENSE AREAS

ORDINANCE NO. _____

An ordinance granting a revocable license to Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar to occupy, maintain and utilize aerial space over portions of Elm Street right-of-way located near its intersection with Good Latimer Expressway adjacent to City Block 286 within the limits hereinafter more fully described, for the purpose of installing one sign with lettering and one canopy; providing for the terms and conditions of this license; providing for the one-time fee and annual compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

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

SECTION 1. That a revocable license, hereinafter referred to as "license", subject to the restrictions and conditions of this ordinance, is hereby granted to Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar, a Texas limited liability company its successors and assigns, hereinafter referred to as "**GRANTEE**", to occupy, maintain and utilize for the purpose set out hereinbelow the tracts of land described in Exhibit A, hereinafter referred to as "licensed areas" which is attached hereto and made a part hereof.

SECTION 2. That this license is granted for a term of four (4) years and three (3) months, unless sooner terminated according to other terms and provisions herein contained.

SECTION 3. That **GRANTEE** shall pay to the City of Dallas the sum of **ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS** annually for the license herein granted, said sum to become due and payable on the 2nd day of January each year, in advance, during the term hereof; provided, however, that the first payment due hereunder in the sum of **ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS** shall become due and payable upon the final passage of this ordinance and shall cover the consideration for 2016.

In addition, **GRANTEE** shall pay to the City of Dallas a one-time license fee in the sum of **ONE HUNDRED AND NO/100 ($100.00) DOLLARS**, said sum to become due and payable upon the final passage of this ordinance and shall cover the consideration for the license term. Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. Should **GRANTEE** fail to pay the above stated fee within sixty (60) days of the due date, the Director of Department of Sustainable Development and Construction may terminate this license. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in Fund 0001, Department DEV, Unit 1181, Revenue Source 8200. In the event **GRANTEE's** check for the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of $25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10% a year from the day after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

SECTION 4. That the licensed areas shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Sustainable Development and Construction of the City of Dallas: to occupy, maintain and utilize one sign with lettering and one canopy.

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

SECTION 6. That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right to terminate and cancel this license, at will, by Resolution passed by said Governing Body. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said resolution shall be final and shall not be subject to review by the Courts.

GRANTEE shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of Sustainable Development and Construction, any improvements and encroachments from the licensed areas at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in EXHIBIT B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

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

a) **GRANTEE** shall obtain a right-of-way permit that must be submitted and issued prior to any work in the right-of-way.

b) **GRANTEE** acknowledges Time Warner Cable has aerial and/or underground facilities within the licensed areas and reserve the right to have access to any applicable utility easements on the property for the purpose of future construction or maintenance. **GRANTEE** shall be responsible for the relocation/removal of any structure interfering with access to Time Warner Cable's easements.

SECTION 8. That the license granted hereby shall not become effective until and unless **GRANTEE** files a final acceptance, in writing, to the terms and conditions of this ordinance with the Director of Department of Sustainable Development and Construction and said written acceptance shall be forwarded to the City Secretary of the City of Dallas. In the event said written final acceptance is not filed within six (6) months after the passage of this ordinance as provided for herein, then the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

SECTION 9. That upon receipt of **GRANTEE's** final written acceptance, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

SECTION 10. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 11. That this license may not be assigned without prior written approval from the Director of Department of Sustainable Development and Construction, or designee. Such assignment shall recite that it is subject to the terms, restrictions, and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed areas and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

SECTION 12. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Record of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the fee for the year 2016 and the one-time license fee pursuant to Section 3 of this ordinance, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance.

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

SECTION 13. 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 D. BOWERS
Interim City Attorney

BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY _____
Assistant Director

Passed _____.

EXHIBIT A

LICENSE AGREEMENT
PART OF ELM STREET
ADJACENT TO LOTS 8 AND 9, BLOCK 286 OF
MONUMENT TRIANGLE,
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

BEING 242 square feet of land in Elm Street (a 60' R.O.W.), adjacent to Lots 8 and 9, Block 286 of MONUMENT TRIANGLE, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume Y, Page 676 of the Deed Records of Dallas County, Texas, situated in the John Grigsby Survey, Abstract Number 495, and being adjacent to that same tract of land described as Tract II in Special Warranty Deed with Vendor's Lien to Westdale Properties America I, Ltd., recorded in Instrument Number 200900283996 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a building corner at the present intersection of the northwest R.O.W. line of Elm Street (a 60' R.O.W.) with the northeast R.O.W. line of Good–Latimer Expressway (a variable width R.O.W.), and being the southwest corner of the above mentioned Westdale Properties America I, Ltd. property;

THENCE N 76°00'00" E, 60.62' along a building line and the northwest line of Elm Street to a building corner at the southeast corner of said Westdale Properties America I, Ltd.;

THENCE S 14°00'00" E, 4.00' over and across Elm Street to a cross cut set for corner;

THENCE S 76°00'00" W, 60.62' over and across Elm Street to a cross cut set for corner;

THENCE N 14°00'00" W, 4.00' over and across Elm Street to the Point of Beginning and containing 242 square feet or 0.006 acres of land.

2/2/2016

Scott Davis, Registered Professional Land Surveyor No. 5111

(FOR SPRG USE ONLY)
REVIEWED BY: JD
DATE: 2/2/2016
SPRG. NO. 3607

THE BASIS OF BEARINGS IS THE NORTHWEST R.O.W. LINE OF ELM STREET, N 76°00'00" E, AS DESCRIBED IN DEED, RECORDED IN INST. NO. 200900283996 O.P.R.D.C.T.

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 dlsci@sbcglobal.net
DALLAS, TEXAS 75228 214–321–0569

PAGE 1 OF 2
REV. 2/2/16
DATE: 12/10/15
JOB NO. 15112

EXHIBIT A

LICENSE AGREEMENT
PART OF ELM STREET
ADJACENT TO LOTS 8 AND 9, BLOCK 286 OF
MONUMENT TRIANGLE,
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

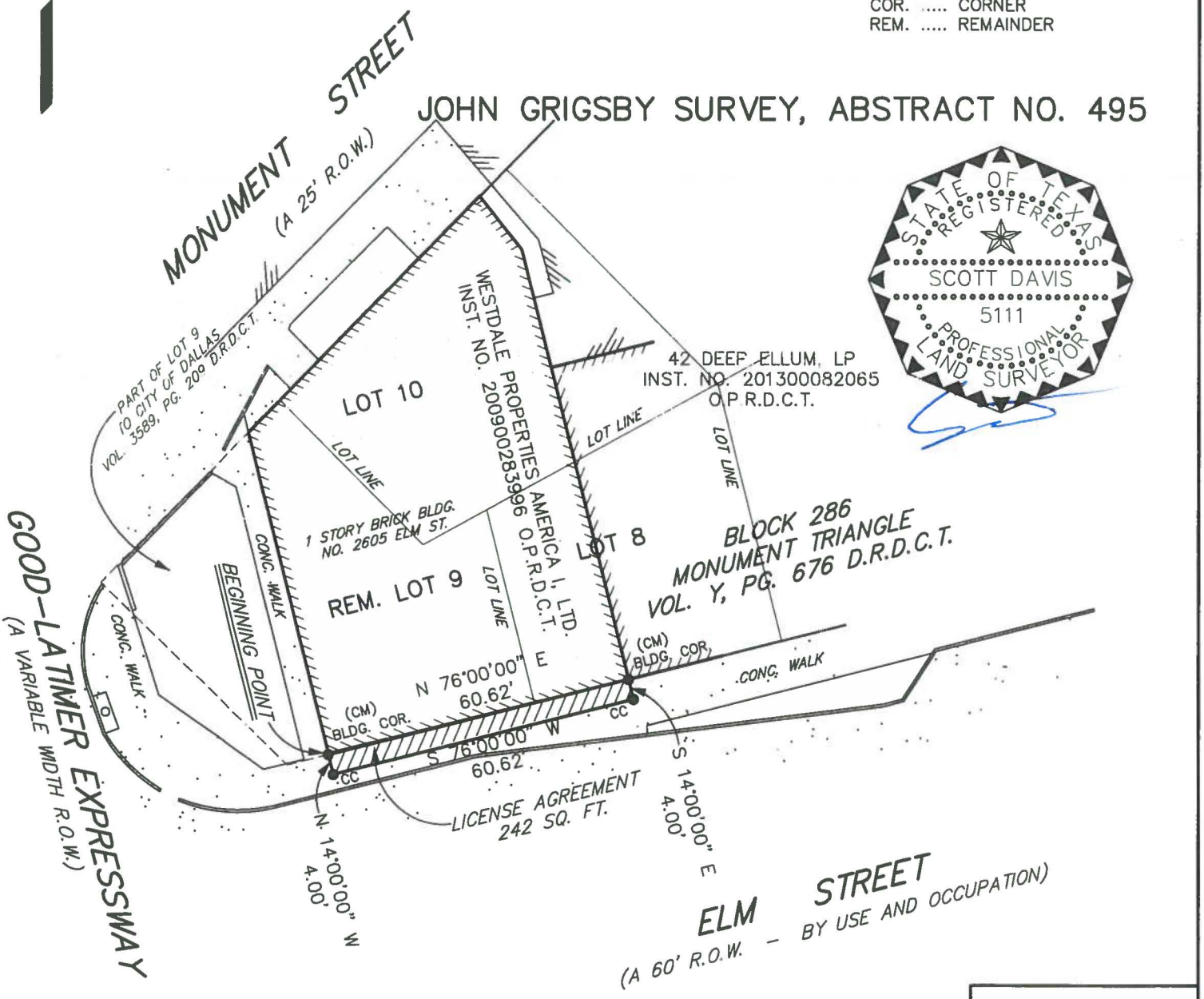
LEGEND

R.O.W. ..... RIGHT-OF-WAY
(CM) ..... CONTROLLING MONUMENT
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
INST. ..... INSTRUMENT
NO. ..... NUMBER
CC ..... CUT CROSS SET
SQ. ..... SQUARE
FT. ..... FEET
BLDG. .....BUILDING
COR. ..... CORNER
REM. ..... REMAINDER

N

0 30 60

GRAPHIC SCALE: 1" = 30'



STATE OF TEXAS
REGISTERED
SCOTT DAVIS
5111
PROFESSIONAL LAND SURVEYOR

THE BASIS OF BEARINGS IS THE NORTHWEST R.O.W. LINE OF ELM STREET, N 76°00'00" E, AS DESCRIBED IN DEED, RECORDED IN INST. NO. 200900283996 O.P.R.D.C.T.

(FOR SPRG USE ONLY)
REVIEWED BY: JD
DATE: 2/2/2016
SPRG. NO. 3607

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 dlsci@sbcglobal.net
DALLAS, TEXAS 75228 214-321-0569

PAGE 2 OF 2
REV. 2/2/16
DATE: 12/10/15
JOB NO. 15112

EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS

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

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

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

(c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Commercial General Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The insured provisions of this policy must name the City of Dallas as an additional insured protecting the City of Dallas against any and all claims for damages to persons or property as a result of or arising out of the use, operation and maintenance by **GRANTEE** of the licensed area and **GRANTEE's** installations, improvements, landscaping and equipment in connection therewith and located therein. The Commercial General Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of not less than $500,000 per occurrence and $500,000 annual aggregate. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). If this insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than

twelve (12) months following termination of this license and removal of the installations, improvements and appurtenances and restoration of the licensed area pursuant to paragraph (a) above. Coverage, including any renewals, shall contain the same retroactive date as the original policy applicable to this license. The City of Dallas reserves the right to review the insurance requirements set forth herein during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.
2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.

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

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

accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

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

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

flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

(h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

AGENDA ITEM # 45

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45L

SUBJECT

An ordinance granting a private license to Elm at Stoneplace Holdings, LLC for a total of approximately 1,225 square feet of subsurface space to occupy, maintain, and utilize basements under portions of Main and Elm Streets rights-of-way, near their intersection with Ervay Street - Revenue: $2,867 annually, plus the $20 ordinance publication fee

BACKGROUND

This item grants a private license to Elm at Stoneplace Holdings, LLC for a total of approximately 1,225 square feet of subsurface space to occupy, maintain and utilize basements under portions of Main and Elm Streets rights-of-way, near their intersection with Ervay Street. The use of this area will not impede pedestrian or vehicular traffic.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

FISCAL INFORMATION

Revenue: $2,867 annually, plus the $20 ordinance publication fee

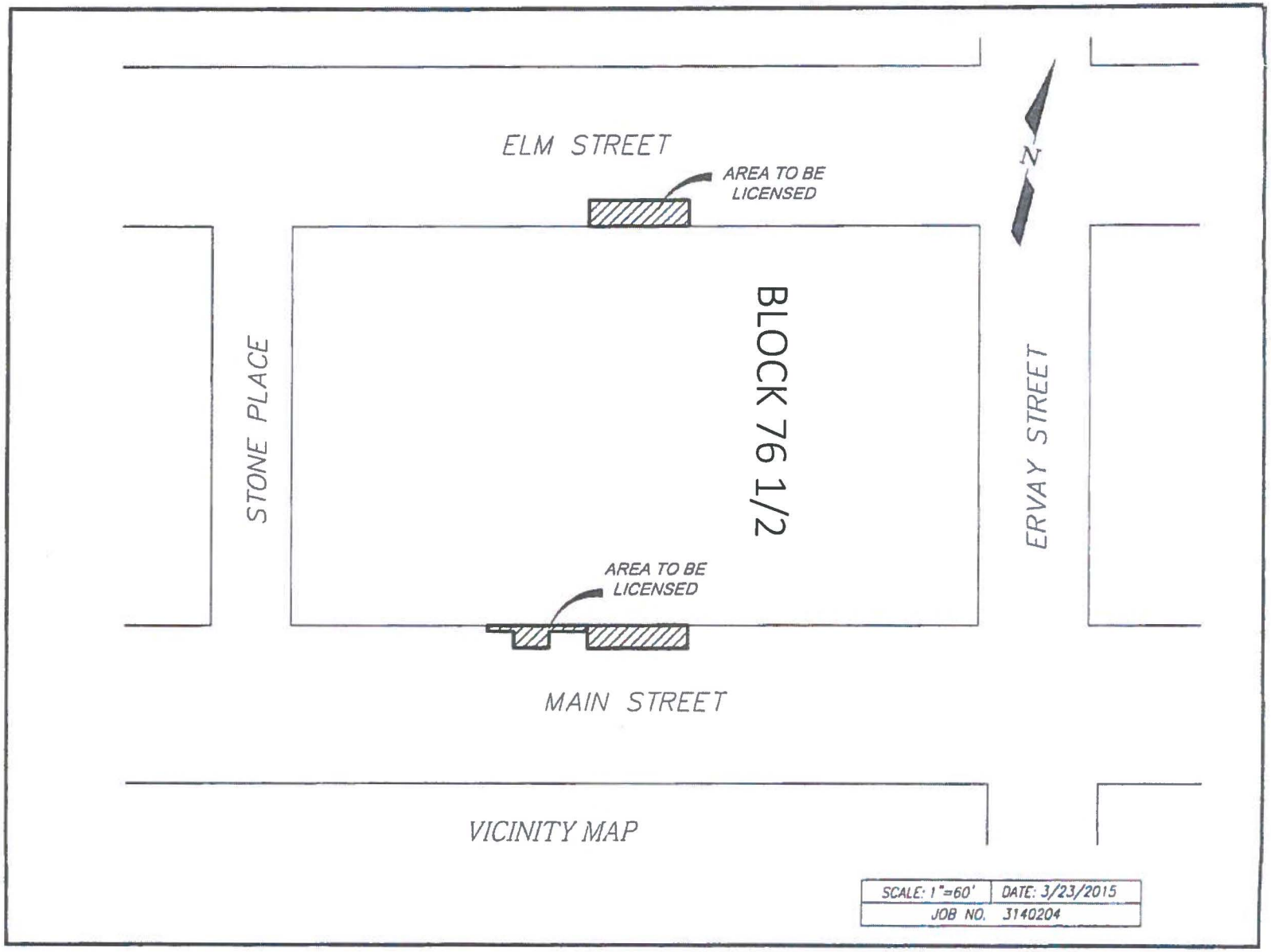
OWNER

Elm at Stoneplace Holdings, LLC

Timothy C. Headington, President

MAP

Attached


ELM STREET
AREA TO BE LICENSED
N
BLOCK 76 1/2
STONE PLACE
ERVAY STREET
AREA TO BE LICENSED
MAIN STREET
VICINITY MAP
SCALE: 1"=60'
DATE: 3/23/2015
JOB NO. 3140204

ORDINANCE NO. _____

An ordinance granting a private license to Elm at Stoneplace Holdings, LLC to occupy, maintain and utilize subsurface portions of Elm and Main Streets right-of-way located near the intersection of Elm and Ervay Streets, adjacent to City Block 76 1/2 within the limits hereinafter more fully described, for the purpose of utilizing existing subsurface basements for retail purposes to stock storage; providing for the terms and conditions of this license; providing for the annual compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

ooo0ooo

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

SECTION 1. That a private license, hereinafter referred to as "license", subject to the restrictions and conditions of this ordinance, is hereby granted to Elm at Stoneplace Holdings, LLC, a Texas limited liability company, its successors and assigns, hereinafter referred to as **"GRANTEE"**, to occupy, maintain and utilize for the purpose set out hereinbelow subsurface areas below the tracts of land described in Exhibit A, hereinafter referred to as "licensed areas" which is attached hereto and made a part hereof.

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

SECTION 3. That **GRANTEE** shall pay to the City of Dallas the sum of **TWO THOUSAND EIGHT HUNDRED SIXTY SEVEN AND NO/100 ($2,867.00) DOLLARS** annually for the license herein granted, said sum to become due and payable on the 2nd day of January each year, in advance, during the term hereof; provided, however, that the first payment due hereunder in the sum of **TWO THOUSAND EIGHT HUNDRED SIXTY SEVEN AND NO/100 ($2,867.00) DOLLARS** shall become due and payable upon the final passage of this ordinance and shall cover the consideration for 2016.

Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. Should **GRANTEE** fail to pay the above stated annual fee within sixty (60) days of the due date, the Director of Department of Sustainable Development and Construction may terminate this license. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in Fund 0001, Department DEV, Unit 1181, Revenue Source 8200. In the event **GRANTEE's** check for the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of $25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10% a year from the day after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

SECTION 4. That the licensed areas shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Sustainable Development and Construction of the City of Dallas: occupy, maintain and utilize existing subsurface basements for retail purposes to stock storage.

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

SECTION 6. That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right by resolution duly passed by said Governing body, to terminate and cancel this license upon giving **GRANTEE** SIXTY (60) days notice of its intent to cancel. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said resolution shall be final and shall not be subject to review by the Courts.

GRANTEE shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of Sustainable Development and Construction, any improvements and encroachments from the licensed areas at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in EXHIBIT B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

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

a) **GRANTEE** acknowledges Atmos has active facilities within the right-of-way of Main and Elm Streets and if any conflicts arise due to location of said facilities within the license areas **GRANTEE** agrees it will be responsible for the cost to relocate said facilities.

b) **GRANTEE** shall ensure if Oncor electric utilities are in the license area, **GRANTEE** will relocate utilities at their expense.

c) **GRANTEE** shall ensure Elm and Main Streets both require 80 feet of right-of-way per the City of Dallas Central Business District Streets and Circulation Plan, Section 51-9.101.

d) **GRANTEE** shall contact the Texas Excavation Safety System (Texas 811) to have facilities marked and located within affected easements before any excavations are started.

SECTION 8. That the license granted hereby shall not become effective until and unless **GRANTEE** files a final acceptance, in writing, to the terms and conditions of this ordinance with the Director of Department of Sustainable Development and Construction and said written acceptance shall be forwarded to the City Secretary of the City of Dallas.

In the event said written final acceptance is not filed within six (6) months after the passage of this ordinance as provided for herein, then the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

SECTION 9. That upon receipt of **GRANTEE's** final written acceptance, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

SECTION 10. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 11. That this license may not be assigned without prior written approval from the Director of Department of Sustainable Development and Construction, or designee. Such assignment shall recite that it is subject to the terms, restriction and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed area, and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

SECTION 12. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the fee for the year 2016, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 13. 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 D. BOWERS
Interim City Attorney

BY Beyin N. Lyon II
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY For Sarita Williams
Assistant Director

Passed _____.

EXHIBIT A-TRACT 1

SUBSURFACE LICENSE AGREEMENT
SMITH, MURPHY & MARTIN'S ADDITION
ELM STREET ADJACENT TO LOT 4 OF BLOCK 76 ½
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 325 square feet or 0.0075 acre tract of land and being a part of Elm Street situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being adjacent to a part of Lot 4 of Block 76 1/2 (official City of Dallas Block Numbers), Smith, Murphy and Martin's Addition, an Addition to the City of Dallas, according to that plat recorded in Volume 143, Page 403 Map Records Dallas County, Texas, said part of Lot 4 described by a Special Warranty Deed to Elm at Stoneplace Holdings, LLC, recorded in Instrument number 201000094232, Official Public Records Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

Commencing at an "X" found in concrete at the intersection of the South line of Elm Street (80' Right-Of-Way) with the West line of Ervay Street (55' Right-Of-Way), said point also being the Northeast corner of said Block 76 1/2 and being the Northeast corner of Lot 1 Smith, Murphy and Martin's Addition, as described by Deed Without Warranty to FC WP Building, LLC, recorded in Instrument number 20080026469 (O.P.R.D.C.T.);

THENCE S 76°00'00" W with said South line of Elm Street and with the North line of Lots 1 through 3, said Block and Addition, a distance of 145.00 feet to a point at the Northwest corner of Lot 3 of said Block and Addition, said point also being the Northeast corner of Lot 4, said point being **THE POINT OF BEGINNING**;

THENCE S 76°00'00" W with said South line of Elm Street and with the North line of said Lot 4, Block 76 1/2, a distance of 25.00 feet to a point for corner;

THENCE departing said South line of, and through an across Elm Street the following three (3) courses and distances:

N 14°00'00" W, a distance of 13.00 feet to a point for corner;

N 76°00'00" E, a distance of 25.00 feet to a point for corner;

SUBSURFACE LICENSE AGREEMENT
SMITH, MURPHY & MARTIN'S ADDITION
ELM STREET ADJACENT TO LOT 4 OF BLOCK 76 ½
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 1

S 14°00'00" E, a distance of 13.00 feet to **THE POINT OF BEGINNING**;

CONTAINING 325 square feet or 0.0075 acre of land, more or less.

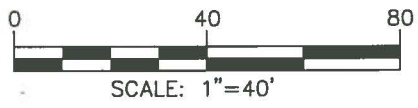
BASIS OF BEARINGS: Bearings are based on the West line of Ervay Street, at S 14°00'00" E, monumented as noted, and as described in Instrument 20080026469, (O.P.R.D.C.T.)

06/14/2016

Chris Matteo
Registered Professional Land Surveyor
License No. 6501

For SPRG Use Only	
Reviewed By:	David Scott
Date:	6.21.16
SPRG No:	3379

EXHIBIT A-TRACT 1



Bearings are based on West line of Ervay Street, as S 14°0'00" E, monumented as noted, and as described in Instrument 200880026469, (O.PR.D.C.T.)

FOR SPRG USE ONLY

REVIEWED BY: David Scott

DATE: 6.2.16

SPRG NO. 3379

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.00'	S14° 00' 00"E
L2	25.00'	S76° 00' 00"W
L3	13.00'	N14° 00' 00"W
L4	25.00'	N76° 00' 00"E

ELM STREET
(80' RIGHT-OF-WAY)
(ORDINANCE BOOK 1-A PAGE 133)

LICENSE AGREEMENT AREA
0.0075 ACRE
(325 SQ. FT.)

OVERHEAD SIGN PRIVATE LICENSE AREA TO BE ABANDONED

PRIVATE LICENSE AREA VOL. 98078 PG. 2907 CITY ORD. 5091

PRIVATE LICENSE AREA VOL. 2002067 PG. 5626 CITY ORD. 24864

POINT OF COMMENCING

POINT OF BEGINNING

S 76°00'00" W 145.00'

5' RIGHT OF WAY DEDICATION VOL. 294, PG.424 DEED RECORDS DALLAS COUNTY TEXAS

"X" Found C.M.

STONE PLACE
(40' RIGHT-OF-WAY)
(MINUTE BOOK 4, PAGE 71)
(ORDINANCE 11297)

TRACT I
BLOCK 76 1/2
ELM AT STONEPLACE HOLDINGS, LLC
INSTRUMENT #200900320541
O.P.R.D.C.T.

TRACT II
BLOCK 76 1/2
ELM AT STONEPLACE HOLDINGS, LLC
INSTRUMENT #200900320541
O.P.R.D.C.T.

BLOCK 76 1/2
ELM AT STONEPLACE HOLDINGS, LLC
INSTRUMENT #201100254990
O.P.R.D.C.T.

LOT 5, BLOCK 76 1/2
ELM AT STONEPLACE HOLDINGS, LLC
INSTRUMENT #201400002643
O.P.R.D.C.T.

PART OF LOT 4, BLOCK 76 1/2
ELM AT STONEPLACE HOLDINGS, LLC
INSTRUMENT #201100254899
O.P.R.D.C.T.

TRACT 2
PART OF LOT 4, BLOCK 76 1/2
ELM AT STONEPLACE HOLDINGS, LLC
INSTRUMENT #201000094232
O.P.R.D.C.T.

24.20' 49.00' 25.00' 50.00' 25.00' L2 50.00' 50.00' 45.00'

100.00'

LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

S 14°00'00" E

SMITH, MURPHY & MARTINS ADDITION
VOL. 145, PG. 405 M.R.D.C.T.

S 76°00'00" W

JOHN GRIGSBY SURVEY
ABSTRACT 495

ELM AT STONEPLACE HOLDINGS, LLC
INSTRUMENT #200900299946
O.P.R.D.C.T.

LOT 6, BLOCK 76 1/2
ELM AT STONEPLACE HOLDINGS, LLC
INSTRUMENT #201100327112
O.P.R.D.C.T.

LOT 7, BLOCK 76 1/2
ELM AT STONEPLACE HOLDINGS, LLC
INSTRUMENT #201000094232
O.P.R.D.C.T.

LOT 6 LOT 7 LOT 8 LOT 9 LOT 10

BLOCK 76 1/2

LOTS 1, 2, 3, 8, 9 & 10
BLOCK 76 1/2
FC WP BUILDING, LLC
INSTRUMENT #20080026469
O.P.R.D.C.T.

BASIS OF BEARINGS S 14°00'00" E 200.00'

ERVAY STREET
(55' RIGHT-OF-WAY)
(ORDINANCE BOOK 1-A PAGE 140)

"X" Found C.M.

MAIN STREET
(79.5' RIGHT-OF-WAY)
(ORDINANCE BOOK 1-A PAGE 131)

LEGEND

	CENTERLINE
	PROPOSED PRIVATE LICENSE LINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
○	MONUMENT FOUND AS NOTED
C.M.	CONTROLLING MONUMENT
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
CHRIS MATTEO
6501
PROFESSIONAL
LAND SURVEYOR

06/14/2016

shaping the built environment

JASTER-QUINTANILLA DALLAS, LLP
2105 COMMERCE STREET DALLAS, TEXAS 75201
P| 214.752.9098 JQENG.COM
JQ JOB NO: 3140204.300 TEXAS REGISTERED SURVEYING FIRM 10056600

Subsurface License Agreement
Smith, Murphy & Martin's Addition
Elm Street Adjacent to Lot 4, Block 76 1/2
John Grigsby Survey, Abstract No. 495
City Of Dallas, Dallas County, Texas

SCALE: 1"=40'	DATE: 3/23/2015	
SURVEYOR: CM	DRAFTED: AR	PARTY CHIEF: MS

EXHIBIT A-TRACT 2

SUBSURFACE LICENSE AGREEMENT
SMITH, MURPHY & MARTIN'S ADDITION
ELM STREET ADJACENT TO LOT 4 OF BLOCK 76 1/2
JOHN GRIGSBY SURVEY, ABSTRACT No. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 325 square feet or 0.0075 acre tract of land and being a part of Elm Street (created in Ordinance Book 1A, Page 133) situated the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being adjacent to a part of Lot 4 of Block 76 1/2 (official City of Dallas Block Numbers), Smith, Murphy and Martin's Addition, an Addition to the City of Dallas, according to that plat recorded in Volume 143, Page 403 Map Records Dallas County, Texas, said part of Lot 4 described by a Special Warranty Deed to Elm at Stoneplace Holdings, LLC, recorded in Instrument number 201100254899, Official Public Records Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

Commencing at an "X" found in concrete at the intersection of the South line of Elm Street (80' Right-Of-Way) with the West line of Ervay Street (created in Ordinance Book 1A, Page 140) (55' Right-Of-Way), said point also being the Northeast corner of said Block 76 1/2 and being the Northeast corner of Lot 1 Smith, Murphy and Martin's Addition, as described by Deed Without Warranty to FC WP Building, LLC, recorded in Instrument number 20080026469 (O.P.R.D.C.T.) from which an "X" found for corner at the intersection of said West line of Ervay Street and the North line of Main Street (created in Ordinance Book 1A, Page 131) (79.5 Right-Of-Way) bears S 14°00'00" E, a distance of 200.00 feet;

THENCE S 76°00'00" W with said South line of Elm Street, a distance of 170.00 feet to a point on the North line of Lot 4, Block 76 1/2, said point being **THE POINT OF BEGINNING**;

THENCE S 76°00'00" W with said South line of Elm Street and the North line of Lot 4 of said Block 76 1/2, a distance of 25.00 feet to a point for corner at the Northwest corner of said Lot 4, Block 76 1/2, said point also being the Northeast corner of Lot 5, said Block, as described in a Special Warranty Deed to Elm at Stoneplace Holdings, LLC, recorded in Instrument number 201400002643 (O.P.R.D.C.T.);

THENCE departing said South line of Elm Street and the North Line of Block 76 1/2, and over and across Elm Street the following three (3) courses and distances:

N 14°00'00" W, a distance of 13.00 feet to a point for corner;

N 76°00'00" E, a distance of 25.00 feet to a point for corner;

For SPRG Use Only	
Reviewed By:	David Scott
Date:	4.12.16
SPRG No:	3380

EXHIBIT A-TRACT 2

SUBSURFACE LICENSE AGREEMENT
SMITH, MURPHY & MARTIN'S ADDITION
ELM STREET ADJACENT TO LOT 4 OF BLOCK 76 1/2
JOHN GRIGSBY SURVEY, ABSTRACT No. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

S 14°00'00" E, a distance of 13.00 feet to **THE POINT OF BEGINNING**;

CONTAINING 325 square feet or 0.0075 acre of land, more or less.

BASIS OF BEARINGS: Bearings are based on the West line of Ervay Street, at S 14°00'00" E, monumented as noted, and as described in Instrument 20080026469, (O.P.R.D.C.T.)

03/25/2016

Chris Matteo
Registered Professional Land Surveyor
License No. 6501

For SPRG Use Only	
Reviewed By:	David Scott
Date:	4.12.16
SPRG No:	3380

EXHIBIT A-TRACT 2

0 40 80

SCALE: 1"=40'

Bearings are based on West line of Ervay Street, as S 14°0'00" E, monumented as noted, and as described in Instrument 200880026469, (O.PR.D.C.T.)

FOR SPRG USE ONLY

REVIEWED BY: David Scaff

DATE: 4/12/16

SPRG NO. 3380

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.00'	S14° 00' 00"E
L2	25.00'	S76° 00' 00"W
L3	13.00'	N14° 00' 00"W
L4	25.00'	N76° 00' 00"E

LICENSE AGREEMENT AREA
0.0075 ACRE
(325 SQ. FT.)

ELM STREET
(80' RIGHT-OF-WAY)
(ORDINANCE BOOK 1-A PAGE 133)

OVERHEAD SIGN PRIVATE LICENSE AREA TO BE ABANDONED

PRIVATE LICENSE AREA VOL. 96078 PG. 2907 CITY ORD. 5091

PRIVATE LICENSE AREA VOL. 2002067 PG. 5626 CITY ORD. 24864

POINT OF COMMENCING

POINT OF BEGINNING

S 76°00'00" W 170.00'

24.20' | 49.00' | 25.00' | 50.00' | L2 | 25.00' | 50.00' | 50.00' | 45.00'

"X" Found C.M.

5' RIGHT OF WAY DEDICATION VOL. 294, PG.424 DEED RECORDS DALLAS COUNTY TEXAS

STONE PLACE
(40' RIGHT-OF-WAY)
(MINUTE BOOK 4, PAGE 71)
(ORDINANCE 11297)

TRACT I BLOCK 76 1/2 ELM AT STONEPLACE HOLDINGS, LLC INSTRUMENT #200900320541 O.P.R.D.C.T.

TRACT II BLOCK 76 1/2 ELM AT STONEPLACE HOLDINGS, LLC INSTRUMENT #200900320541 O.P.R.D.C.T.

BLOCK 76 1/2 ELM AT STONEPLACE HOLDINGS, LLC INSTRUMENT #201100254990 O.P.R.D.C.T.

LOT 5, BLOCK 76 1/2 ELM AT STONEPLACE HOLDINGS, LLC INSTRUMENT #201400002643 O.P.R.D.C.T.

PART OF LOT 4, BLOCK 76 1/2 ELM AT STONEPLACE HOLDINGS, LLC INSTRUMENT #201100254899 O.P.R.D.C.T.

TRACT 2 PART OF LOT 4, BLOCK 76 1/2 ELM AT STONEPLACE HOLDINGS, LLC INSTRUMENT #201000094232 O.P.R.D.C.T.

LOT 3 | LOT 2 | LOT 1

SMITH, MURPHY & MARTINS ADDITION VOL. 143, PG. 105 M.R.D.C.T.

S 14°00'00" E

LOT 5 | LOT 4

24.20' | 49.00' | 25.00' | 50.00' | 25.00' | 25.00' | 50.00' | 50.00' | 45.00'

S 76°00'00" W

JOHN GRIGSBY SURVEY ABSTRACT 495

ELM AT STONEPLACE HOLDINGS, LLC INSTRUMENT #200900299946 O.P.R.D.C.T.

LOT 6, BLOCK 76 1/2 ELM AT STONEPLACE HOLDINGS, LLC INSTRUMENT #201100327112 O.P.R.D.C.T.

LOT 7, BLOCK 76 1/2 ELM AT STONEPLACE HOLDINGS, LLC INSTRUMENT #201000094232 O.P.R.D.C.T.

LOT 6 | LOT 7

LOTS 1, 2, 3, 8, 9 & 10 BLOCK 76 1/2 FC WP BUILDING, LLC INSTRUMENT #20080026469 O.P.R.D.C.T.

LOT 8 | LOT 9 | LOT 10

BLOCK 76 1/2

BASIS OF BEARINGS S 14°00'00" E 200.00'

ERVAY STREET
(55' RIGHT-OF-WAY)
(ORDINANCE BOOK 1-A PAGE 140)

"X" Found C.M.

MAIN STREET
(79.5' RIGHT-OF-WAY)
(ORDINANCE BOOK 1-A PAGE 131)

LEGEND

	CENTERLINE
	PROPOSED PRIVATE LICENSE LINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
○	MONUMENT FOUND AS NOTED
C.M.	CONTROLLING MONUMENT
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

STATE OF TEXAS REGISTERED CHRIS MATTEO 6501 PROFESSIONAL LAND SURVEYOR

03/20/2016

shaping the built environment

JASTER-QUINTANILLA DALLAS, LLP
2105 COMMERCE STREET DALLAS, TEXAS 75201
P| 214.752.9098 JQENG.COM
JQ JOB NO: 3140204.300 TEXAS REGISTERED SURVEYING FIRM 10056600

Subsurface License Agreement
Smith, Murphy & Martin's Addition
Elm Street Adjacent to Lot 4, Block 76 1/2
John Grigsby Survey, Abstract No. 495
City Of Dallas, Dallas County, Texas

SCALE: 1"=40'	DATE: 3/23/2015	
SURVEYOR: CM	DRAFTED: AR	PARTY CHIEF: MS

EXHIBIT A-TRACT 3

SUBSURFACE LICENSE AGREEMENT
SMITH, MURPHY & MARTIN'S ADDITION
MAIN STREET ADJACENT TO LOT 7 OF BLOCK 76 1/2
JOHN GRIGSBY SURVEY, ABSTRACT No. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 575 square feet or 0.013 acre tract of land and being a part of Main Street (created in Ordinance Book 1A, Page 131) situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being adjacent to Lot 7 of Block 76 1/2 (Official City of Dallas Block Numbers), Smith, Murphy and Martin's Addition, an Addition to the City of Dallas, according to that plat recorded in Volume 143, Page 403 Map Records Dallas County, Texas, said Lot 7 described as Tract 1 by a Special Warranty Deed to Elm at Stoneplace Holdings, LLC, recorded in Instrument number 201000094232, Official Public Records Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

Commencing at an "X" found in concrete at the intersection of the North line of Main Street (79.5' Right-Of-Way) with the West line of Ervay Street (created in Ordinance Book 1A, Page 140) (55' Right-Of-Way), said point also being the Southeast corner of said Block 76 1/2 and the Southeast corner of Lot 10 said Block 76 1/2 of Smith, Murphy and Martin's Addition, as described by Deed Without Warranty to FC WP Building, LLC, recorded in Instrument number 20080026469 (O.P.R.D.C.T.) from which an "X" found for corner at the intersection of said West line of Ervay Street and the South line of Elm Street (created in Ordinance Book 1A, Page 133) (80' Right-Of-Way) bears N 14°00'00" W, a distance of 200.00 feet;

THENCE S 76°00'00" W with said North line of Main Street and the South line of Lots 8 through 10 of said FC WP Building, LLC tract, a distance of 145.00 feet to a point at the Southwest corner of said FC WP Building, LLC tract, same being the Southeast corner of Lot 7 and the Southwest corner of Lot 8 of said Block 76 1/2, for **THE POINT OF BEGINNING**;

THENCE departing the North line of Main Street and the South line of Block 76 1/2, and over and across Main Street the following three (3) courses and distances:

S 14°00'00" E, a distance of 11.50 feet to a point for corner;

S 76°00'00" W, a distance of 50.00 feet to a point for corner;

For SPRG Use Only	
Reviewed By:	David Scott
Date:	4.12.16
SPRG No:	3381

EXHIBIT A-TRACT 3

SUBSURFACE LICENSE AGREEMENT
SMITH, MURPHY & MARTIN'S ADDITION
MAIN STREET ADJACENT TO LOT 7 OF BLOCK 76 1/2
JOHN GRIGSBY SURVEY, ABSTRACT No. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

N 14°00'00" W, a distance of 11.50 feet to a point for corner in said North line of Main Street, same being the Southwest corner of Lot 7, Block 76 1/2, and the Southeast corner of Lot 6, said Block 76 1/2, as described by a Special Warranty Deed to Elm at Stoneplace Holdings, LLC, recorded in Instrument number 201100327112 (O.P.R.D.C.T.);

THENCE N 76°00'00" E with said North line of Main Street and the South line of Lot 7, said Block 76 1/2, a distance of 50.00 feet to **THE POINT OF BEGINNING**;

CONTAINING 575 square feet or 0.013 acre of land, more or less.

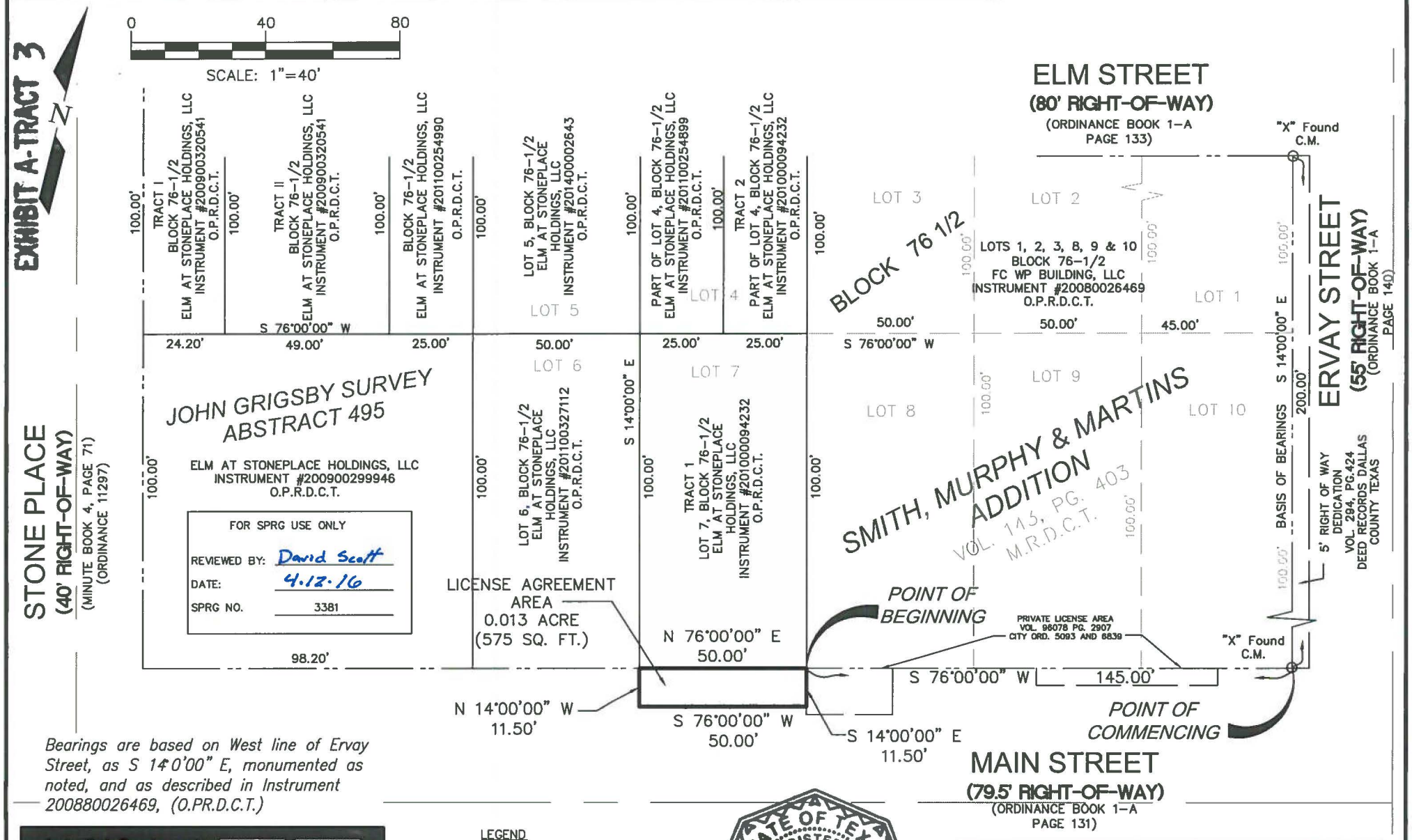
BASIS OF BEARINGS: Bearings are based on the West line of Ervay Street, at S 14°00'00" E, monumented as noted, and as described in Instrument 20080026469, (O.P.R.D.C.T.)

03/25/2016

Chris Matteo
Registered Professional Land Surveyor
License No. 6501

For SPRG Use Only	
Reviewed By:	David Scott
Date:	4.12.16
SPRG No:	3381

EXHIBIT A-TRACT 3



Bearings are based on West line of Ervay Street, as S 14°0'00" E, monumented as noted, and as described in Instrument 200880026469, (O.PR.D.C.T.)

shaping the built environment

JASTER-QUINTANILLA DALLAS, LLP
2105 COMMERCE STREET DALLAS, TEXAS 75201
P| 214.752.9098 JQENG.COM
JQ JOB NO: 3140204.300 TEXAS REGISTERED SURVEYING FIRM 10056600

LEGEND

	CENTERLINE
	PROPOSED PRIVATE LICENSE LINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
○	MONUMENT FOUND AS NOTED
C.M.	CONTROLLING MONUMENT
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
CHRIS MATTEO
6501
PROFESSIONAL
LAND SURVEYOR

03/25/2016

Subsurface License Agreement
Smith, Murphy & Martin's Addition
Main Street Adjacent to Lot 7, Block 76 1/2
John Grigsby Survey, Abstract No. 495
City Of Dallas, Dallas County, Texas

SCALE: 1"=40'	DATE: 3/23/2015	
SURVEYOR: CM	DRAFTED: AR	PARTY CHIEF: MS

EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS

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

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

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

(c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Commercial General Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The insured provisions of this policy must name the City of Dallas as an additional insured protecting the City of Dallas against any and all claims for damages to persons or property as a result of or arising out of the use, operation and maintenance by **GRANTEE** of the licensed area and **GRANTEE's** installations, improvements, landscaping and equipment in connection therewith and located therein. The Commercial General Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of not less than $500,000 per occurrence and $500,000 annual aggregate. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). If this insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than

twelve (12) months following termination of this license and removal of the installations, improvements and appurtenances and restoration of the licensed area pursuant to paragraph (a) above. Coverage, including any renewals, shall contain the same retroactive date as the original policy applicable to this license. The City of Dallas reserves the right to review the insurance requirements set forth herein during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.
2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.

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

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

accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

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

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

flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

(h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

AGENDA ITEM # 46

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 11

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 16 T

SUBJECT

An ordinance granting a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District within the northeast quadrant of Churchill Way and Coit Road - Z156-191 - Financing: No cost consideration to the City

BACKGROUND

On May 11, 2016, City Council approved an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District on the northeast quadrant of Churchill Way and Coit Road subject to a development plan, landscape plan, elevations, and conditions with the ordinance to return on a future Council date.

The request is for a Planned Development District for MU-3 Mixed Use District uses to allow for the development of a general merchandise or food store 100,000 square feet or more including a motor vehicle fueling station. The development of the retail store will be in compliance with the development plan, landscape plan, elevations, and conditions within the proposed Planned Development District.

The applicant had not acquired the property in May and asked that the ordinance return for final approval after their acquisition of the property. The property has since been purchased by the applicant.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 21, 2016, City Plan Commission recommended approval of an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District on the northeast quadrant of Churchill Way and Coit Road, subject to a development plan, landscape plan, elevations, and conditions.

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

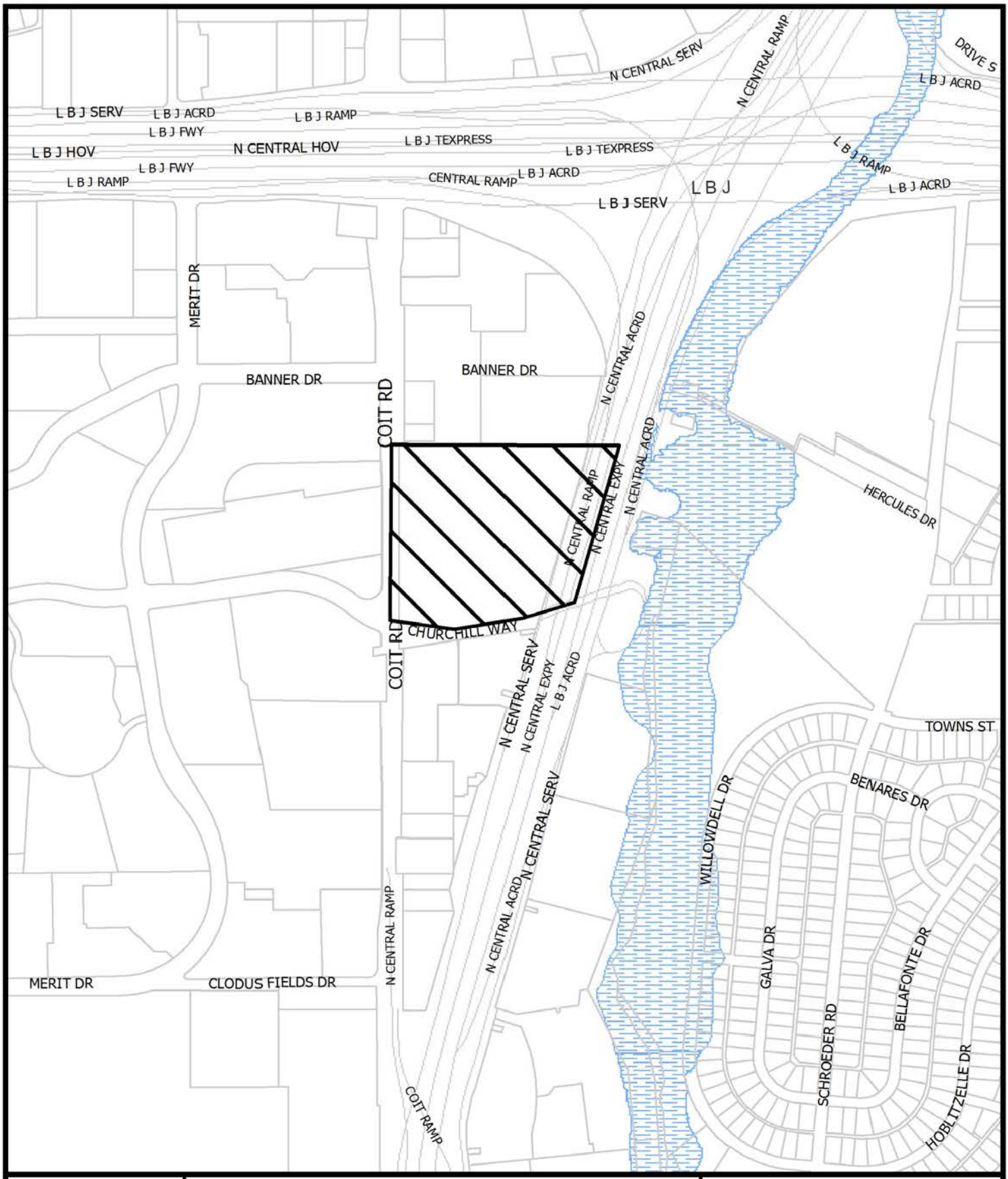
On May 11, 2016, City Council approved an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District on the northeast quadrant of Churchill Way and Coit Road, subject to a development plan, landscape plan, elevations, and conditions with the ordinance to return on a future Council date.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached



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VICINITY MAP

Case no: Z156-191

Date: 2/2/2016

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, MAY 11, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-191(ND) **DATE FILED:** September 27, 2016

LOCATION: Northeast Quadrant of Churchill Way and Coit Road

COUNCIL DISTRICT: 11 **MAPSCO:** 16 T

SIZE OF REQUEST: Approx. 13.289 Acres **CENSUS TRACT:** 132.00

APPLICANT: Costco Wholesale

REPRESENTATIVES: Michael Clark and Dallas Cothrum

OWNER: Texas Department of Transportation

REQUEST: An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District.

SUMMARY: The applicant is proposing development of the site with the general merchandise or food store 100,000 square feet or more use category, inclusive of a motor vehicle fueling area.

CPC RECOMMENDATION: **Approval**, subject to a development plan, landscape plan, elevations, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan, elevations, and conditions.

INVESTOR RELATIONS EXECUTIVE OFFICERS

Overview
Corporate Governance
Highlights
Executive Officers
Board of Directors
Committee Composition
Corporate Sustainability, Energy & Animal Welfare
Stock Information
Financial Reports
SEC Filings
Fundamentals
News Releases
Analysts & Estimates
Webcasts & Presentations
Event Calendar
Investor FAQs
Contact Information
Costco Logo Request
Media Request Form

Print Page
E-mail Page
RSS Feeds
E-mail Alerts
Financial Tear Sheet

Jeffrey H. Brotman
Chairman of the Board

Pat Callans
Senior Vice President, Human Resources and Risk Management

Roger A. Campbell
Senior Vice President, Operations

Richard C. Chavez
Senior Vice President - Costco Wholesale Industries & Business Development

John B. Gaherty
Senior Vice President, General Manager- Midwest Region

Richard A. Galanti
Executive Vice President, Chief Financial Officer

Jaime Gonzalez
Senior Vice President, General Manager- Mexico

Caton Frates
Senior Vice President, General Manager- Los Angeles Region

Yoram Rubanenko
Senior Vice President, General Manager- San Diego Region

Jeff Abadir
Senior Vice President, General Manager-Bay Area Region

W. Craig Jelinek
President and CEO

Bill Hanson
Senior Vice President, Foods & Sundries Merchandising

Franz Lazarus
Executive Vice President, Administration & Human Resources

Jeffrey Long
Senior Vice President, General Manager- Northeast Region

Jeffrey Lyons
Senior Vice President, Merchandising - Fresh Foods

John McKay
Executive Vice President, COO - Northern Division and Midwest Region

Russ Miller
Senior Vice President, General Manager - Western Canada Region

Ali Moayeri
Senior Vice President, Construction

Paul G. Moulton
Executive Vice President, Information Systems

James P. Murphy
Executive Vice President, International

Rich Olin
Senior Vice President, and General Counsel

David S. Petterson
Senior Vice President, Corporate Controller

Joseph P. Portera
Executive Vice President, COO-Eastern & Canadian Divisions

Pierre Riel
Senior Vice President, General Manager - Eastern Canada Region

Don Burdick
Senior Vice President, E-Commerce and Publishing

Timothy L. Rose
Executive Vice President, Costco Wholesale Industries

Yoram Rubanenko
Senior Vice President, General Manager- Southeast Region

Doug W. Schutt
Executive Vice President, COO - Merchandise

John Thelan
Senior Vice President, Depot Operations

Mario Omoss
Senior Vice President, General Manager, Northwest Region

Dennis R. Zook
Executive Vice President, COO- Southwest Division and Mexico

ABOUT US
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Company Information
Investor Relations
Terms and Conditions
Jobs
Employee Site
Charitable Contributions
Corporate Sustainability and Animal Welfare

SITE MAP
Product Videos

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Member Privileges
Your Privacy Rights
Credit Card

MY ACCOUNT
Sign in or Register
Order Status
My Wish Lists

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Returns
Product Info
Recalls
Rebates
Preventing Fraud
Export Sales
Volume Sales

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Locations Coming Soon
Hours & Holiday Closures
Author Signings
Gasoline
Hearing Aid Center
Optical
Photo Center
Costco Services
Special Events

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Recipes The Costco Way
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Supplier Diversity

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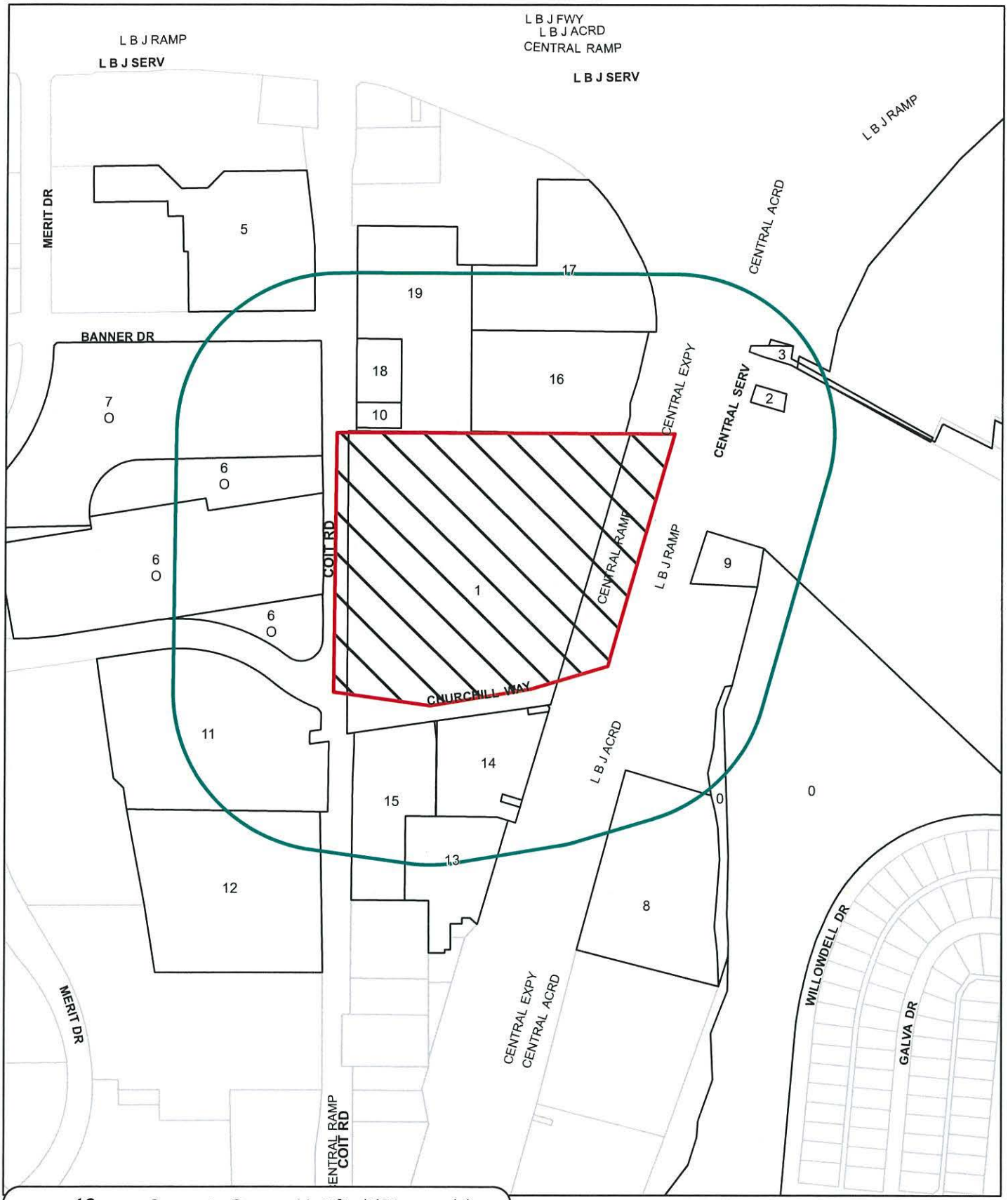


19	Property Owners Notified (26 parcels)
2	Replies in Favor (4 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
5/11/2016	Date

Z156-191
CC

N
W E
S

1:4,800

05/10/2016

Reply List of Property Owners

Z156-191

19 Property Owners Notified ***2 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	12550	COIT RD	TEXAS STATE OF
	2	12750	N CENTRAL EXPY	EAST JOSEPH H JR
	3	12505	SCHROEDER RD	TEXAS UTILITIES ELEC CO
	4	12700	N CENTRAL EXPY	RESTLAND MEM PARK
	5	12750	MERIT DR	PARK CENTRAL PROPERTY LP
O	6	7849	CHURCHILL WAY	LMI PARK CENTRAL LLC
O	7	7800	BANNER DR	LMI PARK CENTRAL TWO LLC
	8	12222	N CENTRAL EXPY	CENTRAL LANDMARK LTD
	9	12520	N CENTRAL EXPY	PERRY CO THE
	10	12600	COIT RD	SEEHORN JAMES MAXWELL II
	11	7900	CHURCHILL WAY	SPUS6 MARQUIS LLC
	12	12271	COIT RD	DALLAS TX 1 SENIOR PROPERTY LLC
	13	12301	N CENTRAL EXPY	JALARAM HOTEL LLC
	14	12411	N CENTRAL EXPY	NOBLE I WALTON DALLAS LP
	15	12400	COIT RD	AMERICAN NATL INS CO
	16	12655	N CENTRAL EXPY	HOUSTON RE INCOME PPTIES XV11
	17	12801	N CENTRAL EXPY	JP NCP III LP
	18	12660	COIT RD	GAEDEKE HOLDINGS LTD
	19	12770	COIT RD	GAEDEKE HOLDINGS II LTD

AGENDA ITEM # 47

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Trinity Watershed Management

CMO: Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize an application for a grant, requiring matching funds, through the Federal Emergency Management Agency for FY 2016-17 for the Cooperating Technical Partners program, to provide a cost share for updating certain flood studies in the City of Dallas - Financing: This action has no cost consideration to the City

BACKGROUND

The Cooperating Technical Partners (CTP) program is the Federal Emergency Management Agency's approach to creating partnerships between FEMA and participating National Flood Insurance Program (NFIP) communities to improve the flood hazard mapping program. In this program, FEMA provides a grant for up to 75% of the cost of the project while the participating city is responsible for the remainder. In March 2010, the City of Dallas submitted an application for the CTP program, which included a multi-year plan, since modified, to update older flood studies for several streams. The application was subsequently approved by FEMA. The City is presently completing its sixth year of the CTP program.

Participation in the CTP program allows Dallas to update its flood hazard mapping at substantial savings, since FEMA funds the larger share of the cost of the projects.

This action will authorize the application for the grant, requiring matching funds, from FEMA. A separate City Council approval will be needed to authorize acceptance of the grant, authorize receipt, appropriation and disbursement of federal funds ($869,250), authorize appropriation of the City's portion ($289,750), and authorize a contract with a consulting engineering firm, once the application for the grant is approved by FEMA.

ESTIMATED SCHEDULE OF PROJECT

Begin Study	November 2016
Complete Study	September 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized CTP FY 2010-11, receipt of grant funds, increase in appropriations, and a contract with Halff Associates, Inc. on November 10, 2010, by Resolution No. 10-2822.

Authorized CTP FY 2011-12, agreement with FEMA and authorized Supplemental Agreement No. 1 with Halff Associates, Inc. on September 14, 2011, by Resolution No. 11-2457.

Authorized CTP FY 2012-13, agreement with FEMA and authorized Supplemental Agreement No. 2 with Halff Associates, Inc. on November 14, 2012, by Resolution No. 12-2767.

Authorized CTP FY 2013-14, agreement with FEMA and authorized Supplemental Agreement No. 3 with Halff Associates, Inc. on November 12, 2013, by Resolution No. 13-1958.

Authorized CTP FY 2014-15, agreement with FEMA and authorized a contract with Halff Associates, Inc. on November 12, 2014, by Resolution No. 14-1934.

Authorized CTP FY 2015-16, agreement with FEMA and authorized Supplemental agreement No. 1 with Halff Associates, Inc. on October 28, 2015, by Resolution No. 15-1978.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

FISCAL INFORMATION

This action has no cost consideration to the City.

August 10, 2016

WHEREAS, the City of Dallas is participating in the Cooperating Technical Partners (CTP) program with the Federal Emergency Management Agency (FEMA) which provides partial federal funding for updating flood studies; and

WHEREAS, the City of Dallas must apply for the FEMA grant each year and commit to providing a local cost share; and

WHEREAS, Administrative Directive 2-19 requires the City Council to authorize application for and acceptance of grants requiring matching funds.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to apply for a FEMA grant, requiring matching funds, for the Cooperating Technical Partners (CTP) program for updating certain flood studies for FY 2016-17.

Section 2. That further City Council action is required to authorize acceptance of the grant and the receipt and deposit of FEMA funds, to authorize an increase in appropriations, and to authorize a professional services contract with an engineering consulting firm for updating certain flood studies within the City of Dallas for FY 2016-17.

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

AGENDA ITEM # 48

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Trinity Watershed Management

CMO: Mark McDaniel, 670-3256

MAPSCO: 43D

SUBJECT

Ratify emergency repairs to a steel pressure plate in the New Hampton Stormwater Pump Station with Bar Constructors, Inc., lowest responsive bidder of three - Not to exceed $77,648 - Financing: Stormwater Drainage Management Current Funds

BACKGROUND

This action will ratify the emergency repairs to a steel pressure plate in the New Hampton Stormwater Pump Station. The steel pressure plate was damaged during flood operations last fall, resulting in leakage around the plate. If the leak is not repaired, the pumping capability of the whole pump station could be compromised. Emergency action is required to repair the steel pressure plate to ensure operation of the pump station.

The City solicited quotes on this project and received three. This action authorizes a contract with Bar Constructors, Inc., lowest responsive bidder of three, to construct the repairs to the steel pressure plate.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	April 2016
Complete Construction	August 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Shaw Environmental and Infrastructure, Inc., for engineering design services for various components of existing pump stations and facility improvements associated with the Trinity River levee system on October 23, 2013, by Resolution No. 13-1895.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

FISCAL INFORMATION

Stormwater Drainage Management Current Funds - $77,648.00

OWNER

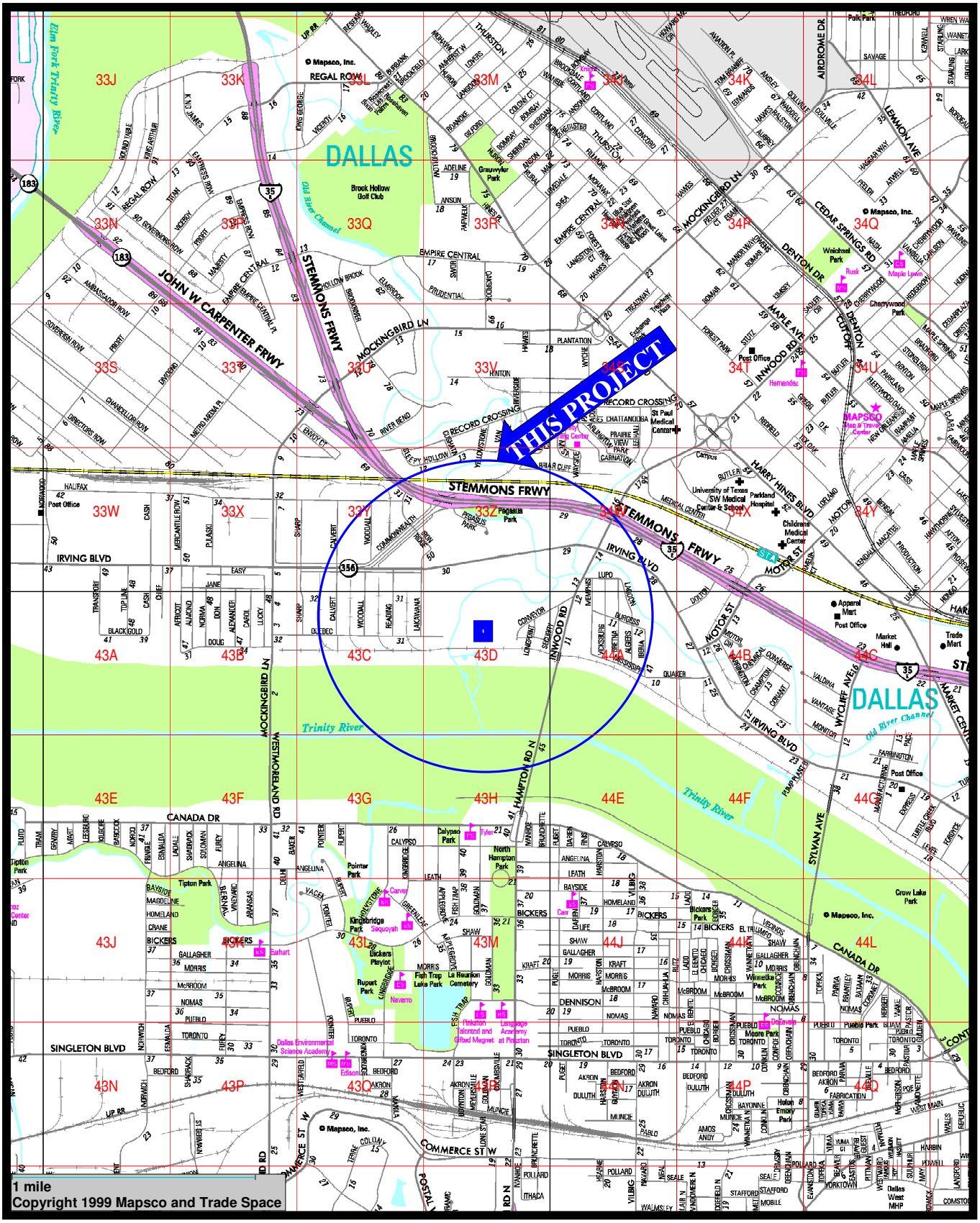
Bar Constructors, Inc.

Isidro Arrambide, Jr., President

MAP

Attached

N. Hampton Pump Station
Steel Pressure Plate Repair



MAPSCO 43-D

August 10, 2016

WHEREAS, the City operates and maintains drainage structures, channels, levees, pump stations and other miscellaneous facilities across the city which provide flood protection to citizens and property; and,

WHEREAS, there are six (6) levee pump stations located in the levee system and eight (8) street pump stations strategically located across the City of Dallas; and,

WHEREAS, repairs are needed at one of these facilities; and,

WHEREAS, on October 23, 2013, Resolution No. 13-1895 authorized a contract with Shaw Environmental and Infrastructure, Inc. (Shaw), a CB&I Company, for engineering design services for various components of existing storm drainage, pump stations, and facility improvements associated with the Trinity River levee system.

Now, Therefore,

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

Section 1. That an emergency contract with Bar Constructors, Inc., in the amount of $77,648.00, for emergency repairs to a steel pressure plate in the New Hampton Stormwater Pump Station is hereby ratified as an emergency expenditure.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriation in an amount not to exceed $77,648.00:

FUND	DEPT	UNIT	OBJECT	AMOUNT	VENDOR NO.	ENCUMBRANCE
0061	SDM	4792	3110	$77,648.00	125824	SDMFC003VHH1

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

AGENDA ITEM # 49

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2, 4, 5, 6, 7, 9, 14

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: Various

SUBJECT

Authorize a contract for the installation and rehabilitation of water and wastewater mains at 38 locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed $10,443,584 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of the installation and rehabilitation of approximately 38,305 feet of water and wastewater mains. This includes the installation of approximately 450 feet of 4-inch, 690 feet of 6-inch, 13,255 feet of 8-inch, 1,410 feet of 12-inch and 10 feet of 16-inch water mains, and approximately 14,345 feet of 8-inch, 1,075 feet of 10-inch, 360 feet of 12-inch, 1,050 feet of 16-inch and 1,490 feet of 18-inch wastewater mains. The project also includes the rehabilitation of 4,170 feet of 6-inch through 18-inch wastewater mains.

The existing water and wastewater mains were built between 1925 and 1978. These mains are contributing to an increase in maintenance costs as well as service interruptions. The installation and rehabilitation of the proposed segments will improve the capacity of the water and wastewater systems and reduce maintenance costs.

Ark Contracting Services, LLC has no completed contractual activities with the City of Dallas in the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2013
Completed Design	January 2016
Begin Construction	October 2016
Complete Construction	October 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Criado & Associates, Inc. to provide engineering services for the replacement and rehabilitation of water mains and wastewater mains on September 11, 2013, by Resolution No. 13-1582.

Information about this item will be provided to the Transportation & Trinity River Project Committee on August 8, 2016.

FISCAL INFORMATION

$10,443,584.00 - Water Utilities Capital Improvement Funds

Design	$ 968,880.50
Construction (this action)	$10,443,584.00
Total Project Cost	$11,412,464.50

Council District	Amount
2	$ 2,386,780.00
4	$ 3,504,770.00
5	$ 175,000.00
6	$ 1,300,700.00
7	$ 1,791,500.00
9	$ 763,500.00
14	$ 521,334.00
Total	$10,443,584.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Ark Contracting Services, LLC

Hispanic Female	0	Hispanic Male	131
Black Female	0	Black Male	0
White Female	5	White Male	21
Other Female	0	Other Male	0

BID INFORMATION

The following bids with quotes were opened on May 27, 2016:

*Denotes successful bidder

Bidders	Bid Amount
*Ark Contracting Services, LLC 420 South Dick Price Road Kennedale, Texas 76060	$10,443,584.00
John Burns Construction Company of Texas, Inc.	$11,491,722.00
Camino Construction, L.P.	$11,746,470.50
Atkins Brothers Equipment Company, Inc.	$12,517,371.00
SYB Construction Co., Inc.	$13,783,863.00

OWNER

Ark Contracting Services, LLC

Michael Calvert, Owner

MAPS

Attached

Installation of Water and Wastewater Mains

District 2

Alley between Beaumont Street and Hickory Street from southwest of Park Avenue southwest
Alley between Lockheed Avenue and Prosper Street from Savage Street to Linnet Lane
Alley between Prosper Street and Kenwell Street from Linnet Lane to Starling Circle
Beacon Street from East Grand Avenue to Winslow Avenue
*Foley Street from Haskell Avenue to Hay Street
Roper Street from north of Linnet Lane south
Swiss Avenue from Peak Street to Carroll Avenue

District 4

Alley east of Storey Street from Foster Avenue to Pembroke Avenue
Brooklyn Avenue from Storey Street to Havendon Circle
Easement east of Cumberland Street from Suffolk Avenue to Clarendon Drive
Foster Avenue from Storey Street east
Havendon Circle from Suffolk Avenue to Brooklyn Avenue
Kostner Avenue from Ann Arbor Avenue to Exeter Avenue
Ledbetter Drive from Bonnie View Road to Corrigan Avenue
Michigan Avenue from Iowa Avenue to Louisiana Avenue
Page Avenue from east of Storey Street east
Pembroke Avenue from Storey Street to Havendon Circle
Storey Street from Havendon Circle to Pembroke Avenue
Suffolk Avenue from Cumberland Street to Havendon Circle

District 5

Ava Lane from Piedmont Drive to Eccles Drive

District 6

Alley between Mobile Street and Stafford Avenue from Willomet Avenue to Wickmere Mews
Walmsley Avenue from Neal Street to Malone Drive

District 7

Baltic Street from Marshall Street to Carpenter Avenue
Colonial Avenue from Al Lipscomb Way southeast
Colonial Avenue from Stoneman Street to Marburg Street
*(Foley Street from Haskell Avenue to Hay Street)
(See District 2)
Jordan Street from Octavia Street to Latimer Street
Martin Luther King Jr. Boulevard from Admiral Nimitz Circle to Washington Street
Pine Street from Waldron Avenue to Crozier Street
Sonny Circle from Spring Avenue to Lagow Street
York Street from Todd Street to DART right of way

District 9

Brendenwood Drive from Lakewood Boulevard south
Lakewood Boulevard from Brendenwood Drive to Hideaway Drive
Losa Drive from Tranquilla Drive southwest
Loving Avenue from Pasadena Avenue to Winsted Drive
Tranquilla Drive from Redondo Drive to Losa Drive

District 14

Easement north of Meadow Bend Drive from Southwestern Boulevard southeast
Matilda Street from Bryan Street north
Sevilla Street from Clermont Avenue to Valencia Street

*Project limits in more than one Council District

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for the installation and rehabilitation of water and wastewater mains at 38 locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed $10,443,584 - Financing: Water Utilities Capital Improvement Funds

Ark Contracting Services, LLC is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$8,490,298.00	81.30%
Total non-local contracts	$1,953,286.00	18.70%
TOTAL CONTRACT	$10,443,584.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Reyes Group, Ltd	HMMB62815Y0816	$380,000.00	4.48%
J & A Trucking	HMMB64410N0317	$200,000.00	2.36%
LKT & Associates, LLC	WFDB26473Y1016	$1,200,000.00	14.13%
Magnum Manhole & Underground Company	WFDB06880Y0617	$55,000.00	0.65%
Total Minority - Local		$1,835,000.00	21.61%

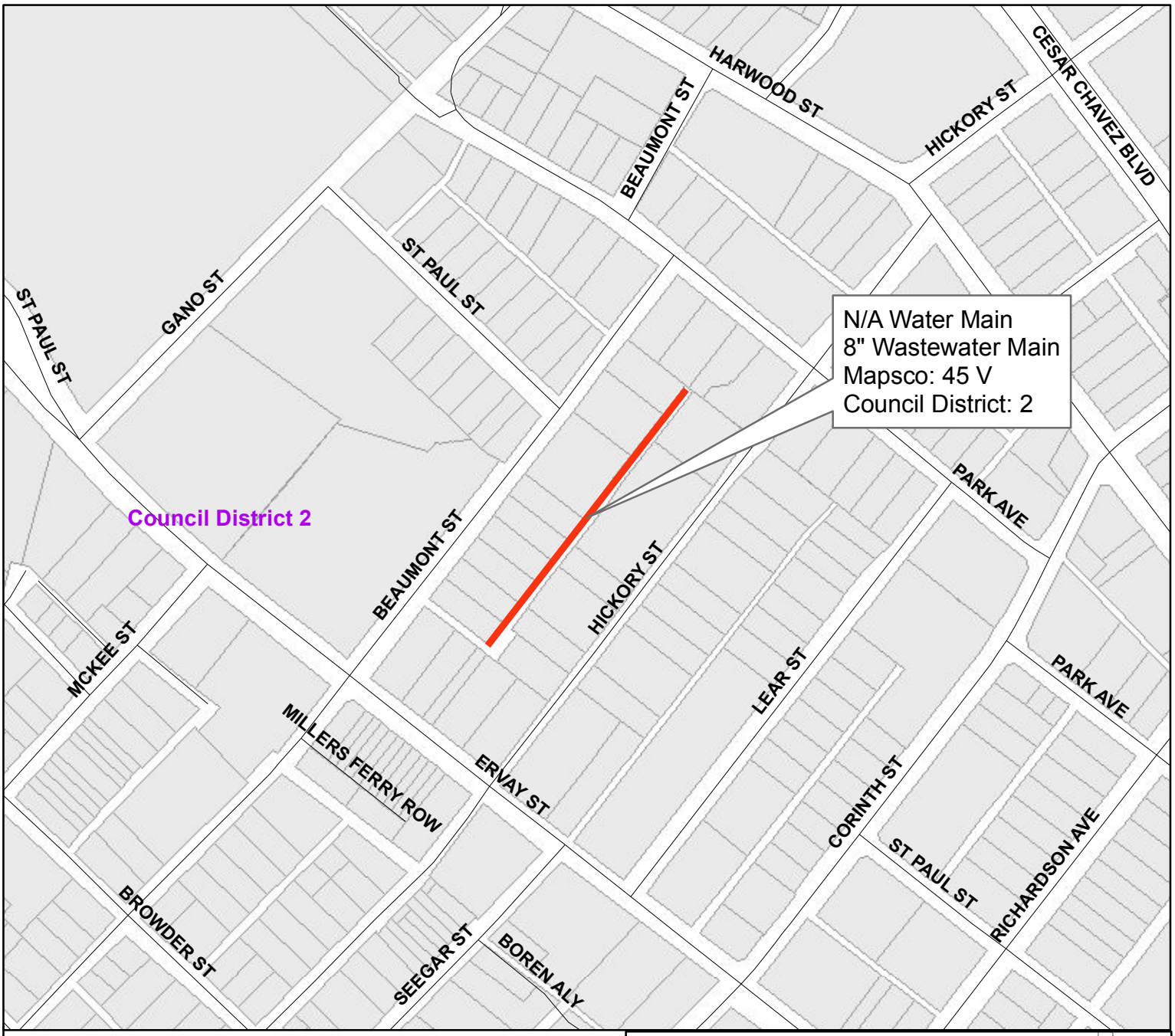
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Cowtown Redi-Mix, Inc.	WFWB06682Y0916	$780,000.00	39.93%
A.N.A. Consultants, LLC	WFDB57431Y0516	$30,000.00	1.54%
Total Minority - Non-local		$810,000.00	41.47%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

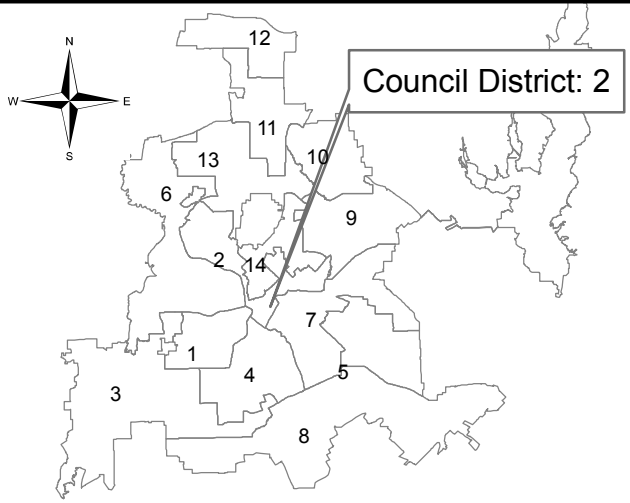
TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$580,000.00	6.83%	$580,000.00	5.55%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$1,255,000.00	14.78%	$2,065,000.00	19.77%
Total	$1,835,000.00	21.61%	$2,645,000.00	25.33%



Alley between Beaumont Street and Hickory Street

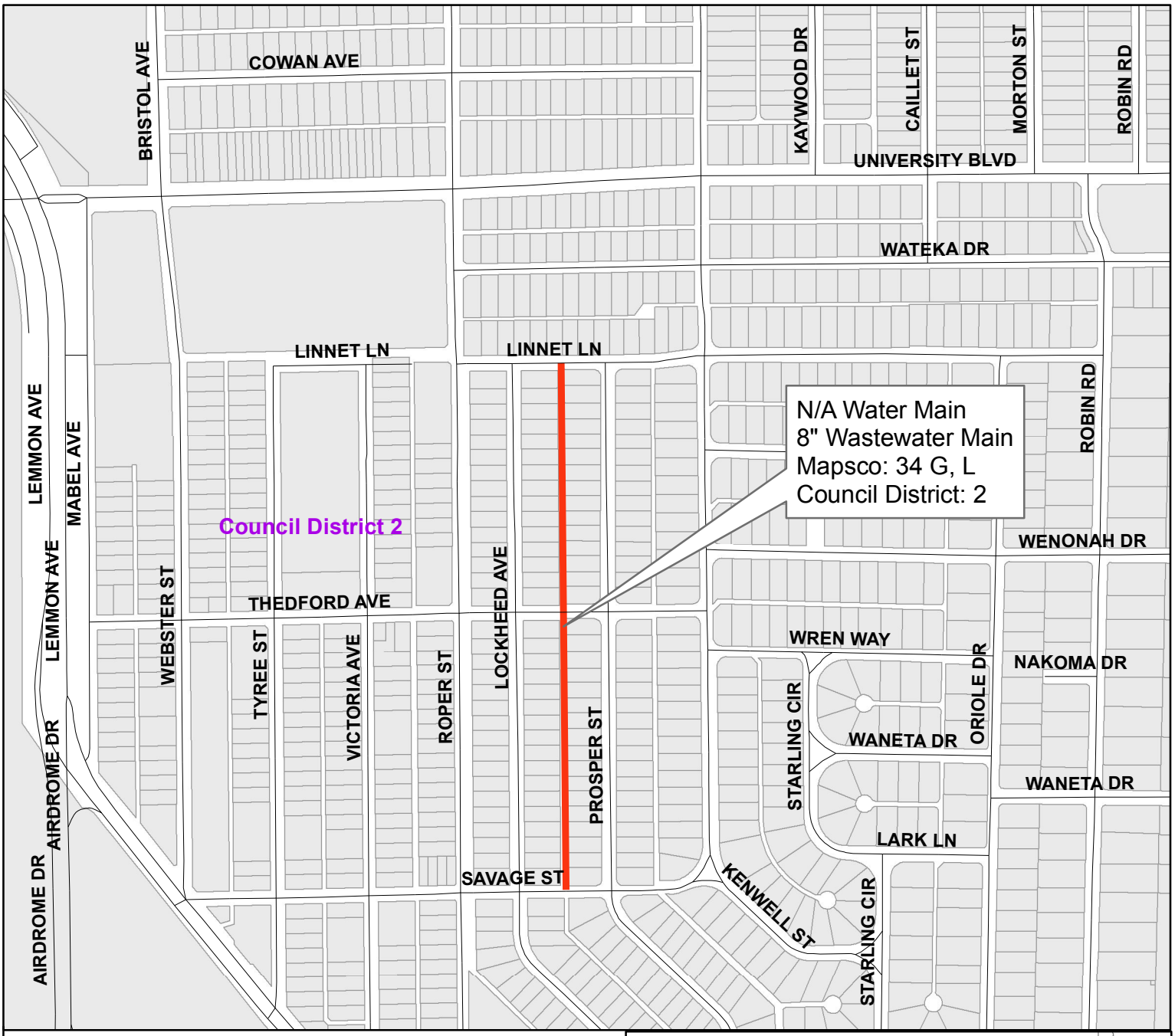
from southwest of Park Avenue southwest



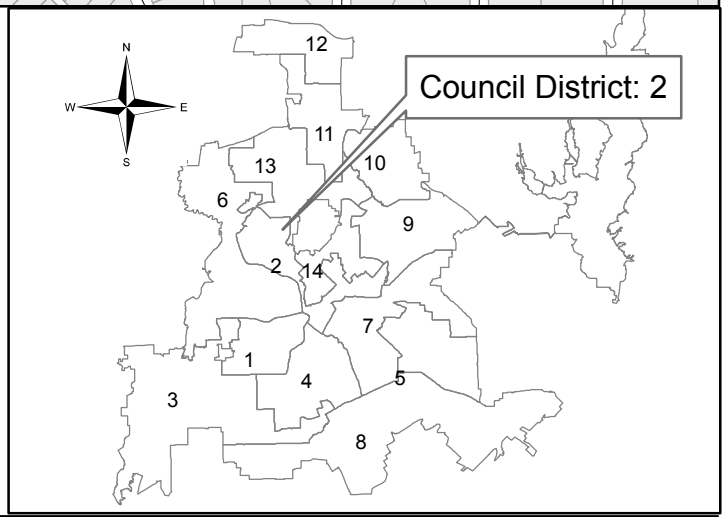
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5630

Segment 1 of 38



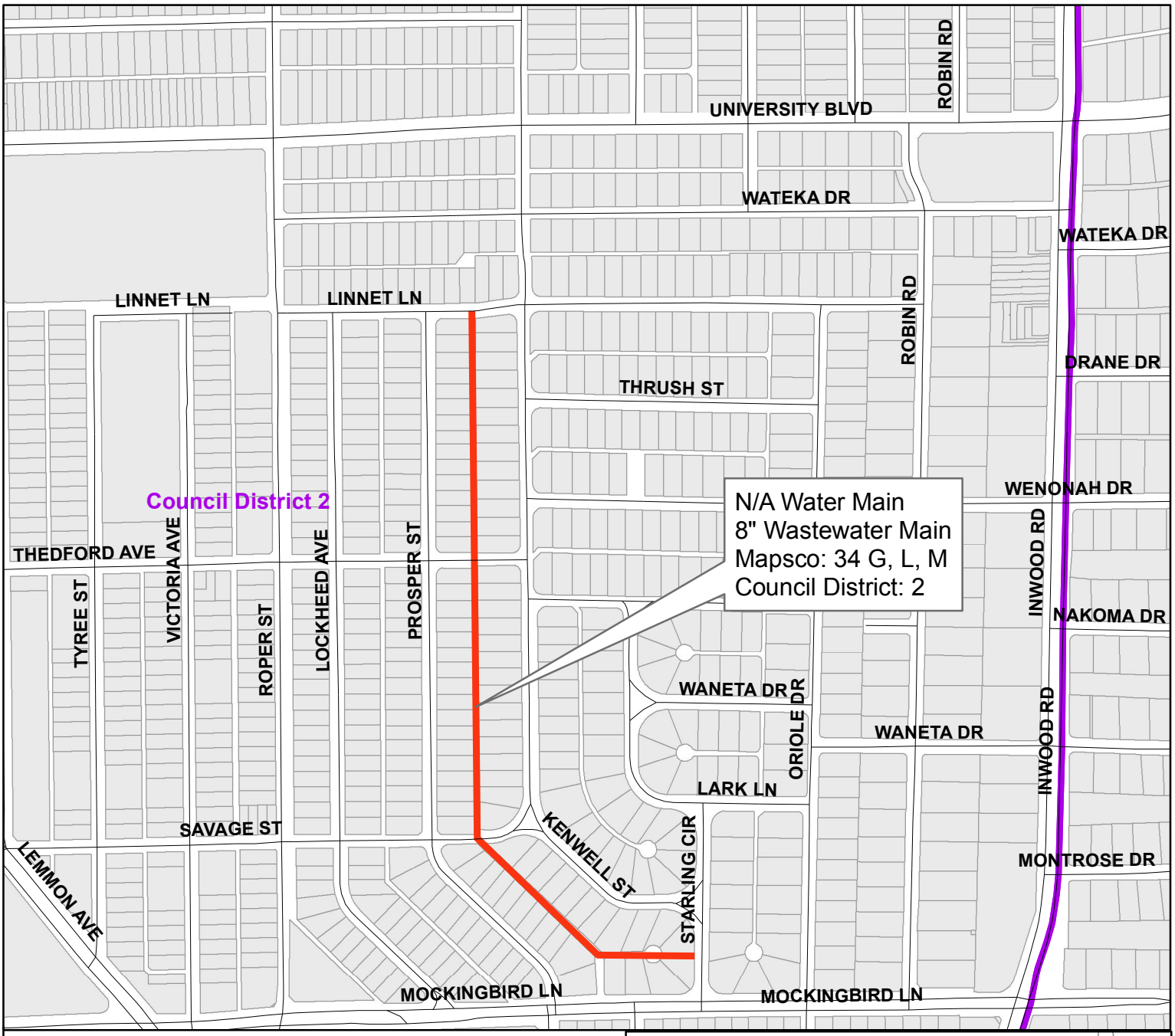
Alley between Lockheed Avenue and Prosper Street from Savage Street to Linnet Lane



Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

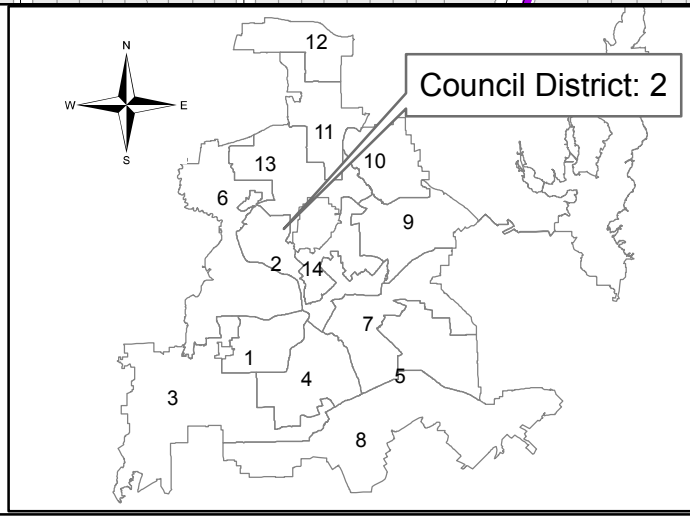
PID: 5593

Segment 2 of 38



Alley between Prosper Street and Kenwell Street

from Linnet Lane to Starling Circle

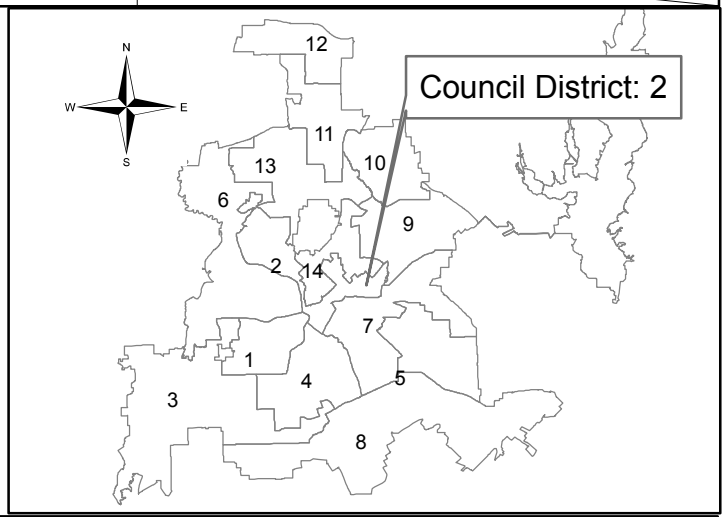


Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations at 38 Locations

PID: 5654

Segment 3 of 38

Beacon Street
from East Grand Avenue to Winslow Avenue

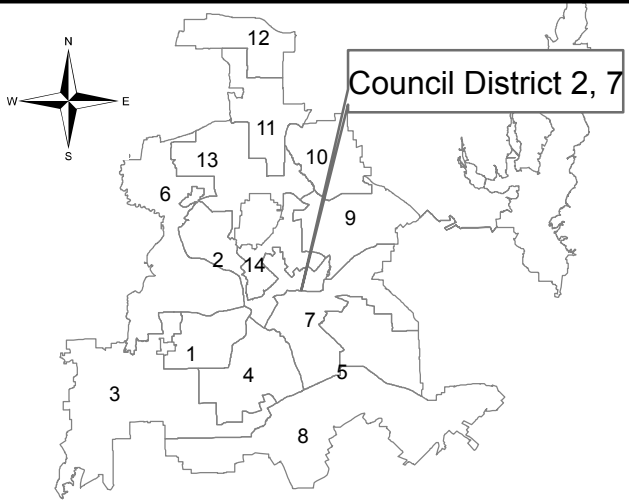


Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 3115

Segment 4 of 38

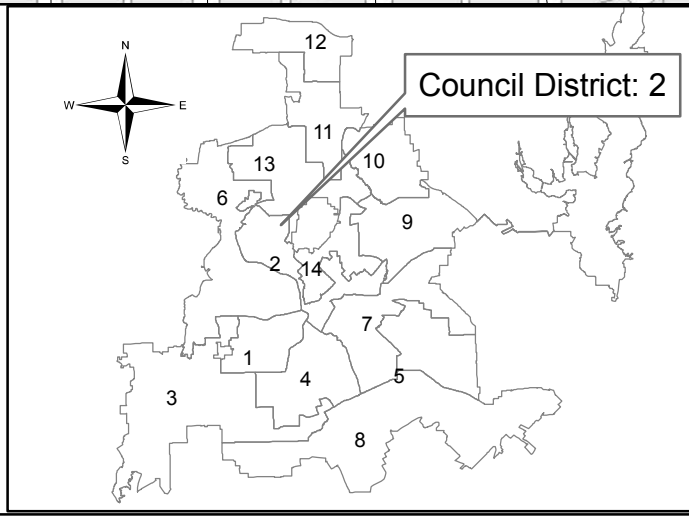
Foley Street
from Haskell Avenue to Hay Street



Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 4274

Roper Street
from north of Linnet Lane south

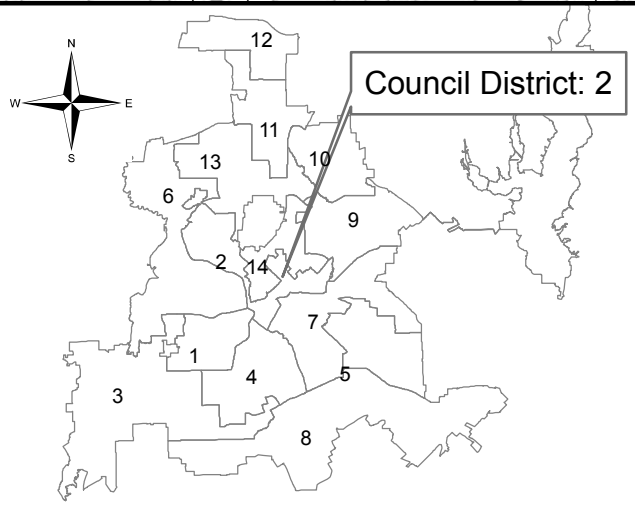


Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5592

Segment 6 of 38

Swiss Avenue
from Peak Street to Carroll Avenue

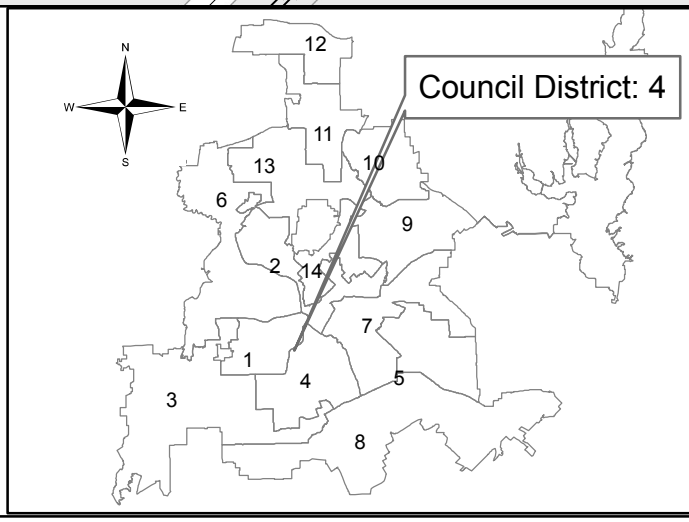


Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5640

Segment 7 of 38

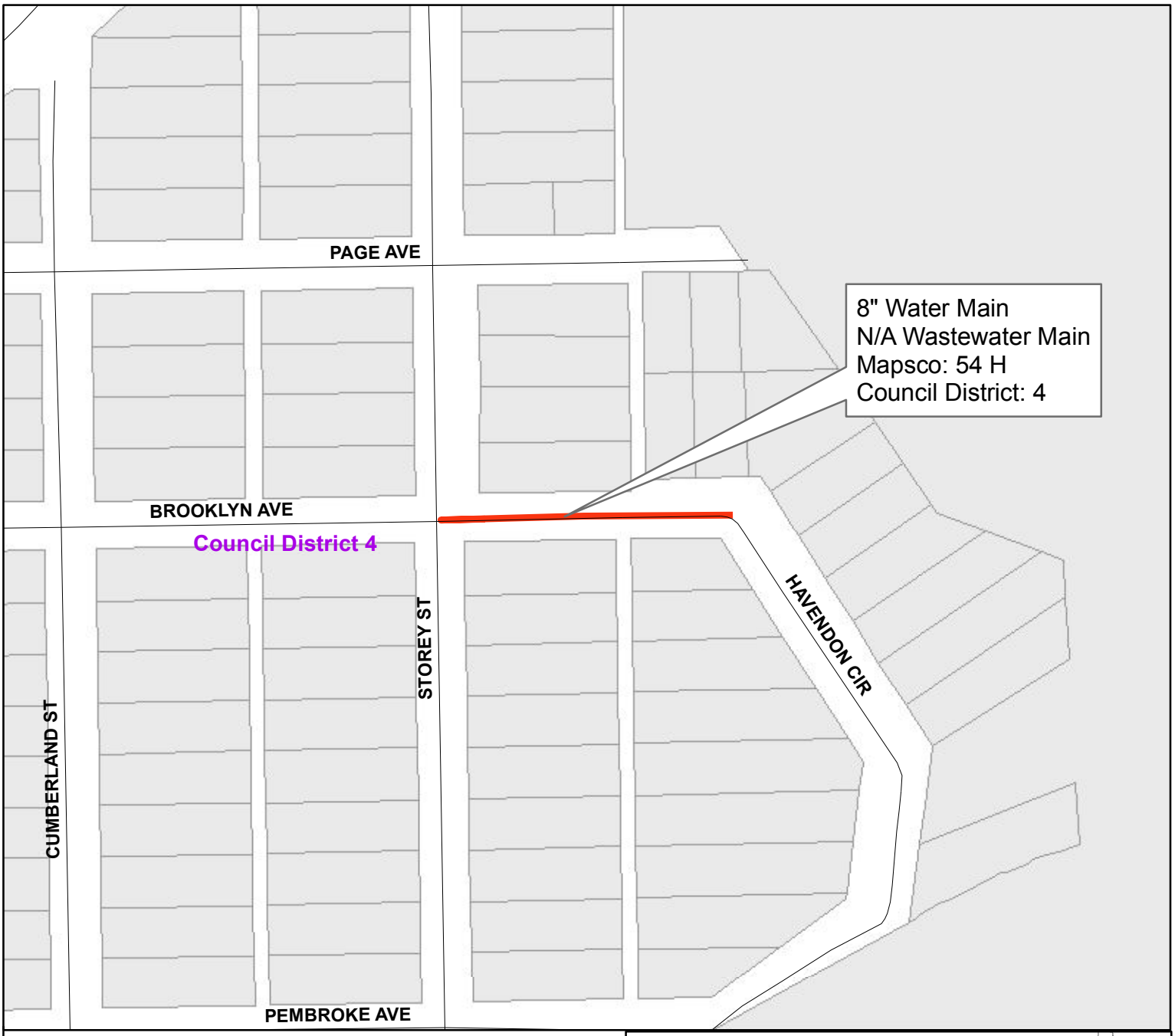
Alley east of Storey Street
from Foster Avenue to Pembroke Avenue



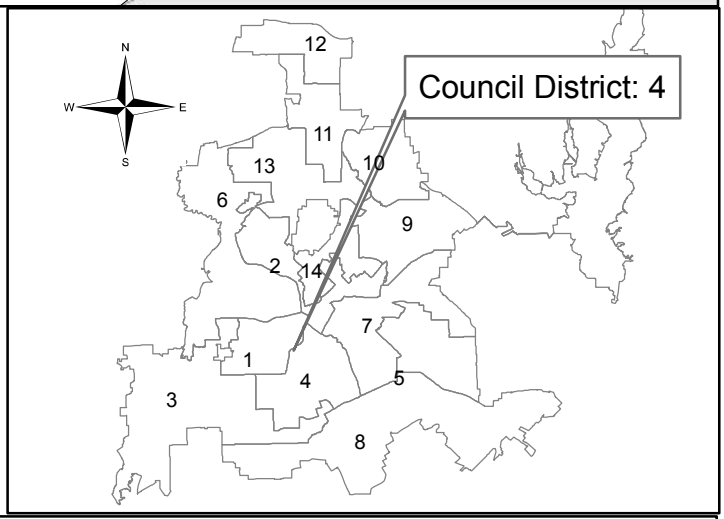
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5216

Segment 8 of 38



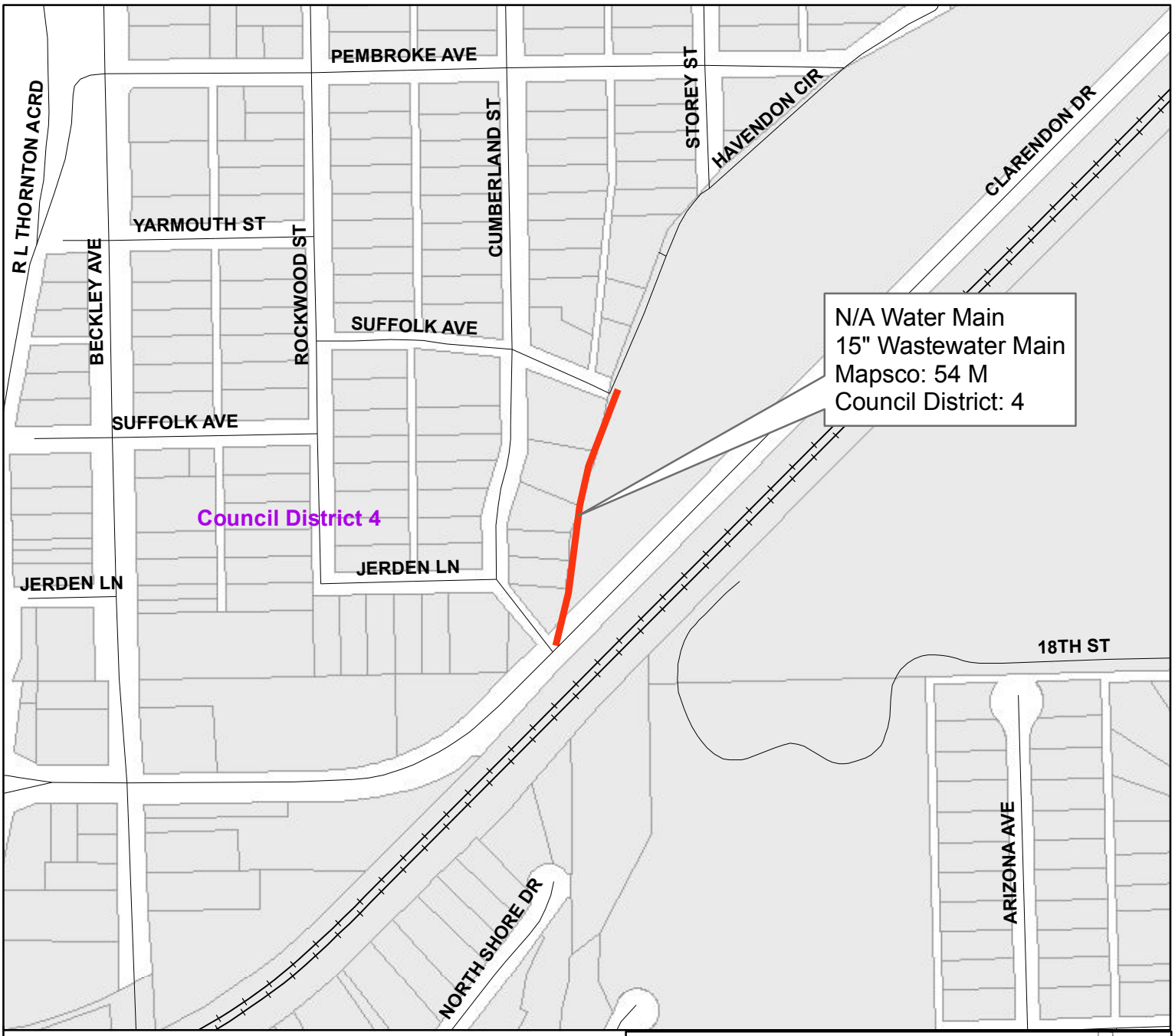
Brooklyn Avenue
from Storey Street to Havendon Circle



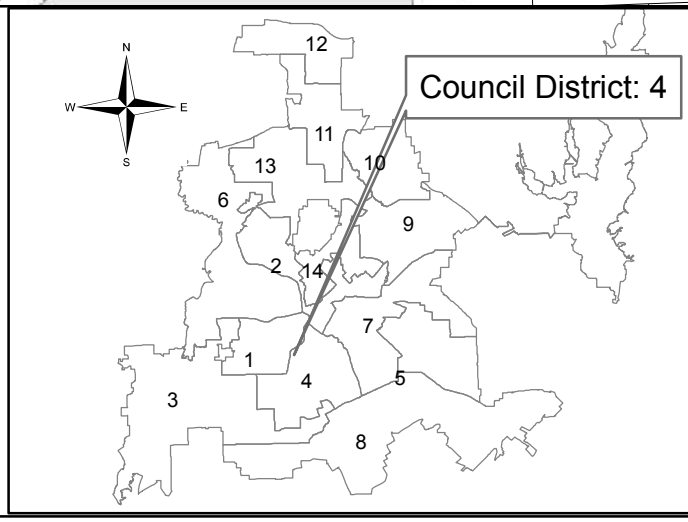
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5215

Segment 9 of 38



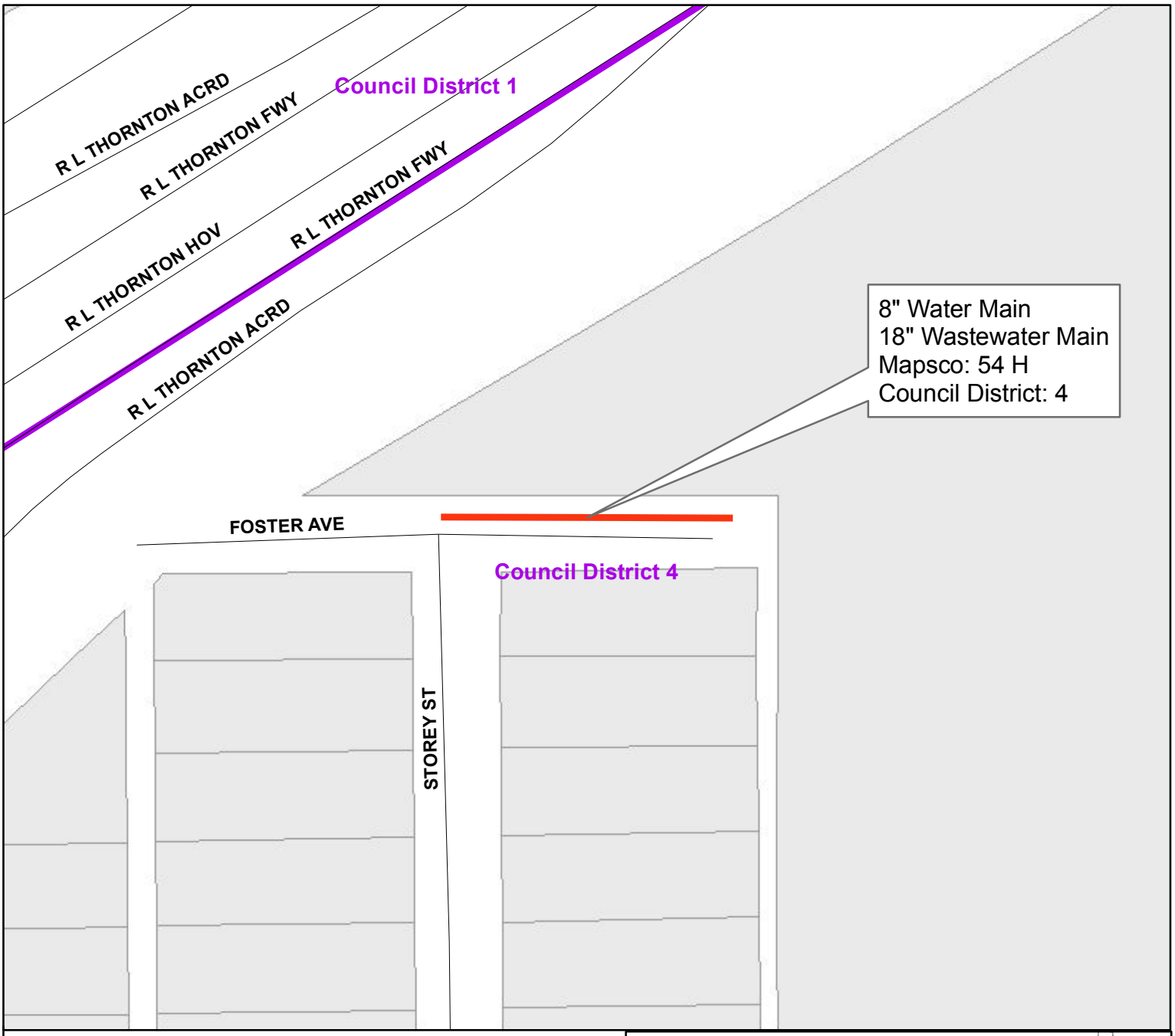
Easement east of Cumberland Street
from Suffolk Avenue to Clarendon Drive



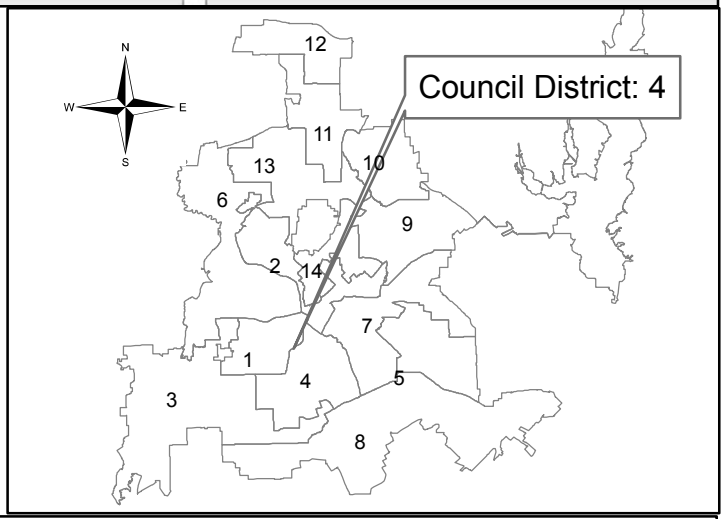
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5211

Segment 10 of 38



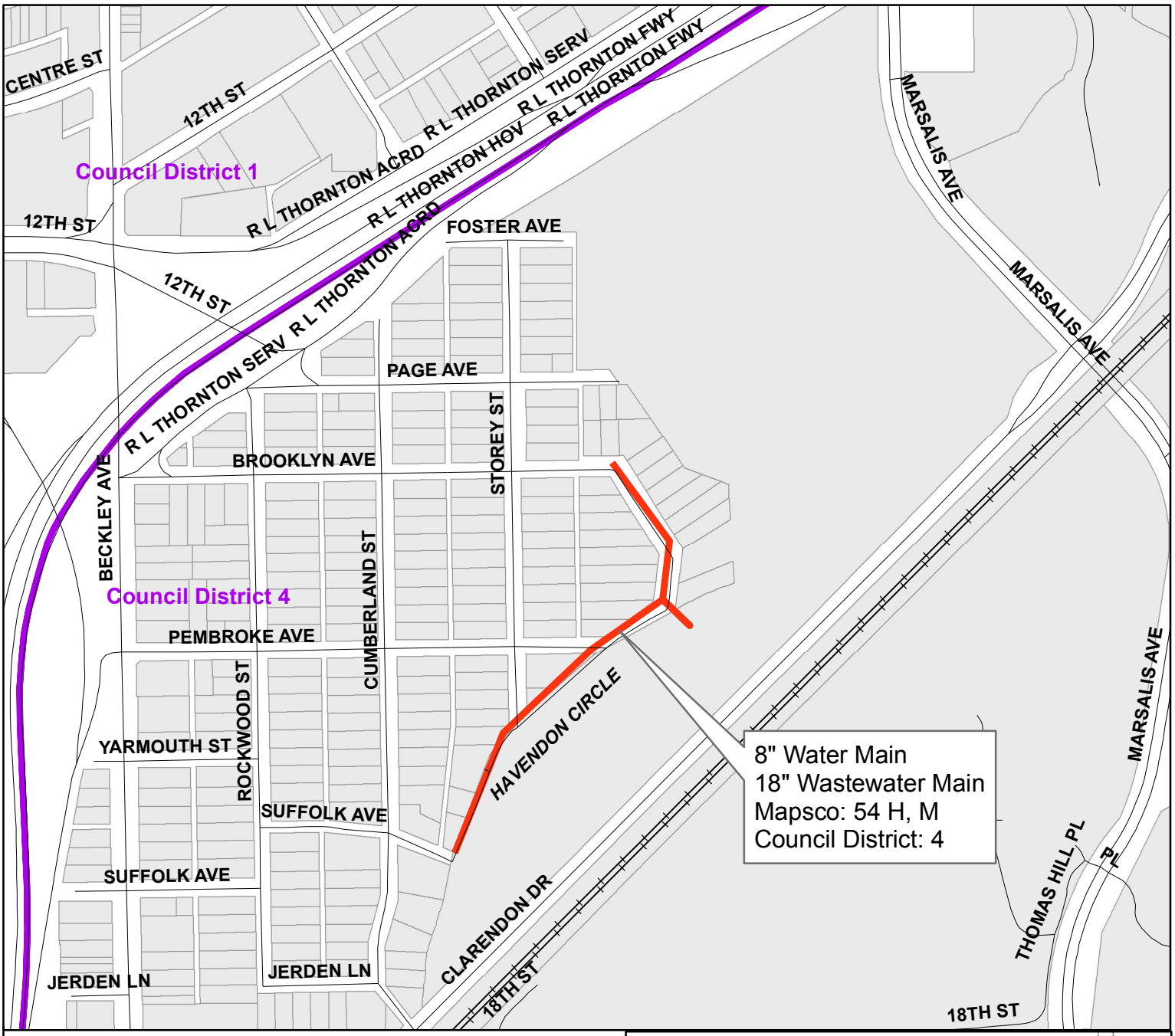
Foster Avenue
from Storey Street east



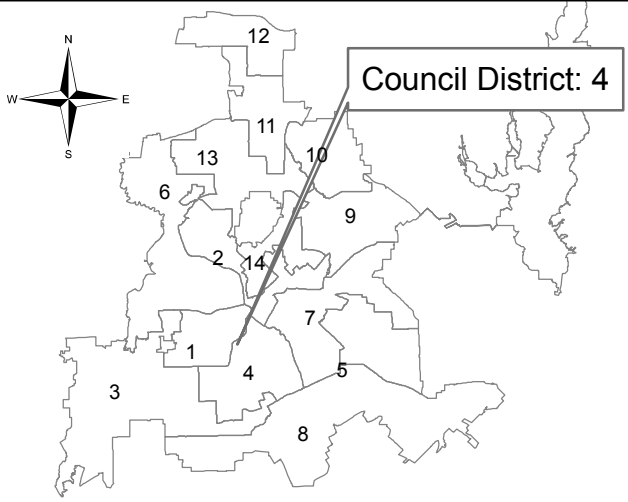
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 3264

Segment 11 of 38



Havendon Circle
from Suffolk Avenue to Brooklyn Avenue

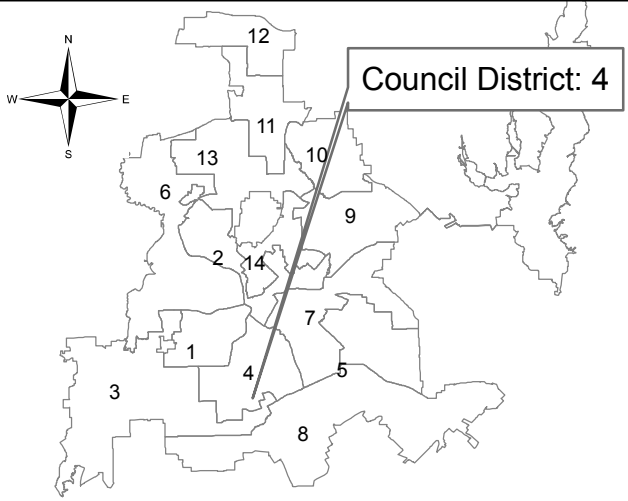


Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 3609

Segment 12 of 38

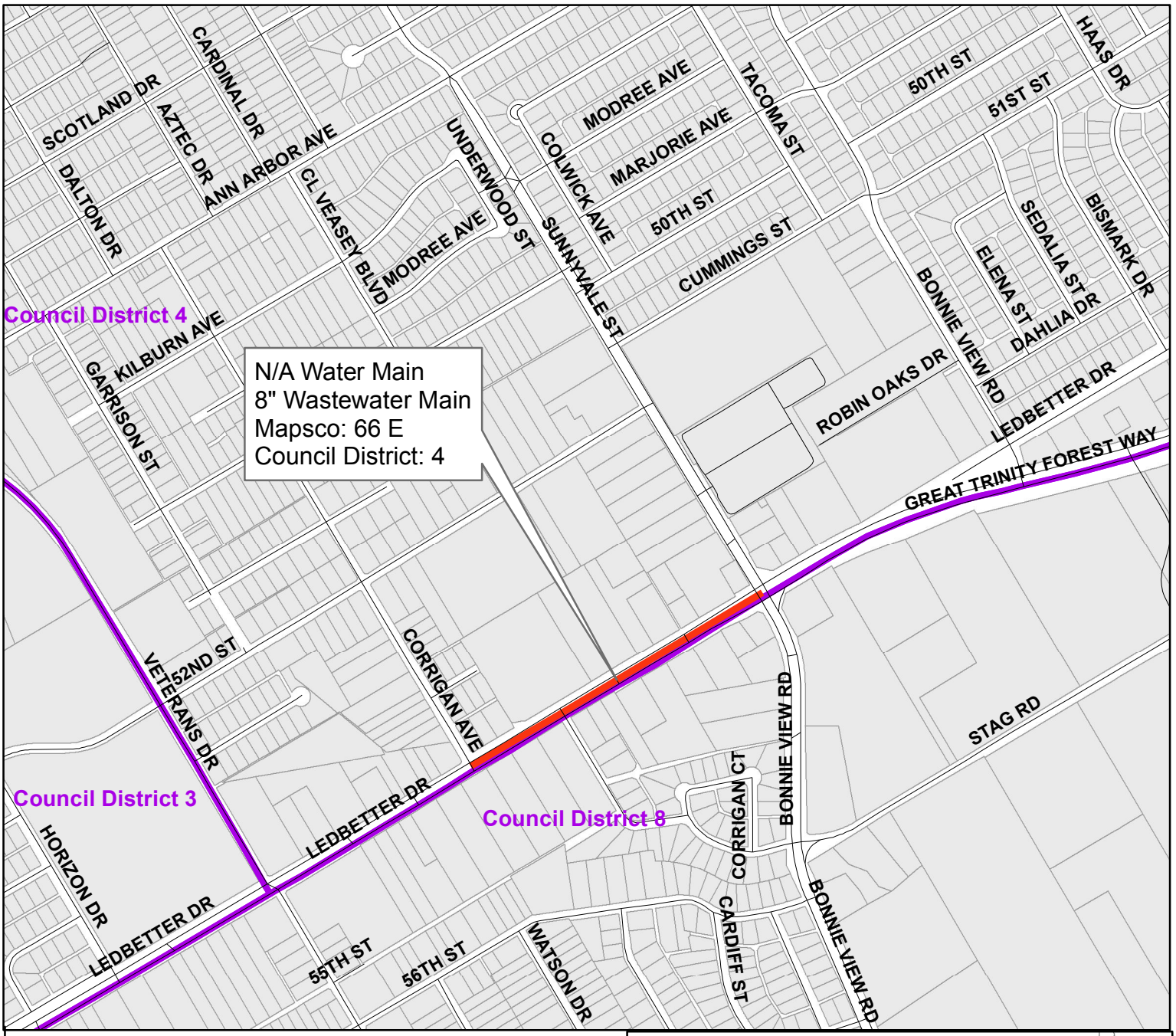
Kostner Avenue
from Ann Arbor Avenue to Exeter Avenue



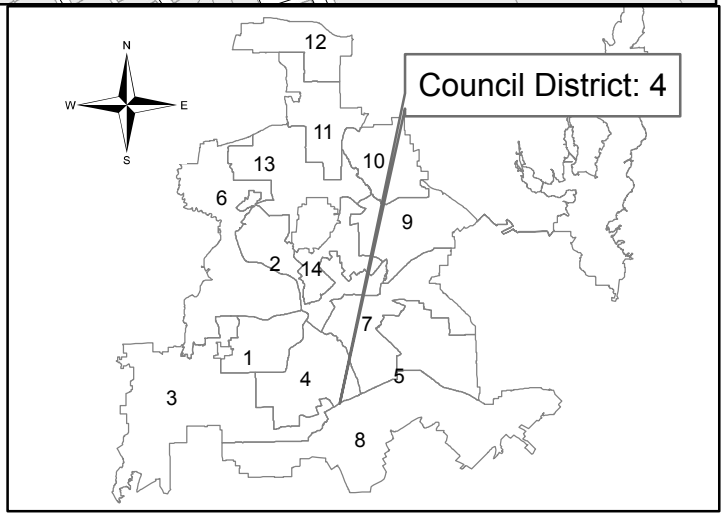
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5766

Segment 13 of 38



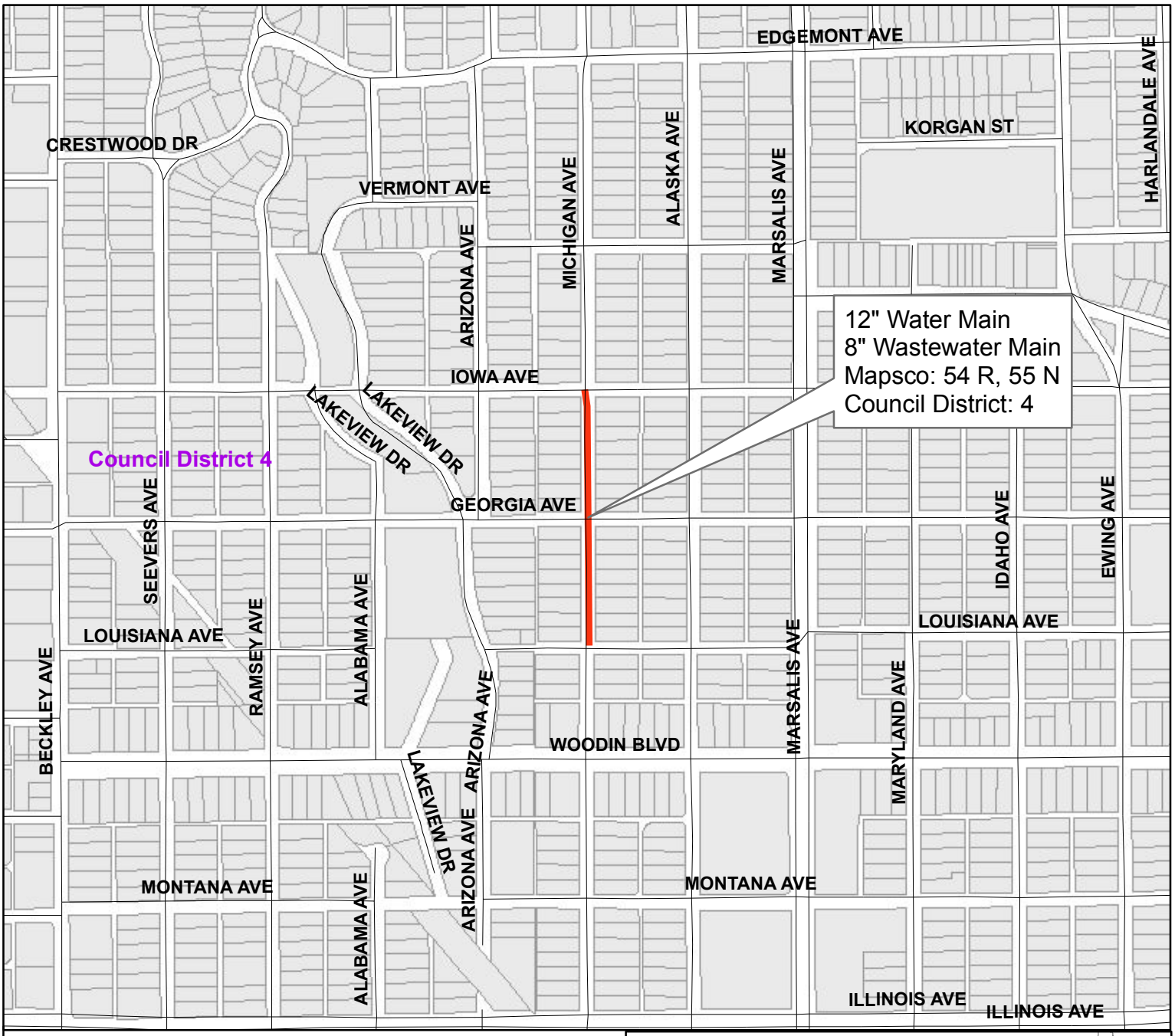
Ledbetter Drive
from Bonnie View Road to Corrigan Avenue



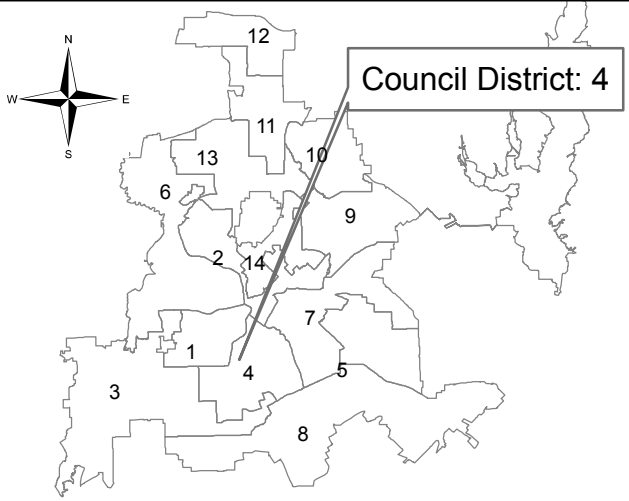
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 1708

Segment 14 of 38



Michigan Avenue
from Iowa Avenue to Louisiana Avenue

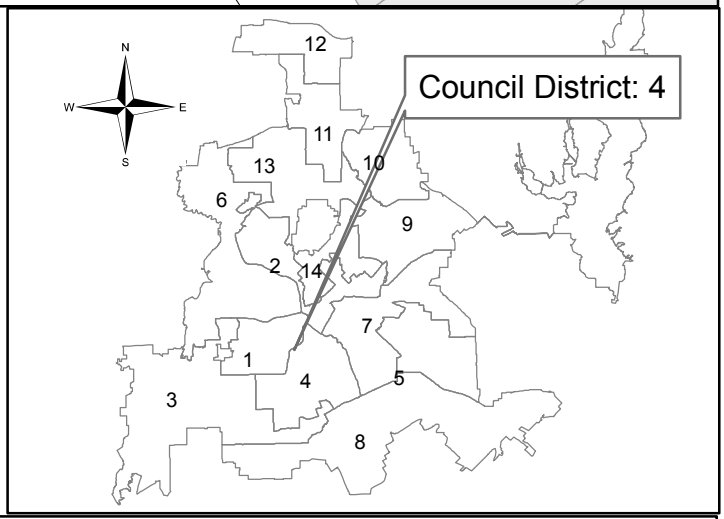


Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5651

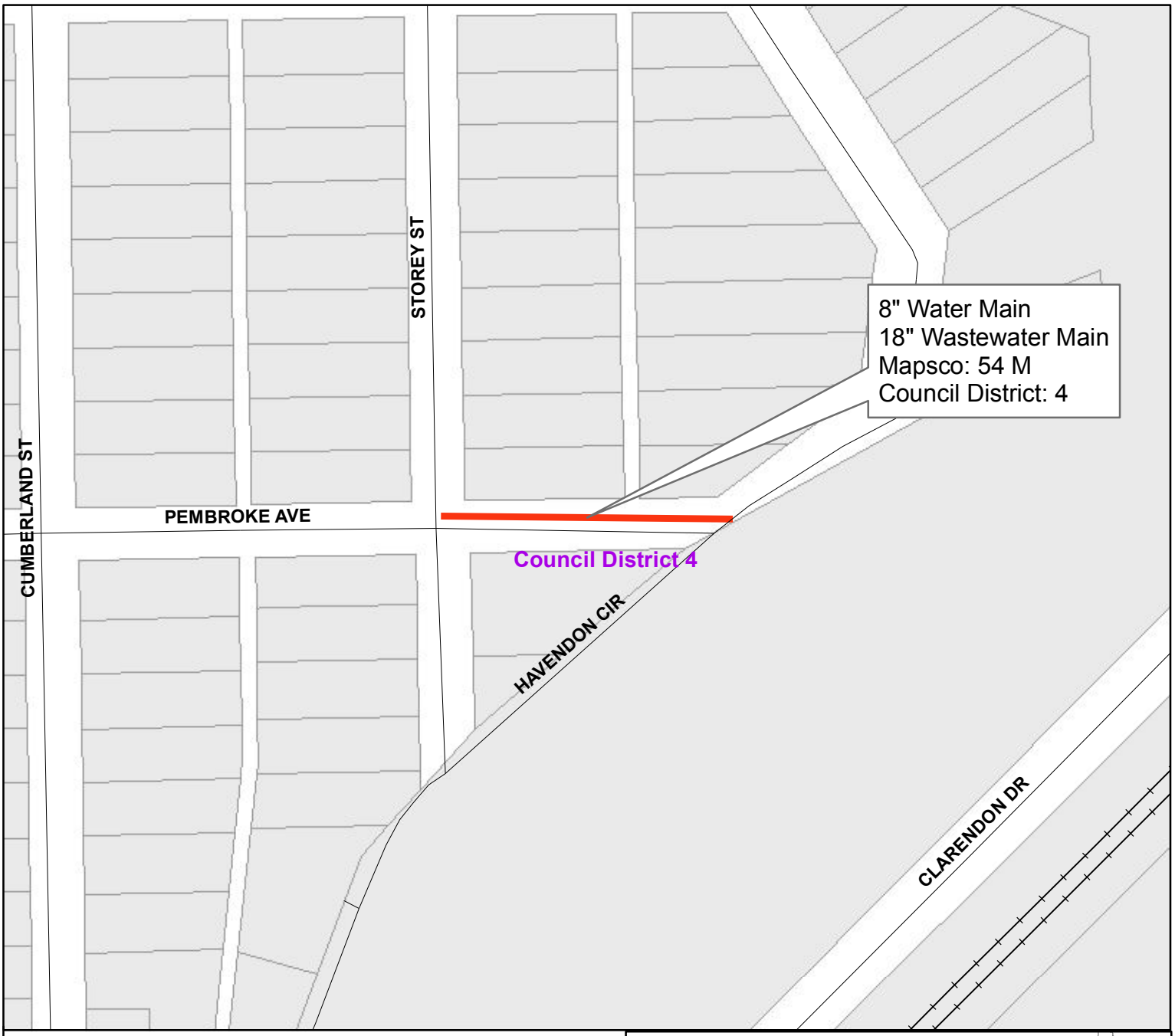
Segment 15 of 38

Page Avenue
from east of Storey Street east

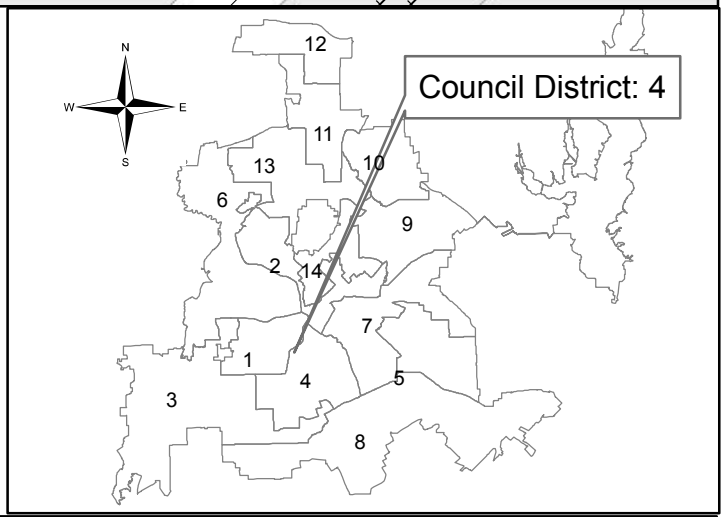


Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5217



Pembroke Avenue
from Storey Street to Havendon Circle

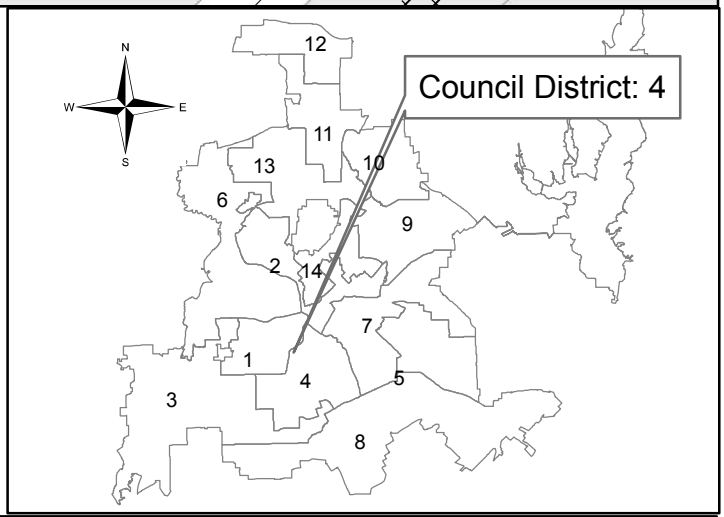


Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5214

Segment 17 of 38

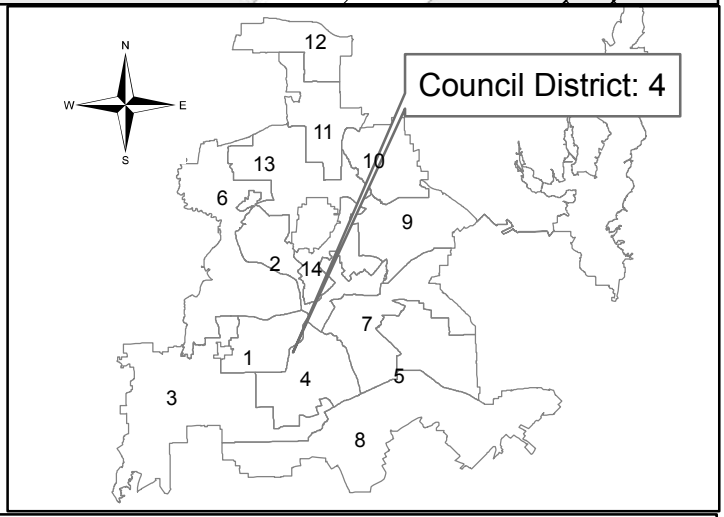
Storey Street
from Havendon Circle to Pembroke Avenue



Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5213

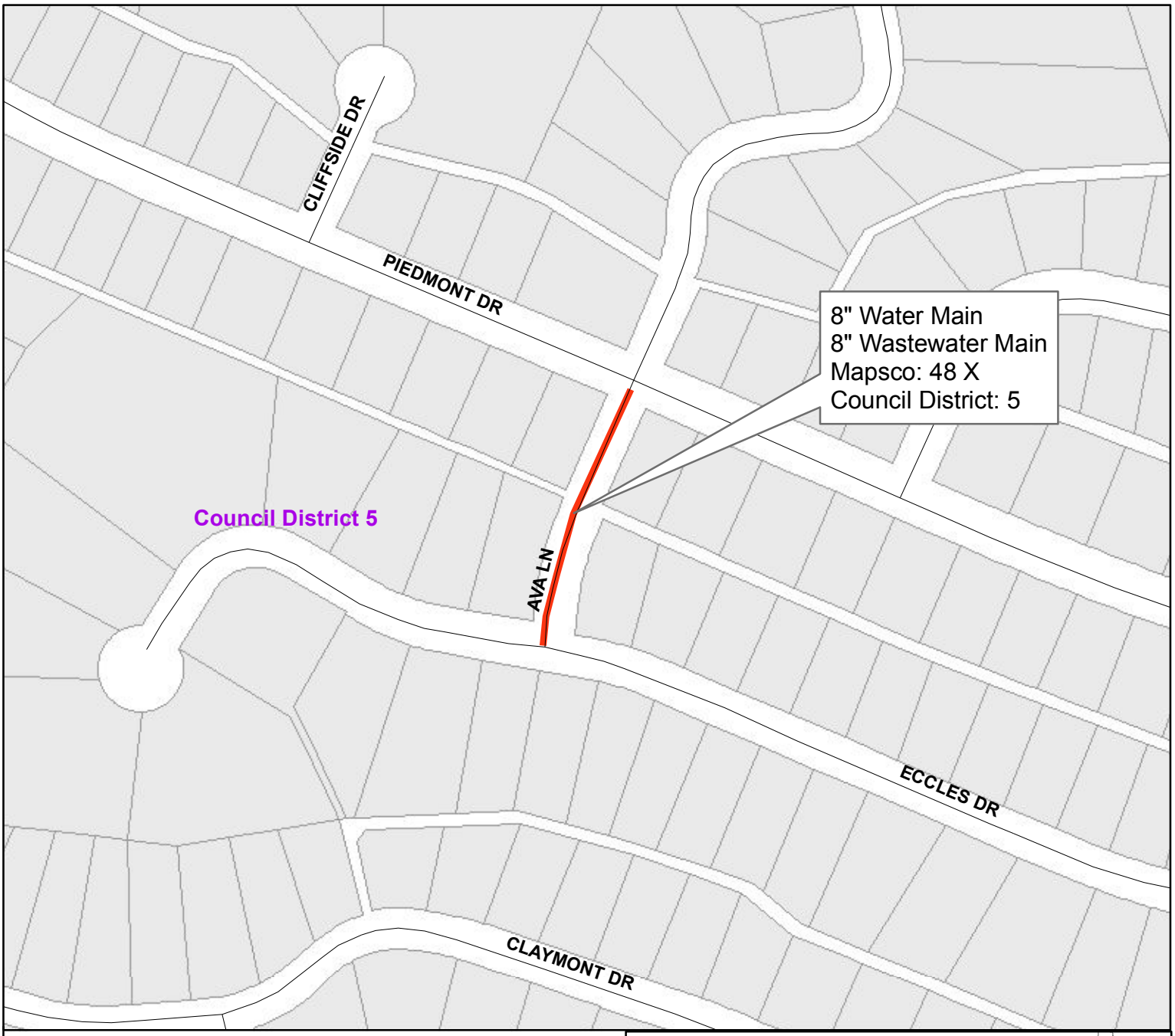
Suffolk Avenue
from Cumberland Street to Havendon Circle



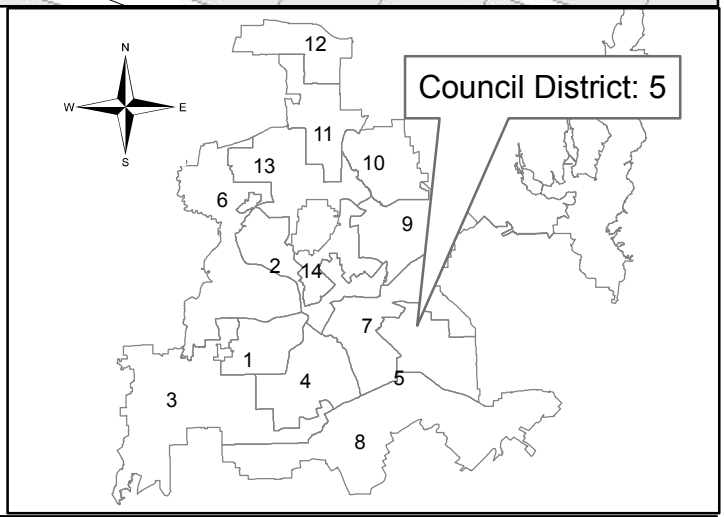
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5212

Segment 19 of 38



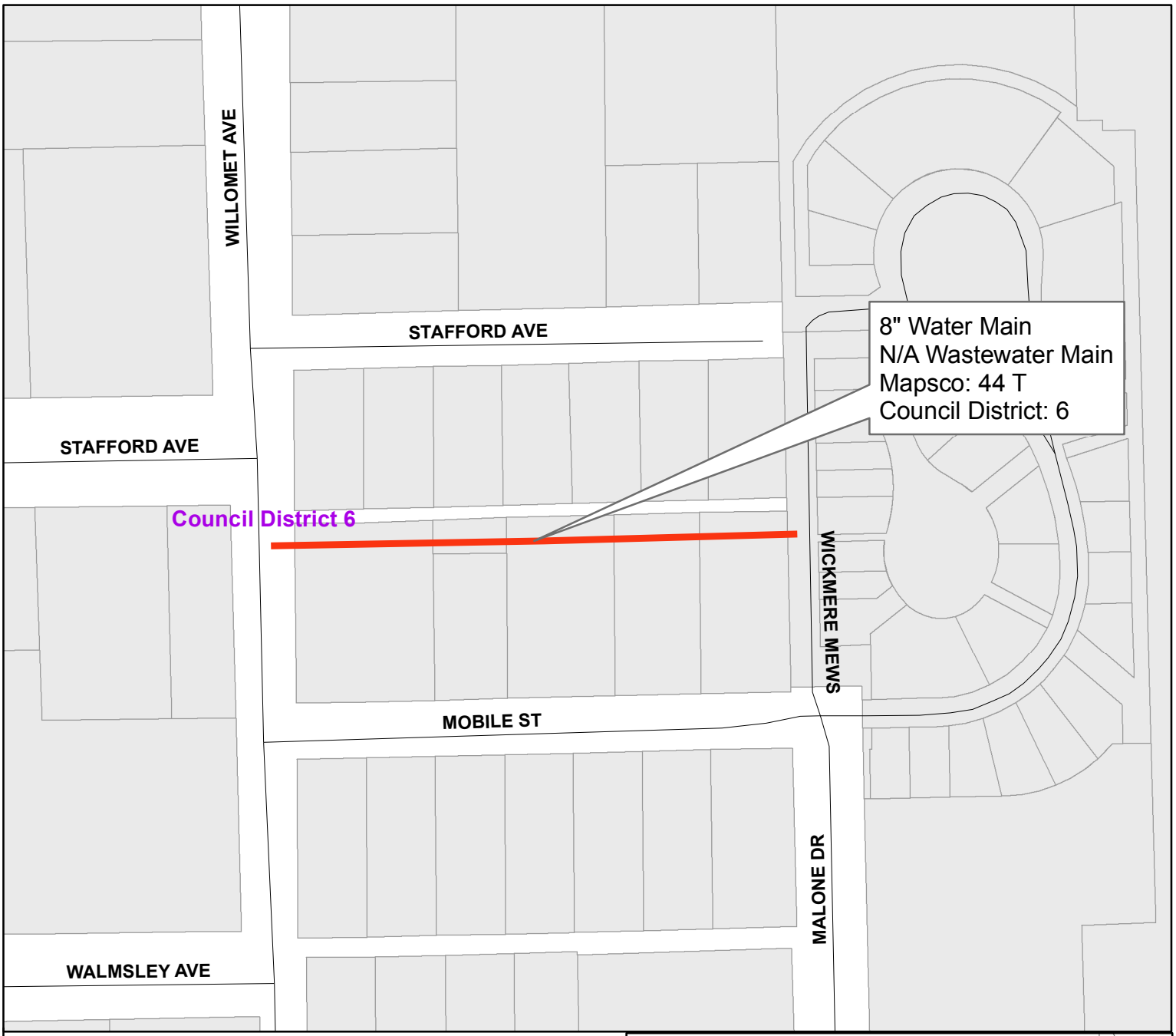
Ava Lane
from Piedmont Drive to Eccles Drive



Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

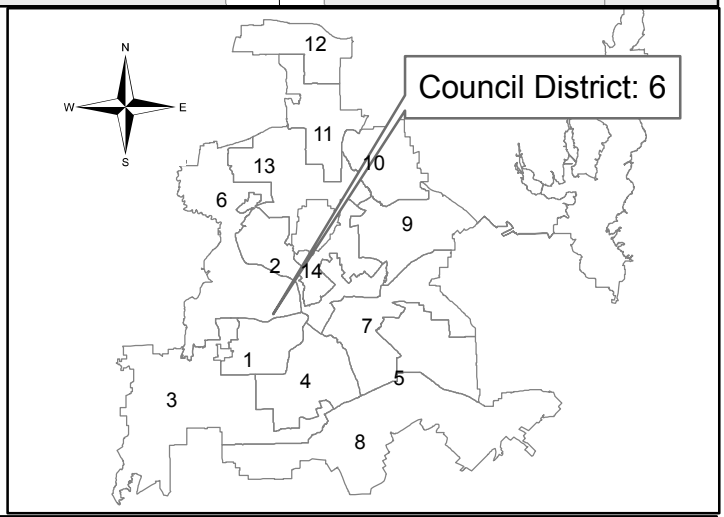
PID: 3182

Segment 20 of 38



Alley between Mobile Street and Stafford Avenue

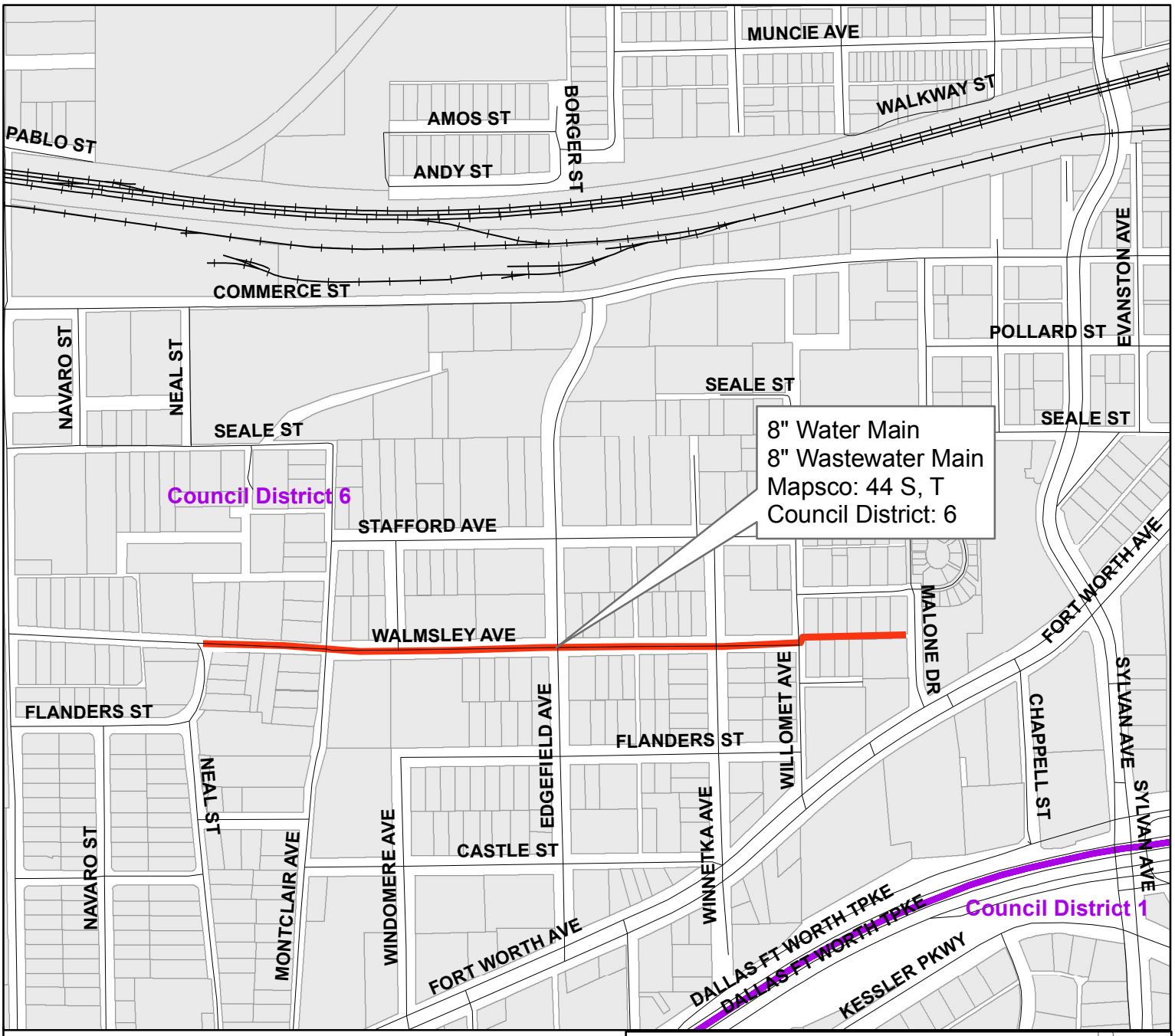
from Willomet Avenue to Wickmere Mews



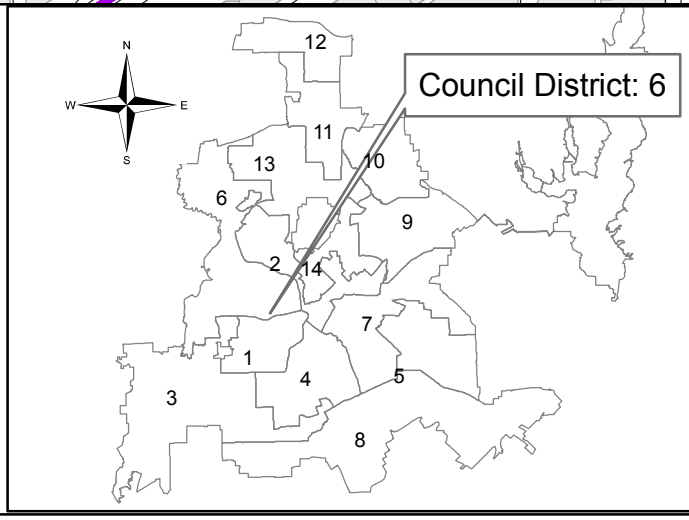
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 3165

Segment 21 of 38



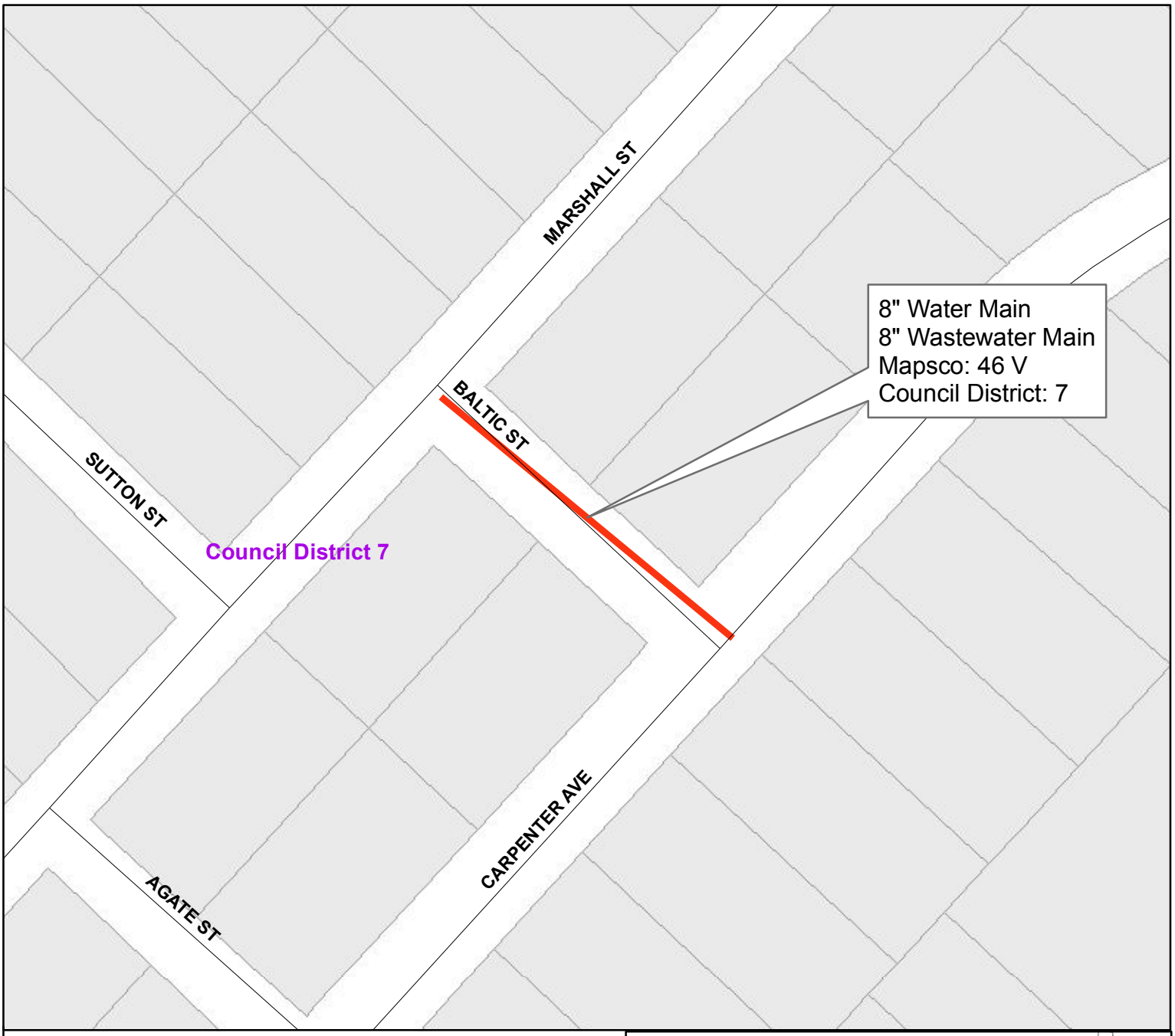
Walmsley Avenue
from Neal Street to Malone Drive



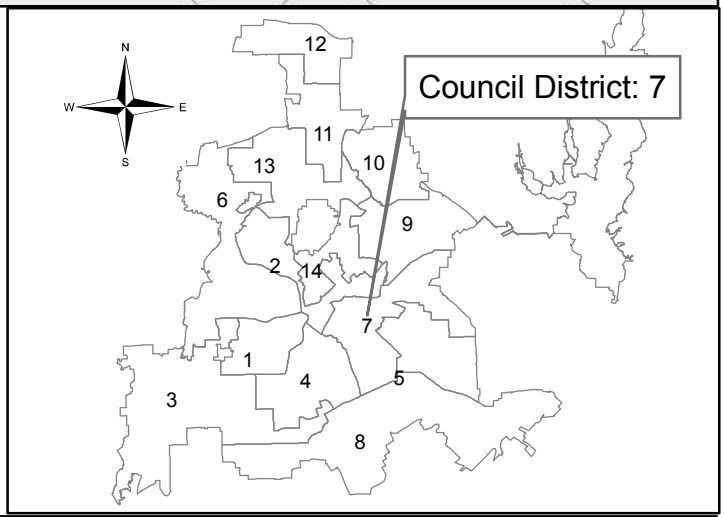
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 3163

Segment 22 of 38



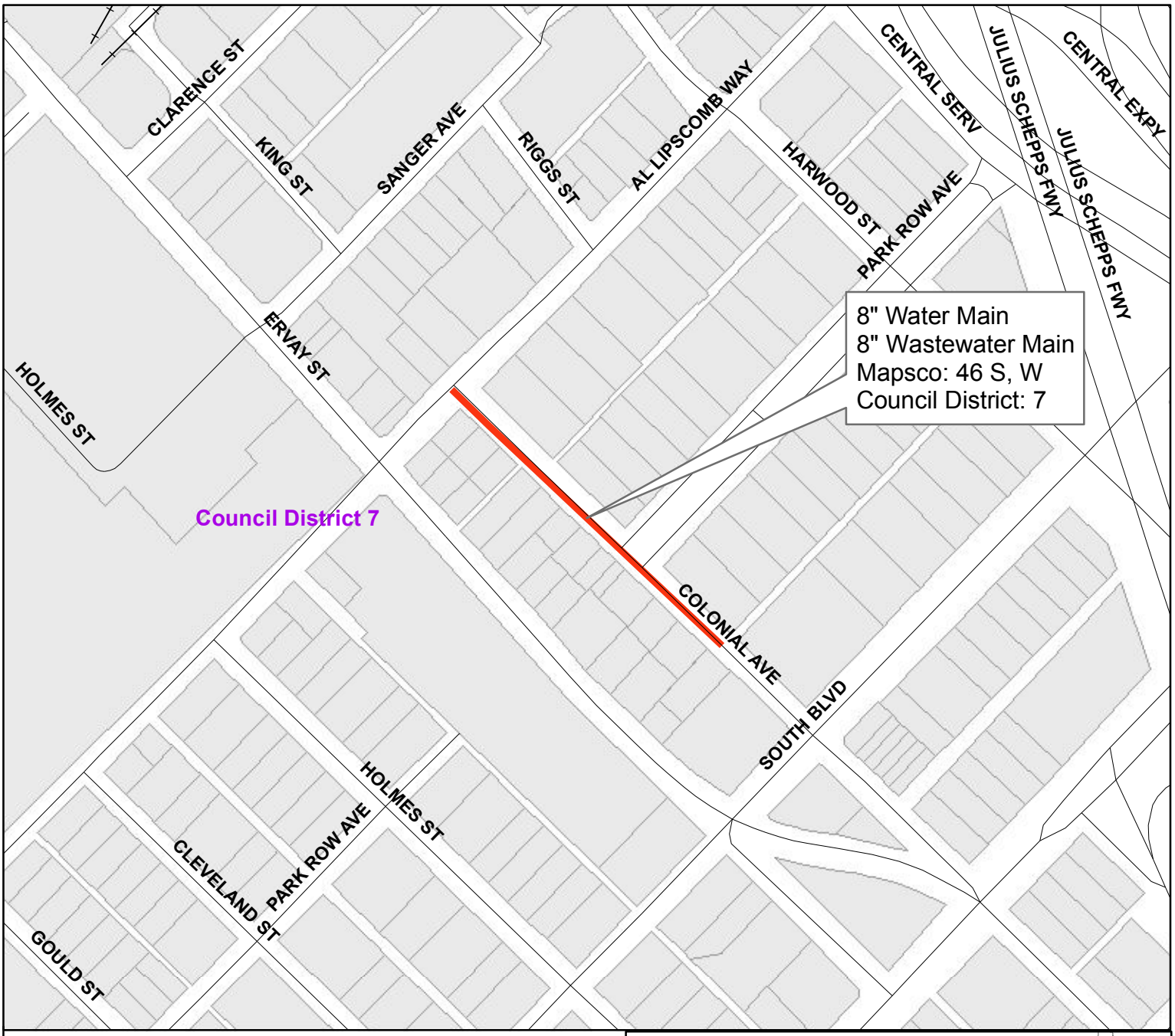
Baltic Street
from Marshall Street to Carpenter Avenue



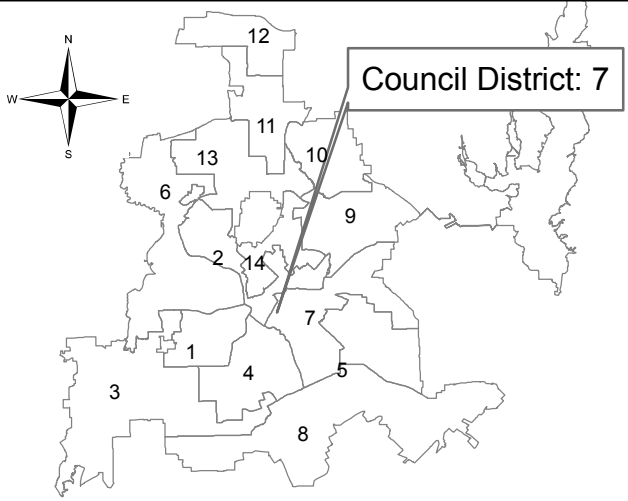
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 4238

Segment 23 of 38



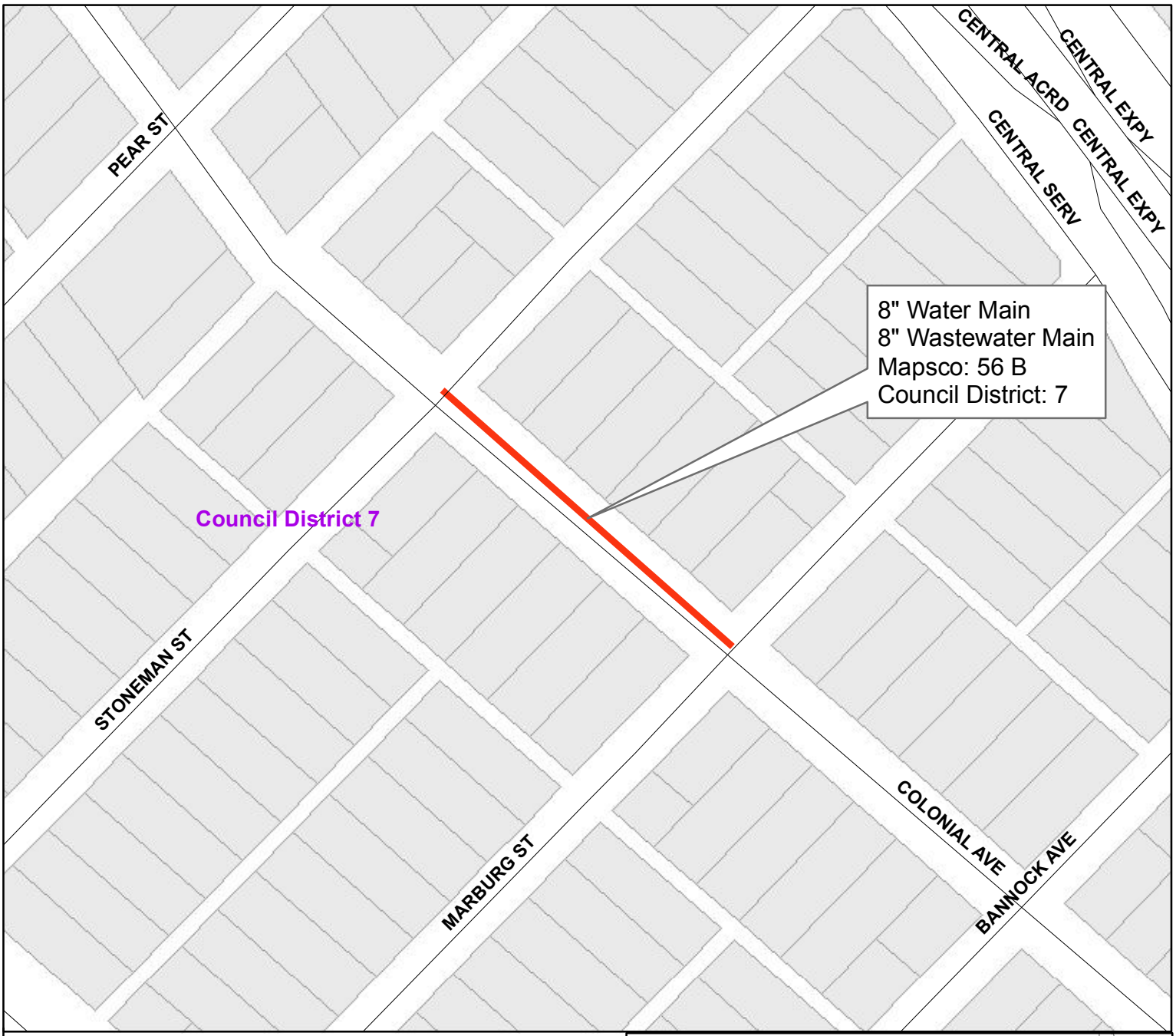
Colonial Avenue
from Al Lipscomb Way southeast



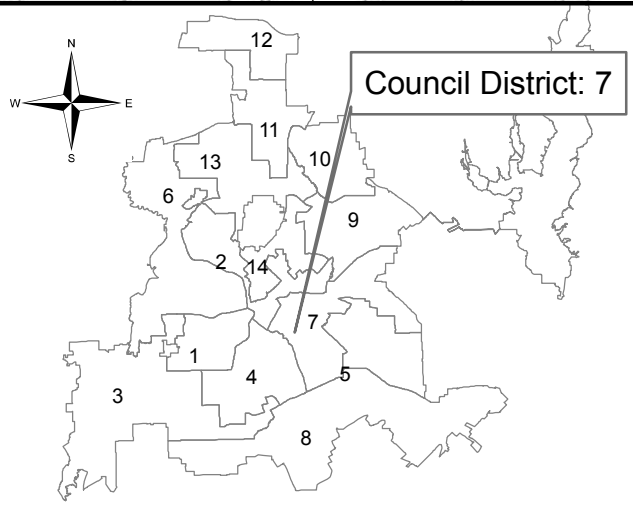
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 3447

Segment 24 of 38



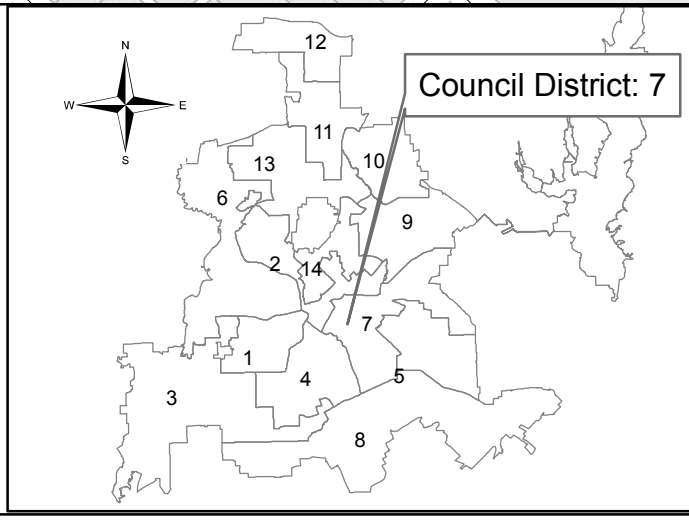
Colonial Avenue
from Stoneman Street to Marburg Street



Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 4702

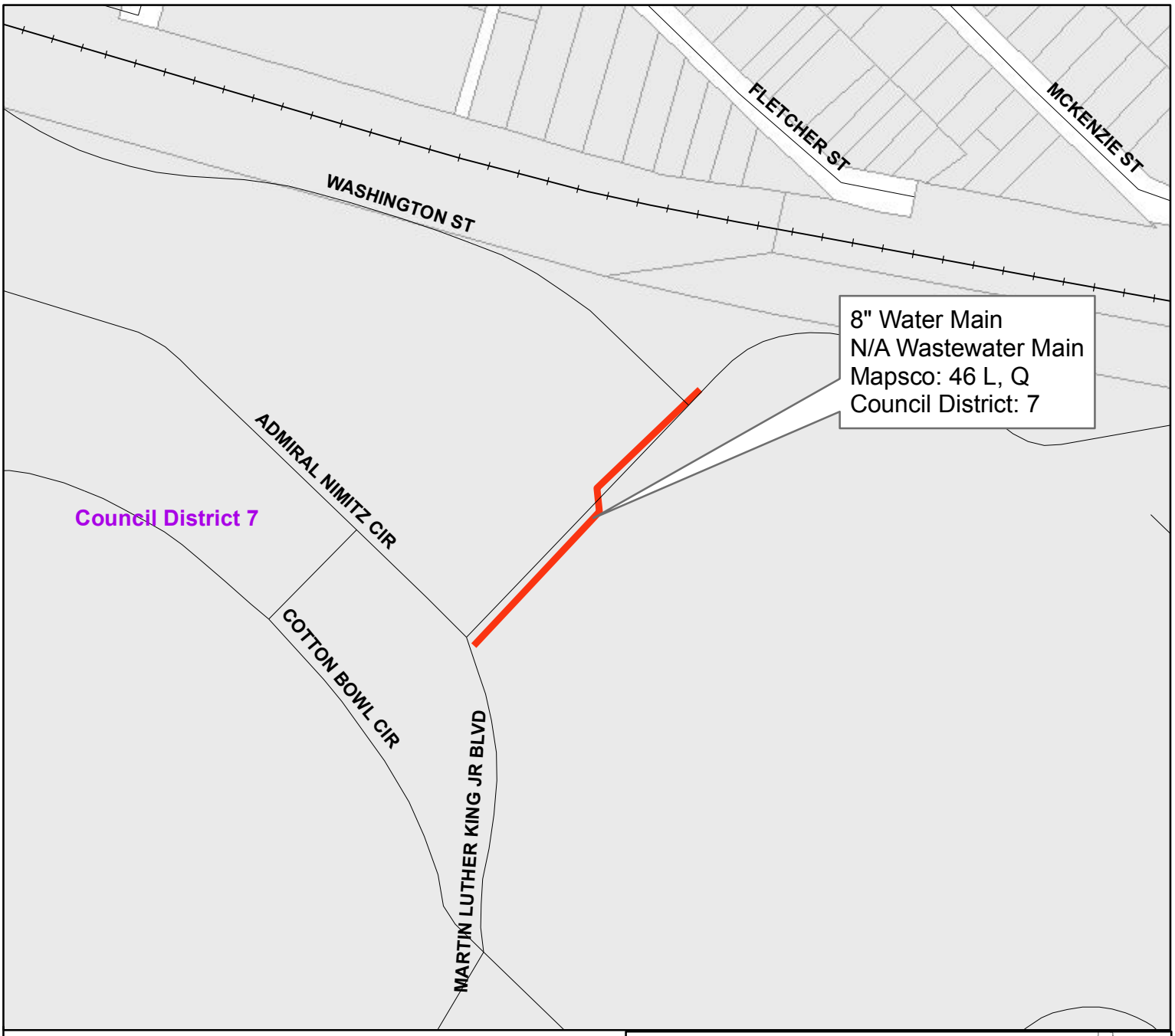
Jordan Street
from Octavia Street to Latimer Street



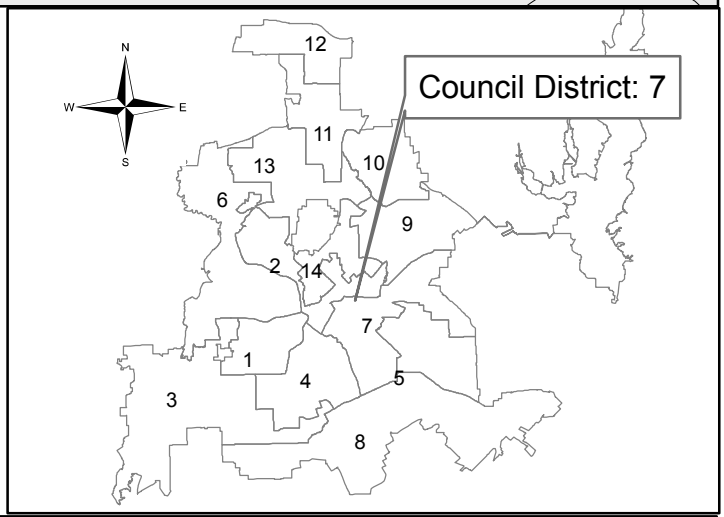
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 4278

Segment 26 of 38



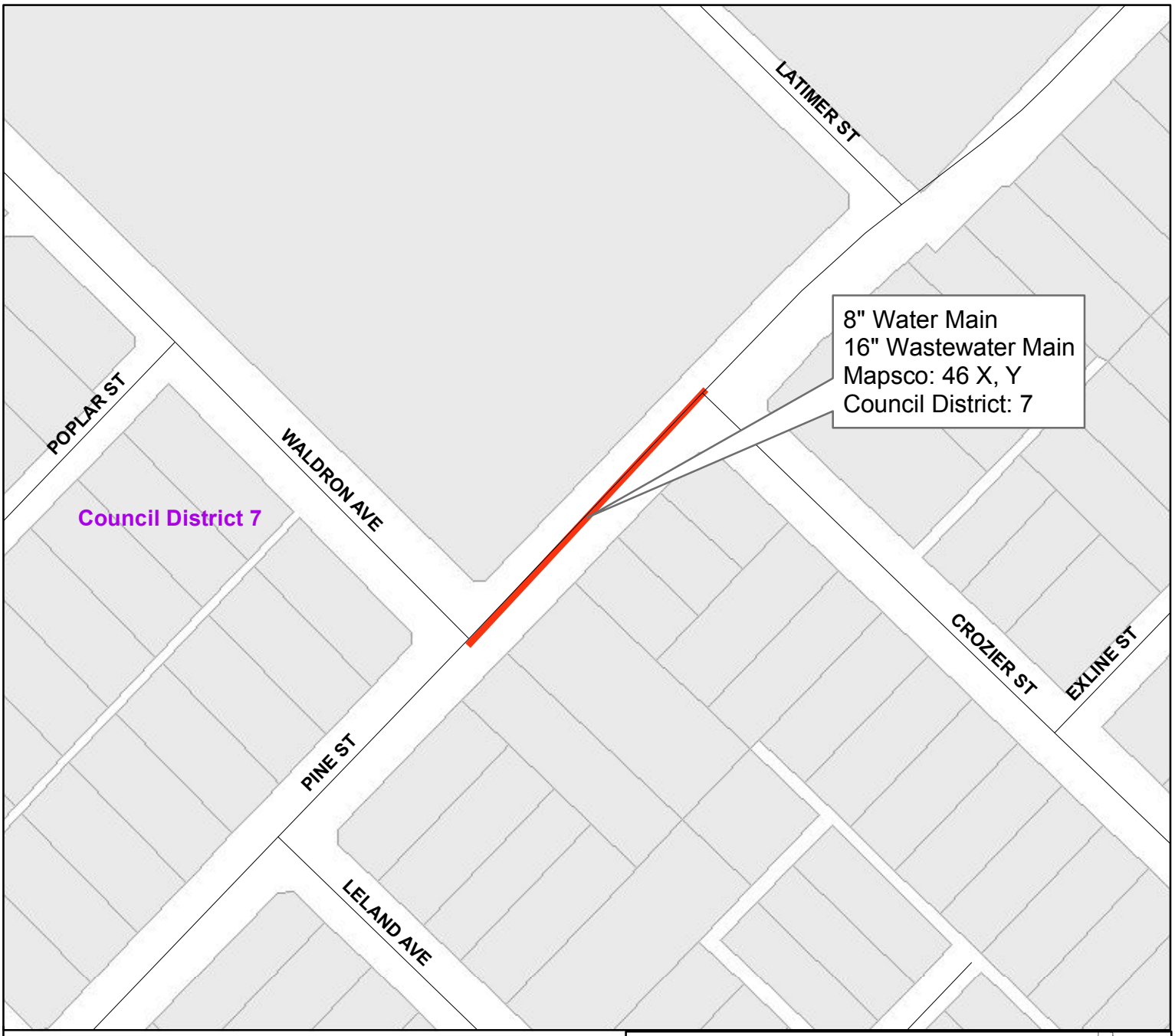
Martin Luther King Jr. Boulevard
from Admiral Nimitz Circle to Washington Street



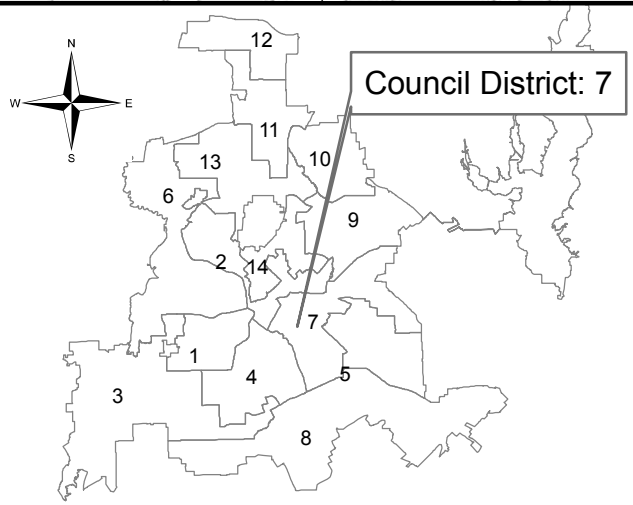
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5575

Segment 27 of 38



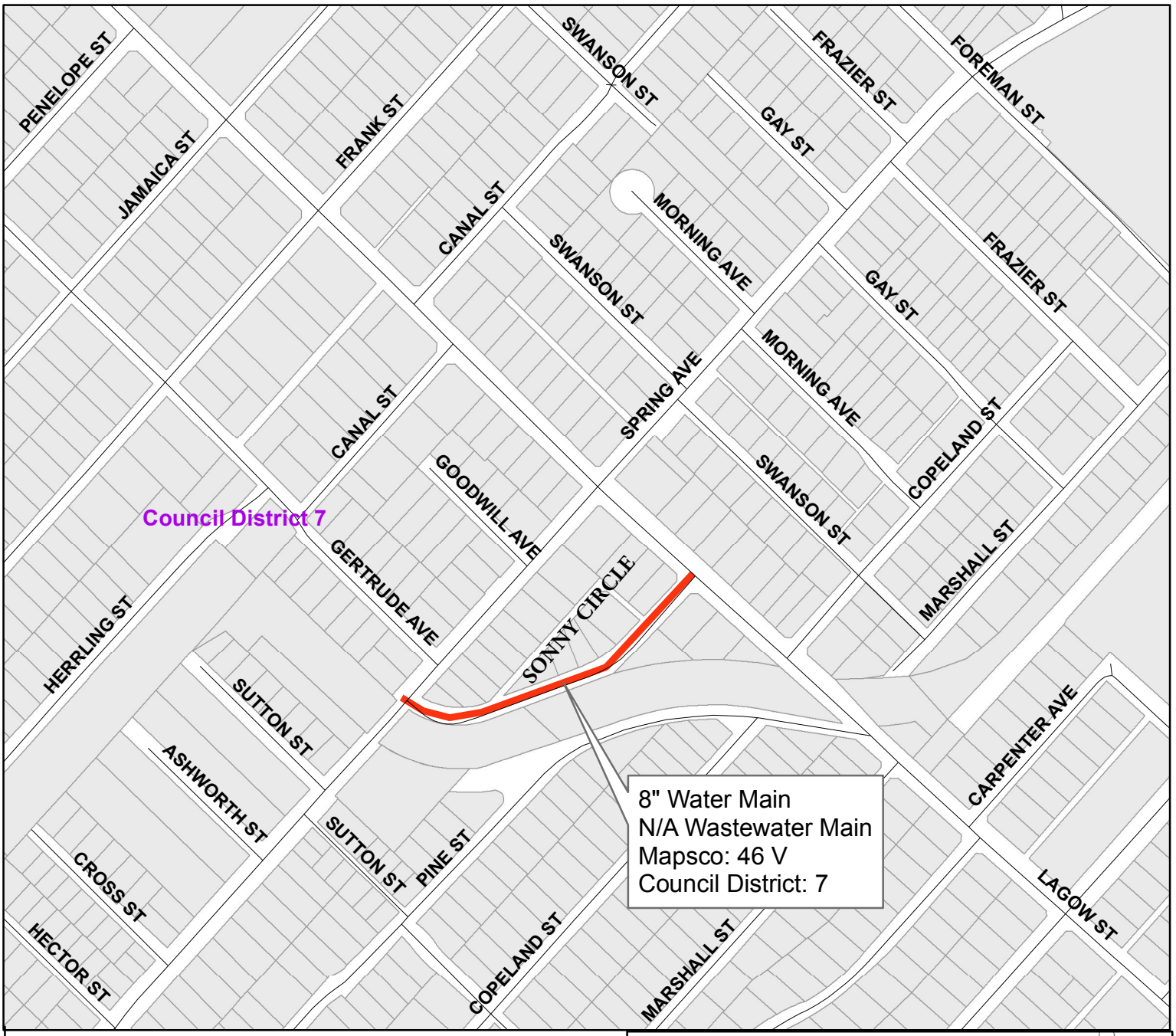
Pine Street
from Waldron Avenue to Crozier Street



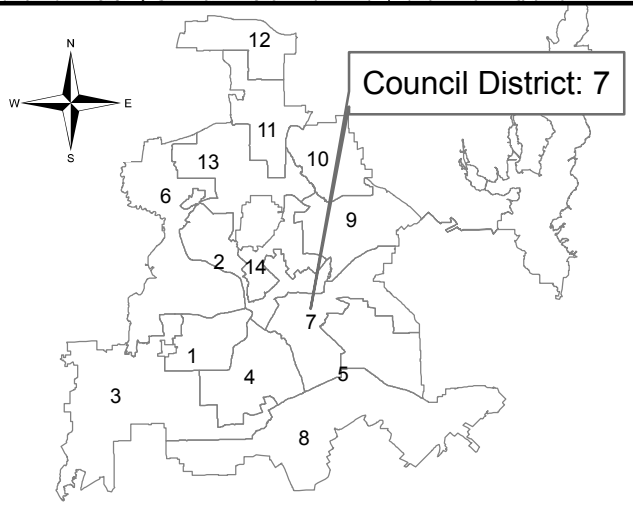
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 4700

Segment 28 of 38

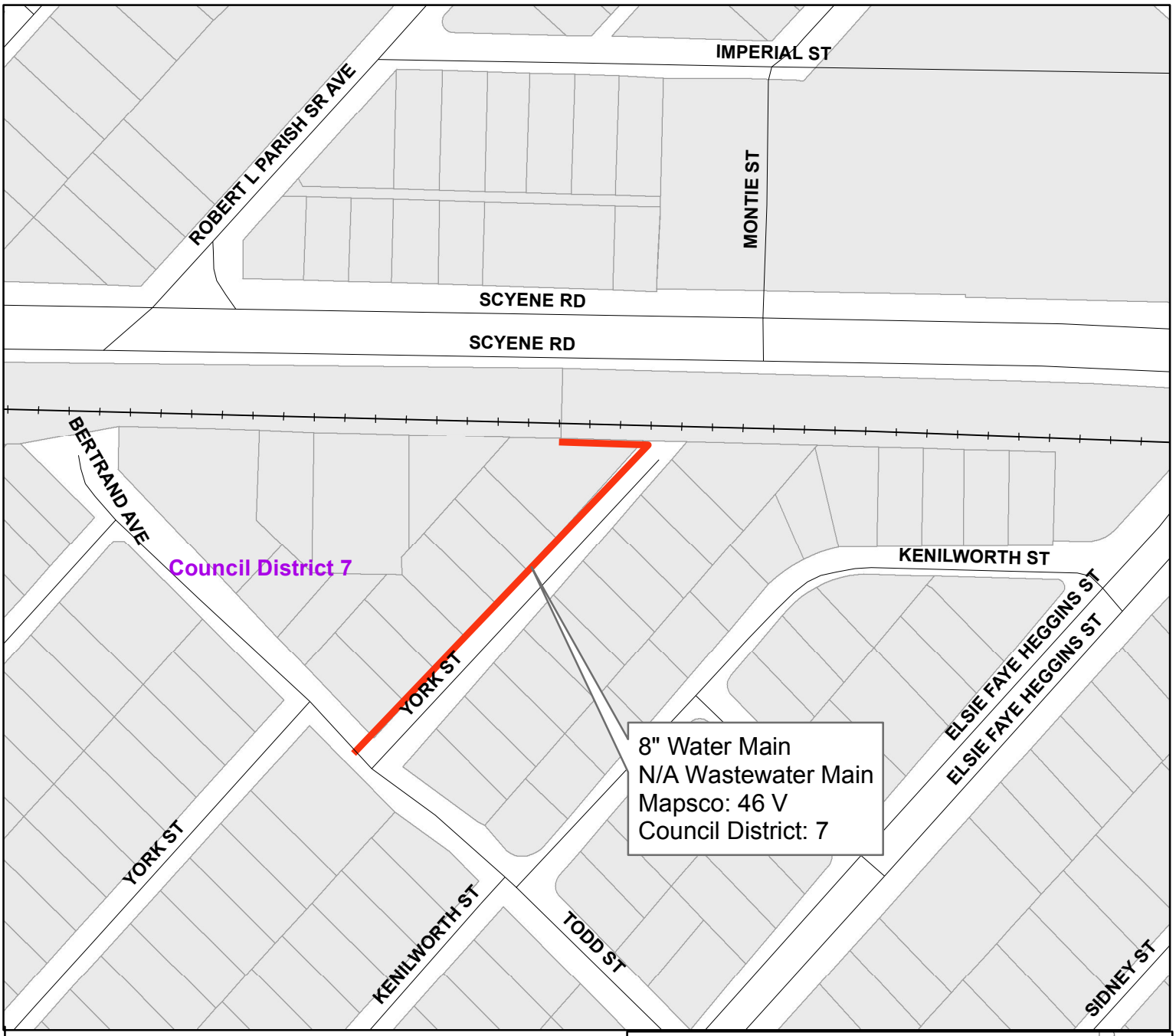


Sonny Circle
from Spring Avenue to Lagow Street

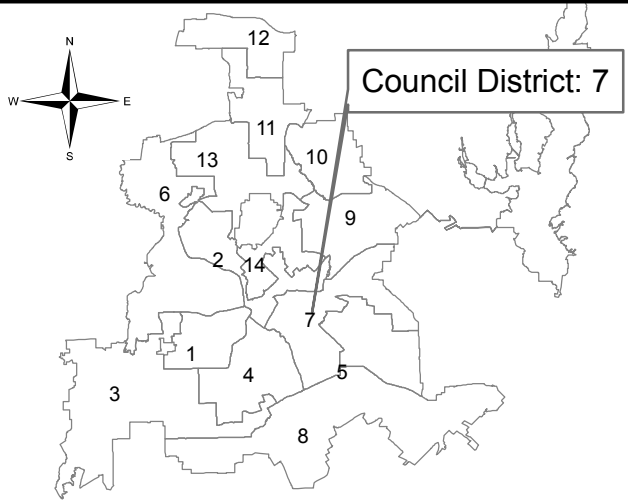


Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 3441



York Street
from Todd Street to DART right of way

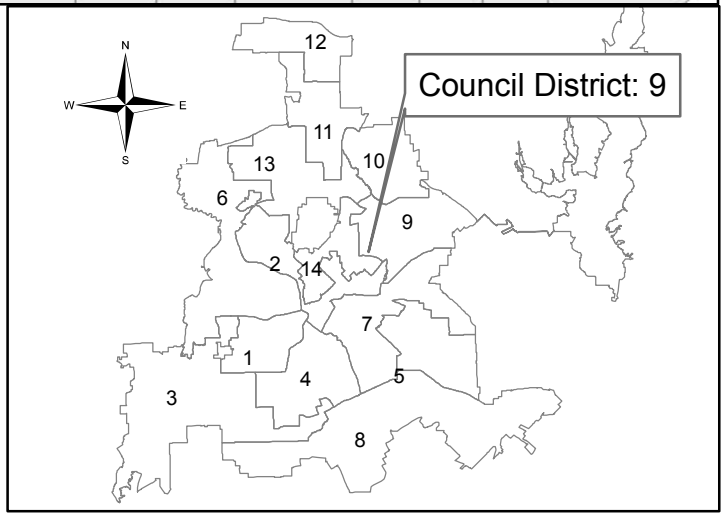


Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5667

Segment 30 of 38

Brendenwood Drive
from Lakewood Boulevard south

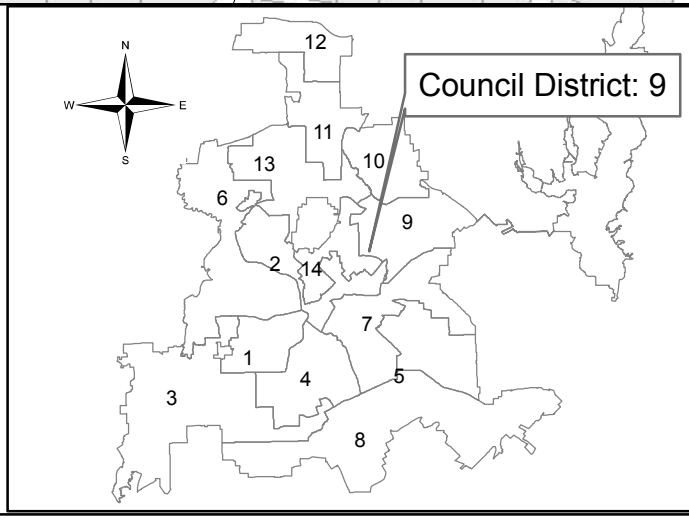


Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5928

Segment 31 of 38

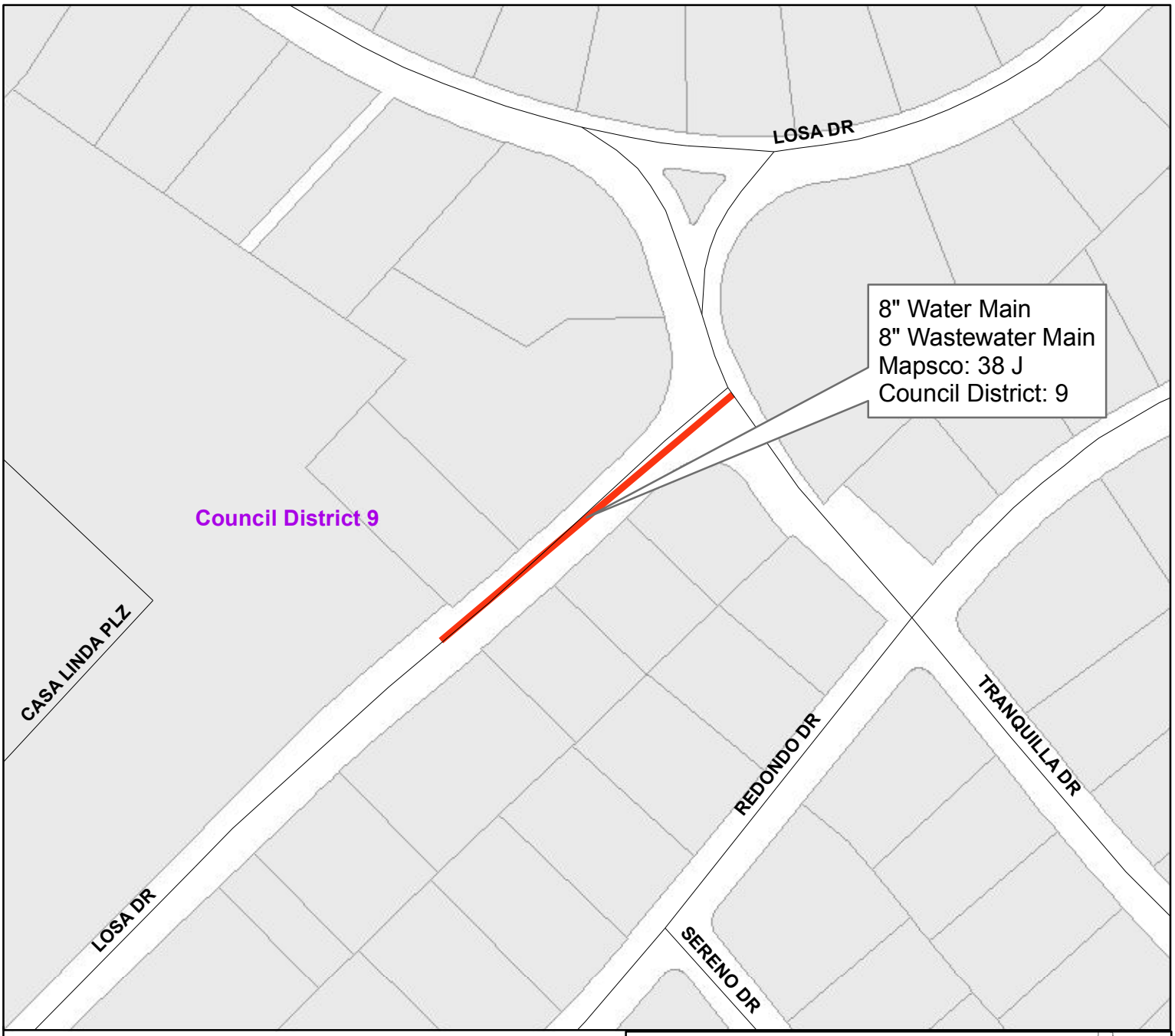
Lakewood Boulevard
from Brendenwood Drive to Hideaway Drive



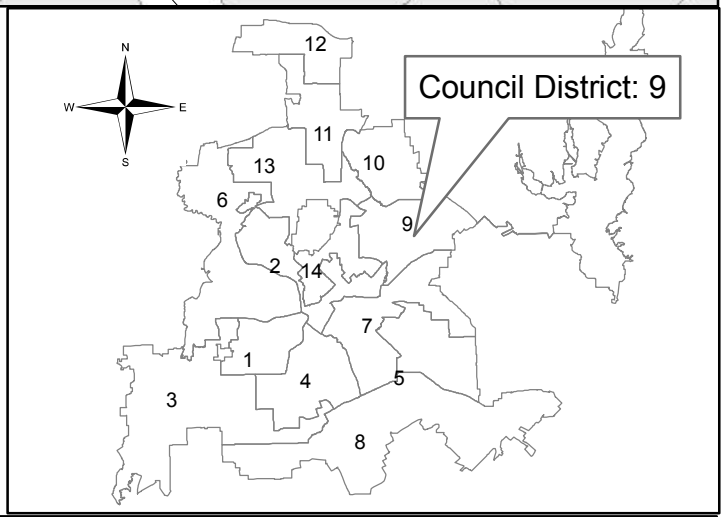
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5927

Segment 32 of 38



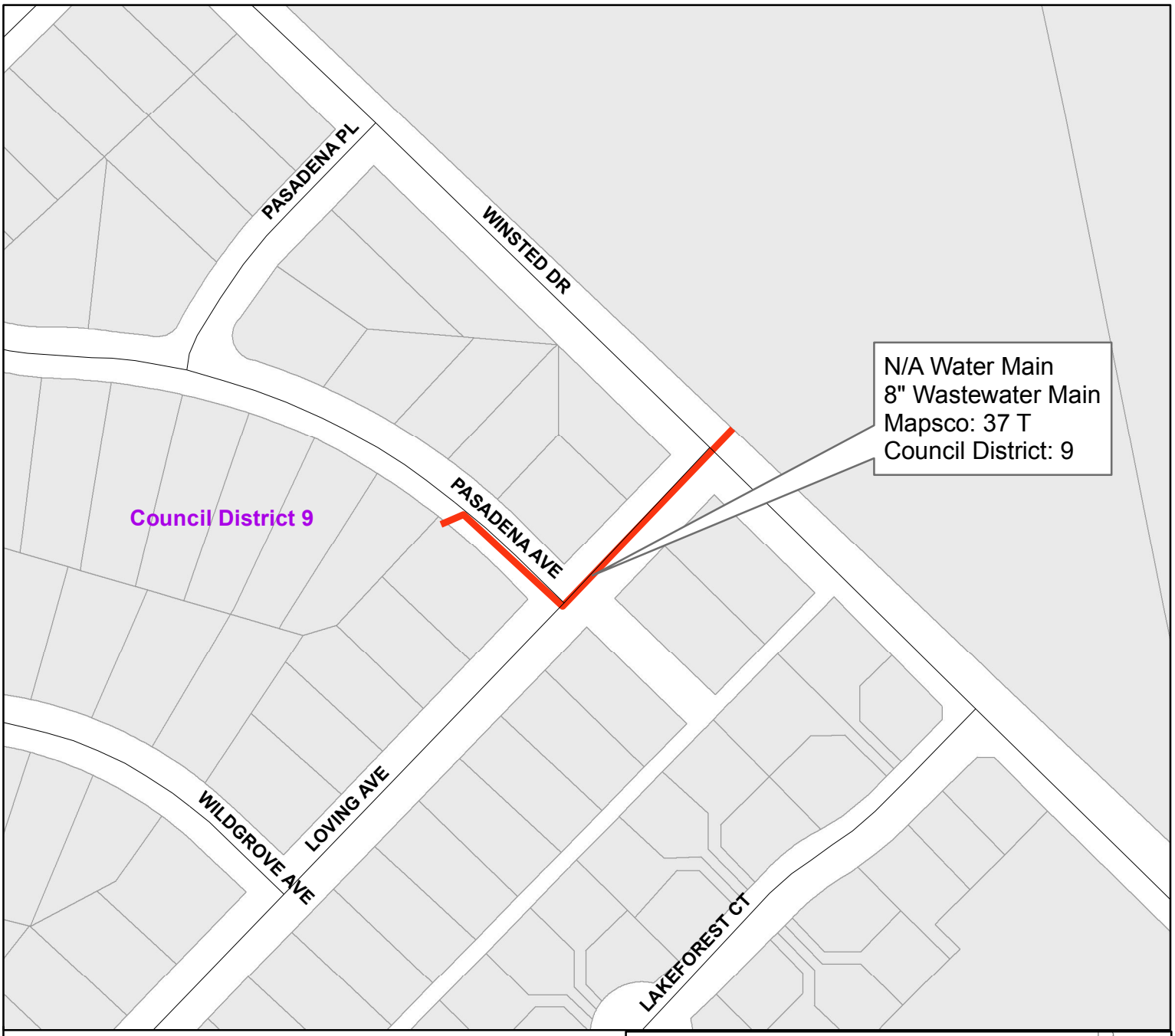
Losa Drive
from Tranquilla Drive southwest



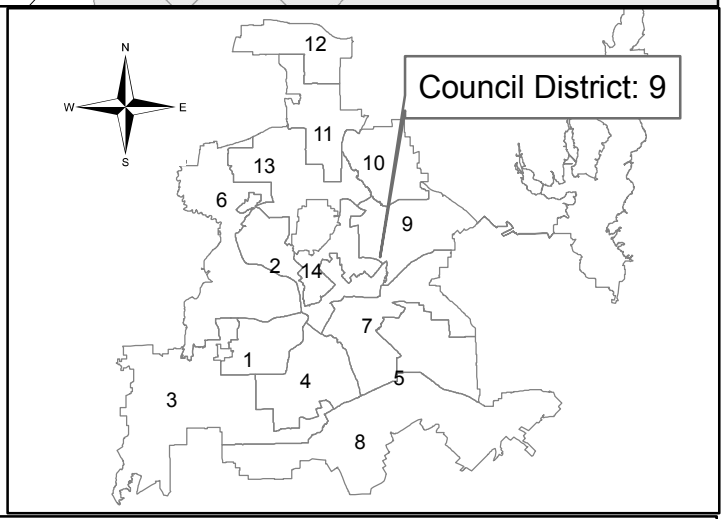
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5483

Segment 33 of 38



Loving Avenue
from Pasadena Avenue to Winsted Drive



Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5929

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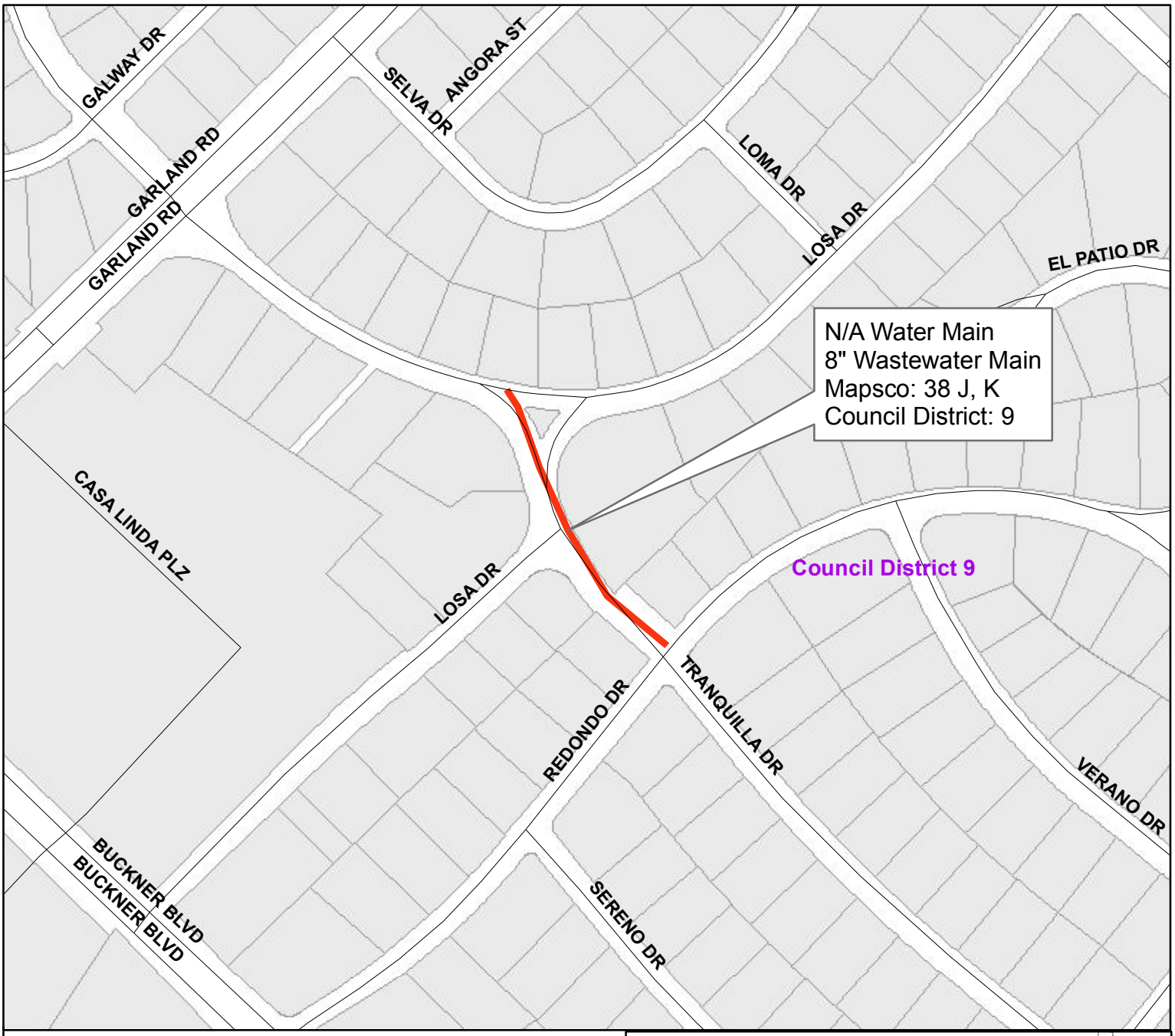
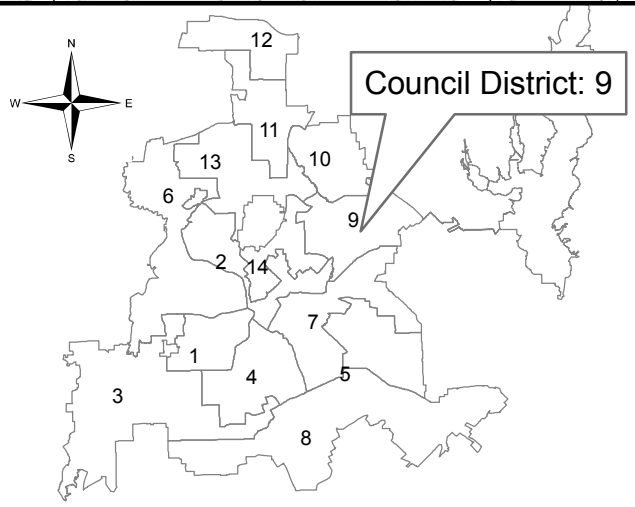


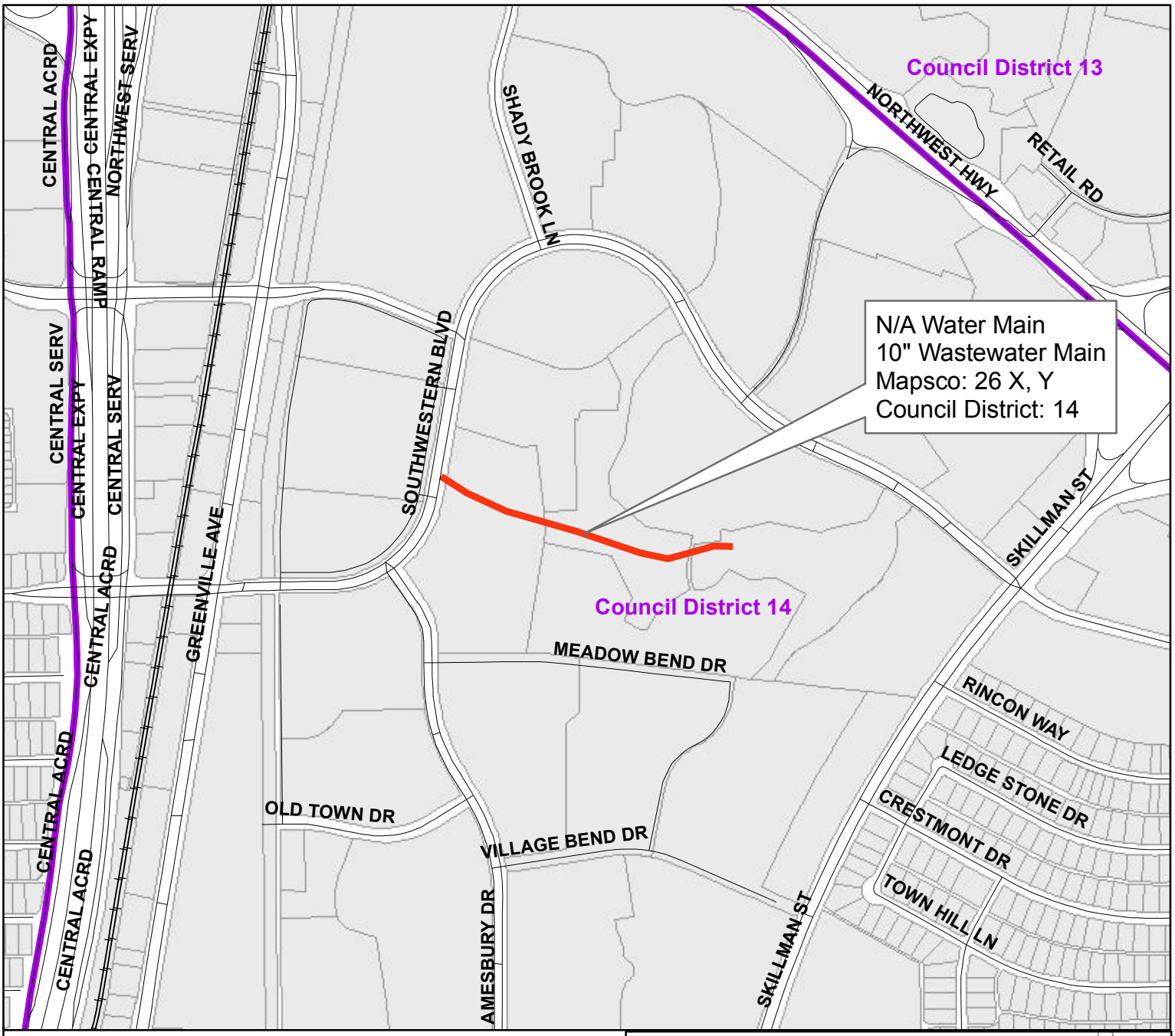
Tranquilla Drive
from Redondo Drive to Losa Drive



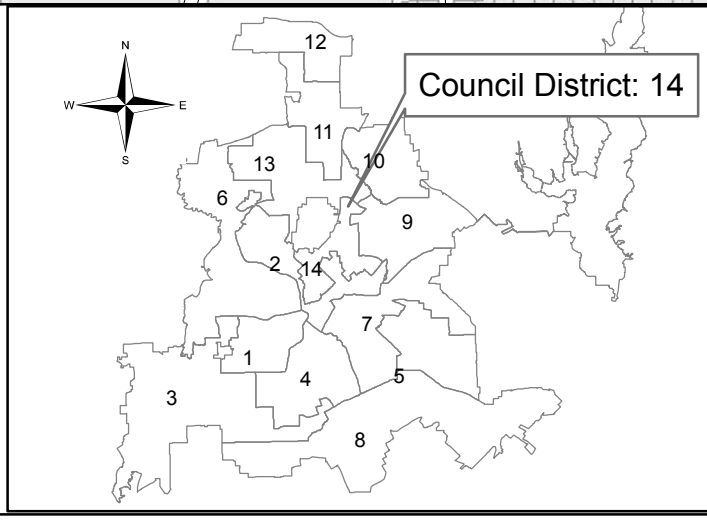
Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 5686

Segment 35 of 38

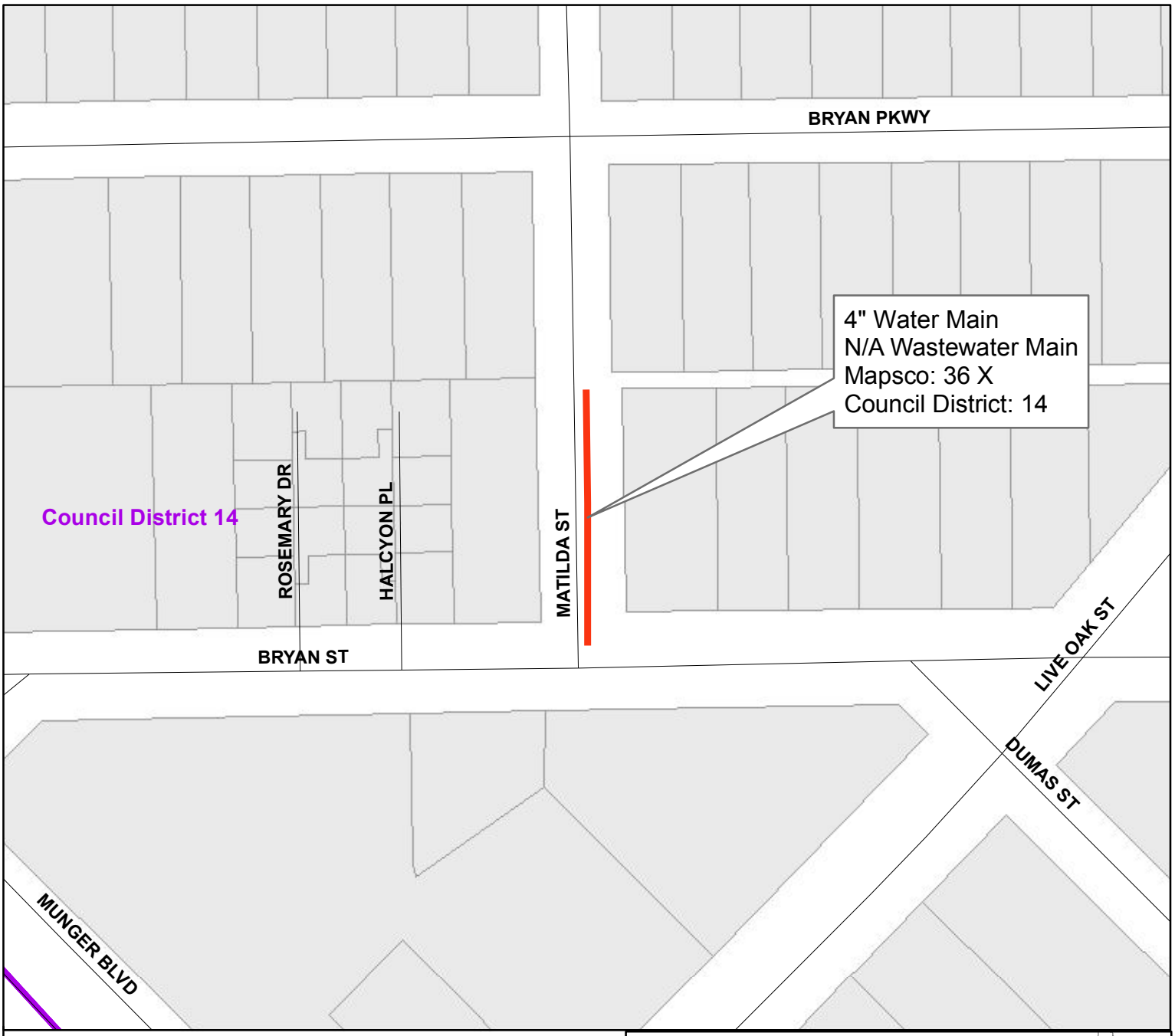


Easement north of Meadow Bend Drive
from Southwestern Boulevard southeast

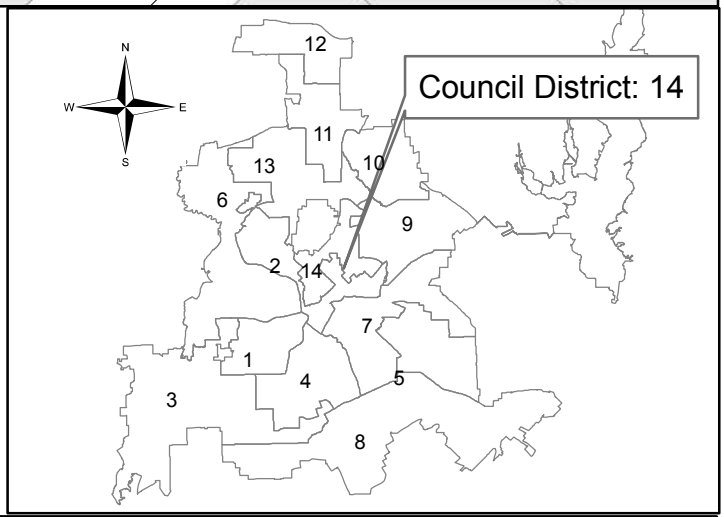


Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 4922



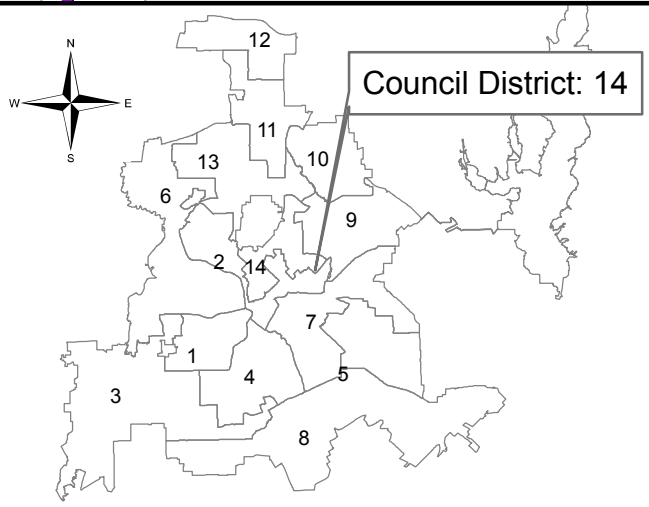
Matilda Street
from Bryan Street north



Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 3084

Sevilla Street
from Clermont Avenue to Valencia Street



Dallas Water Utilities
Contract No. 16-013/014
Water and Wastewater Main Installations
at 38 Locations

PID: 3448

Segment 38 of 38

August 10, 2016

WHEREAS, bids were received on May 27, 2016 for the installation and rehabilitation of water and wastewater mains at 38 locations, Contract No. 16-013/014, listed as follows:

BIDDERS	**BID AMOUNT**
Ark Contracting Services, LLC	$10,443,584.00
John Burns Construction Company of Texas, Inc.	$11,491,722.00
Camino Construction, L.P.	$11,746,470.50
Atkins Brothers Equipment Company, Inc.	$12,517,371.00
SYB Construction Co., Inc.	$13,783,863.00

WHEREAS, the bid submitted by Ark Contracting Services, LLC, 420 South Dick Price Road, Kennedale, Texas 76060, in the amount of $10,443,584.00, 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 $10,443,584.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 16-013/014, be accepted.

Section 2. That the City Manager is hereby authorized to execute a contract with Ark Contracting Services, LLC, for the installation and rehabilitation of water and wastewater mains at 38 locations, after approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $10,443,584.00 from the Water Capital Improvement Fund and Wastewater Capital Improvement Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
3115	DWU	PW40	4550	716013	CT-DWU716013CP	VS0000017816

Ark Contracting Services, LLC - (Contract No. 16-013) - $7,519,380.48

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2116	DWU	PS40	4560	716014	CT-DWU716014CP	VS0000017816

Ark Contracting Services, LLC - (Contract No. 16-014) - $2,924,203.52

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 50

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: 50A N S T

SUBJECT

Authorize an increase in the contract with AUI Contractors, LLC for additional work associated with the East Side Water Treatment Plant filter to waste and electrical improvements project - Not to exceed $136,430, from $21,970,756 to $22,107,186 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

The Eastside Water Treatment Plant (ESWTP) filter to waste and electrical improvements project includes modification of the existing piping in filter Stages I - III to provide improved filter operation and reliability. The electrical improvements include the installation of new higher voltage power distribution feeders to the high electrical load facilities, which will reduce energy losses between the substation and electrical loads, and improve operational reliability by transferring loads to the new Oncor substation constructed on site. This project is part of the on-going water quality improvements at the ESWTP.

This action will authorize additional work identified during the construction of the filter to waste and electrical improvements project as a result of unforeseen site conditions. The additional work includes repairs to the Stage 1 Influent Flume to fix leaking joints, replacement of mechanical piping in the filter building that has experienced severe corrosion, and replacement of actuators and limit switches that have reached the end of the service life. This work is necessary to provide a complete and functioning facility.

ESTIMATED SCHEDULE OF PROJECT

Began Design	July 2011
Completed Design	March 2012
Began Construction	August 2012
Complete Construction	November 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Black & Veatch Corporation to provide engineering services for the East Side Water Treatment Plant water quality improvements on June 23, 2010, by Resolution No. 10-1639.

Authorized Supplemental Agreement No. 1 to the professional services contract with Black & Veatch Corporation for additional engineering design services for the East Side Water Treatment Plant water quality improvements on June 22, 2011, by Resolution No. 11-1737.

Authorized a contract with AUI Contractors, LLC for the construction of the East Side Water Treatment Plant filter to waste and electrical improvements project on June 27, 2012, by Resolution No. 12-1665.

Information about this item will be provided to the Transportation & Trinity River Project Committee on August 8, 2016.

FISCAL INFORMATION

$136,430.00 - Water Utilities Capital Improvement Funds

Design	$ 2,047,315.00
Supplemental Agreement No. 1	$ 3,995,000.00
Construction Contract	$21,970,756.00
Change Order No. 1 (this action)	$ 136,430.00
Total Project Cost	$28,149,501.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

AUI Contractors, LLC

Hispanic Female	6	Hispanic Male	85
Black Female	0	Black Male	4
White Female	12	White Male	72
Other Female	0	Other Male	4

OWNER

AUI Contractors, LLC

B. Doug Alumbaugh, President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with AUI Contractors, LLC for additional work associated with the East Side Water Treatment Plant filter to waste and electrical improvements project - Not to exceed $136,430, from $21,970,756 to $22,107,186 - Financing: Water Utilities Capital Improvement Funds

AUI Contractors, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$20,785.00	15.23%
Non-local contracts	$115,645.00	84.77%
TOTAL THIS ACTION	$136,430.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

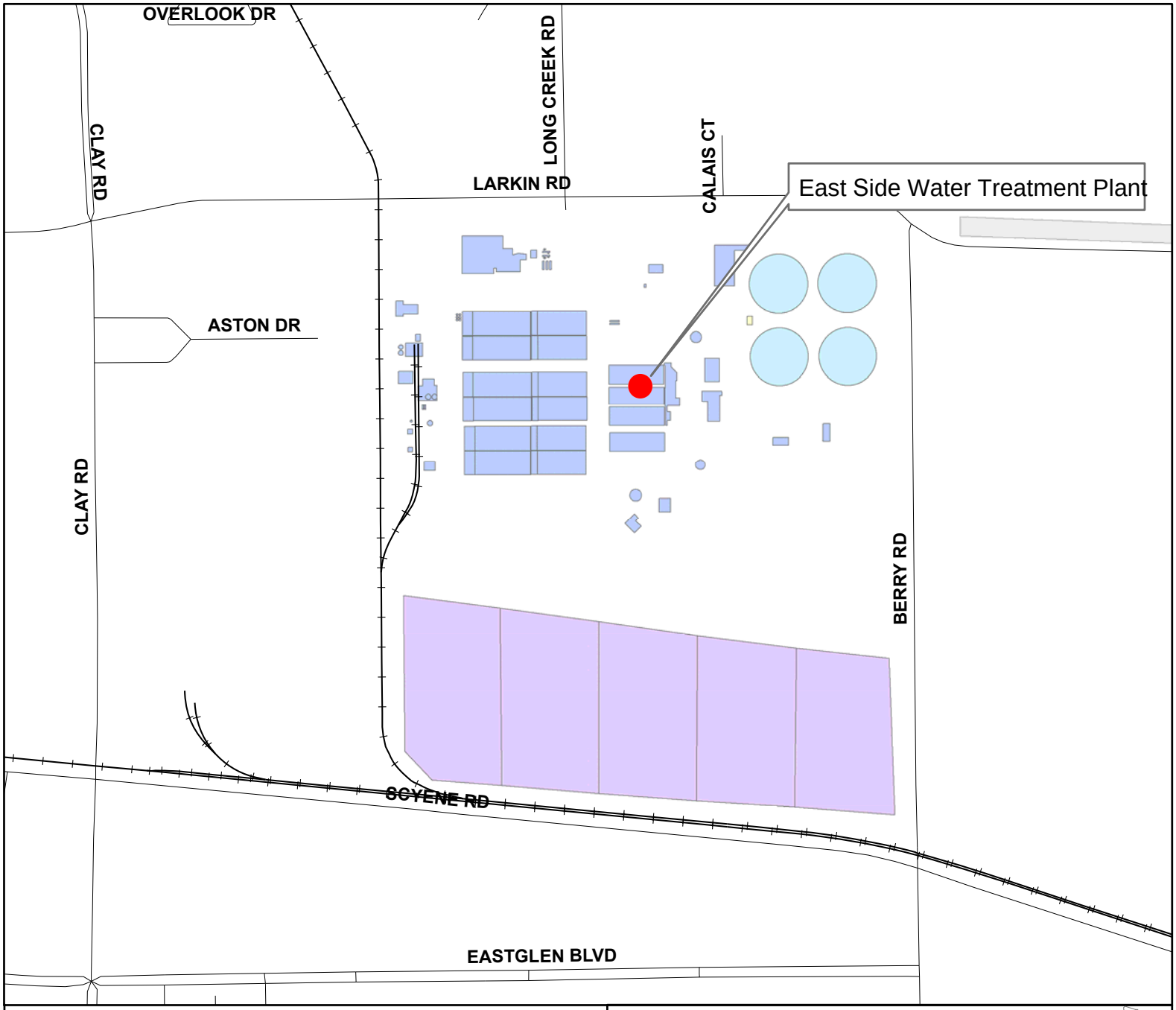
Local	Certification	Amount	Percent
Ram Tool & Supply	HMMB25567Y0917	$1,106.00	5.32%
Total Minority - Local		$1,106.00	5.32%

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
H & H Restoration, Inc.	WFWB61794N0516	$18,904.68	16.35%
LKT & Associates, LLC	WFDB26473Y1016	$5,739.00	4.96%
Total Minority - Non-local		$24,643.68	21.31%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$1,106.00	0.81%	$829,800.00	3.75%
Asian American	$0.00	0.00%	$8,000.00	0.04%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$24,643.68	18.06%	$4,682,468.68	21.18%
Total	$25,749.68	18.87%	$5,520,268.68	24.97%



Mapsco: 50A N S T

Council District: Outside City Limits

Dallas Water Utilities
Contract No. 12-141, Change Order No. 1
East Side Water Treatment Plant
Filter to Waste and Electrical Improvements

August 10, 2016

WHEREAS, on June 27, 2012, the City Council awarded Contract No. 12-141 in the amount of $21,970,756.00, by Resolution No. 12-1665, to AUI Contractors, LLC, for the construction of the East Side Water Treatment Plant filter to waste and electrical improvements project; and,

WHEREAS, additional work is required to complete construction of the filter to waste and electrical improvements; and,

WHEREAS, AUI Contractors, LLC, 4775 North Freeway, Fort Worth, Texas 76106, has submitted an acceptable proposal for this additional work; and,

WHEREAS, Dallas Water Utilities recommends that Contract No. 12-141 be increased by $136,430.00, from $21,970,756.00 to $22,107,186.00.

Now, Therefore,

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

Section 1. That the proposed Change Order No. 1 be accepted and that Contract No. 12-141 with AUI Contractors, LLC, be revised accordingly.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $136,430.00 from the Water Capital Improvement Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
3115	DWU	PW32	4320	712141	CT-DWU712141CP	259651

AUI Contractors, LLC - (Contract No. 12-141) - $136,430.00

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

AGENDA ITEM # 51

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 10

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: 17 W 18 W

SUBJECT

Authorize Supplemental Agreement No. 1 to the engineering services contract with Freese and Nichols, Inc. for additional engineering services associated with the replacement of the Plano Road elevated water storage tank and rehabilitation of the Abrams Road ground storage reservoir and pump station facility - Not to exceed $1,286,023, from $490,000 to $1,776,023 - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This action is the second of two planned awards for engineering services associated with rehabilitation improvements to the Plano Road elevated water storage tank and the Abrams Pump Station and reservoir, both of which are located within the North High Pressure Zone. The original contract evaluated various rehabilitation alternatives for each facility and produced a design report with the recommended improvements. This Supplemental Agreement No. 1 will provide engineering services for the preparation of detailed construction drawings and specifications, as well as services during construction based on the recommended improvements.

The Plano Road elevated storage tank is a two million gallon potable water storage tank located at 10521 Forest Lane (near the intersection of Forest Lane and Plano Road) and serves the northeast area of Dallas. The existing multi-leg structure was placed into service in 1961 and is now near the end of its service life. The preliminary design identified significant corrosion to structural steel, ladders, safety railings and the steel plate making up the bowl. The design report recommended replacement of the existing tank over rehabilitation based on lower life cycle costs and less service disruption to customers during construction. The new elevated storage tank will be a composite tank having an estimated service life of 75 years.

BACKGROUND (Continued)

This action also includes engineering services for rehabilitation improvements at the Abrams Road Pump Station to extend its service life. The Abrams Road facility is located at 9241 Forest Lane (between Greenville Avenue and Abrams Road) and was placed into service in 1990. The site includes a 10 million gallon ground storage tank and a pump station with an installed pump capacity of nearly 200 million gallons per day. The work at the Abrams Road facility includes repairs to ladders, overflow piping, hatches and valves associated with the tank. Also included are drainage and waterproofing repairs to prevent water intrusion into the pump station which is located below grade.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2016
Complete Design	February 2017
Begin Construction	May 2017
Complete Construction	October 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Freese and Nichols, Inc. to provide engineering services to investigate rehabilitation or replacement of the Plano Road elevated water storage tank and rehabilitation of the Abrams Road ground storage reservoir and pump station facility on October 8, 2014, by Resolution No. 14-1698.

Information about this item will be provided to the Transportation & Trinity River Project Committee on August 8, 2016.

FISCAL INFORMATION

$1,286,023.00 - Water Utilities Capital Construction Funds

Preliminary Design	$ 490,000.00
Supplemental Agreement No. 1 (this action)	$1,286,023.00
Total Project Cost	$1,776,023.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Freese and Nichols, Inc.

Hispanic Female	20	Hispanic Male	35
Black Female	4	Black Male	10
White Female	138	White Male	310
Other Female	7	Other Male	15

OWNER

Freese and Nichols, Inc.

Robert L. Herchert, Chairman of the Board

MAPS

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to the engineering services contract with Freese and Nichols, Inc. for additional engineering services associated with the replacement of the Plano Road elevated water storage tank and rehabilitation of the Abrams Road ground storage reservoir and pump station facility - Not to exceed $1,286,023, from $490,000 to $1,776,023 - Financing: Water Utilities Capital Construction Funds

Freese and Nichols, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-consultants.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$1,250,298.00	97.22%
Non-local contracts	$35,725.00	2.78%
TOTAL THIS ACTION	$1,286,023.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Mbroh Engineering, Inc.	BMDB12885Y0417	$236,371.00	18.91%
HVJ Associates, Inc.	BMMB35607N0718	$6,348.00	0.51%
Gorrondona & Associates, Inc.	HMMB86153Y0718	$23,655.00	1.89%
Moye Consulting	WFDB83994Y0517	$76,422.00	6.11%
Total Minority - Local		$342,796.00	27.42%

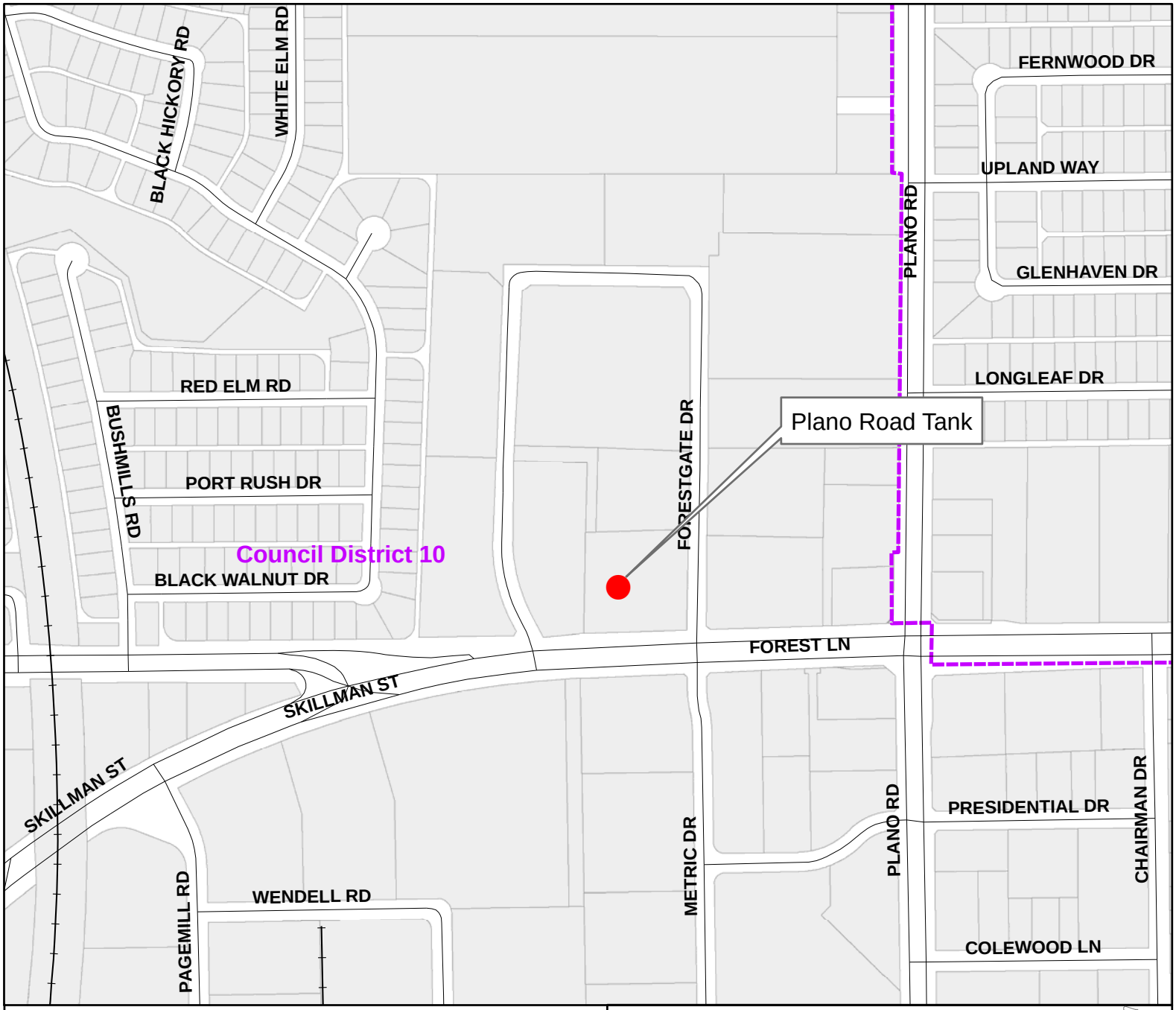
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
The Rios Group	HFDB27179Y0717	$35,725.00	100.00%
Total Minority - Non-local		$35,725.00	100.00%

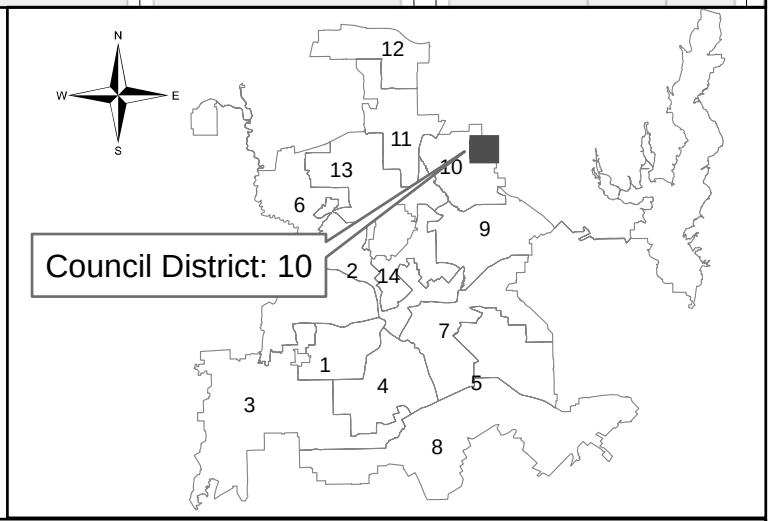
BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

TOTAL M/WBE PARTICIPATION

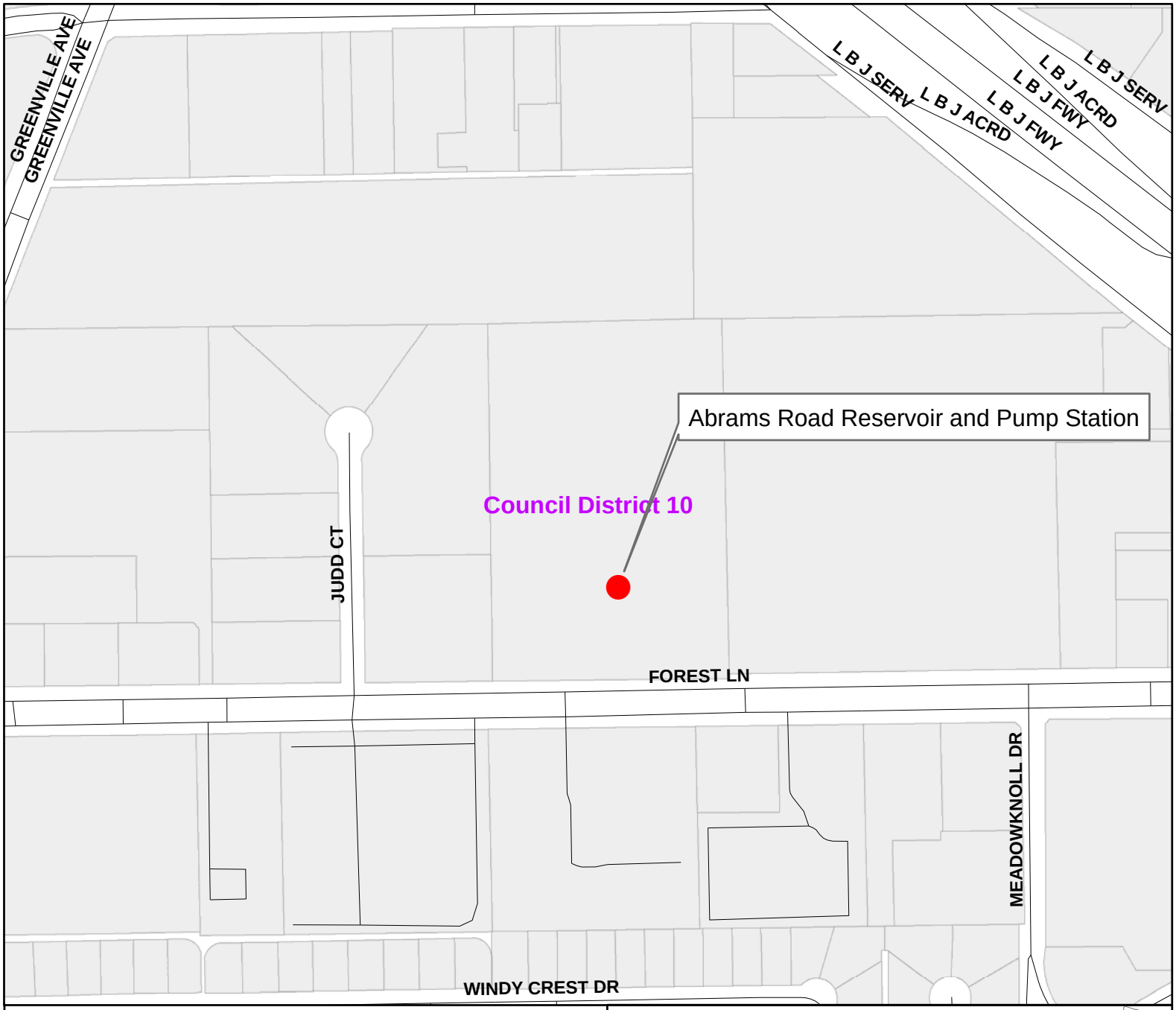
	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$242,719.00	18.87%	$364,549.00	20.53%
Hispanic American	$59,380.00	4.62%	$65,750.00	3.70%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$76,422.00	5.94%	$76,422.00	4.30%
Total	$378,521.00	29.43%	$506,721.00	28.53%



Mapsco: 18 W



Dallas Water Utilities
Contract No. 14-403E, Supplemental Agreement No. 1
Replacement of Plano Road Elevated Storage Tank
Rehabilitation of Abrams Road Ground Storage Reservoir and Pump Station Facility



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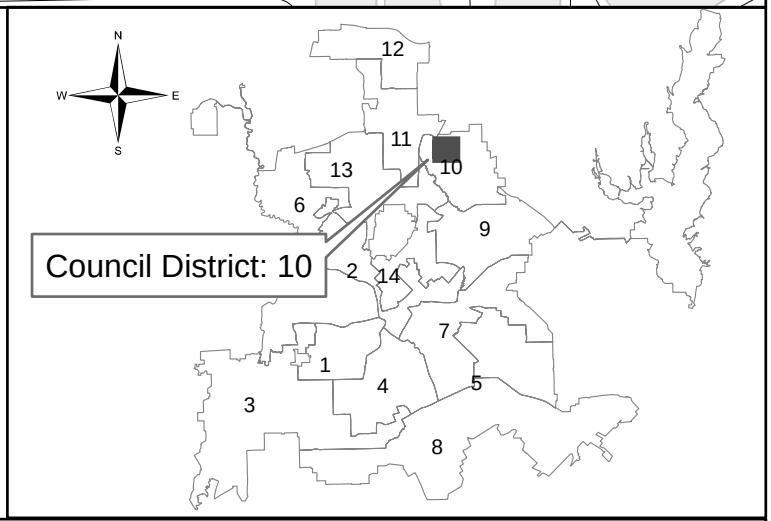


Dallas Water Utilities
Contract No. 14-403E, Supplemental Agreement No. 1
Replacement of Plano Road Elevated Storage Tank
Rehabilitation of Abrams Road Ground Storage Reservoir and Pump Station Facility

August 10, 2016

WHEREAS, on October 8, 2014, the City Council awarded Contract No. 14-403E in the amount of $490,000.00, by Resolution No. 14-1698, to Freese and Nichols, Inc., to provide engineering services to investigate rehabilitation or replacement of the Plano Road elevated water storage tank and rehabilitation of the Abrams Road ground storage reservoir and pump station facility; and,

WHEREAS, Dallas Water Utilities has accepted the consultant's recommendations to remove the Plano Road water elevated storage tank and replace it with a new composite tank and recommendations for improvements to the Abrams Road ground storage reservoir pump station facility; and,

WHEREAS, engineering services, Phase 2, are required for developing plans and specifications for both water facility projects; and,

WHEREAS, Freese and Nichols, Inc., 2711 North Haskell Avenue, Suite 3300, Dallas, Texas 75204, has submitted an acceptable proposal to provide these engineering services; and,

WHEREAS, Dallas Water Utilities recommends that Contract No. 14-403E be increased by $1,286,023.00, from $490,000.00 to $1,776,023.00.

Now, Therefore,

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

Section 1. That the proposed Supplemental Agreement No. 1 be accepted and that Contract No. 14-403E with Freese and Nichols, Inc., be revised accordingly.

Section 2. That the City Manager is hereby authorized to execute the contract after it has been approved as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,286,023.00 from the Water Construction Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
0102	DWU	CW40	4111	714403	CT-DWU714403EA	347200

Freese and Nichols, Inc. - (Contract No. 14-403E) - $1,286,023.00

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 53

KEY FOCUS AREA:	E-Gov
AGENDA DATE:	August 10, 2016
COUNCIL DISTRICT(S):	N/A
DEPARTMENT:	City Attorney's Office Convention and Event Services
CMO:	Christopher D. Bowers, 670-3491 Ryan S. Evans, 671-9837
MAPSCO:	N/A

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed $150,000, from $175,000 to $325,000 - Financing: Current Funds

BACKGROUND

Supplemental Agreement No. 2 will authorize Fanning Harper Martinson Brandt & Kutchin, P.C., to continue providing legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council was briefed in Closed Session on February 17, 2016, March 2, 2016, and April 6, 2016.

Council will be briefed in Closed Session on August 3, 2016.

FISCAL INFORMATION

$150,000 - Current Funds

M/WBE INFORMATION

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

OWNER

Fanning Harper Martinson Brandt & Kutchin, P.C.

Thomas P. Brandt, Partner

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed $150,000, from $175,000 to $325,000 - Financing: Current Funds

Fanning Harper Martinson Brandt & Kutchin, P.C. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$150,000.00	100.00%
Non-local contracts	$0.00	0.00%
TOTAL THIS ACTION	$150,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$0.00	0.00%	$0.00	0.00%

WHEREAS, the City of Dallas is involved in a lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D; and,

WHEREAS, on February 23, 2016, pursuant to Administrative Action No. 16-5190, the City authorized a professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., in an amount not to exceed $50,000.00 for legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event; and,

WHEREAS, on April 13, 2016, the City Council authorized Supplemental Agreement No. 1, in the amount of $125,000.00, with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event; and,

WHEREAS, the professional legal services of Fanning Harper Martinson Brandt & Kutchin, P.C., continue to be necessary for this and related matters; **Now, Therefore,**

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

Section 1. That, following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event in an amount not to exceed $150,000.00, increasing the contract amount from $175,000.00 to $325,000.00.

Section 2. That the Chief Financial Officer is hereby authorized to disburse, in periodic payments to Fanning Harper Martinson Brandt & Kutchin, P.C., an amount not to exceed $150,000.00 from Fund 0192, Department ORM, Unit 3890, Obj. 3033, Encumbrance No. ATT389016E27, Vendor No. 399210.

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

AGENDA ITEM # 54

KEY FOCUS AREA: E-Gov

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office
Convention and Event Services

CMO: Christopher D. Bowers, 670-3491
Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with the Law Office of Scott D. Bergthold, P.L.L.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed $25,000, from $70,000 to $95,000 - Financing: Current Funds

BACKGROUND

Supplemental Agreement No. 2 will authorize the Law Office of Scott D. Bergthold, P.L.L.C. to continue providing legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council was briefed in Closed Session on February 17, 2016, March 2, 2016, and April 6, 2016.

Council will be briefed in Closed Session on August 3, 2016.

FISCAL INFORMATION

$25,000 - Current Funds

M/WBE INFORMATION

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

OWNER

Law Office of Scott D. Bergthold, P.L.L.C.

Scott D. Bergthold, Owner

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 2 to the professional services contract with the Law Office of Scott D. Bergthold, P.L.L.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed $25,000, from $70,000 to $95,000 - Financing: Current Funds

Law Office of Scott D. Bergthold, P.L.L.C. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$0.00	0.00%
Non-local contracts	$25,000.00	100.00%
TOTAL THIS ACTION	$25,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$0.00	0.00%	$0.00	0.00%

WHEREAS, the City of Dallas is involved in a lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D; and,

WHEREAS, on February 23, 2016, pursuant to Administrative Action No. 16-5189, the City authorized a professional services contract with the Law Office of Scott D. Bergthold, P.L.L.C. in an amount not to exceed $50,000.00, for legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event; and,

WHEREAS, on April 13, 2016, the City Council authorized Supplemental Agreement No. 1, in the amount of $20,000.00, with the Law Office of Scott D. Bergthold, P.L.L.C. for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event; and,

WHEREAS, the professional legal services of the Law Office of Scott D. Bergthold, P.L.L.C. continue to be necessary for this and related matters; **Now, Therefore,**

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

Section 1. That, following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into Supplemental Agreement No. 2 to the professional services contract with the Law Office of Scott D. Bergthold, P.L.L.C., for additional services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event in an amount not to exceed $25,000.00, increasing the contract amount from $70,000.00 to $95,000.00.

Section 2. That the Chief Financial Officer is hereby authorized to disburse, in periodic payments to the Law Office of Scott D. Bergthold, P.L.L.C., an amount not to exceed $25,000.00 from Fund 0192, Department ORM, Unit 3890, Obj. 3033, Encumbrance No. ATT389016E26, Vendor No. VC15298.

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

AGENDA ITEM # 55

KEY FOCUS AREA: E-Gov

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

CMO: Christopher D. Bowers, 670-3491

MAPSCO: N/A

SUBJECT

An ordinance **(1)** appointing 12 full-time municipal judges and 18 associate (part-time) municipal judges to preside over the City of Dallas municipal court of record for a term ending May 31, 2018; **(2)** designating an administrative municipal judge for the City of Dallas municipal court of record for a two-year term ending May 31, 2018; and **(3)** establishing the annual salary for the full-time and associate (part-time) municipal judges and the administrative municipal judge - Financing: This action has no cost consideration to the City

BACKGROUND

State law and the Dallas City Charter provide that the City Council shall appoint, to serve a two-year term, full-time municipal judges and associate (part-time) municipal judges to preside over the City of Dallas municipal court of record and designate an administrative judge. State law and the City Charter do not require the Council to appoint any particular number of judges. The City's Sunset review process and a Lean/Six Sigma project have concluded that the City may not need as many municipal judges as have been appointed in the last few years. If the Council were to appoint fewer judges, the number of court services staff and prosecutors could also be reduced, resulting in a cost savings.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 2, 2016 as required by Sections 13-5.2(d) and (g) of the Dallas City Code, the Judicial Nominating Commission recommended to the City Council Ad Hoc Judicial Nominations Committee 18 nominees for the 12 full-time municipal judge vacancies; 27 nominees for the 18 (part-time) associate municipal judge vacancies; and 3 nominees for the administrative judge positions.

On June 7, 2016 and June 21, 2016, the Ad Hoc Judicial Nominations Committee interviewed the nominees for the full-time municipal judge vacancies and the administrative municipal judge vacancy.

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

On June 27, 2016 the Committee then forwarded its recommended lists of nominees for the full-time municipal judge vacancies, the associate (part-time) municipal judge vacancies, and the administrative municipal judge vacancy to the City Council. The list of the Ad Hoc Judicial Nominations Committee recommended nominees is attached hereto.

FISCAL INFORMATION

This action has no cost consideration to the City.

Memorandum

CITY OF DALLAS

DATE: June 27, 2016
TO: The Honorable Mayor and City Councilmembers
SUBJECT: Recommendations for Municipal Judge Positions

On June 7th and 21st, 2016, the Ad Hoc Judicial Nominations Committee met and interviewed all of the candidates for full-time municipal judge positions. From review of the written materials submitted by the candidates and the interviews, the committee makes the following recommendations to full council for both the slate of twelve full-time judges to be appointed and the one administrative judge to be appointed.

Please note that, as required by code, we have sent you 150% of the number of candidates required to fill the available slots, and those candidates are ranked in the committee's order of preference. The administrative judge candidates are also ranked in the committee's order of preference.

Please also note that the associate judges are submitted in ranked order. They were not interviewed by the committee with the exception of those who appear as candidates for full-time appointment as well. The committee technically did not meet its requirement to send you 150% of the number of appointments to be made because we were not presented with a sufficient number of candidates to do so.

Administrative Municipal Judge:

1. Preston W. Robinson, Jr.
2. Daniel F. Solis
3. Julie Clancy

Full-time Municipal Judges:

1. Michael Acuna
2. Jay E. Robinson
3. Preston W. Robinson, Jr.
4. Cheryl D. Williams
5. Paula M. Rosales Aldana
6. Julie Clancy
7. Daniel L. Ryan
8. Daniel F. Solis
9. Demetrius E. Blacklock
10. C. Victor Lander
11. Mark J. Murrell
12. Kathryn Hoang
13. Henry Wade
14. Sean Killian Finn
15. Joselito V. Giron
16. Juan Renteria, Jr.
17. Nova Washington-Hill
18. Sandra H. White

Associate (part-time) Municipal Judges:

1. Demetrius Blacklock
2. Joselito V. Giron
3. Juan Renteria, Jr.
4. Melodee Armstrong
5. Kristine S. Primrose
6. J. Oliver (James) Lee, Jr.

7. John P. McCall, Jr.
8. Cadoc Tim A. Menchu
9. E.A. (Elizabeth) Srere
10. Roland C. Anderson
11. Marcia L. Tillman
12. William E. Maple
13. Esther A. Grossman
14. Sandra H. White
15. Nova Hill-Washington
16. Desmond L. Cooks
17. Tonya L. Goffney
18. Thaddeus Iwuji
19. Daniel E. McDonald
20. Marilyn Y. Davis
21. Audra D. Riley
22. Frieda Fiske
23. David T. Bamberger
24. Keith W. Kidd
25. Erane LaSusa
26. Luvenia Sanchez

We recommend the full council approve their appointment on August 10, 2016.

Philip T. Kingston, Chair

c: A.C. Gonzalez, City Manager
Chris Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager

8-10-16

ORDINANCE NO. _____

An ordinance appointing certain persons as full-time and associate (part-time) municipal judges for a two-year term ending May 31, 2018; designating an administrative municipal judge; establishing the annual salaries for the administrative judge, the municipal judges, and the associate municipal judges; providing a severability clause; and providing an effective date.

WHEREAS, Chapters 29 and 30 of the Texas Government Code and Chapter VII of the Dallas City Charter provide that the municipal court of record be presided over by municipal court judges; and

WHEREAS, the Dallas City Charter provides that the city council shall appoint the municipal court judges and designate the administrative judge biennially in May of each even-numbered year to serve a two-year term; and

WHEREAS, as required by Section 13-5.2(d) of the Dallas City Code, on May 2, 2016, the Judicial Nominating Commission recommended to the Ad Hoc Judicial Nominations Committee 18 nominees for 12 full-time municipal judge and 27 nominees for 18 associate (part-time) municipal judge vacancies; and

WHEREAS, as required by Section 13-5.2(g) of the Dallas City Code, on May 2, 2016, the Judicial Nominating Commission recommended to the Ad Hoc Judicial Nominations Committee three nominees for the administrative municipal judge vacancy; and

WHEREAS, on June 7 and 21, 2016, the Ad Hoc Judicial Nominations Committee interviewed all of the candidates for full-time municipal judge and administrative municipal judge vacancies, and forwarded its list of nominees for the positions of full-time municipal judge, administrative municipal judge, and associate (part-time) municipal judge to the city council on June 27, 2016; and

WHEREAS, on August 10, 2016, the city council, at its regularly scheduled meeting, considered the full-time municipal judge nominees, the administrative municipal judge nominees, and the associate (part-time) municipal judge nominees; **Now, Therefore,**

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

Section 1. That the following 12 persons are appointed as full-time municipal judges for the City of Dallas municipal court of record for a two-year term ending May 31, 2018:

Michael Acuna	Daniel L. Ryan
Jay E. Robinson	Daniel F. Solis
Preston W. Robinson, Jr.	Demetrius E. Blacklock
Cheryl D. Williams	C. Victor Lander
Paula M. Rosales Aldana	Mark J. Murrell
Julie Clancy	Kathryn Hoang

Section 2. That the following 18 persons are appointed as associate (part-time) municipal judges for the City of Dallas municipal court of record for a two-year term ending May 31, 2018:

Joselito V. Giron	Marcia L. Tillman
Juan Renteria, Jr.	William E. Marple
Melodee Armstrong	Esther A. Grossman
Kristine S. Primrose	Sandra H. White
J. Oliver (James) Lee, Jr.	Nova Washington-Hill
John P. McCall, Jr.	Desmond L. Cooks
Cadoc Tim A. Menchu	Tonya L. Goffney
E.A. (Elizabeth) Srere	Thaddeus Iwuji
Roland C. Andreson	Daniel E. McDonald

Section 3. That Preston W. Robinson, Jr. is hereby designated administrative municipal judge for the City of Dallas municipal court of record for a two-year term ending May 31, 2018.

Section 4. That the salary is $109,242 per year for the administrative municipal judge, $101,198.73 per year for full-time municipal judges with two or more years of judicial experience, $90,043.20 per year for full-time municipal judges with less than two years of judicial experience, $48.65 per hour for associate municipal judges with two or more years of judicial experience, and $43.29 per hour for associate municipal judges with less than two years of judicial experience, in each case the salary to include such adjustments in salaries and number of paid working days and furlough days as are designated by the City of Dallas as to its salaried non-uniformed employees generally.

Section 5. That it is the intent of the city council that the judicial appointments set forth in this ordinance are severable, and if any appointment is declared invalid by the valid judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining judicial appointments, since the same would have been approved by the city council without the invalid appointment.

Section 6. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS, Interim City Attorney

BY _____
Assistant City Attorney

Passed _____

AGENDA ITEM # 56

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 7

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 49N

SUBJECT

Authorize a conditional grant agreement with Greenleaf Ventures, LLC for land development for 36 single family homes for the Buckner Terrace II Project to be located at ~~3831~~ 4400 North Prairie Creek Road – Not to exceed $844,192 - Financing: 2012 Bond Funds

BACKGROUND

On January 14, 2016, the City posted a Notice of Funding Availability (NOFA) for Owner Occupied Housing Development Projects requesting developers to submit proposals to build owner occupied homes in the city limits of Dallas. Victor Toledo with Greenleaf Ventures, LLC submitted a proposal to the City of Dallas for the land development for 36 single family homes for mixed income families.

Greenleaf Ventures, LLC has had previous contracts with the City to build housing in West Dallas and Pleasant Grove. Since 2002, Greenleaf Ventures, LLC and their affiliates have contributed to the redevelopment in West Dallas by selling 381 new single family lots in Greenleaf I and II.

The proposal is for 3 and 4 bedroom homes at approximately 1400-1800 sq. ft. The developer has obtained private financing for the balance of the construction costs. A lien will be placed on the property for performance purposes and released on a partial basis as each lot is built out and sold to an eligible homebuyer. The City will provide Bond funds for gap financing for land development of the lots for the units to be built on and sold to mixed income families. The lots will be discounted by the amount of City funds provided per lot. The land development, construction of homes, and sale of units will be complete in two years. Estimated private leverage will be $1,969,784.

City Council approval of this item will authorize the City Manager to execute the grant agreement with Greenleaf Ventures, LLC for these funds.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 13, 2016, City Council approved the Owner Occupied Housing Development Program Statement, by Resolution No. 16-0079.

On May 2, 2016, the Housing Committee received a briefing memorandum on the Owner Occupied Housing Development Program NOFA project recommendations.

On June 1, 2016, Councilmember Young made a motion to reconsider this item.

On June 22, 2016, this item was deferred by Councilmember Young.

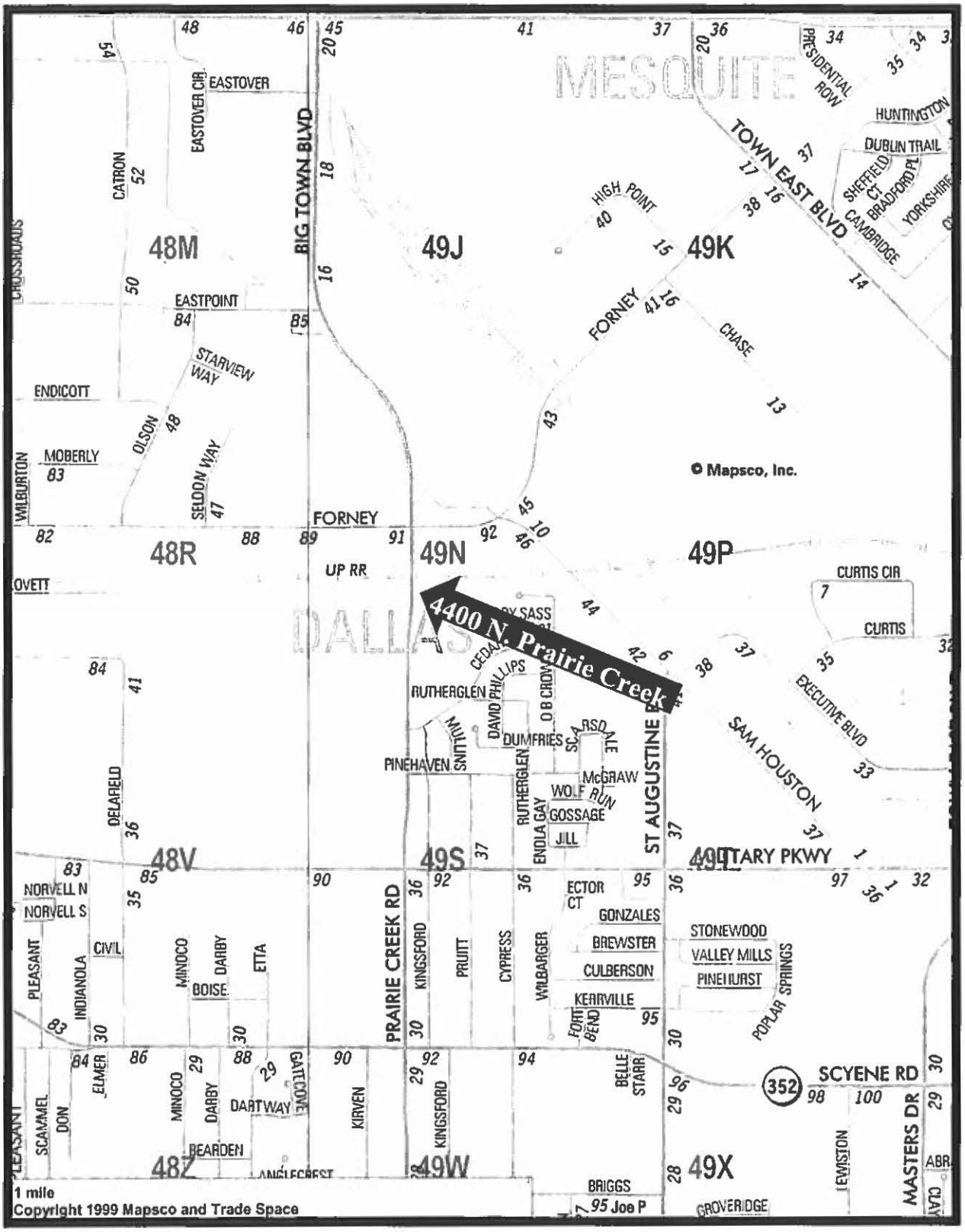
FISCAL INFORMATION

2012 Bond Funds – $844,192

OWNER	DEVELOPER
Greenleaf Ventures, LLC	**Greenleaf Ventures, LLC**
Victor Toledo, Manager Kent Casey, Manager	Victor Toledo, Manager Kent Casey, Manager

MAP

Attached


4400 N. Prairie Creek
MESQUITE
DALLAS
48M
49J
49K
48R
49N
49P
48V
49S
49T
48Z
49W
49X
EASTOVER
EASTOVER CIR
BIG TOWN BLVD
CATRON
CROSSROADS
EASTPOINT
STARVIEW WAY
ENDICOTT
OLSON
MOBERLY
SELDON WAY
WILBURTON
FORNEY
UP RR
OVETT
HIGH POINT
TOWN EAST BLVD
PRESIDENTIAL ROW
HUNTINGTON
DUBLIN TRAIL
SHEFFIELD CT
BRADFORD PL
CAMBRIDGE
YORKSHIRE
CHASE
© Mapsco, Inc.
CURTIS CIR
CURTIS
EXECUTIVE BLVD
SAM HOUSTON
TARY PKWY
ST AUGUSTINE
RUTHERGLEN
DAVID PHILLIPS
O B CROW
DUMFRIES
SCARSDALE
PINEHAVEN
SMITTY
McGRAW
WOLF RUN
GOSSAGE
JILL
ENDIA GAY
DELAFIELD
NORVELL N
NORVELL S
PLEASANT
INDIANOLA
CIVIL
MINOCO
DARBY
ETTA
BOISE
PRAIRIE CREEK RD
KINGSFORD
PRUITT
CYPRESS
WILBARGER
ECTOR CT
GONZALES
BREWSTER
CULBERSON
KERRVILLE
FORT BEND
STONEWOOD
VALLEY MILLS
PINEHURST
POPLAR SPRINGS
SCYENE RD
352
BELLE STARR
ELMER
SCAMMEL
DON
DART WAY
GATTCOMB
KIRVEN
BEARDEN
ANGLECREST
BRIGGS
95 Joe P
GROVERIDGE
LEWISTON
MASTERS DR
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 49N

WHEREAS, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas to create more housing choices; and

WHEREAS, on January 13, 2016, City Council approved the Owner Occupied Housing Development Program Statement by Resolution No. 16-0079; and

WHEREAS, on May 2, 2016, the Housing Committee received a briefing memo on the Notice of Funding Availability for Owner Occupied Housing Development Project recommendations; and

WHEREAS, Greenleaf Ventures, LLC proposes to work with the City of Dallas to undertake land development for 36 homes for the Buckner Terrace II Project in Pleasant Grove; and

WHEREAS, the City desires for Greenleaf Ventures, LLC to develop housing for households with varied income levels; **NOW, THEREFORE,**

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to execute a conditional grant agreement in an amount not to exceed $844,192 with Greenleaf Ventures, LLC for land development for 36 single family homes for the Buckner Terrace II Project to be located at ~~3831~~ 4400 North Prairie Creek Road.

Section 2. That the terms of the conditional grant agreement include:

(a) Greenleaf Ventures, LLC will execute a performance Deed of Trust on the property for performance purposes.
(b) The debt will be forgiven and the lien released on a partial basis as each lot is built out and sold to a homebuyer.
(c) Greenleaf Ventures, LLC will use the funds to gap the infrastructure costs for the lots.
(d) Greenleaf Ventures, LLC will have 2 years to complete the build out and sale of the homes.
(e) The City will subordinate to first lien position to all interim financing lenders.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute subordinations to construction lenders and releases of liens on the properties upon compliance with the conditional grant terms.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with this resolution as follows:

Greenleaf Ventures, LLC Vendor # VS88080

Fund	Dept	Unit	Object Code	Program #	Program Name	Encumbrance	Amount
2U53	HOU	W083	3016	2U53HOW083	36BUCKTERII	HOU2U53G204	$844,192

Section 5. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation until such time as the conditional grant documents are duly approved by all parties and executed.

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

AGENDA ITEM # 57

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 35-X

SUBJECT

Authorize a twenty-year development, operation and maintenance agreement, with one five-year renewal option with CFO2 DALLAS II, LLC for the development, operation and maintenance of a pedestrian bridge and landscape improvements for purposes of connecting to and providing public access from an adjacent development to the Katy Trail located at 3535 Travis Street - Financing: No cost consideration to the City

BACKGROUND

This action will authorize a twenty-year development, operation and maintenance agreement, with one five-year renewal option, with CFO2 DALLAS II, LLC (CFO2) for the development, operation and maintenance of a pedestrian bridge and landscape improvements for purposes of connecting to and providing public access from an adjacent development to the Katy Trail, adjacent to 3535 Travis Street.

The agreement will be subject to the following terms:

1. The term is for 20 years with one consecutive five-year renewal option.

2. CFO2 at its own cost, is responsible for the development of the design, plans, and specifications for the improvements to be made to the park. CFO2 will submit the design to the Park and Recreation Department for review and approval prior to commencement of construction.

3. CFO2 at their own cost, is responsible for the maintenance and repair of the improvements during the term of the agreement.

4. CFO2 will manage the design and construction through its own consultants and contractors and will be responsible for all permits and other approvals. All consultants and contractors are required to provide insurance that is consistent with what is required by City consultants and contractors.

BACKGROUND (Continued)

5. CFO2 agrees to allow the public access to the Katy Trail from CFO2's property located at 3535 Travis Street.

6. The City of Dallas will retain the right to require CFO2 to modify the improvements if and when necessary to maintain public safety of the Katy Trail.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2013, City Council authorized an amendment to PD 193 permitting zoning changes to the 3535 Travis Street parcel and a bridge connection to the Katy Trail by Ordinance No. 29064.

The Park and Recreation Board authorized the development, operation and maintenance agreement on April 7, 2016.

Information about this item was provided to the Quality of Life & Environment Committee on April 25, 2016.

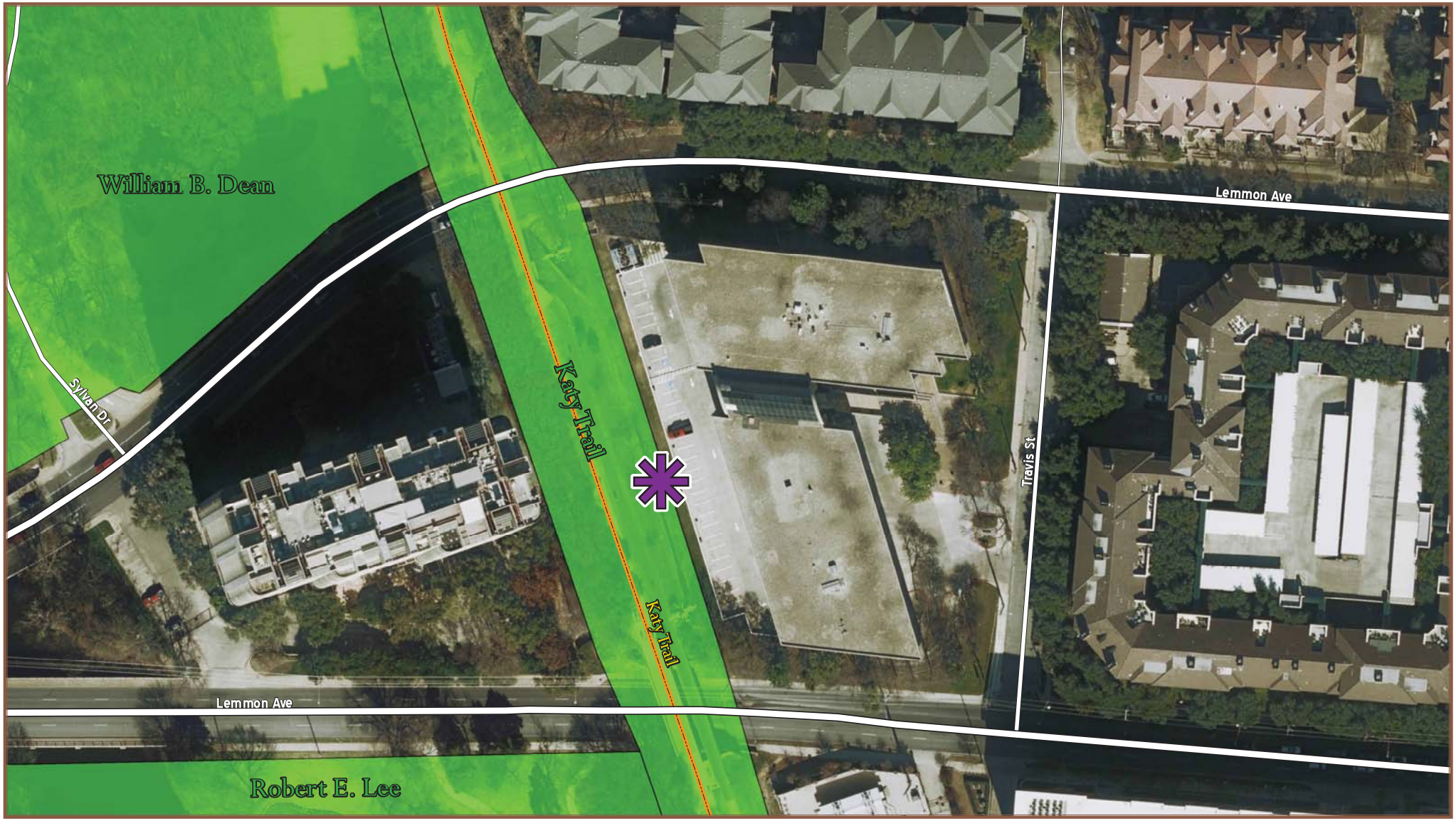
On April 27, 2016, this item was deferred by Councilmember Kingston.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



0 30 60 120 180 Feet

April 7, 2016

Katy Trail
(3535 Travis St)

Mapsco
35 X

District
14

August 10, 2016

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 CFO2 DALLAS II, LLC (CFO2), a Delaware limited liability company, desire to enter into a twenty-year development, operation and maintenance agreement, with one five-year renewal option for the purpose of development, operation, and maintenance of a portion of parkland at the Katy Trail located at 3535 Travis Street shown in Exhibits A and B; and

WHEREAS, the City desires to have CFO2 develop, operate, and maintain parkland during the Term of the Agreement for use and enjoyment of all city of Dallas citizens.

Now, Therefore,

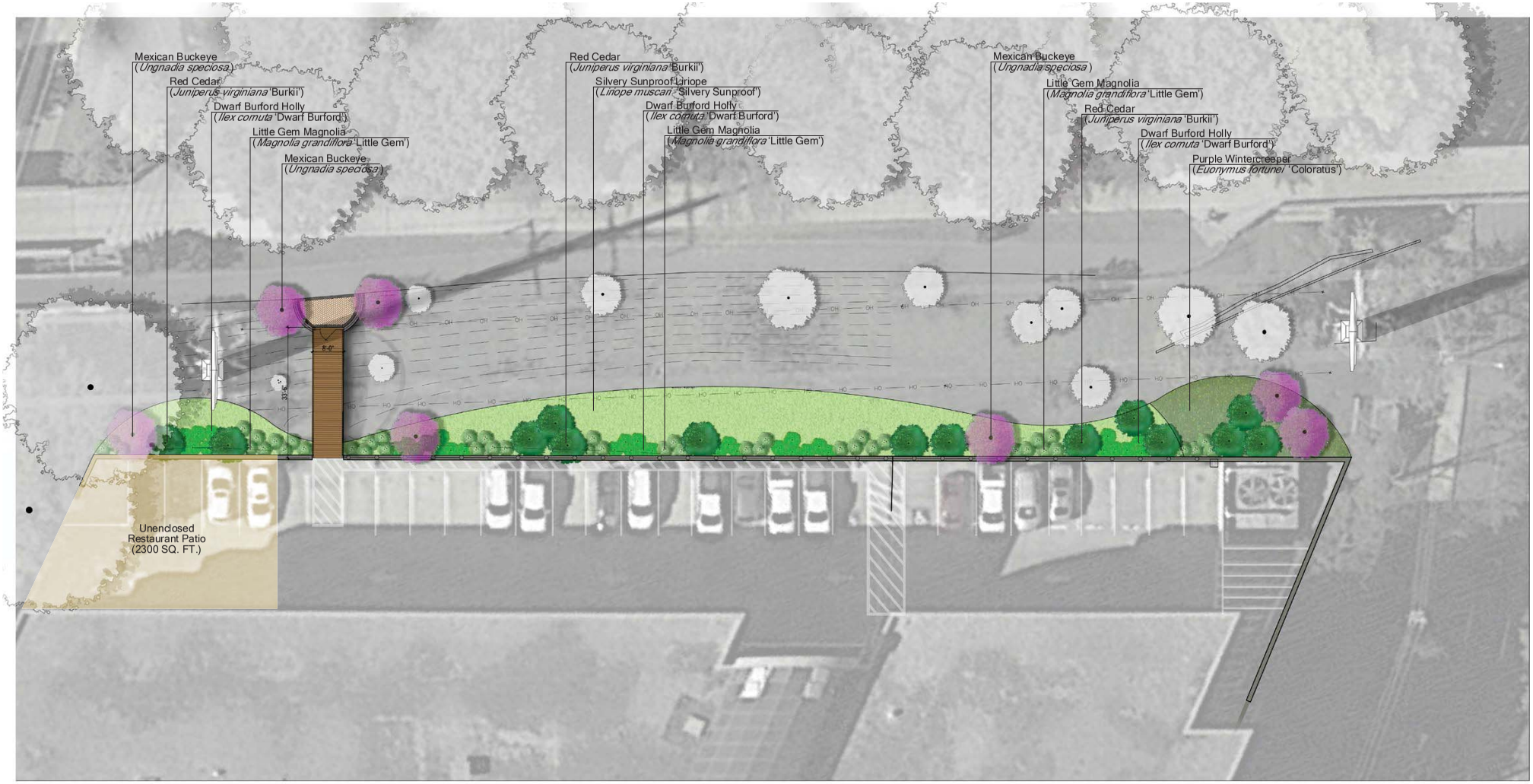
BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a twenty-year development, operation and maintenance agreement, with one five-year renewal option, with CFO2 for the development, operation and maintenance of a portion of parkland at the Katy Trail.

SECTION 2. That the President of the Park and Recreation Board and City Manager are hereby authorized to execute a twenty-year development, operation and maintenance agreement, with one five-year renewal option, with CFO2, after approval as to form by the City Attorney.

SECTION 3. That the duration of the agreement will be for a term of 20 years with one five-year renewal option.

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.



0 10 20 40 Feet

Exhibit A

LANDSCAPE PLAN

Katy Trail Connection
3535 Travis Street, Dallas Texas

Job #:13296.00
File Name: Rendered Site Plan.pdf
Date:03/23/2016
Drawn by:AJM

gff LANDSCAPE

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

0 30 60 120 180 Feet

April 7, 2016

Katy Trail

3535 Travis St

Development and Maintenance Agreement

Exhibit B

AGENDA ITEM # 58

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2, 7

DEPARTMENT: Public Works Department
Office Of Environmental Quality

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 45Q; 47Q

SUBJECT

Authorize a construction services contract with Unified Services of Texas, Inc. for replacement of underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street, and at the I.C. Harris Service Center located at 5620 Parkdale Drive - Not to exceed $970,171 - Financing: 2006 Bond Funds ($480,298) and Capital Construction Funds ($489,873)

BACKGROUND

This project was placed on hold by City Council and City Management pending a review by the City Auditor's Office. The review has now been completed, and a final report has been issued and is attached as Attachment I. The two (2) 10,000-gallon existing underground fuel storage tanks at Dallas City Hall, located at 1500 Marilla Street, and the three (3) 10,000-gallon existing underground fuel storage tanks at the I.C. Harris Service Center located at 5620 Parkdale Drive have reached the end of their service life and are scheduled to be replaced. These improvements are part of a program to remove and replace several underground fuel storage tanks at different locations throughout the City that have reached the end of their service life.

The City of Dallas underground fuel storage tanks are overseen by the Office of Environmental Quality. The Office of Environmental Quality has put together a prioritized list to have several underground fuel storage tanks replaced throughout the City because they have reached the end of their service life. The tanks located at Dallas City Hall and the I.C. Harris Service Center are on the prioritized list and are scheduled to be replaced. This action will authorize a contract for construction for the removal and replacement of the underground fuel storage tanks located at Dallas City Hall and the I.C. Harris Service Center.

In December 2015, a Request for Bids was issued in accordance with the City of Dallas procurement guidelines. Unified Services of Texas, Inc. was identified through this process as the only responsive bidder of two (2), for the construction, removal, and replacement of the underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street, and the I.C. Harris Service Center located at 5620 Parkdale Drive.

BACKGROUND (Continued)

The two (2) bids submitted for this project were evaluated by taking into account the bidders' price, qualifications, experience, and responsiveness.

The bid received from Unified Services of Texas, Inc. was responsive, and at 3.3% below the engineers' estimated cost for construction. The bid received from D&H United Fueling Solutions, Inc. was non-responsive and therefore could not be considered.

Unified Services of Texas, Inc. was selected as the only responsive bidder of the two (2) bidders, and based on their submitted bid price and responsiveness, were recommended for award after a Public Works Department single bid review process was conducted and completed.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	May 2016
Complete Construction	December 2016

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized design services contract with Arredondo, Zepeda, and Brunz, LLC to prepare plans and specifications on June 25, 2014, by Resolution No.14-1014.

Authorized the rejection of a single non-responsive bid for construction on December 9, 2015, by Resolution No. 15-2222.

Information about this item was provided to the Transportation and Trinity River Project Committee on May 9, 2016.

On May 11, 2016, this item was deferred by Councilmember Kingston.

On May 25, 2016, this item was deferred by Councilmember Gates.

FISCAL INFORMATION

2006 Bond Funds - $ 480,297.50
Capital Construction Funds - $489,873.47

Council District	Amount
2	$480,297.50
7	$489,873.47
Total	$970,170.97

FISCAL INFORMATION (Continued)

Design - PBW	$ 255,222.00
Construction (this action)	$ 970,170.97
Total Project Cost	$1,225,392.97

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Unified Services of Texas, Inc.

Hispanic Female	0	Hispanic Male	6
African-American Female	0	African-American Male	1
White Female	3	White Male	15
Other Female	0	Other Male	1

PROPOSAL INFORMATION

The following sealed bids were received and opened on February 19, 2016:

*Denotes lowest responsible bidder.

Proposer	Base Bid	Alternate Bid*	Total
*Unified Services of Texas, Inc. 2110 Greenbriar Drive Southlake, TX 76092	$480,297.50	$489,873.47	$970,170.97
D&H United Fueling Solutions, Inc.	Non-responsive**		

*Alternate No. 1 - Provides for the replacement of the underground storage tanks at the I. C. Harris Service Center.
**D&H United Fueling Solutions, Inc. was deemed non-responsive due to their submission of an incomplete bid.

OWNER

Unified Services of Texas, Inc.

Marshall D. Ryan, President

MAPS

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a construction services contract with Unified Services of Texas, Inc. for replacement of underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street, and at the I.C. Harris Service Center located at 5620 Parkdale Drive - Not to exceed $970,171 - Financing: 2006 Bond Funds ($480,298) and Capital Construction Funds ($489,873)

Unified Services of Texas, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$970,170.97	100.00%
TOTAL CONTRACT	$970,170.97	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

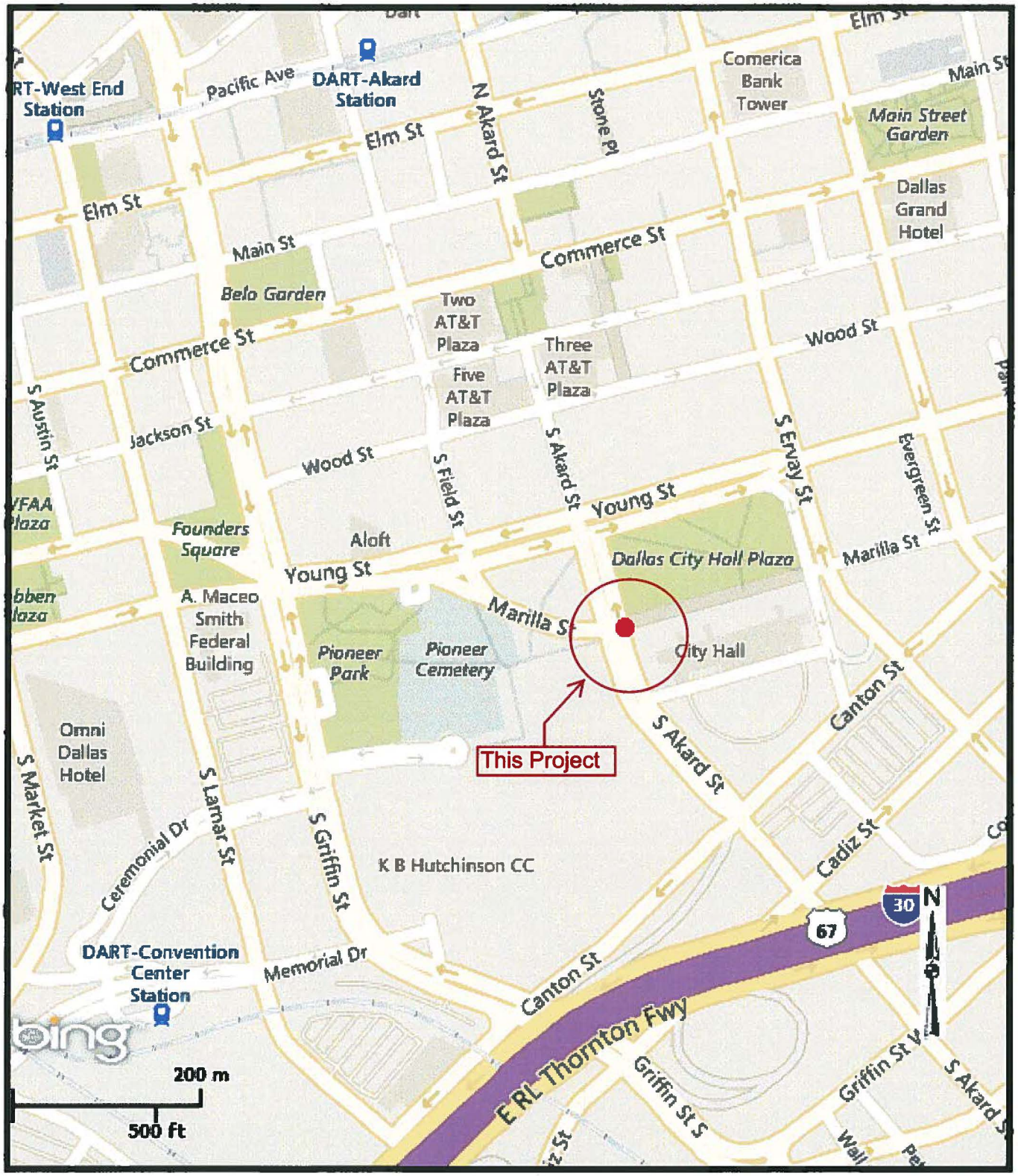
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
UST, Inc.	NMDB70228Y0816	$666,974.97	68.75%
Next-Gen Solutiions	WFDB09673Y0716	$3,750.00	0.39%
Total Minority - Non-local		$670,724.97	69.13%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$666,974.97	68.75%
WBE	$0.00	0.00%	$3,750.00	0.39%
Total	$0.00	0.00%	$670,724.97	69.13%

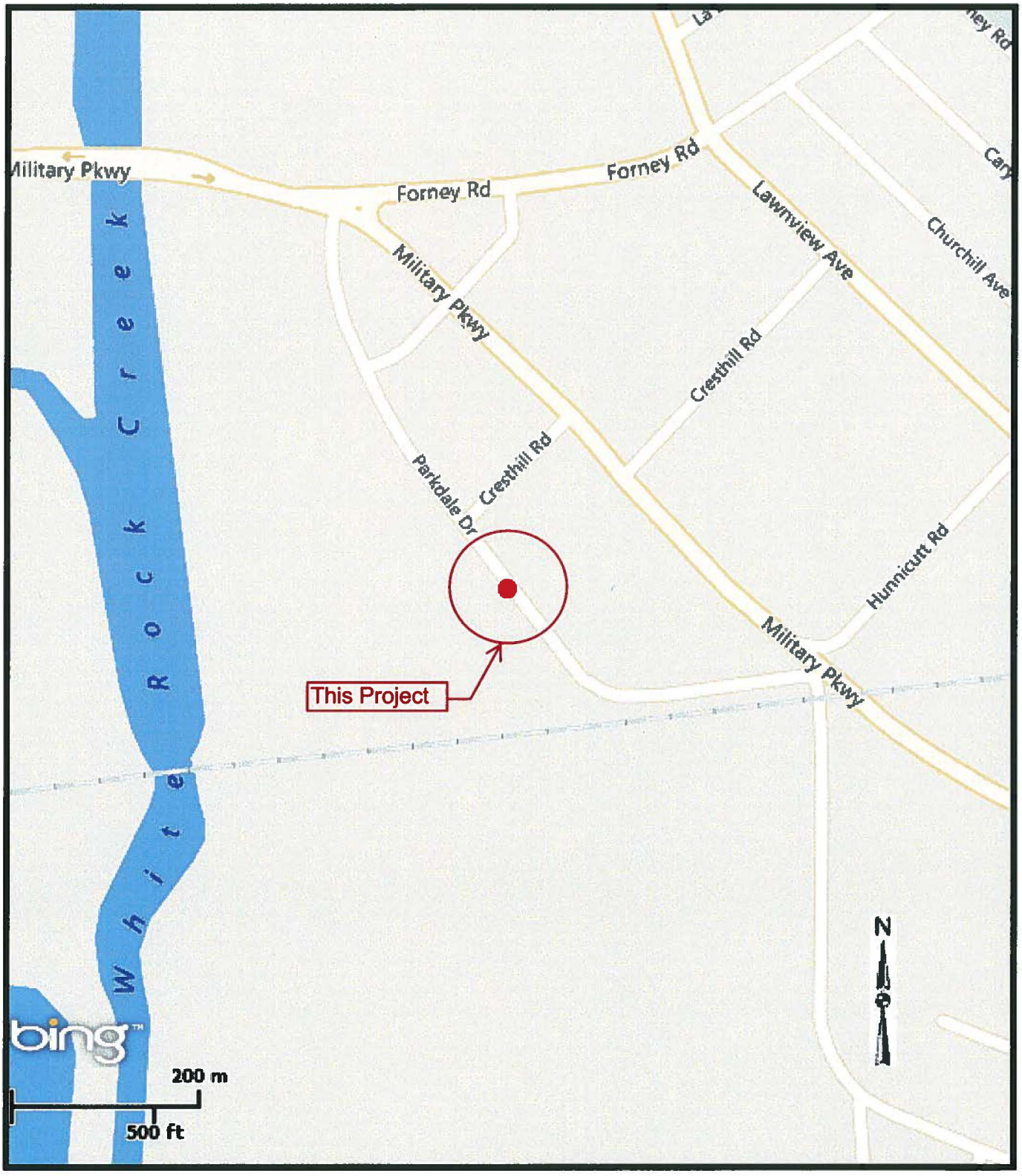
City Hall and I.C. Harris Service Center Underground Storage Tank Replacement



Dallas City Hall

1500 Marilla Street
45Q

City Hall and I.C. Harris Service Center Underground Storage Tank Replacement



I.C. Harris Service Center

5620 Parkdale Drive
47Q

Memorandum

CITY OF DALLAS
Bid Review # E16-002

DATE: June 28, 2016

TO: A.C. Gonzalez, City Manager
Michael Frosch, Director – Department of Business Development and Procurement Services
Rick Galceran, Director – Department of Public Works

SUBJECT: Independent Auditor's Report on Applying Agreed-Upon Procedures for Bid # CIZ1588: Department of Public Works – Dallas City Hall and I.C. Harris Service Center Underground Storage Tank Removal and Replacement, $970,170.97

Attached for your review is the Independent Auditor's Report on *Applying Agreed-Upon Procedures for Bid # CIZ1588: Department of Public Works – Dallas City Hall and I.C. Harris Service Center Underground Storage Tank Removal and Replacement.*

No exceptions were noted as a result of applying the Agreed-Upon Procedures as shown in Attachment I.

We have performed these procedures solely to assist the Dallas City Council and City of Dallas (City) management in evaluating the Department of Business Development and Procurement Services' (BDPS) and the Department of Public Works' (PBW) compliance with the requirements of Administrative Directive (AD) 4-05, *Contracting Policy;* the Texas Local Government Code (TLGC) Chapter 252, *Purchasing and Contracting Authority of Municipalities*; and Government Code Chapter 2269, *Contracting and Delivery Procedures for Construction Projects*.

The Dallas City Charter Chapter IX, Section 3, and the Office of the City Auditor's Fiscal Year 2016 Annual Audit Plan approved by the City Council authorized these agreed-upon procedures projects.

If you have any questions, please contact me at 214-670-3222 or, Carol A. Smith, First Assistant City Auditor, at 214-670-4517.

Sincerely,

Craig D. Kinton

Craig D. Kinton
City Auditor

Attachments

C: Honorable Mayor and Members of the City Council
Jeanne Chipperfield, Chief Financial Officer
Jill Jordan, P.E., Assistant City Manager
Zaida Basora, Assistant Director Facilities Architecture/Engineering/Parking Adjudication – PBW
Tim Starr, P.E., Assistant Director Engineering and Survey Services – PBW
Stephanie Cooper, Assistant Director – BDPS
Mario Alvarado, Procurement Manager – BDPS
Terrence Hamilton, Project Manager – PBW

City of Dallas Office of the City Auditor
Independent Auditor's Report on Applying Agreed-Upon Procedures

Bid # CIZ1588: Department of Public Works –
Dallas City Hall and I.C. Harris Service Center
Underground Storage Tank Removal and Replacement

We have performed the procedures described in Attachment I, which were agreed to by the Department of Business Development and Procurement Services (BDPS) and the Department of Public Works (PBW), solely to assist the Dallas City Council and City of Dallas (City) management in evaluating the BDPS' and PBW's compliance with the requirements of the Administrative Directive (AD) 4-05, *Contracting Policy;* the Texas Local Government Code (TLGC) Chapter 252, *Purchasing and Contracting Authority of Municipalities;* and Government Code Chapter 2269, *Contracting and Delivery Procedures for Construction Projects.* The BDPS and PBW are responsible for the establishment of the policies and procedures and for compliance with those requirements.

No exceptions were noted as a result of applying the Agreed-Upon Procedures as shown in Attachment I.

These agreed-upon procedures were conducted in accordance with United States generally accepted government auditing standards which incorporate attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of BDPS and PBW. Consequently, we make no representation regarding the sufficiency of the procedures described in Attachment I either for the purpose for which this report has been requested or for any other purpose.

We were not engaged to and did not conduct an examination, the objective of which would be the expression of an opinion on compliance. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the Dallas City Council and City management and it is not intended to be and should not be used by anyone other than these specified parties; however, the report is a matter of public record and its distribution is not limited.

Craig D. Kinton

Craig D. Kinton, CPA
City Auditor

June 28, 2016

Attachment I

Agreed-Upon Procedures and Results of Procedures

Bid # CIZ1588: Department of Public Works –
Dallas City Hall and I.C. Harris Service Center
Underground Storage Tank Removal and Replacement
June 28, 2016

	Agreed-Upon Procedures	Results of Procedures
1.	Verify the documentation to support the procurement is provided by the Department of Public Works (PBW) and the Department of Business Development and Procurement Services (BDPS) and other applicable City of Dallas (City) departments.	**No exceptions were found as a result of applying the procedure.**
2.	Review the bid specifications to ensure that the bid specifications were developed to encourage competition, prevent favoritism, and obtain the best price in the interest of the City.	**No exceptions were found as a result of applying the procedure.**
3.	Confirm that the bid package was posted for the appropriate period of time on the City's website.	**No exceptions were found as a result of applying the procedure.**
4.	Confirm that the bid package was properly advertised in the newspaper.	**No exceptions were found as a result of applying the procedure.**
5.	Confirm that BDPS applied the correct commodity codes and classes to identify potential bidders.	**No exceptions were found as a result of applying the procedure.**
6.	Confirm that BDPS sent solicitation notices to the identified potential bidders in step 5.	**No exceptions were found as a result of applying the procedure.**
7.	Review PBW's analysis of no bids to determine that there were no other bidders and verify the information used by PBW in the no bid analysis.	**No exceptions were found as a result of applying the procedure.**
8.	If applicable, review PBW's analysis of disqualified bidders and verify the validity of the bidder's disqualification.	**No exceptions were found as a result of applying the procedure.**

	Agreed-Upon Procedures	Results of Procedures
9.	Review the bidder's response package to determine whether the bidder has completed the bid response, business information form, Business Inclusion and Development Affidavit, and or other required documentation.	**No exceptions were found as a result of applying the procedure.**
10.	Evaluate the criteria or the basis used by PBW to determine whether PBW has performed analysis on the reasonableness of the bid price and verify the information used by PBW in the price reasonableness analysis.	**No exceptions were found as a result of applying the procedure.**
11.	Verify the mathematical accuracy of the bidder's quote and or estimated costs of the goods and or services.	**No exceptions were found as a result of applying the procedure.**
12.	Review the prior procurement history, if applicable, of the goods and or services to determine the basis for price reasonableness.	**Not applicable as there was no prior procurement history of the goods and or services.**
13.	Determine if a bid security should have been secured and to what extent and confirm that the bid security has been paid by the bidder.	**No exceptions were found as a result of applying the procedure.**
14.	Verify that PBW used the Federal System for Award Management (SAM) website to confirm that the vendor is not currently excluded.	**No exceptions were found as a result of applying the procedure.**

WHEREAS, the existing underground fuel storage tanks at Dallas City Hall and at the I. C. Harris Service Center have reached the end of their service life; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1014 authorized a professional services contract with Arredondo, Zepeda, & Brunz, LLC to provide design services for a prototypical set of drawings, preparation of construction documents, and construction management services for the removal and replacement of underground fuel storage tanks at three sites: Dallas City Hall located at 1500 Marilla Street, the I. C. Harris Service Center located at 5620 Parkdale Drive, and Dallas Executive Airport Police Helipad located at 5775 South Hampton Road, in the amount of $255,222.00 (subject to appropriations); and,

WHEREAS, on December 9, 2015, Resolution No. 15-2222 authorized the rejection of a single non-responsive bid for the removal and replacement of underground fuel storage tanks located at Dallas City Hall and the I. C. Harris Service Center, and the re-advertisement for new bids; and,

WHEREAS, two sealed bids were received and opened on February 19, 2016 and the bid received from Unified Services of Texas, Inc. was the most responsive; and,

WHEREAS, Unified Services of Texas, Inc. was recommended for contract award by the Department of Public Works after a Public Works Department single bid review process was conducted and complete; and,

WHEREAS, it is now desirable to authorize a construction contract with Unified Services of Texas, Inc. for construction, removal, and replacement of the of the underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street and the I.C. Harris Service Center located at 5620 Parkdale Drive, in an amount not to exceed $970,170.97.

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 Unified Services of Texas, Inc. for the construction, removal, and replacement of the underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street and the I.C. Harris Service Center located at 5620 Parkdale Drive, in an amount not to exceed $970,170.97, after it has been approved as to form by the City Attorney.

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

City Hall, City Service and Maintenance Facilities Fund Fund 2T60, Dept. PBW, Unit T749, Act. MMCF Obj.4599, Program #PB06T749, CT PBW06T749G1 Vendor #331986, in an amount not to exceed	$480,297.50
Capital Construction Fund Fund 0671, Dept. PBW, Unit W021, Act. MMCF Obj. 4599, Program #PBCC0002, CT PBW06T749G1 Vendor #331986, in an amount not to exceed	$489,873.47
Total in an amount not to exceed	$970,170.97

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

AGENDA ITEM # 59

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction
Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45G H L M

SUBJECT

Authorize an amendment to Resolution No. 11-1760, previously approved on June 22, 2011, to amend certain deed restrictions, on approximately 83,478 square feet of land, located near the intersection of Live Oak and Cantegral Streets - Revenue: $1,000

BACKGROUND

This item authorizes an amendment to Resolution No. 11-1760, previously approved on June 22, 2011, to amend certain deed restrictions on approximately 83,478 square feet of land located near the intersection of Live Oak and Cantegral Streets (the "Property"). On June 22, 2011, City Council authorized the direct sale of the Property to Minerva Partners Ltd, in accordance with the Deep Ellum TIF District Project Plan ("Project Plan").

The Deed provided and required as a condition subsequent to the direct sale with the right of reentry, a minimum investment of $75,000,000 to accommodate a high density, mixed-use development; approximately 350 residential apartment units; and 110,000 square feet of new retail space in accordance with the Project Plan by December 31, 2018. Further, environmental remediation and demolition of the buildings were required to occur by June 30, 2012, and submittal of a final set of construction documents for a parking garage to be located at the Latino Cultural Center.

On October 14, 2015, Minerva Partners, Ltd. executed a plan of merger in which Minerva Partners Ltd. continued to exist and Biscuit Holdings, Ltd. was created as a new Texas limited partnership. Biscuit Holdings, Ltd. has assumed the responsibilities of Minerva Partners, Ltd. for the construction of a high density mixed-use development on the Property and adjacent properties.

BACKGROUND (Continued)

Biscuit Holdings, Ltd. has requested an amendment of the Deed Restrictions to increase the required investment from $75,000,000 to $100,000,000; to reduce the required 110,000 square feet of new retail space to 50,000 square feet of new retail space; and to extend the deadline for the new retail in accordance with the Project Plan from December 31, 2018 to December 31, 2022.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2005, the Deep Ellum TIF District was established by Ordinance No. 26043.

On April 12, 2006, City Council authorized the Deep Ellum TIF Project Plan by Ordinance No. 26304.

On April 9, 2008, City Council approved an amendment to the Deep Ellum Project Plan by Ordinance No. 27137.

On June 22, 2011, City Council approved the sale of the Property by Resolution No. 11-1760.

On June 22, 2016, this item was deferred by Councilmember Philip T. Kingston.

FISCAL INFORMATION

Revenue: $1,000

OWNER/DEVELOPER

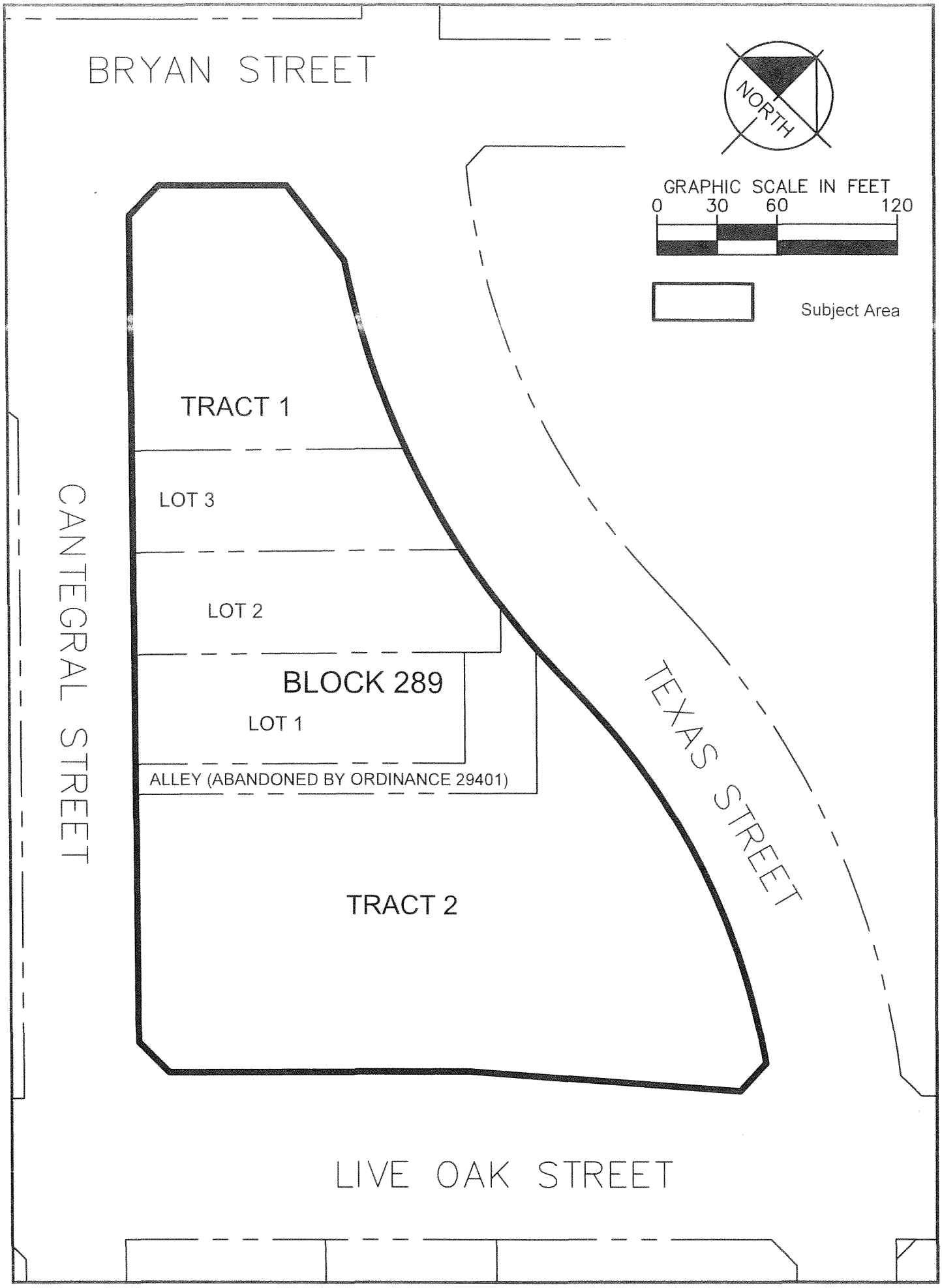
Biscuit Holdings, Ltd.

Danzarias, Inc. General Partner

Matthew E. Malouf, President

MAP

Attached


BRYAN STREET
NORTH
GRAPHIC SCALE IN FEET
0 30 60 120
Subject Area
TRACT 1
LOT 3
LOT 2
BLOCK 289
LOT 1
ALLEY (ABANDONED BY ORDINANCE 29401)
TRACT 2
CANTEGRAL STREET
TEXAS STREET
LIVE OAK STREET

WHEREAS, on June 22, 2005, City Council authorized Ordinance No. 26043, establishing Tax Increment Financing Reinvestment Zone Number Twelve, City of Dallas, Texas (the "Deep Ellum TIF District"), in accordance with the Tax Increment Financing Act, as Amended (Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated, hereinafter called the "Act") to promote development and redevelopment in the Deep Ellum area through the use of tax increment financing, as amended; and

WHEREAS, on April 12, 2006, City Council authorized the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District, as amended ("Project Plan") by Ordinance No. 26304; and

WHEREAS, on April 9, 2008, City Council authorized an ordinance amending the Project Plan to provide for the direct sale of City owned property, Block 289, located at the northeast corner of Live Oak and Cantegral Streets (the "Property"), for fair market value for the purpose of development and redevelopment of said property in accordance with the Project Plan; and

WHEREAS, on June 22, 2011, City Council approved the direct sale of the Property for fair market value to Minerva Partners, Ltd. in accordance with the Project Plan; and

WHEREAS, the direct sale was completed by Deed Without Warranty ("Deed"), for approximately 83,478 square feet of land, at the northeast corner of Live Oak and Cantegral Streets, Block 289, Dallas, Dallas County, Texas and located near the intersection of Live Oak Street and Cantegral Street; and

WHEREAS, the Deed provided and required as a condition subsequent to the direct sale with the right of reentry (i) that Minerva Partners, Ltd. shall invest a minimum of $75,000,000 into the development of the property as a high density, mixed-use project with approximately 350 residential apartment units and 110,000 square feet of new retail space in accordance with the Deep Ellum TIF District Plan by December 31, 2018, (ii) that Minerva Partners, Ltd. shall complete any environmental remediation and demolish the buildings currently located on the site by June 30, 2012; and (iii) that Minerva Partners, Ltd. provide the City of Dallas with a final set of construction documents for a parking garage to be located at the Latino Cultural Center (the "Deed Restrictions"); and

WHEREAS, on October 14, 2015, Minerva Partners, Ltd. executed a plan of merger in which Minerva Partners Ltd. continued to exist and Biscuit Holdings, Ltd. was created as a new Texas limited partnership; and

WHEREAS, Biscuit Holdings, Ltd. has assumed the responsibilities of Minerva Partners, Ltd. for the construction of a high density mixed-use development on the Property and other adjacent properties, in accordance with the objectives of the City in establishing Tax Increment Financing Reinvestment Zone Number Twelve, City of Dallas, Texas and as provided in the Act; and

WHEREAS, Biscuit Holdings, Ltd. has requested Amendment of the Deed Restrictions to increase the required investment from $75,000,000 to $100,000,000; to reduce the required 110,000 square feet of new retail space to 50,000 square feet of new retail space; and to extend the deadline for the new retail in accordance with the Deep Ellum TIF District Plan from December 31, 2018 to December 31, 2022; and

WHEREAS, in consideration for the Amendment of the Deed Restrictions, Biscuit Holdings, Ltd. has agreed to increase the investment requirement from $75,000,000 to $100,000,000; and

WHEREAS, on June 7, 2016, the Deep Ellum TIF District Board of Directors reviewed and recommended approval of an Amendment to the Deed Restrictions as proposed by Biscuit Holdings, Ltd.; and

WHEREAS, the City Council desires to accept the TIF Board's recommendation and approve and authorize the Amendment of the Deed Restrictions as follows:

"(1) reduce the required 110,000 square feet of new retail space to 50,000 square feet of new retail space, (2) extend the deadline for the new retail space in accordance with the Deep Ellum TIF District Plan from December 31, 2018 to December 31, 2022 and in consideration for such amendment to (3) increase the required investment from $75,000,000 to $100,000,000"; and

WHEREAS, all other terms of the Deed Restrictions shall remain unchanged and in full force and effect; and

WHEREAS, the City Council desires to accept the Amended Deed Restrictions; **Now, Therefore,**

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

SECTION 1. That upon receipt of **ONE THOUSAND DOLLARS AND NO/100 ($1,000.00)** from Biscuit Holdings, Ltd., the City Manager or designee is authorized to execute an Amendment to Deed Restrictions instrument, to be attested by the City Secretary upon approval as to form by the City Attorney.

SECTION 2. That the Amendment to Deed Restrictions instrument shall delete condition subsequent (i) set forth therein in its entirety and substitute the following in lieu thereof:

"(i) That Biscuit Holdings Ltd., formerly known as Minerva Partners Ltd., shall invest or cause to be invested, approximately $100,000,000 into the development of Property as a high density, mixed-use project with approximately 350 residential apartment units and 50,000 square feet of new retail space in accordance with the Deep Ellum TIF District Project Plan by December 31, 2022."; and

SECTION 3. That all other conditions subsequent set forth therein shall remain unchanged and in full force and effect.

SECTION 4. That the Amendment to Deed Restrictions instrument must be filed in the Deed Records of Dallas County, Texas at the sole cost of Biscuit Holdings, Ltd.

SECTION 5. That proceeds shall be deposited into the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction Services, Real Estate Division shall be reimbursed for administrative costs incurred (Fund 0001, Department DEV, Unit 1183, Object 5011).

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

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS
Interim City Attorney

By: _____
Assistant City Attorney

AGENDA ITEMS # 60,61

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 3

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 53 U

SUBJECT

Neighborhood Empowerment Zone and Business Personal Property Tax Abatement Authorization

* Authorize a resolution designating the approximately 7.4034 acres of property located at 2822 Glenfield Avenue, Dallas, Texas 75233 as City of Dallas Neighborhood Empowerment Zone No. 5 ("NEZ No.5"), pursuant to Chapter 378 of the Local Government Code to promote an increase in economic development in the zone, establishing the boundaries of the Neighborhood Empowerment Zone and providing for an effective date - Financing: No cost consideration to the City

* Authorize a 50 percent business personal property tax abatement agreement for 8 years with SVC Manufacturing, Inc. in consideration of an expansion of its beverage manufacturing operation that will generate new taxable investment and job creation at 2822 Glenfield Avenue, Dallas, Texas 75233 furthering the City of Dallas' economic development goals pursuant to the City's Public/Private Partnership Program Guidelines and Criteria - Revenue: First year revenue estimated at $97,553; eight-year revenue estimated at $578,813 (Estimated revenue foregone for eight-year business personal property tax abatement estimated at $578,813)

BACKGROUND

For the past several months, City staff has been in discussions with representatives of SVC Manufacturing, Inc., the manufacturer of Gatorade, about where the company will expand its beverage manufacturing capacity. In response to a proposal made by the City, the company is considering making a substantial investment at its Gatorade manufacturing facility located at 2822 Glenfield Avenue, Dallas, Texas 75233. The company considered a number of operating facilities outside of Dallas for the expansion and this project competed internally with other company projects nationwide for funding.

BACKGROUND (Continued)

SVC Manufacturing, Inc. anticipates investing up to $30 million on the project which includes building improvements of approximately $3 million, $19 million for new equipment and nearly $8 million on installation and start-up costs. Presently, SVC Manufacturing, Inc. maintains approximately 200 positions at the manufacturing facility with an average salary of approximately $50,000. With this project, the company anticipates adding at least 18 additional jobs with a similar average salary.

SVC Manufacturing, Inc. requests City Council consideration of a 50 percent business personal property tax abatement for 8-years on the added value of equipment and other new business personal property at the facility. The incentive will help reduce operational costs associated with the project resulting in the site being a cost competitive option for the company to choose relative to other sites and projects considered.

In consideration of the proposed tax abatement, SVC Manufacturing, Inc. will: (1) invest a minimum of $25,000,000 on new business personal property (FF&E), facility improvements, and installation, engineering and other start-up costs associate with the new line, and (2) maintain at least 218 jobs onsite by December 31, 2017.

The estimated forgone revenue associated with the abatement is $578,813 over the 8-year term. The 10-year net estimated fiscal impact of this project is $448,565 and $1,018,748 over 20-years.

In order to provide tax abatement at this location, state law requires the City to create a Reinvestment Zone or a Neighborhood Empowerment Zone. City staff proposes the creation of Neighborhood Empowerment Zone No. 5 and recommends favorable consideration of the proposed incentive.

SVC Manufacturing, Inc., a subsidiary of PepsiCo, is a manufacturer of Gatorade sports fuel products. Gatorade products provide sports performance innovations designed to meet the needs of athletes at all competitive levels and across a broad range of sports. Backed by a 50-year history of studying the best athletes in the world and grounded in years of hydration and sports nutrition research at the Gatorade Sports Science Institute, Gatorade provides scientifically formulated products to meet the sports fueling needs of athletes in all phases of athletic activity.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	September 2016
Substantial Completion	August 2017

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on June 20, 2016.

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

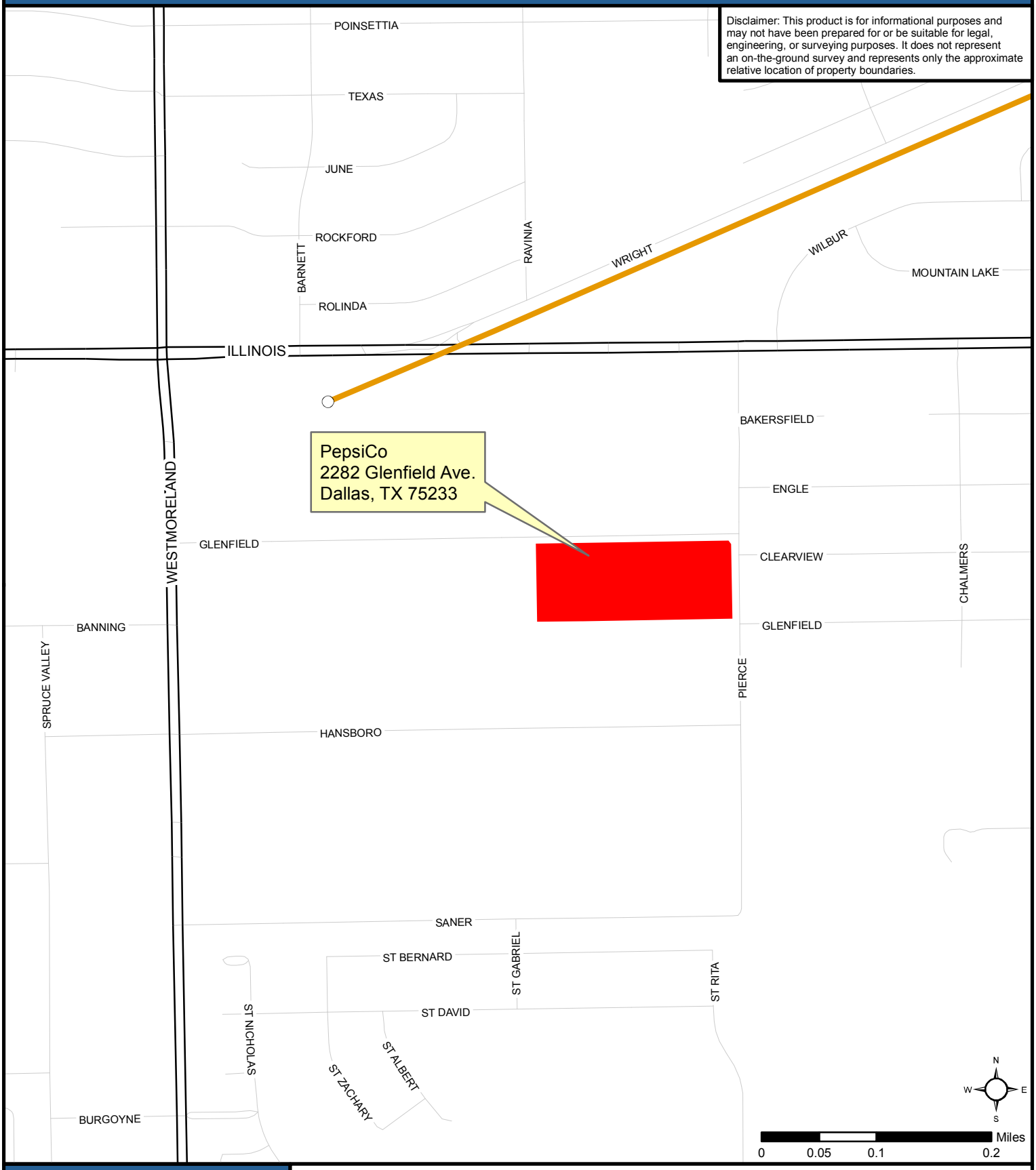
SVC Manufacturing, Inc.

Tom Winters, Senior Vice President, North American Nutrition

MAP

Attached.

Dallas NEZ #5



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Research & Information Division
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Created 7.25.2016 - 16-07-22 Hammond Perot.TCG

Legend

- Project Site
- Rail Station
- DART Light Rail
- Arterial
- Local Road

Source: City of Dallas, 2016

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, the City wishes to encourage economic development in the Southern Sector of the City of Dallas, and, in particular, within the area commonly known as the Red Bird industrial market; and

WHEREAS, Chapter 378 of the Local Government Code allows the City to create a neighborhood empowerment zone if the City finds that the creation of the zone would promote: (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, the City Council determines that the designation of approximately 7.4034 acres of land located at 2822 Glenfield Avenue, Dallas Texas 75233 as City of Dallas Neighborhood Empowerment Zone No. 5 ("City of Dallas NEZ No. 5") pursuant to Chapter 378 of the Local Government Code will promote an increase in economic development in the zone by promoting job creation and additional business activity at this southern Dallas location; and

WHEREAS, the City Council finds that the creation of the City of Dallas NEZ No. 5 benefits the public and is for the public purpose of increasing the public health, safety, and welfare of the persons in the municipality; and

WHEREAS, the City Council further finds that the creation of the zone satisfies the requirements of Section 312.202 of the Tax Code and, in particular, that the creation of City of Dallas NEZ No. 5 is reasonably likely to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality.

NOW, THEREFORE,

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

Section 1. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 2. That the City designates the approximately 7.4034 acres located at 2822 Glenfield Avenue, Dallas Texas 75233 described in the legal description and map attached herein as **Exhibit A** as a neighborhood empowerment zone pursuant to Chapter 378 of the Local Government Code to be known as City of Dallas Neighborhood Empowerment Zone No. 5 ("City of Dallas NEZ No. 5") to promote an increase in economic development in the zone.

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

Exhibit A

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF DALLAS §

WHEREAS, STOKELY VAN CAMP INC. is the sole owner of tract of land situated in the William J. Walker Survey, Abstract No. 1547, and being part of Sante Fe Industrial Addition as recorded in Volume 30, Page 171 of the Dallas County Deed Records, City Block No. E/6116, City of Dallas, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the westerly line of Pierce Street (60 foot wide right-of-way) with the southerly line of Glenfield Street (60 foot wide right-of-way);

THENCE South 00°51'00" West along the westerly line of Pierce Street a distance of 360.00 feet to an iron rod for corner;

THENCE North 89°47'00" West a distance of 896.02 feet to an iron rod for corner;

THENCE North 00°13'00" East a distance of 359.98 feet to an iron rod for corner in the south line of Glenfield Street;

THENCE South 89°47'00" East along the south line of said Glenfield Street a distance of 900.00 feet to the **POINT OF BEGINNING** and containing 323,264 square feet or 7.4211 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, STOKELY VAN CAMP INC., do hereby adopt this plat designating the herein above described property as **QUAKER OATS ADDITION** an addition to the City of Dallas, Texas, and do hereby dedicate to the public use forever the easements for street purposes and the easements for alley purposes shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency or its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water main and sanitary sewer easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer service from the main to the curb or pavement line and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS my hand at Dallas, Texas, this the 19TH day of March, 1985.

STOKELY VAN CAMP INC.

BY: Charles W. Warrington

STATE OF TEXAS §
COUNTY OF DALLAS §

Exhibit A

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority of this day personally appeared: Charles W. Warrington, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 19 day of March, 1985.

Bobbie D. Hood
Notary Public in and for Dallas County, Texas
Expires 6/16/87

Scanned by Storm Water Management

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT G. WOOD of RAYMOND L. GOODSON JR., INC. do hereby declare that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas, Texas.

Robert G. Wood
ROBERT G. WOOD, R.P.S. NO. 1711

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority of this day personally appeared ROBERT G. WOOD, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 19 day of March, 1985.

Bobbie D. Hood
Notary Public in and for Dallas County, Texas

Reference size of original:
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Scanned by Storm Water Management

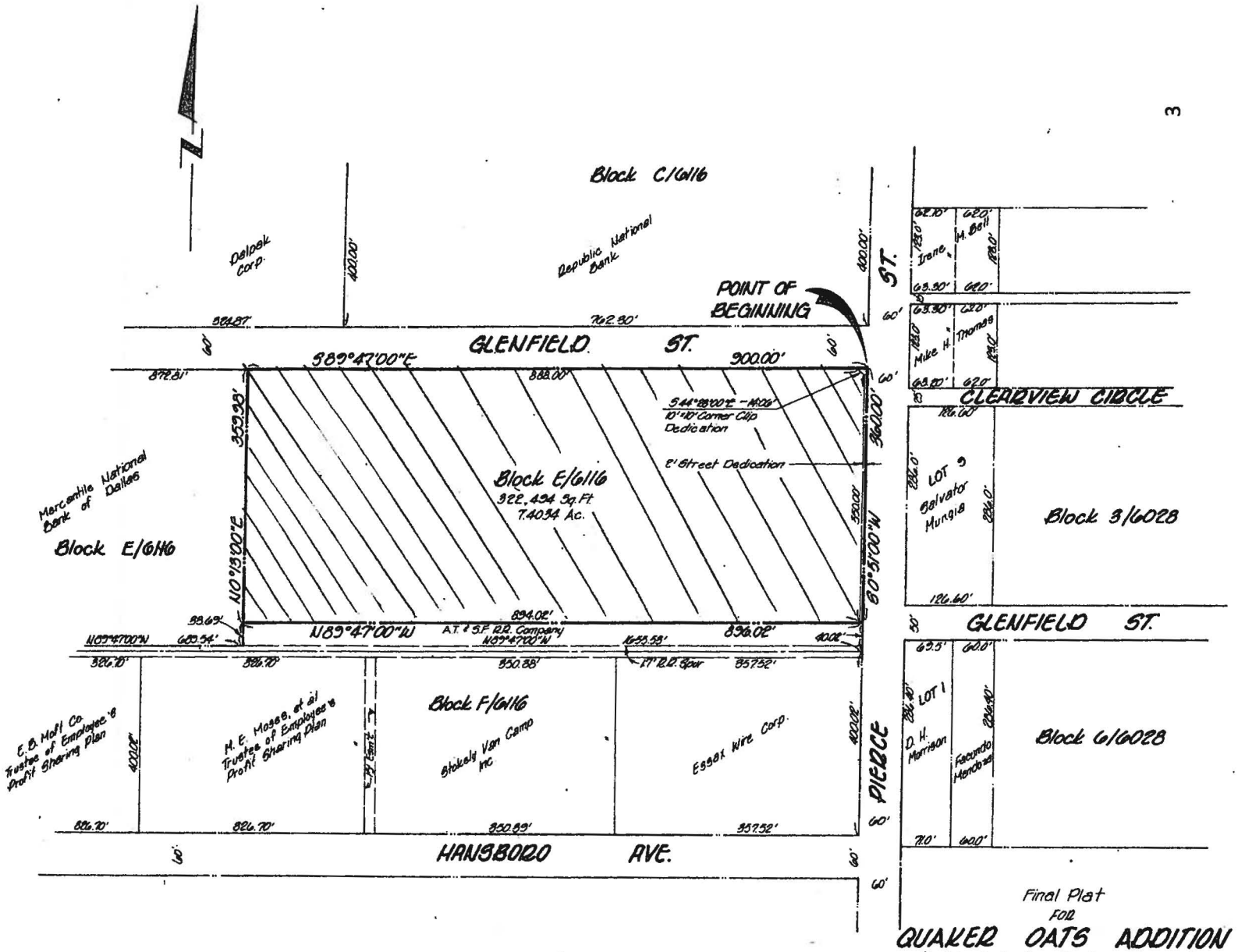
75240

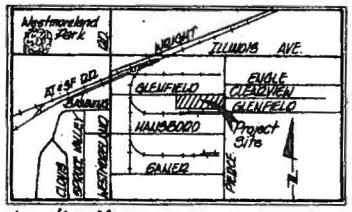
VEEDS

074D-9632

18, 1984

Exhibit A

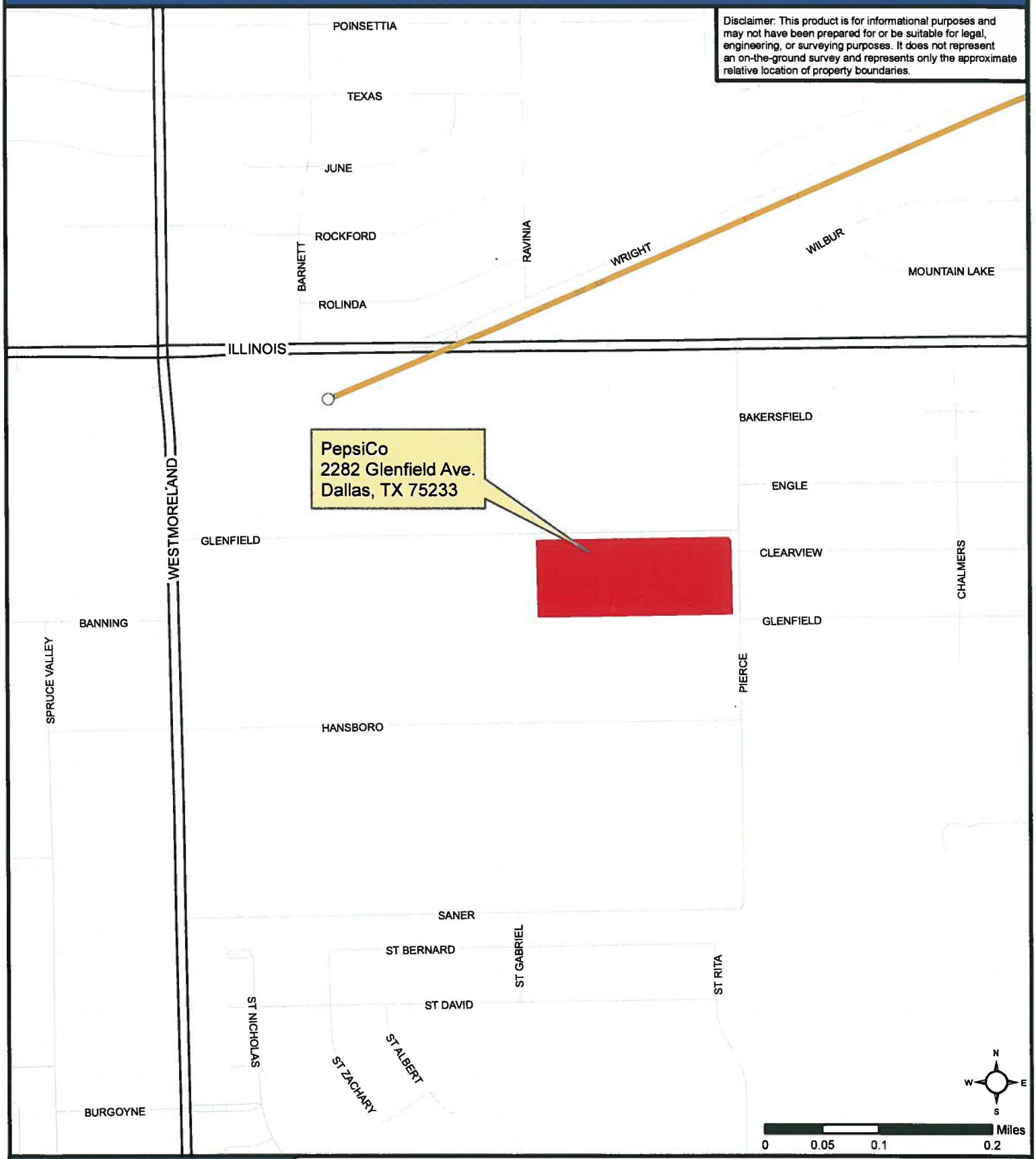




Location Map

Final Plat
FOR
QUAKER OATS ADDITION
Replat of Part of Santa Fe Oak Cliff Industrial District No. 2 Addition and Part of Block E/6116
Wm J. Walker Survey Abstract 1547
CITY OF DALLAS COUNTY, TEXAS
FOR
QUAKER OATS COMPANY
In Care of Beltway Construction Company
4568 Beltline Road, Suite 416, Dallas, Texas 7
By
RAYMOND L. GOODSON JR., INC., ENGINEE
10300 N. Central Expressway
Suite 200 _ Building I

Exhibit A: Dallas NEZ #5



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Legend

- Project Site
- Rail Station
- DART Light Rail
- Arterial
- Local Road

Source: City of Dallas, 2016

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on June 22, 2016, by Resolution No. 16-1056, City Council elected to continue its participation in tax abatement and the Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered by the City as required by the Property Redevelopment and Tax Abatement Act, as amended, V.T.C.A. Tax Code, Chapter 312 (the "Act") by Resolution No. 12-1520 as amended; and

WHEREAS, on August 10, 2016, the City created the City of Dallas Neighborhood Empowerment Zone No. 5 (City of Dallas NEZ No. 5); and

WHEREAS, Title 12 of the Local Government Code, Section 378.002 requires that the creation of City of Dallas NEZ No. 5 promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, the City finds that the City of Dallas NEZ No. 5 satisfies the requirements of Chapter 312.202 of the Property Redevelopment and Tax Abatement Act to permit tax abatements for eligible properties; and

WHEREAS, Title 12 of the Local Government Code, Section 378.004 empowers municipalities to enter into agreements abating municipal property taxes on property in the zone subject to the duration limits of Section 312.2004, Tax Code; and

WHEREAS, SVC Manufacturing, Inc. proposes to make a substantial investment to expand operations within an existing facility for the purpose of increased bottling capacity within City of Dallas NEZ No. 5, thereby promoting economic development, job creation and increased business activity in the zone; and

WHEREAS, the City desires to enter into a business personal property tax abatement agreement with SVC Manufacturing, Inc. for added value to business personal property located within City of Dallas NEZ No. 5 as further described by the property Metes and Bounds attached as Exhibit A.

NOW, THEREFORE,

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

Section 1. That the City Manager upon approval as to form by the City Attorney is hereby authorized to execute a business personal property tax abatement agreement with SVC Manufacturing, Inc. for added value to the business personal property in accordance with the Act and the City's Public/Private Partnership Guidelines and Criteria.

Section 2. That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

Section 3. That the property location which will be described in the tax abatement agreement is attached hereto as **Exhibit A (Property Description)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**.

Section 4. That the tax abatement agreement shall provide, among other provisions, the following:

(a) The Property subject to tax abatement shall be located entirely within City of Dallas NEZ No. 5, City of Dallas, Texas.

(b) None of the Property subject to tax abatement is owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.

(c) That the development of the Property will conform to all requirements of the City's zoning ordinance, and that the use of the Property is consistent with the general purpose of encouraging development or redevelopment in the reinvestment zone during the period the tax abatement is in effect.

(d) The City will provide SVC Manufacturing, Inc. a 50 percent abatement of the added value to the business personal property for a period of eight years located on the business personal property within City of Dallas NEZ No. 5 as provided in **Exhibit A (Property Description)**. The tax abatement will commence on or before January 1, 2018.

(e) That in order for SVC Manufacturing, Inc. to receive the tax abatement during any year of the agreement, it must document and certify annually that it is compliant with the terms outlined in the tax abatement agreement.

Section 4. (Continued)

(f) That the proposed project shall result in a minimum investment of $25,000,000 on new business personal property (FF&E), facility improvements, and installation, engineering and other start-up costs associate with the new line with substantial completion by December 31, 2017.

(g) The Director of the Office of Economic Development may, at his sole discretion, extend the substantial completion date for a period up to six months for just cause.

(h) That SVC Manufacturing, Inc. will ensure that at least 218 jobs are located on the property by December 31, 2017 and that the jobs are maintained on the property through the remaining term of the agreement.

(i) A description of the nature, location and costs of all proposed improvements to the Property will be provided to the Office of Economic Development.

(j) That access to the Property will be provided to allow for the inspection by City inspectors and officials to ensure that the improvements are made according to the specification and terms of the tax abatement agreement.

(k) That the Dallas City Council may terminate or modify the agreement if the property owner fails to comply with the agreement.

(l) That the tax abatement agreement shall be personal to SVC Manufacturing, Inc. and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.

Section 5. That this resolution 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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF DALLAS §

WHEREAS, STOKELY VAN CAMP INC. is the sole owner of tract of land situated in the William J. Walker Survey, Abstract No. 1547, and being part of Sante Fe Industrial Addition as recorded in Volume 30, Page 171 of the Dallas County Deed Records, City Block No. E/6116, City of Dallas, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the westerly line of Pierce Street (60 foot wide right-of-way) with the southerly line of Glenfield Street (60 foot wide right-of-way);

THENCE South 00°51'00" West along the westerly line of Pierce Street a distance of 360.00 feet to an iron rod for corner;

THENCE North 89°47'00" West a distance of 896.02 feet to an iron rod for corner;

THENCE North 00°13'00" East a distance of 359.98 feet to an iron rod for corner in the south line of Glenfield Street;

THENCE South 89°47'00" East along the south line of said Glenfield Street a distance of 900.00 feet to the **POINT OF BEGINNING** and containing 323,264 square feet or 7.4211 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, STOKELY VAN CAMP INC., do hereby adopt this plat designating the herein above described property as **QUAKER OATS ADDITION** an addition to the City of Dallas, Texas, and do hereby dedicate to the public use forever the easements for street purposes and the easements for alley purposes shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency or its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water main and sanitary sewer easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer service from the main to the curb or pavement line and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS my hand at Dallas, Texas, this the 19TH day of March, 1985.

STOKELY VAN CAMP INC.

BY: Charles W. Warrington

STATE OF TEXAS §
COUNTY OF DALLAS §

Exhibit A

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority of this day personally appeared: Charles W. Warrington, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 19 day of March, 1985.

Bobbie D. Hood
Notary Public in and for Dallas County, Texas
Expires 6/16/87

Scanned by Storm Water Management

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT G. WOOD of RAYMOND L. GOODSON JR., INC. do hereby declare that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas, Texas.

Robert G. Wood
ROBERT G. WOOD, R.P.S. NO. 1711

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority of this day personally appeared ROBERT G. WOOD, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 19 day of March, 1985.

Bobbie D. Hood
Notary Public in and for Dallas County, Texas

Reference size of original:
0 1 2
Scanned by Storm Water Management

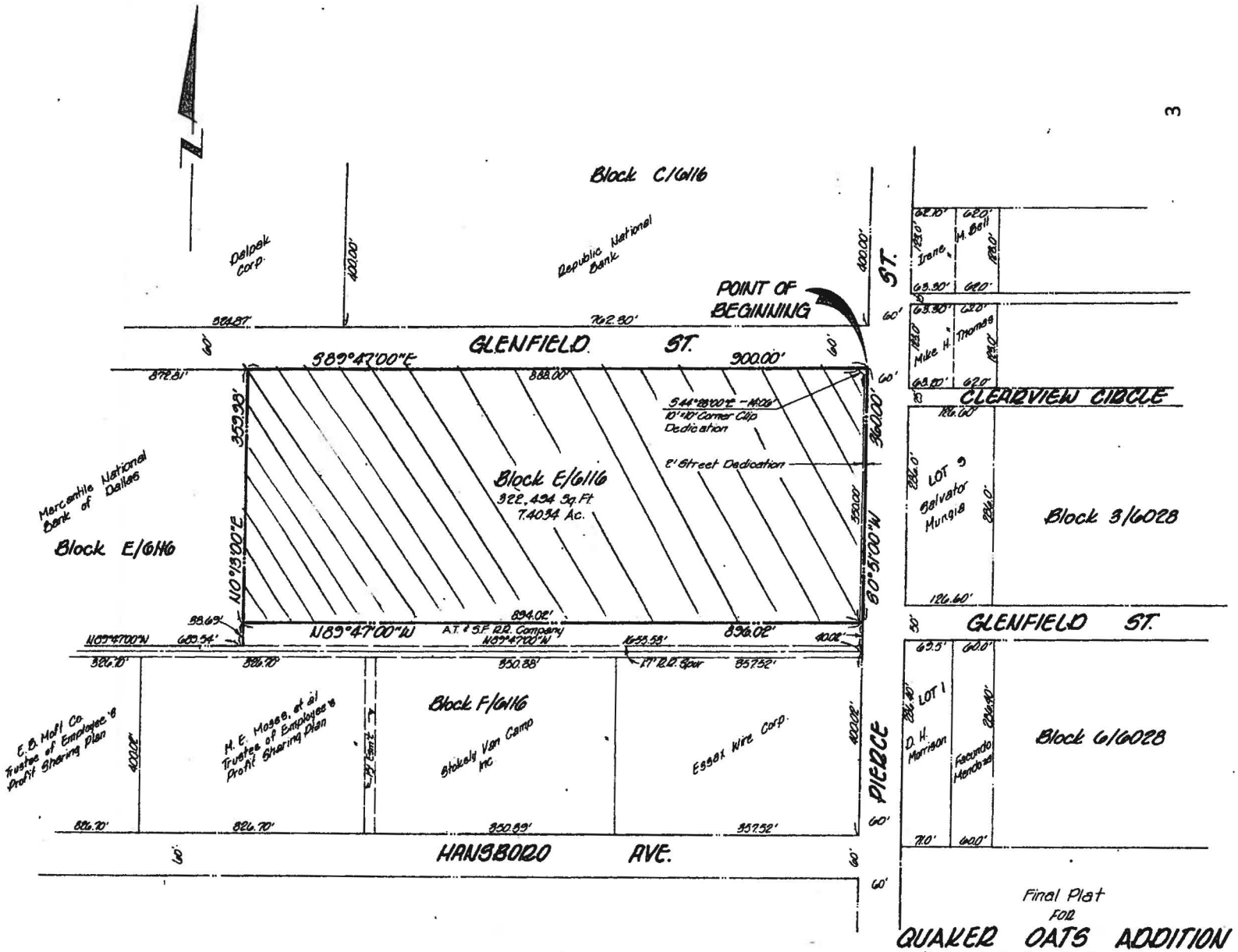
75240

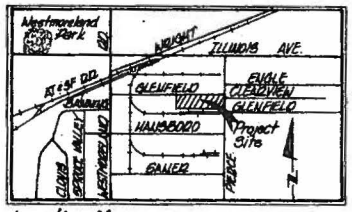
VEEDS

074D-9632

18, 1984

Exhibit A

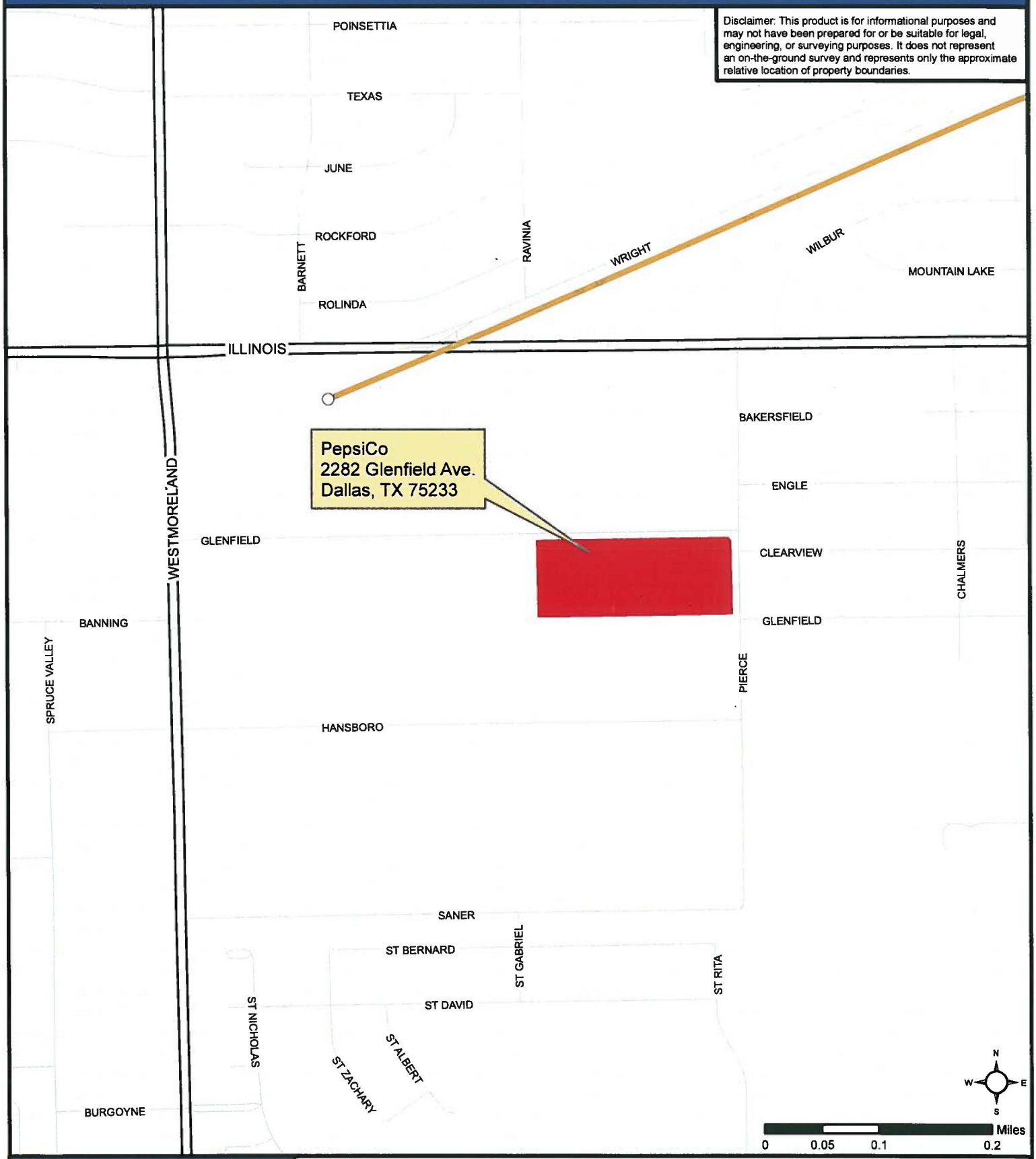




Location Map

Final Plat
FOR
QUAKER OATS ADDITION
Replat of Part of Santa Fe Oak Cliff Industrial District No. 2 Addition and Part of Block E/6116
Wm J. Walker Survey Abstract 1547
CITY OF DALLAS COUNTY, TEXAS
FOR
QUAKER OATS COMPANY
In Care of Beltway Construction Company
4568 Beltline Road, Suite 416, Dallas, Texas 7
By
RAYMOND L. GOODSON JR., INC., ENGINEE
10300 N. Central Expressway
Suite 200 _ Building I

Exhibit A: Dallas NEZ #5



DALLAS
ECONOMIC DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

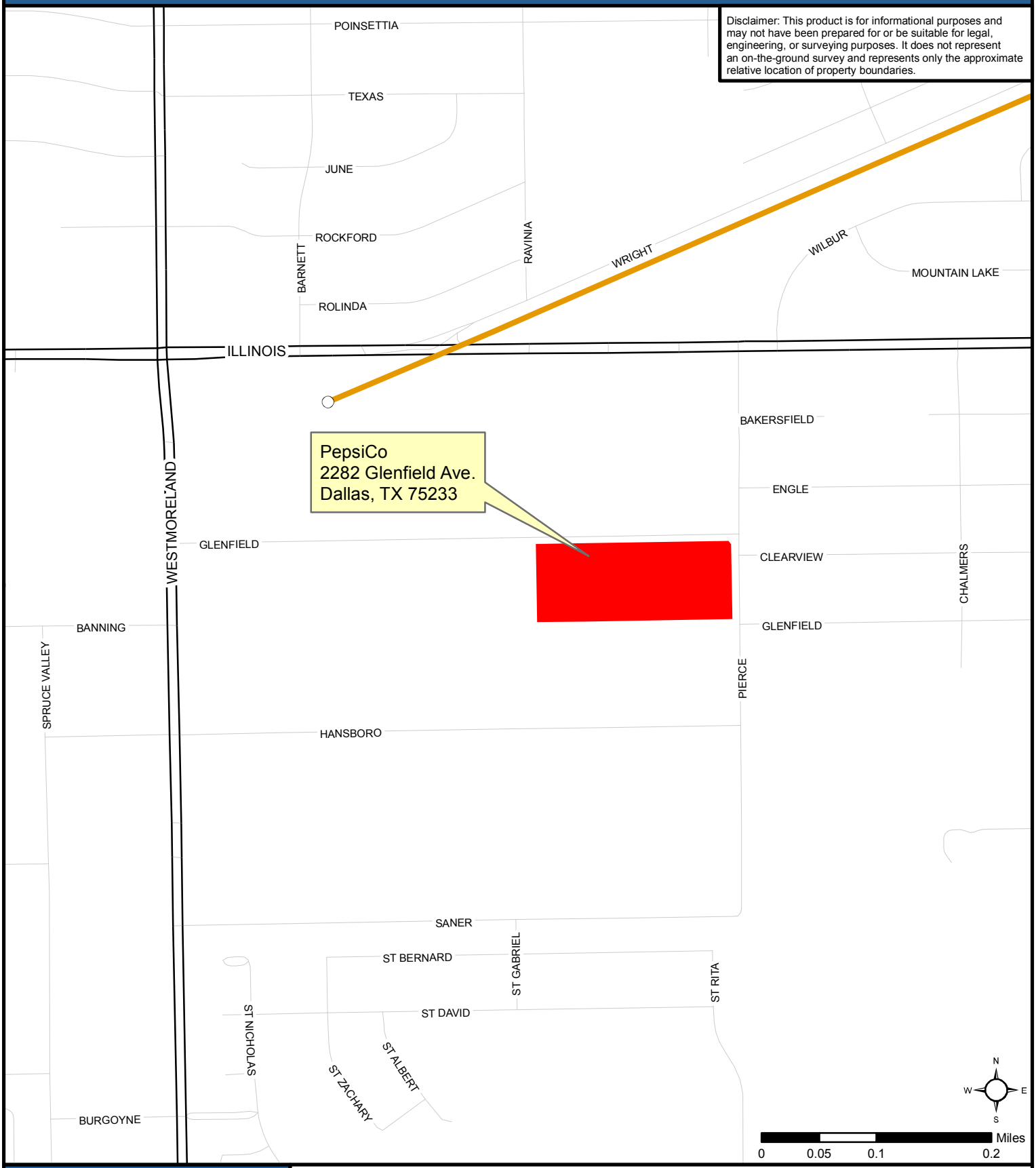
Created 7 25 2016 - 16:07:22 Hammond Perot TCC

Legend

- Project Site
- Rail Station
- DART Light Rail
- Arterial
- Local Road

Source: City of Dallas, 2016

Exhibit B: Dallas NEZ #5



DALLAS
ECONOMIC DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 7.25.2016 - 16-07-22 Hammond Perot.TCG

Legend

- Project Site
- Rail Station
- DART Light Rail
- Arterial
- Local Road

Source: City of Dallas, 2016

AGENDA ITEM # 62

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 7

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 46P T U 56C

SUBJECT

Authorize an amendment to Resolution No. 15-1080, previously approved on June 10, 2015, for a housing development loan in an amount not to exceed $320,000 with South Dallas Fair Park/Innercity Community Development Corporation (ICDC), a certified Community Housing Development Organization, for construction of five scattered sites homes located in the Fair Park area to extend the loan agreement from August 20, 2016 to March 30, 2017 - Financing: No cost consideration to the City

BACKGROUND

In July 2016, Diane Ragsdale, Managing Director of South Dallas Fair Park/Innercity Community Development Corporation (ICDC), requested to extend the completion date to March 30, 2017 for the housing development loan in the amount of $320,000 for construction costs for the development of five scattered sites homes located in the Fair Park area. Upon completion, ICDC will have a 15-year deed restriction on the homes to maintain affordability with households up to 80% of area median family income.

ICDC is a certified CHDO and has had several prior contracts with the City to build housing. ICDC has financing in place with Capital One and is under contract with two builders with 50% of the construction completed on the homes. All five units are sold to eligible homebuyers and are awaiting completion to purchase the home. Due to the demand in the market for experienced builders for construction projects, delays occurred in identifying two builders that could start sooner.

The City will provide HOME funds for gap financing for a portion of the construction costs for 5 homes to be built out and sold. The homes will be 3 bedroom with 2 baths and approximately 1400 sq. ft. The construction and occupancy of the units will be completed within seven months. A lien will be placed on the property and released on a partial basis as each unit is built out and a homebuyer is approved. Estimated private leverage will be $925,000.

BACKGROUND (continued)

City Council approval of this agenda item will authorize the City Manager to execute the loan documents with ICDC for these funds, subject to environmental clearance by the City of Dallas and HUD.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council approved the City of Dallas FY 2014-15 Consolidated Plan Budget for FY 2014-15 federal funds which included the HOME Investment Partnership Funds, CHDO Development Loans by Resolution No. 14-1001.

On June 10, 2015, City Council approved the housing development loan agreement with ICDC, by Resolution No. 15-1080.

Information about this item will be provided to the Housing Committee on August 1, 2016.

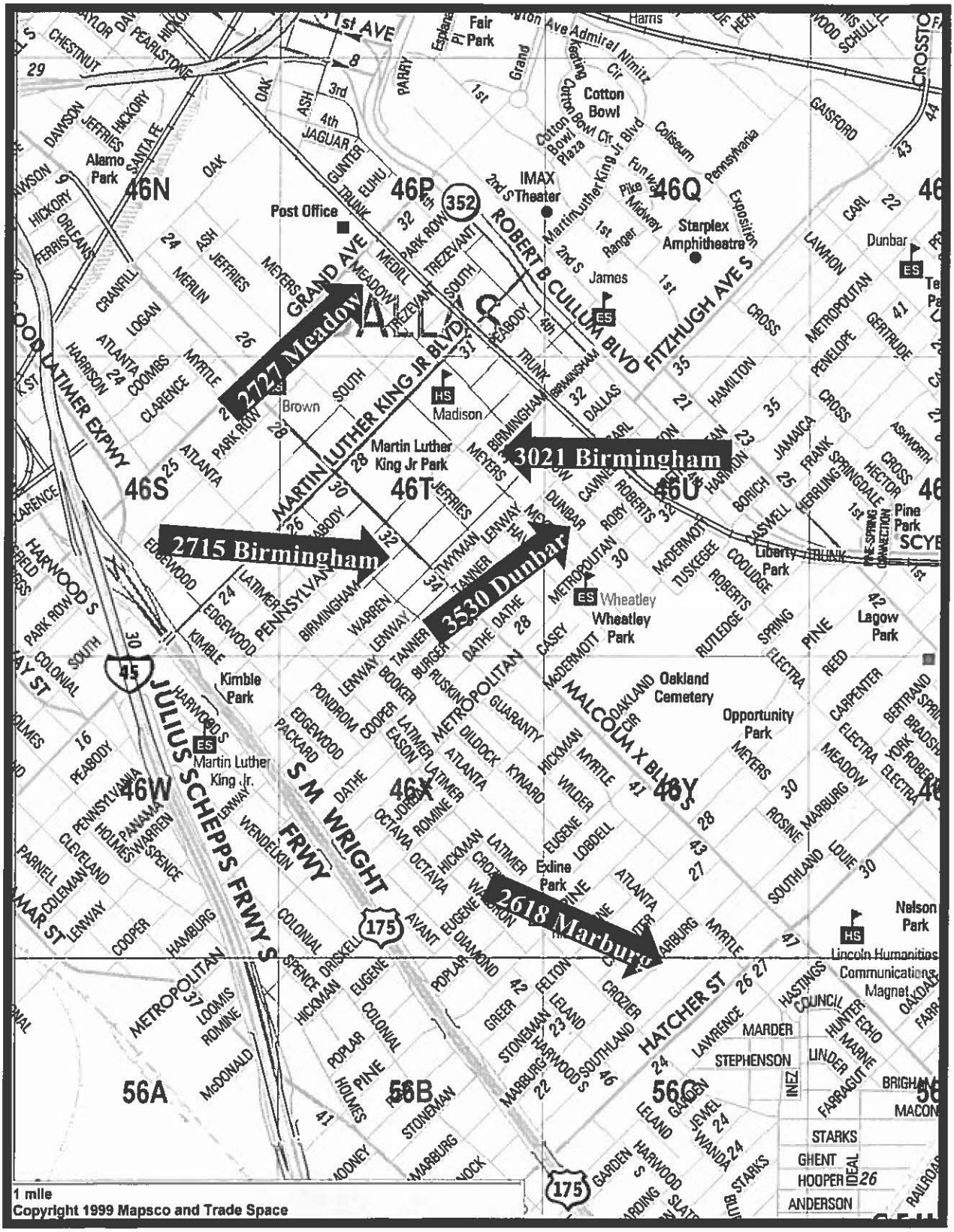
FISCAL INFORMATION

No cost consideration to the City

OWNER	DEVELOPER
South Dallas Fair Park/ Innercity Community Development Corporation	**South Dallas Fair Park/ Innercity Community Development Corporation**
Diane Ragsdale, Managing Director	Diane Ragsdale, Managing Director

MAP

Attached



MAPSCO 46P,T,U 56C

WHEREAS, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas; and

WHEREAS, on June 25, 2014, City Council approved the City of Dallas FY 2014-15 Consolidated Plan Budget for FY 2014-15 federal funds which included the HOME Investment Partnership Funds, CHDO Development Loans by Resolution No. 14-1001; and

WHEREAS, the Community Housing Development Organization (CHDO) Program requires a CHDO Set-Aside Project commitment within 24-months of receiving the FY 2014-15 CHDO Operating Assistance Grant award and this project satisfies that requirement; and

WHEREAS, on June 10, 2015, City Council approved the housing development loan agreement with ICDC, by Resolution No. 15-1080; and

WHEREAS, South Dallas Fair Park/Innercity Community Development Corporation (ICDC) proposes to work with the City of Dallas to undertake the development of five scattered sites homes in the Fair Park area; and

WHEREAS, the City desires for ICDC to develop owner occupied units for households at or below 80% of Area Median Family Income; **NOW, THEREFORE,**

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to execute an amendment for a housing development loan in an amount not to exceed $320,000 with South Dallas Fair Park/Innercity Community Development Corporation (ICDC), a certified Community Housing Development Organization, for construction of five scattered sites homes located in the Fair Park area to extend the loan agreement from August 20, 2016 to March 30, 2017.

Section 2. That the terms of the loan agreement include:

(a) South Dallas Fair Park/Innercity Community Development Corporation must execute an amended note payable of $320,000 to the City of Dallas for the loan.
(b) South Dallas Fair Park/Innercity Community Development Corporation will execute an amended lien through a Deed of Trust and deed restriction for a 15-year term for the affordable units.

Section 2. (continued)

(c) South Dallas Fair Park/Innercity Community Development Corporation will use the funds to gap the construction costs of the units and developer fee up to $15,000 per unit and will remit any proceeds to the City after paying the interim construction lien and allowable closing costs.
(d) South Dallas Fair Park/Innercity Community Development Corporation will have seven months to complete construction. Occupancy may be completed within 6 months after construction of the units.
(e) South Dallas Fair Park/Innercity Community Development Corporation must build and occupy the affordable units to low and moderate income families with incomes at or below 80% of area median family income.
(f) The City will subordinate first lien position to the interim construction lender.
(g) The City will release South Dallas Fair Park/Innercity Community Development Corporation's lien and debt on a partial basis as each eligible homebuyer is approved for the units.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

Section 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loans, until such time as the loan documents are duly approved by all parties and executed.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 63

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 36 X

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses and a community service center, a child-care facility and office uses; and an ordinance granting the repeal of Specific Use Permit No. 1494 for a community service center and a child-care facility, on property zoned an MF-2(A) Multifamily District in an area bounded by Ross Avenue, Matilda Street, Hudson Street, and Hope Street

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions; and approval of repealing Specific Use Permit No. 1494 for a community service center and a child-care facility

Z112-281(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z112-281(OTH) **DATE FILED:** July 11, 2012

LOCATION: Area bounded by Ross Avenue, Matilda Street, Hudson Street, and Hope Street.

COUNCIL DISTRICT: 14 **MAPSCO:** 36-X

SIZE OF REQUEST: Approx. 1.52 acres **CENSUS TRACT:** 11.01

APPLICANT / OWNER: Interfaith Housing Coalition Inc.

REPRESENTATIVE: Buddy (Grady) Jordan/Connie Sanford

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses and a community service center, a child-care facility and office uses; and repealing Specific Use Permit No. 1494 for a community service center and a child-care facility, on property zoned an MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to continue the use of the property for the existing non-for-profit organization [Interfaith Housing Coalition] for a community service center, a child-care facility and the office uses required for the operations and expand the use on the entire request site.

On June 22, 2016, the City Council remanded the case to City Plan Commission to allow changes to the application that were not considered by CPC. The new changes are in the maximum square feet for the proposed use to 47,500 square feet, to reduce the minimum number of required parking spaces, and to increase the height of the building to 45 feet.

CPC RECOMMENDATION: **Approval**, subject to a development plan and conditions; and **approval** of repealing Specific Use Permit No. 1494 for a community service center and a child-care facility.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and conditions; and **approval** of repealing Specific Use Permit No. 1494 for a community service center and a child-care facility.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will not have a negative impact upon surrounding properties. The proposed/existing use of the property has been in place since 2002. However, the applicant is changing the zoning of the property due to the expansion of the site and the changes in the uses of the property. The property is surrounded by multifamily to the north; multifamily and single family to the east; townhomes to the south; adult daycare, vacant and retail to the west

2. *Traffic impact* – The proposed development is located on a principal arterial street. The proposed use of the property will not have conflict with the existing street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan states that this area is within the Urban Neighborhood Building Block. The requested zoning district is consistent with the Residential Neighborhood Building Block. Staff believes the request is compatible with the intent of the comprehensive plan.

Background:

SUP No. 1494 for a community service center and a child-care facility was originally approved on November 13, 2002 for a five-year period with eligibility for automatic renewals for additional five-year periods. It was automatically renewed in 2007.

The applicant originally submitted the application for the renewal of Specific Use Permit for a community service center and child-care facility on July 11, 2012. The expiration date was November 13, 2012. The application for the automatic renewal was submitted within the required time period for automatic renewal as established by Code. Upon the site visit and review of the application, staff found that the site did not comply with the site plan as approved by the City Council in 2002.

The applicant eliminated 10 apartment units which led to other changes in the use of the property which in turn triggered changes to the parking requirements. The main issue for non-compliance with the SUP conditions was the shortage of parking spaces. During the discussions with the applicant, it was clarified that the use had changed and that the residential component of the property had been reduced.

Typically, a community service center and a child-care facility require a Specific Use Permit in an MF-2(A) Multifamily District. Office uses are not allowed in an MF-2(A) District.

Because of the characteristics of the services provided by the applicant, the parking requirements of a community service center (1 space per 200 square feet of the area

for the use), the child-care facility (1 space per 500 square feet of the area for the use), and the office use for the operations of the former, it was decided that the most appropriate zoning for the existing uses and the property was a PD.

Part of the delay in moving forward with this application after identifying the nonconformance with the SUP conditions and plan was waiting for the applicant to hire professionals to produce the plans and other documentation required for the processing of the PD. Other issues revolved around determining the appropriate uses on the property and the expansion of the area of request.

On June 22, 2016, the applicant identified a few inconsistencies between the conditions and the proposed development plan. Therefore, staff requested that City Council remand the case to City Plan Commission to consider the changes. These changes are: 1) a reduction in the minimum number of parking spaces shown in the development plan, from 65 to 60; 2) an increase in the total number of square feet for the proposed use from 44,309 to 47,500 square feet total for the child-care facility, community service center, and office uses required for the operations; and 3) an increase to the maximum height from 36' to 45'.

Zoning History: There has not been any zoning change request in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Ross Avenue	Collector	65 feet
Matilda Street	Local	60 feet
Hudson Street	Local	50 feet
Hope Street	Local	50 feet

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as Urban Neighborhood Building Block.

Urban Neighborhoods including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately

residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or multifamily. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The proposed planned development district generally conforms to the intent of the Comprehensive Plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-2(A) & SUP No. 1494	Community Service Center, child-care facility, and offices
North	MF-2(A)	Multifamily
East	MF-2(A)	Multifamily, single family
South	MF-2(A)	Townhomes
West	PD No. 842	Adult-daycare facility, vacant and retail

Land Use Compatibility:

The approximately 1.52 acres request site is partially developed with three buildings on the northern portion of the property presently used for a community service center, a child-care facility and offices for the Interfaith Housing Coalition. The southwest corner of the block is presently developed with a single family vacant unit. The remainder of the property is undeveloped. The existing use covers approximately half the block which is the area for the existing SUP No. 1494 for a community service center, child-care facility and offices for the operation of the existing uses. The request site for the Planned Development District encompasses the entire block. The applicant is proposing to expand the existing uses in two phases in which two of the buildings will be demolished and two new buildings will be built.

The applicant originally submitted an application to automatically renew SUP No. 1494; however, the site and uses on the property did not comply with the conditions and site plan as approved by City Council on November 13, 2002. One of the issues that prevented staff from automatically renewing the SUP was the insufficient parking provided for the uses. The applicant had reduced the number of dwelling units for the residential portion of the use of the property. That, in itself, does not affect the parking requirements for the SUP. However, the reduction of the dwelling units was made to increase the other two uses of the property. The applicant had to gather data and obtain professional help to determine the area for each use, so staff could determine the parking requirements.

Landscaping:
All landscaping for the new development and site must comply with the requirements of Article X.

Parking:

Required parking for a child-care facility is calculated as 1 space per 500 square feet of the use, which will require 21 spaces for 10,270 square feet for child-care use. The community service center requires 1 space per 200 square feet of the use, which will require 126 parking spaces for a total of 25,225 square feet of community service use. The total number of parking required is 148 spaces. The applicant is requesting a reduction in parking of 83 spaces. The applicant is proposing to provide 65 parking spaces at all times.

When the applicant proposed the expansion of the existing uses and the nature of the operations of the existing non-profit organization staff considered there was a need for a parking analysis. Therefore, staff requested that the applicant provide a parking analysis to determine whether the parking reduction requested by the applicant was justifiable. According to the initial parking analysis made by the consultant, 47 parking spaces will be sufficient for the existing and future uses of the property. However, the applicant was originally providing 65 parking spaces at all times. With the proposed changes at this time, the applicant is proposing to maintain a minimum of 60 parking spaces at all times. The development plan is still showing the 65 parking spaces. The applicant is requesting to have to flexibility to remove five parking spaces from the development plan in case some other elements of the proposed development plan need shifting to accommodate the development. The request is to provide a minimum of 60 parking spaces instead of 65. The Development Plan, however, is still showing 65 parking spaces. If the applicant needs to remove parking spaces from the proposed development plan, it could be through a minor amendment to the development plan.

For more details on the parking, the new parking analysis and the new parking memo are included in this report. The traffic engineer of Sustainable Development and Construction approved the parking reduction, and has no objection to the new request.

CPC ACTION:
JULY 21, 2016

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses and a community service center, a child-care facility and office uses, subject to a development plan and revised conditions (as briefed) with the following additional modifications: 1) Under Section 105, Development Plan, delete the first sentence and substitute with the following: "Development and use of the property must comply with the development plan (Exhibit A), and 2) Under Section 105, Development Plan, delete sub point (b); and **approval** of repealing Specific Use Permit No. 1494 for a community service center and a child-care facility on property zoned an MF-2(A) Multifamily District in an area bound by Ross Avenue, Matilda Street, Hudson Street, and Hope Street.

Maker: Ridley
Second: Schultz
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis*, Anantasomboon, Abtahi*, Haney, Jung, Housewright, Schultz, Peadon, Ridley, Tarpley

Against: 0
Absent: 2 - Shidid, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 188
Replies: For: 0 Against: 16

Speakers: For: None
For (Did not speak): Buddy Jordan, 4230 Valley Ridge Rd., Dallas, TX, 75220
Lorelei Mewhirter, 5310 Harvest Hill Rd., Dallas, TX, 75230
Against: None

Interfaith
FAMILY SERVICES

Interfaith Housing Coalition Board of Directors 2015 – 16

EXECUTIVE COMMITTEE MEMBERS

Chair
Brian Hegi
Prophet Equity
4360 Potomac Ave., Dallas, TX 75205
Term expires: 9/2016

Vice Chair
Ashley Blanchette
RGT Wealth Advisors
2708 Stanford Ave., Dallas, TX 75225
Term expires: 9/2018

Secretary
Adrian Cook
Rees-Jones Foundation
P.O. Box 1423, Addison, TX 75001
Term expires: 9/2017

Finance Chair
Ben Eakes
Prophet Equity
5330 Merrimac Ave., Dallas, TX 75206
Term expires: 9/2016

Governance Chair
Amber Welock
Welock Law
13155 Noel Road, Suite 900, Dallas, TX 75240
Term expires: 9/2016

Development Chair
Tyler Beeson
RGT Wealth Advisors
3904 Purdue Ave., Dallas, TX 75225
Term expires: 9/2016

SPECIAL COMMITTEE & EX-OFFICIO

Jr. League Liaison
Meagan Martin
Junior League Dallas
3113 Jenbri St., Flower Mound, TX 75022

Auxiliary Liaison
Allison Lent
4445 Livingston Ave., Dallas, TX 75205

Crystal Charity Ball Liaison
Anne Reeder
3532 Granada Ave, Dallas, TX 75205

RETURNING BOARD MEMBERS

Buddy Jordan
Ashwood Companies
3839 McKinney, #155-701, Dallas, TX 75204
Term expires: 9/2018

Vanessa White
Upstream Capital
P O Box 798, Argyle, TX 76226
Term expires: 9/2018

Peter Lewis
Scheef and Stone, L.L.P.
500 N. Akard, Suite 2700, Dallas, TX 75201
Term expires: 9/2016

Jeffery P. Sangalis, CFA
ORIX Mezzanine & Private Equity
1717 Main Street, Suite 1100, Dallas, TX 75201
Term expires: 9/2017

Interfaith
FAMILY SERVICES

Cherry Overton Haymes
Meds for Africa, Co-founder, Executive Director
12001 Timberlake Ct., Dallas, TX 75230
Term expires 9/2017

Cynthia Rodegast
Managing Director, JP Morgan Chase
2200 Ross Ave., Suite 900, Dallas, TX 75201
Term expires 9/2017

Peter Hegi
Chief Marketing Officer, Compass Professional
Health Services and Co-Founder
4251 Potomac Ave., Dallas, TX 75205
Term expires 9/2017

Rob Feito
Supportkids Services, Inc., CEO
3838 Oaklawn Ave., Ste. 1500, Dallas, TX 75219
Term expires 9/2017

Courtney Lindley
Potbelly Sandwich Works
Vice President of Real Estate
4200 Hanover St., Dallas, TX 75225
Term expires 9/2017

NEW BOARD MEMBERS 2015 – 16

Rex Felton
Texas Instruments
630 Stallion Drive, Lucas, TX 75002
Term expires: 9/2018

Scott Beasley
Trinity Industries
5432 Druid Lane, Dallas, TX 75209
Term expires: 9/2018

Bill Dickason
Southwest Kia – Owner
5933 Azalea Lane, Dallas, TX 75230
Term expires: 9/2018

John Sanders, Jr.
Fish & Richardson
4320 Reaumur Drive, Dallas, TX 75229
Term expires: 9/2018

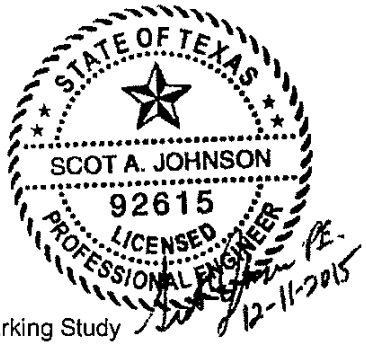
Meredith Camp, CFP®
Wells Fargo Private Bank | Philanthropic Services
Vice President | Philanthropic Specialist
Senior Fiduciary Advisory Specialist
4047 Goodfellow Drive, Dallas, TX 75229
Term expires: 9/2018

Shemika Hopson
Horace Mann Insurance
8002 Marielle Circle, Dallas, TX 75232
Term expires: 9/2018

UPDATED PARKING ANALYSIS

Kimley»Horn

MEMORANDUM



To: Connie Sanford
Interfaith Housing Coalition

From: Scot A. Johnson, P.E., PTOE
Kimley-Horn and Associates, Inc.

Date: December 11, 2015

Subject: Dallas Interfaith Housing Coalition Parking Study
Minimum Parking Supply Supplement Z112-281

Kimley-Horn prepared a parking study dated November 8, 2015 to document the existing and projected parking demand at the Interfaith Housing Coalition (IHC) site on the southwest corner of Ross Avenue and Matilda Street.

The parking study observed the existing parking activity at the IHC site, including on-street parking which was judged to be a result of activity at IHC. The observed demand was then factored up to reflect the staff levels and activities which would be supported by the new facilities. The study concluded:

> *Based on the observations, the expected maximum parking demand for the future site is 47 spaces or less... so the future supply of 73 spaces will be well above the demand.*

At the time of the parking study, the proposed future site would have provided 73 parking spaces. Since that time, the site designers are proposing to reduce the parking supply by about 5 spaces, to a total of approximately 68 spaces on the site. The reduction is due to the potential to save existing trees or provide additional new landscaping areas.

Based on the parking study with a projected demand of 47 spaces, any parking supply over about 60 spaces will completely accommodate the parking demand for the new site, plus a significant buffer or safety factor. The proposed supply of about 68 spaces is entirely appropriate for meeting the needs of the future site.

END

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Additionally, parking supply and the number of cars present were counted at the two Interfaith apartment complexes at 5702/5708/5714 Matilda Street and 4627 Munger Avenue to see how much potential demand would be generated if everyone was to drive from their apartments to the IHC facility.

Future Site Redevelopment

The proposed development will occur in two phases, see the attached conceptual site plans of Phase 1 and Phase 2 for reference. For the first phase the northern parking lot will remain untouched, and the eastern parking lot will lose three spaces due to construction of Building B (14,056 SF) as part of Phase 1 construction. There will be a total of 84 parking spaces available after Phase 1 is complete.

As part of Phase 2 construction, the northern and eastern lot will be demolished and Building C will be constructed (18,570 SF), which also replaces the existing buildings at 5610 Ross and 5612 Ross (10,882 SF combined). After Phase 2 is complete there will be a total of 73 parking spaces available on site.

Parking Demand Observations

The observations were conducted on Thursday September 17, 2015 when IHC holds their Life Skills and Volunteer Mentor sessions from 6:30 – 8:30 pm. These sessions are also held on Tuesdays. Half the residents attend on Tuesday and the other half on Thursdays. These sessions are mandatory for IHC residents to attend. There are also additional sessions held throughout the weeks such as job search sessions and weekly meetings with IHC staff. Residents attending these meetings from the apartments east of the IHC facility just walk across the street, while residents from Munger Avenue are shuttled over using IHC buses. However, some of the small percentage of residents with vehicles at the Munger Avenue apartments prefer to drive to the IHC facility. There are also part-time Youth Services staff who are in attendance when Life Skills and Volunteer Mentor sessions are underway on Tuesdays and Thursdays. Thus, Tuesdays and Thursdays tends to generate the most parking demand.

Parking demand varies by day according to the schedule of the full-time staff, part-time staff, mentors, and volunteers. This can be seen in observations summarized in **Exhibit 2**. Parking demand was fairly stable throughout the business day which was from 9:00 am to 5:00 pm. There was a slight increase in on-street parking around 3:00 pm, which could possibly be due to the Youth Services staff arriving for their shifts, or non-IHC residential activity. There was a slight drop in the main lot parking demand at 6:00 pm as the full-time staff finished the day, but soon after the mentors and other staff members started to arrive for the different sessions. Peak parking demand occurred at 7:00 PM, with a total of 18 vehicles parked on site. There were an additional 7 vehicles parked on-street but these could not be confirmed as to whether they were directly related to the parking demand generated by IHC, but it was assumed that they were. Parking demand started to drop off around 8 pm when the sessions were coming to an end and by 9:00 pm there were only 3 vehicles parked on the site, and 2 on-street.

The parking observations at the two apartment locations showed parking demand increasing throughout the evening, as is expected with a residential use. The maximum observed was 26 vehicles combined on the two sites, with both sites still having empty spaces available.

at 6:00 pm as the full-time staff finished the day, but soon after the mentors and other staff members started to arrive for the different sessions. Peak parking demand occurred at 7:00 PM, with a total of 18 vehicles parked on site. There were an additional 7 vehicles parked on-street but these could not be confirmed as to whether they were directly related to the parking demand generated by IHC, but it was assumed that they were. Parking demand started to drop off around 8 pm when the sessions were coming to an end and by 9:00 pm there were only 3 vehicles parked on the site, and 2 on-street.

The parking observations at the two apartment locations showed parking demand increasing throughout the evening, as is expected with a residential use. The maximum observed was 26 vehicles combined on the two sites, with both sites still having empty spaces available.

Current and Future Parking Demand Discussion

The future development of buildings B and C will add additional square footage to the IHC facility. Current staffing including full-time staff, part-time staff, mentors, and volunteers totals up to 27 people. As noted, the maximum observed parking demand at any time for this staffing level was 25 vehicles at 7:00 pm, which included some residents during the Life Skills and Volunteer Mentor sessions in the evenings. During the business day, the maximum observed demand was 18 vehicles. The parking observations show that the 20 spaces in the two on-site parking lots were never completely full, even in the evening peak. The current peak parking demand is less than one space per staffer, including all residents and visitors for the evening sessions.

With the expansion, IHC is looking to add another 20 full- or part-time staff members, bringing the total up to 47. As before, not everyone will be present at the site at the same due to varying schedule of the staff members. In the buildout condition the site will provide at least 60 spaces, with 65 on the current plan. There will be additional parking demand generated by the addition of new staff members, but it will not be significant enough to overload the parking supply. Based on the observations, the expected maximum parking demand for the future site is 47 spaces or less (1 per staffer), so the future supply of at least 60 spaces will be well above the demand.

Updated Tables of Supply and Demand

In accordance with City comments dated October 23, 2015, summary tables were added for easy code comparison, although the effective parking demand is based on the IHC staffing level. **Table 1** shows the existing Interfaith site's parking requirements, supply, and on-site observed demand. **Table 2** shows the proposed site's parking requirements by City code, and proposed supply. **Table 3** shows the proposed site's potential parking demands based on ITE *Parking Generation, 4th Edition* average rates. Unfortunately, Parking Generation does not have information on community services land uses like Interfaith, so the rates for generic office was used as a substitute. As a result, the ITE comparison is artificially higher than the actual Interfaith parking demand from the less intense community services uses. The ULI *Shared Parking, 2nd Edition* document was also examined, but its office demand was even more unrealistically high, and it did not have any information for a day care use. No comparison was made using the ULI rates.

The parking demand generated by the extra 3,191 SF between the proposed building area total and the maximum allowable zoning was accounted for in both **Tables 2** and **3**, using the higher community services or office parking demands.

Summary

It is clear from observing the parking demand generated by the current IHC facility that 60 parking spaces should be adequate to support the operations at IHC facility after the completion of the site redevelopment. The existing day care and community services uses are not generating as much parking demand as the City Code would indicate should be supplied, with a maximum parking demand of less than one space per total staffer. There is no change to the anticipated operations other than an increase in staff, so there is no reason that the relationship between staff number and maximum parking demand will change. Therefore, the parking supply of at least 60 spaces will provide ample parking with a significant buffer above the anticipated demand from the future 47 staffers.

END

Attachments: Tables 1-3

1. Exhibit 1 – Parking Supply Map
2. Exhibit 2 – Parking Supply and Occupancy Observations
3. SP-15 Development Plan
4. Staffing Requirements from IHC

Kimley»Horn

Table 1
Existing Interfaith (5600, 5610, 5612 Ross Ave)

Land Use	Building	SF or Units	Code Requirement	Spaces
Community Services	5600 Ross	7,721		
	5610 Ross	2,648		
	5612 Ross	4,530		
Subtotal Community Svcs:		14,899	Per SUP	47
Apartment	5612 Ross	4	Per SUP	5
			Total Parking Required:	**52**
			Total Parking Supply:	**20**
			Existing supply is 38% of SUP requirement	
			Highest Observed Demand:	**18**

Table 2
Proposed Interfaith (5600 Ross Ave, New Buildings B and C)

Land Use		SF or Units	Code Requirement	Spaces
Community Services	5600 Ross	7,721		
	Building B	5,360		
	Building C	20,508		
Subtotal Community Svcs:		33,589	1/200 SF	168
Day Care	Building B	10,720	1/500 SF	21
			As Designed Parking Required:	**189**
			As Designed Parking Supply:	**65**
			As designed supply is 34% of base code requirement	
Max Allowable Zoning Area (Total 47,500 SF)				
In Addition to Designed Site		*3,191*	*1/200 SF*	*16*
			Max Allowable Zoning Parking Required:	**205**
			Minimum Parking Supply:	**60**
			Minimum supply is 29% of max allowable base code requirement	

Table 3
ITE Parking Generation, 4th Ed. Applied to Proposed Site

Land Use		SF or Units	Ratio	Spaces
Office Building #701	5600 Ross	7,721		
(Closest match to	Building B	5,360		
community services*)	Building C	20,508		
Subtotal Office Building:		33,589	2.84 per ksf	95
Day Care #565	Building B	10,720	3.16 per ksf	34
			As Designed ITE Parking Demand:	**129**
			As Designed Parking Supply:	**65**
			As designed supply is 50% of ITE demand	
Max Allowable Zoning Area (Total 47,500 SF)				
In Addition to Designed Site		*3,191*	2.84 per ksf	9
			Max Allowable Zoning Parking Required:	**138**
			Minimum Parking Supply:	**60**
			Minimum supply is 43% of max allowable ITE demand	

* Note - Office uses are more intense than observed Interfaith parking demand

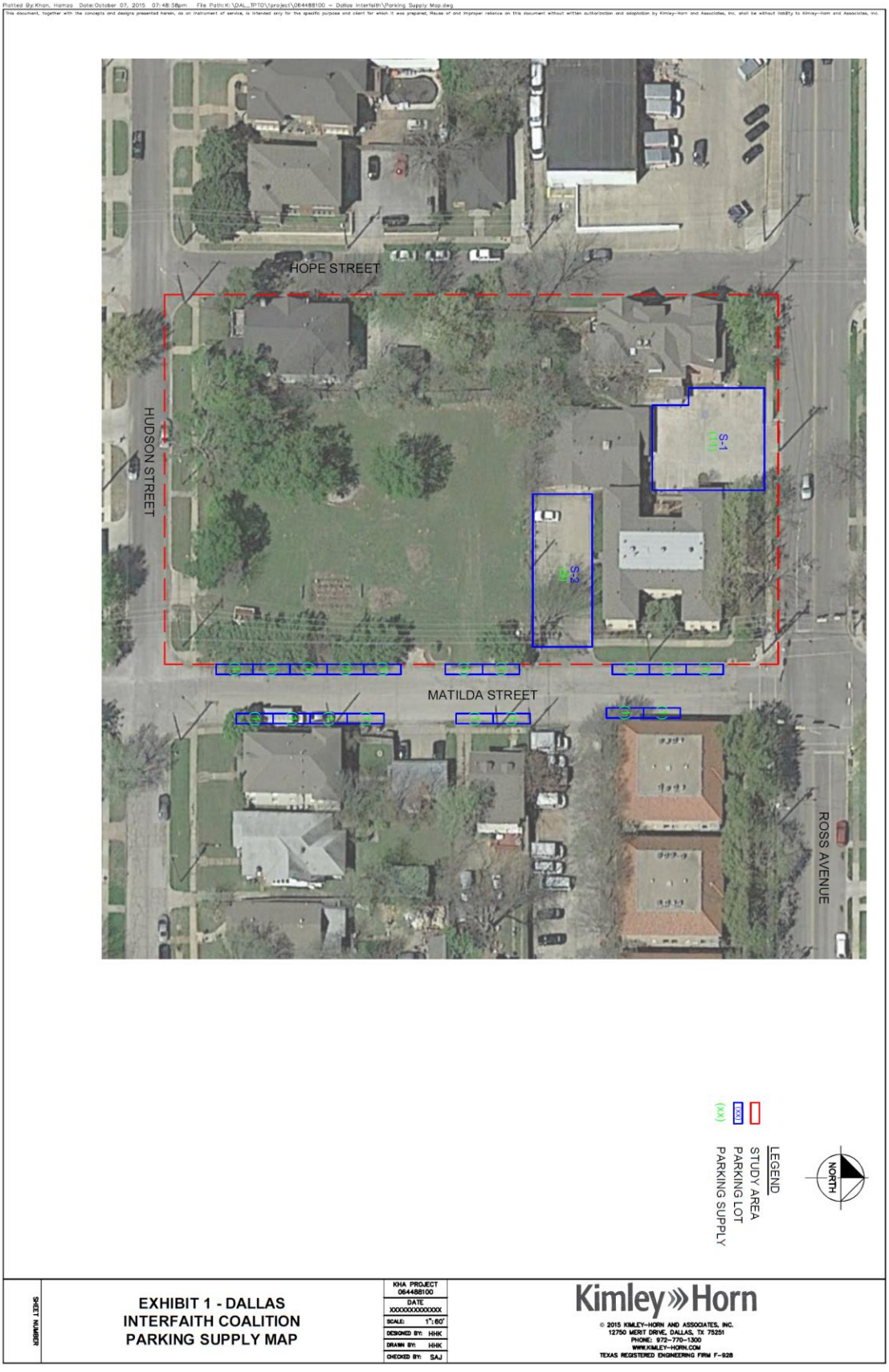

HOPE STREET
HUDSON STREET
MATILDA STREET
ROSS AVENUE
S-1
(XX)
S-2
(XX)
LEGEND
STUDY AREA
PARKING LOT
PARKING SUPPLY
(XX)
NORTH
EXHIBIT 1 - DALLAS
INTERFAITH COALITION
PARKING SUPPLY MAP
KHA PROJECT
064488100
DATE
XXXXXXXXXXXX
SCALE: 1":60'
DESIGNED BY: HHK
DRAWN BY: HHK
CHECKED BY: SAJ
SHEET NUMBER
Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, DALLAS, TX 75251
PHONE: 972-770-1300
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

Exhibit 2 - Parking Supply and Occupancy Observations

IHC Parking Supply and Observed Vehicle Occupancy

Area	Sub Block	Parking Supply			Occupancy (Thursday - 09/17/2015)									
		On Street	Standard	Total	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Interfaith Building	L-1	0	11	11	7	7	6	6	6	6	6	10	3	0
	L-2	0	9	9	7	8	8	8	8	8	5	8	6	3
ON-SITE TOTAL:		**0**	**20**	**20**	**14**	**15**	**14**	**14**	**14**	**14**	**11**	**18**	**9**	**3**
Off Street Matilda*		18	0	18	2	2	2	4	4	5	5	7	4	2
TOTAL PARKING:		**18**	**20**	**38**	**16**	**17**	**16**	**18**	**18**	**19**	**16**	**25**	**13**	**5**

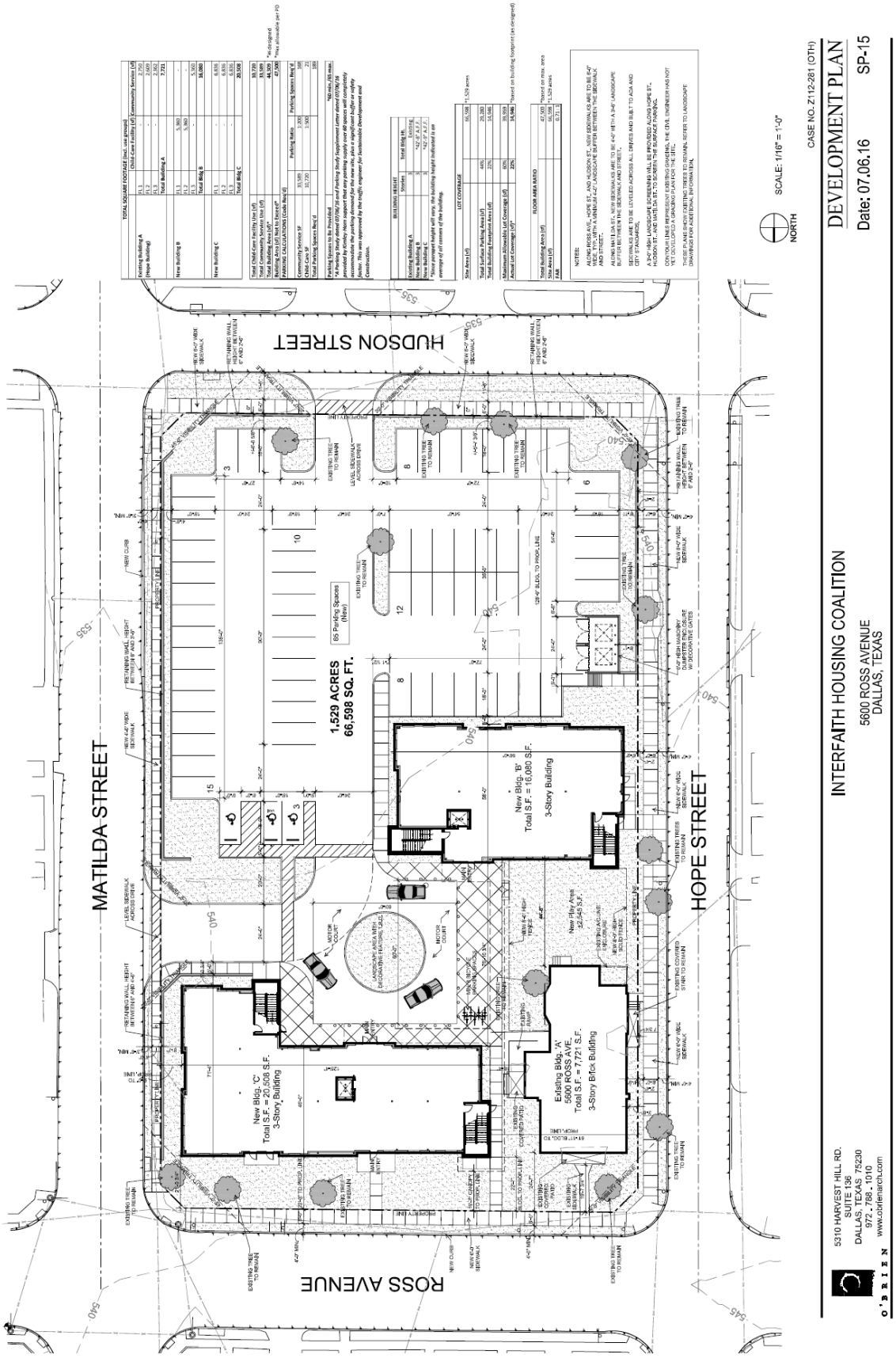
* - Assumed to be IHC-related parking occupants

IHC Apartment Parking Supply and Observed Vehicle Occupancy

Area	Sub Block	Parking Supply			Occupancy (Thursday - 09/17/2015)									
		On Street	Standard	Total	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Interfaith Apartments	5702, 5708, 5714 Matilda	0	18	18	10	10	8	8	10	8	10	11	12	14
	4627 Munger	0	14	14	5	5	5	5	5	4	5	6	8	12
TOTAL		0	**32**	**32**	**15**	**15**	**13**	**13**	**15**	**12**	**15**	**17**	**20**	**26**

LEGEND

- = Occupancy less than 25%
- = Occupancy greater than or equal to 25% and less than 50%
- = Occupancy greater than or equal to 50% and less than 75%
- = Occupancy greater than or equal to 75% and less than 90%
- = Occupancy greater than or equal to 90%


HUDSON STREET
MATILDA STREET
HOPE STREET
ROSS AVENUE
1.529 ACRES
66,598 SQ. FT.
65 Parking Spaces (New)
New Bldg. 'B' Total S.F. = 16,080 S.F. 3-Story Building
New Bldg. 'C' Total S.F. = 20,606 S.F. 3-Story Building
Existing Bldg. 'A' 5600 ROSS AVE. Total S.F. = 7,721 S.F. 3-Story Brick Building
New Play Area 12,545 S.F.
NORTH
SCALE: 1/16" = 1'-0"
CASE NO.: Z112-281 (OTH)
DEVELOPMENT PLAN
Date: 07.06.16
SP-15
INTERFAITH HOUSING COALITION
5600 ROSS AVENUE
DALLAS, TEXAS
O'BRIEN
5310 HARVEST HILL RD.
SUITE 136
DALLAS, TEXAS 75230
972. 788. 1010
www.obrienarch.com

Attachment - Staffing Requirements from IHC

6.0 Actual On-site Parking Needs. Following is an analysis of the actual on-site parking needed by IHC for its activities on the subject PDD property.

PARKING REQUIREMENTS ACTUALLY NEEDED BY IHC

Parking Calculations		Current + future staffing			Total Parking
		Mentors Visitors Residents	**Youth Services**	**H&H, Admin, Develop**	
Full-Time Staff Required Parking			1+1	17+12	**18+13**
Part-time Staff Required Parking (Note 3)			3+4	6+3	**9+7**
Visitor Parking - day		4			**4**
Total Parking Actually Required		**4**	**4+5**	**23+15**	**27+20**
Excess/Visitor Parking (Note 2) Tues or Thurs night only (after business hours)		**15**	**0**	**4**	**19**

Notes to Parking Analysis

Note 1 – Approximately 50-60% of residents of the 50 IHC apartment units, as a consequence of their economic situation, do not own vehicles, and therefore do not require parking facilities. However, there is ample and code compliant parking for all of the residents at IHC's two other off-site apartment complexes. One complex is located across the street from the subject PDD property at 5702, 5708 and 5714 Ross Ave. The other complex is located a few blocks away at 4627 Munger Ave. Munger apartment is one that will be replaced by newly built apartment complex.

Note 2 – Life Skills and Volunteer Mentor sessions are held at the Subject property on Tuesday and Thursday evenings from 6:30 p.m. until 8:30 p.m. Half of the residents attend on Tuesday evening and half on Thursday evening. Attendance is mandatory. Additionally, residents are required to attend job search sessions until they find employment, and weekly meetings with IHC staff until graduation. Residents from the IHC apartment complex across the street from the Subject property walk to these meetings. Residents from the Munger Ave. apartment complex are transported to these meetings by Company-owned buses though some do use their own vehicles.

Note 3 – Part time staff have varying schedules. Youth Services part time staff work 3 – 6 on M, W & F and 3 – 8 Tues & Thurs. Other part time staff work varying times, including later nights on Tuesday and Thursday.

PROPOSED CONDITIONS
Z112-281(OTH)

PROPOSED CONDITIONS

PD _____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

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

SEC. 51P- ____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at _____. The size of PD _____ is approximately _____ acres.

SEC. 51P- ____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

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

(c) This district is considered to be a residential zoning district.

SEC. 51P- ____.104. EXHIBIT.

The following exhibit is incorporated into this article:

Exhibit ___A: Development plan

SEC. 51P- ____.105. DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plans (Exhibit ___A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- ____.106. MAIN USES PERMITTED.

(a) The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily 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 MF-2(A) Multifamily District is subject to DIR in this district; etc.

(b) The following uses are permitted by right:

-- Child-care facility.
-- Community service center.
-- Office. *[limited to use by a non-profit organization only]*

SEC. 51P-____.107. ACCESSORY USES.

(a) 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.

(b) The following accessory uses are not permitted:

-- Accessory electric vehicle charging station.

-- Accessory helistop.

-- Accessory medical/infectious waste incinerator.

-- Accessory outside display of merchandise.

-- Accessory outside sales.

-- Accessory pathological waste incinerator.

SEC. 51P-_____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) For a child-care facility, community service center, and office, yard, lot and space regulations are:

-- On Ross Avenue, a minimum 15 feet must be provided.
-- On Matilda Avenue, a minimum of 9 feet must be provided.
-- On Hudson Street, a minimum of 5 feet must be provided.
-- On Hope Street, a minimum of 6 feet must be provided, with the exception of existing Building A, to remain with the existing covered stairs.

(c) Retaining walls: A retaining wall is allowed as follows:
-- A maximum five-foot retaining wall is allowed along Matilda Street as shown on the development plan.
-- A maximum three-foot retaining wall is allowed along Hudson Street and Hope Street as shown on the development plan.

(d) Height: the maximum height allowed for the child-care facility, community service center, and office uses required for the operations, is 45 feet.

(e) Floor Area: the maximum floor area allowed for the child-care facility, community service center, and office uses required for the operations, is 47,500 square feet.

SEC. 51P- ____.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 child-care facility, community service center, and office uses required for the operations, a minimum of 60 spaces must be provided. The maximum combined floor area for the child-care facility, community service center and office uses is 47,500 square feet. The maximum combined floor area for the uses may not be increased unless additional parking is provided or a variance from the off-street parking requirements is obtained from the Board of Adjustment.

SEC. 51P- ____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P- ____.113. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

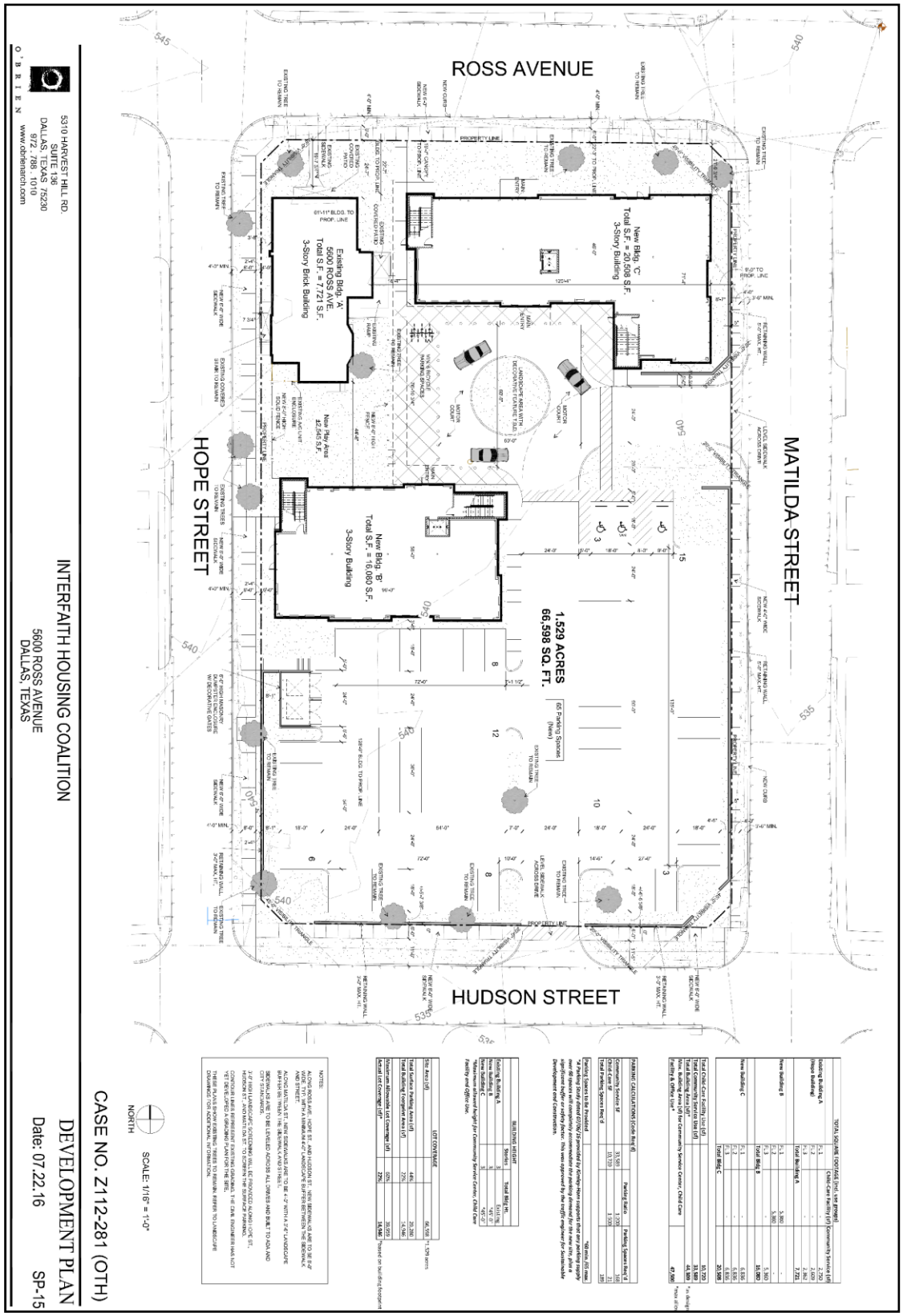
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.114. 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



EXISITING SUP No. 1494 CONDITIONS

SECTION 2. That this specific use permit is granted upon the following conditions:

1. USE: The only uses authorized by this specific use permit are a community service center and a child-care facility.

2. SITE PLAN: Use and development of the Property must comply with the attached site/landscape plan.

3. TIME LIMIT: This specific use permit is approved for a five-year period and 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. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. LANDSCAPING: Landscaping must be provided as shown on the attached site/landscape plan. Plant material must be maintained in a healthy, growing condition.

5. OFF-STREET PARKING: A minimum of 20 off-street parking spaces must be provided in the location shown on the attached site/landscape plan.

6. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site/landscape plan.

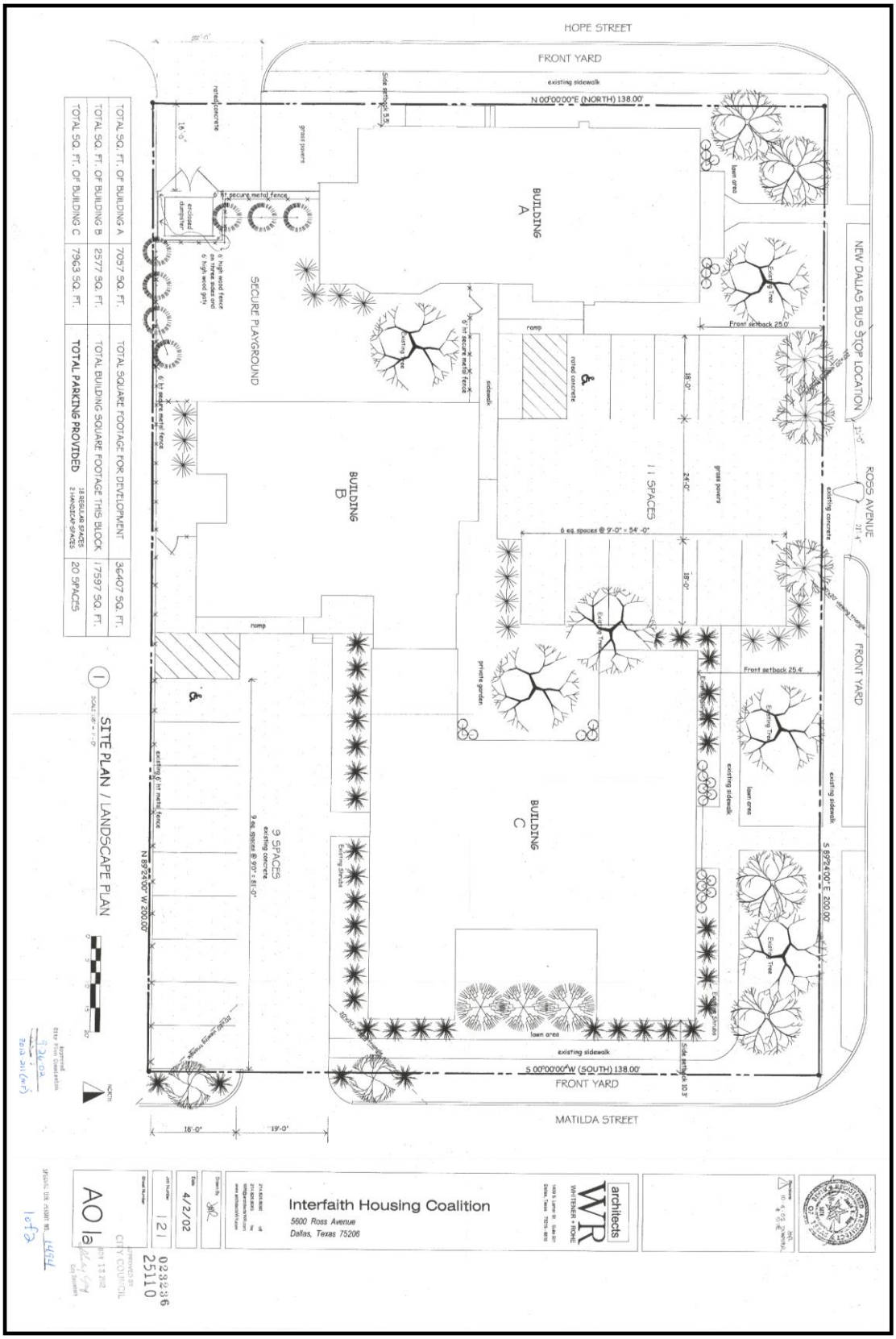
7. FENCING: The outdoor play area must be fully enclosed by a minimum six-foot-high fence, as shown on the attached site/landscape plan.

8. FLOOR AREA: The maximum floor area for the community service center is 4,200 square feet. The maximum floor area for all uses combined is 17,597 square feet. The floor area of the community service center may not be increased unless additional parking is provided or a variance from the off-street parking requirements is obtained from the Board of Adjustment. A minimum of four dwelling units must be provided on the Property at all times.

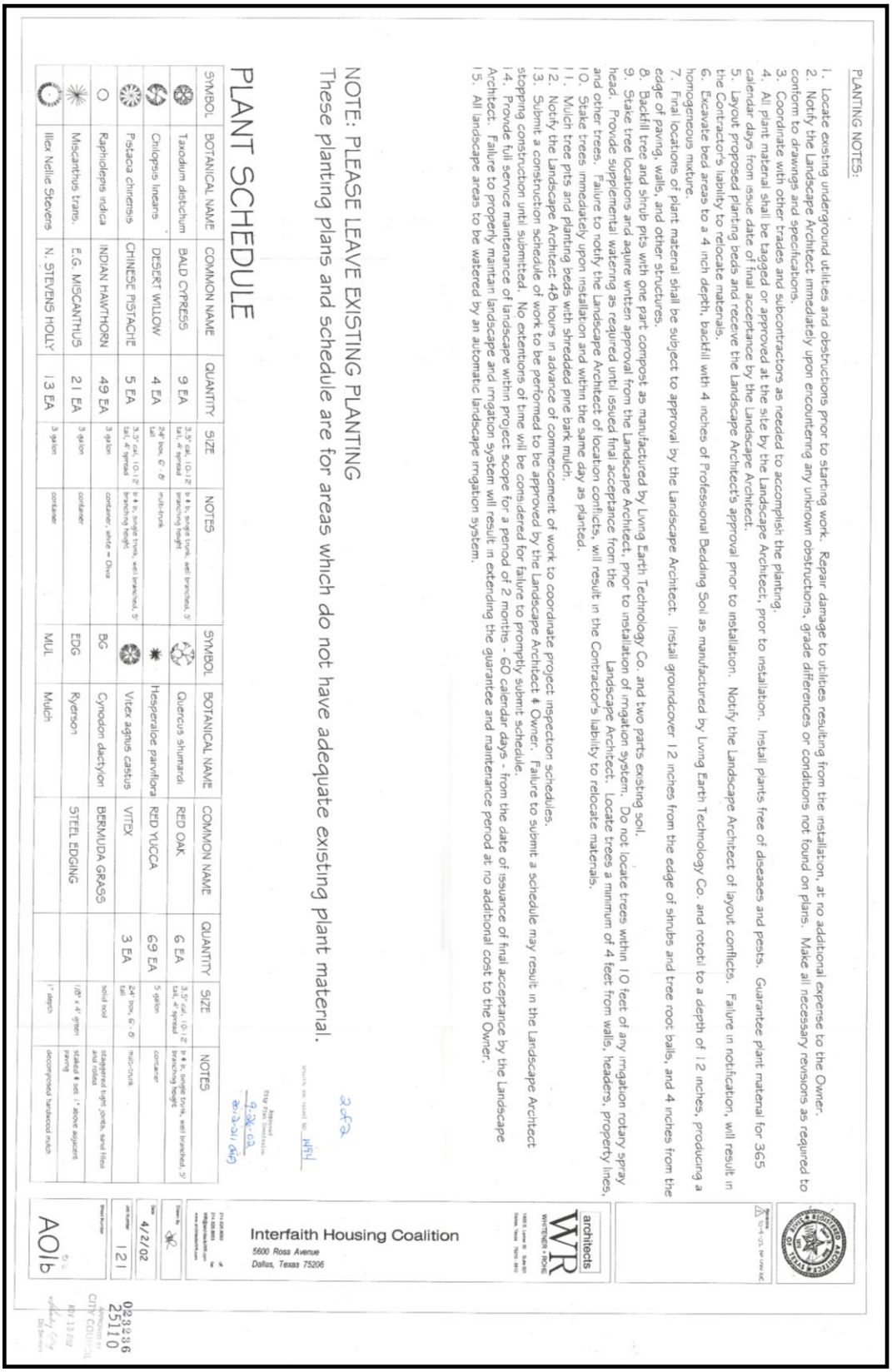
9. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance always.

10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SUP SITE PLAN
(1-2)



EXISTING SUP SITE PLAN
(2-2)



PLANTING NOTES:

1. Locate existing underground utilities and obstructions prior to starting work. Repair damage to utilities resulting from the installation, at no additional expense to the Owner.
2. Notify the Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not found on plans. Make all necessary revisions as required to conform to drawings and specifications.
3. Coordinate with other trades and subcontractors as needed to accomplish the planting.
4. All plant material shall be tagged or approved at the site by the Landscape Architect, prior to installation. Install plants free of diseases and pests. Guarantee plant material for 365 calendar days from issue date of final acceptance by the Landscape Architect.
5. Layout proposed planting beds and receive the Landscape Architect's approval prior to installation. Notify the Landscape Architect of layout conflicts. Failure in notification, will result in the Contractor's liability to relocate materials.
6. Excavate bed areas to a 4 inch depth, backfill with 4 inches of Professional Bedding Soil as manufactured by Living Earth Technology Co. and rototil to a depth of 12 inches, producing a homogeneous mixture.
7. Final locations of plant material shall be subject to approval by the Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls, and 4 inches from the edge of paving, walls, and other structures.
8. Backfill tree and shrub pits with one part compost as manufactured by Living Earth Technology Co. and two parts existing soil.
9. Stake tree locations and aquire written approval from the Landscape Architect, prior to installation of irrigation system. Do not locate trees within 10 feet of any irrigation rotary spray head. Provide supplemental watering as required until issued final acceptance from the Landscape Architect. Locate trees a minimum of 4 feet from walls, headers, property lines, and other trees. Failure to notify the Landscape Architect of location conflicts, will result in the Contractor's liability to relocate materials.
10. Stake trees immediately upon installation and within the same day as planted.
11. Mulch tree pits and planting beds with shredded pine bark mulch.
12. Notify the Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
13. Submit a construction schedule of work to be performed to be approved by the Landscape Architect & Owner. Failure to submit a schedule may result in the Landscape Architect stopping construction until submitted. No extentions of time will be considered for failure to promptly submit schedule.
14. Provide full service maintenance of landscape within project scope for a period of 2 months - 60 calendar days - from the date of issuance of final acceptance by the Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional cost to the Owner.
15. All landscape areas to be watered by an automatic landscape irrigation system.

NOTE: PLEASE LEAVE EXISTING PLANTING
These planting plans and schedule are for areas which do not have adequate existing plant material.

2 of 2

Approved
City Plan Commission
Date 9-26-02
Date 10-31-02 (Rev)

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
	Taxodium distichum	BALD CYPRESS	9 EA	3.5" cal. (D.) 12' tall, 4' spread	B & B, single trunk, well branched, 5' branching height
	Chilopsis linearis	DESERT WILLOW	4 EA	24" box, 6' - 8' tall	multi-trunk
	Pistacia chinensis	CHINESE PISTACHE	5 EA	3.5" cal. (D.) 12' tall, 4' spread	B & B, single trunk, well branched, 5' branching height
O	Raphiolepis indica	INDIAN HAWTHORN	49 EA	3 gallon	container, white = Oleal
	Miscanthus trans.	E.G. MISCANTHUS	21 EA	3 gallon	container
	Ilex Nellie Stevens	N. STEVENS HOLLY	13 EA	3 gallon	container

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
	Quercus shumardi	RED OAK	6 EA	3.5" cal. (D.) 12' tall, 4' spread	B & B, single trunk, well branched, 5' branching height
*	Hesperaloe parviflora	RED YUCCA	69 EA	5 gallon	container
	Vitex agnus castus	VITEX	3 EA	24" box, 6' - 8' tall	multi-trunk
BG	Cynodon dactylon	BERMUDA GRASS		solid sod	staggered hight joints, sand filled and rolled
EDG	Ryerson	STEEL EDGING		1/8" x 4" gripin	stalled 4 oc. 1" above adjacent paving
MUL	Mulch			1" depth	decomposed hardwood mulch

Interfaith Housing Coalition
5600 Ross Avenue
Dallas, Texas 75206

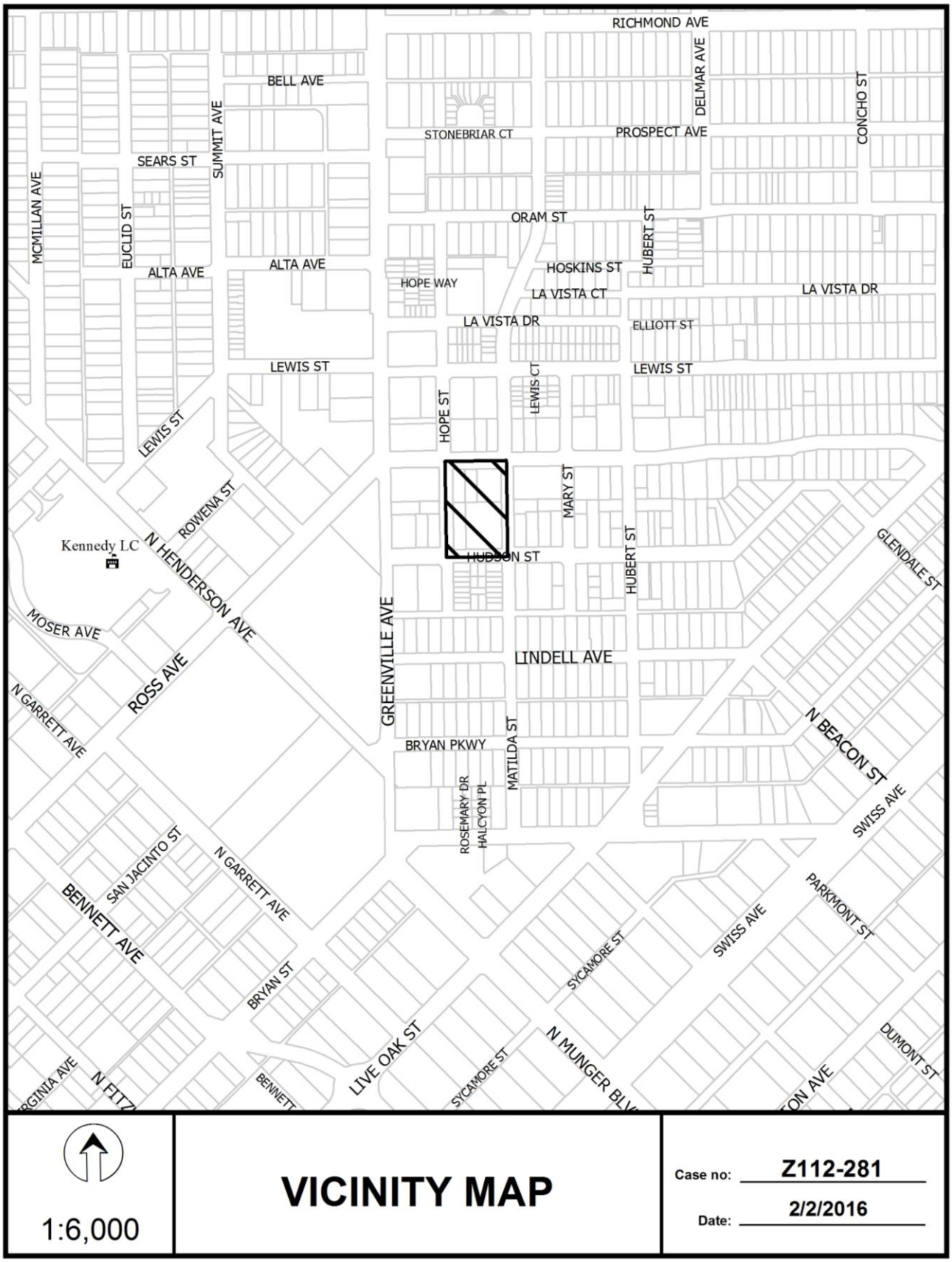
architects
WR
WHITTENBURG + ROHL

4/2/02

AOIb

02 3226
25110

CITY COUNCIL
APR 10 2002
City Secretary

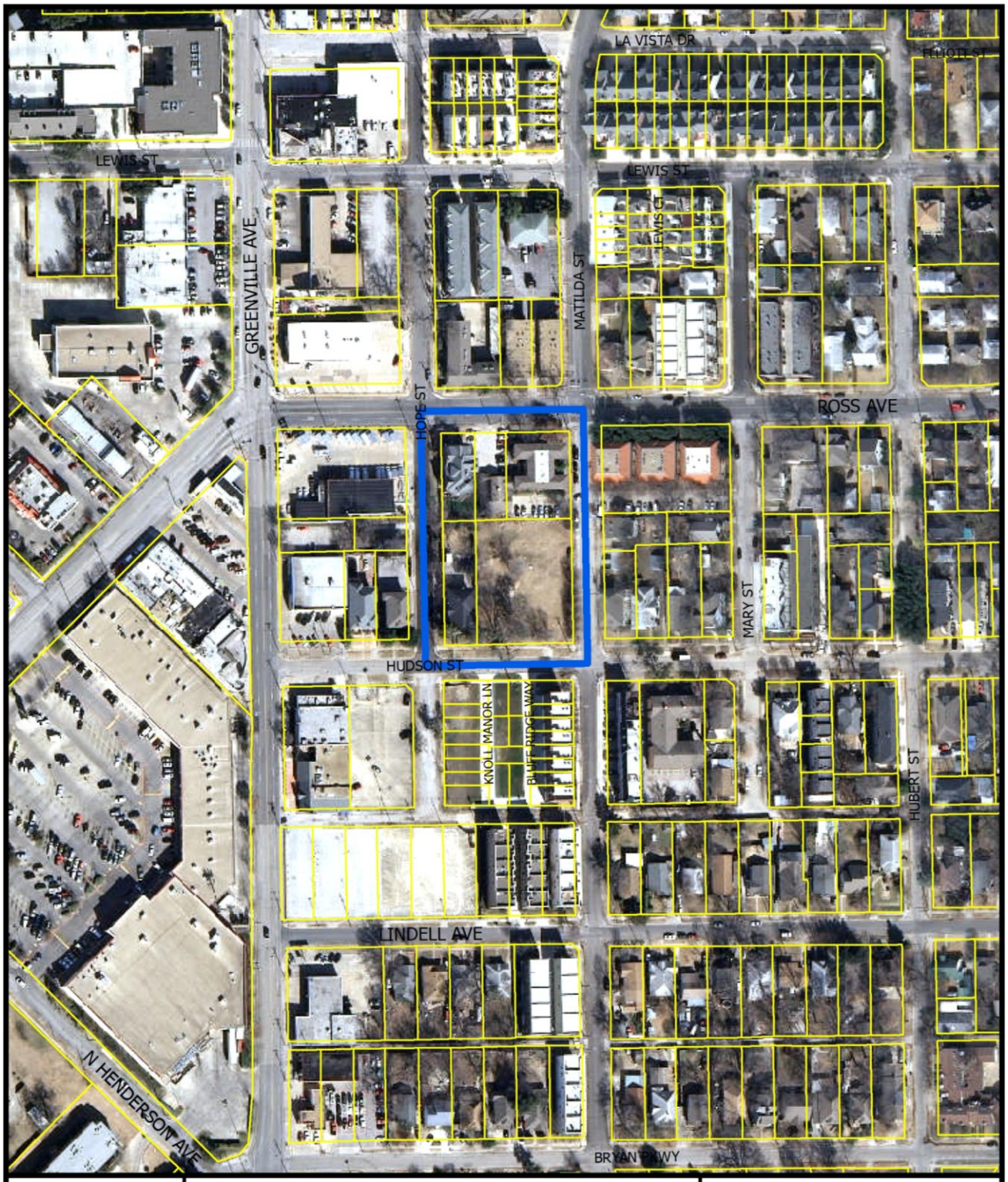


1:6,000

VICINITY MAP

Case no: Z112-281

Date: 2/2/2016

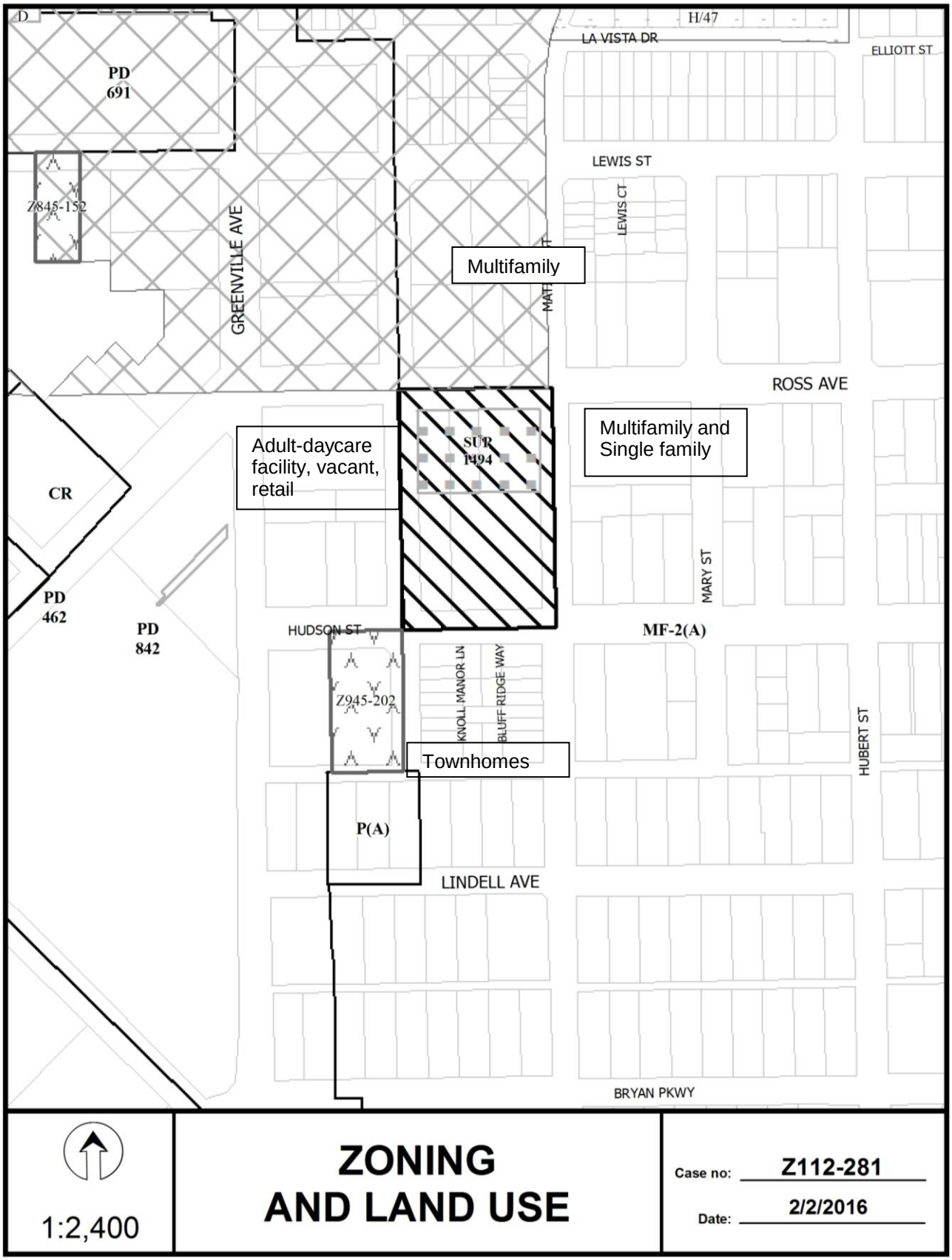


1:2,400

AERIAL MAP

Case no: Z112-281

Date: 2/2/2016


H/47
LA VISTA DR
ELLIOTT ST
PD 691
LEWIS ST
LEWIS CT
Z845-152
GREENVILLE AVE
Multifamily
ROSS AVE
Multifamily and Single family
Adult-daycare facility, vacant, retail
SUP 1494
CR
MARY ST
PD 462
PD 842
HUDSON ST
MF-2(A)
Z945-202
KNOLL MANOR LN
BLUFF RIDGE WAY
Townhomes
HUBERT ST
P(A)
LINDELL AVE
BRYAN PKWY
1:2,400
ZONING AND LAND USE
Case no: Z112-281
Date: 2/2/2016

CPC RESPONSES

07/20/2016

Reply List of Property Owners

Z112-281

188 Property Owners Notified ***0 Property Owners in Favor*** ***16 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	5600	ROSS AVE	INTERFAITH HOUSING
	2	5610	ROSS AVE	INTERFAITH HOUSING COALITION
	3	5603	HUDSON ST	INTERFAITH HOUSING COALITION
	4	5703	LINDELL AVE	OLD STABLE INC
	5	5707	LINDELL AVE	DELCAMPO VINCENTE &
	6	5711	LINDELL AVE	KNIGHT WILLIAM W
	7	5713	LINDELL AVE	MENDEZ ALFONSO & SALUSTIA
	8	5719	LINDELL AVE	DELCAMPO JUAN &
	9	5805	LINDELL AVE	DALLAS PARKWAY DEVELOPMENTS LLC
	10	5811	LINDELL AVE	SANCHEZ ERNESTO & NORMA
X	11	5815	LINDELL AVE	PUENTES GLORIA
	12	5819	LINDELL AVE	YIGEZU SEIFU & AMARETCH EBSA
	13	5702	LINDELL AVE	CRISPIN JAVIER & ANGELA
	14	5706	LINDELL AVE	RESIDENTIAL INCOME PARTNERS LP
	15	5708	LINDELL AVE	DELCAMPO ISIDRO & ADELA
	16	5714	LINDELL AVE	ORTEGA J ANTONIO &
	17	5802	LINDELL AVE	DOTTER DOUGLAS A
	18	1580	GREENVILLE AVE	MARS PARTNERS JOINT
	19	5515	LINDELL AVE	MARS PARTNERS
	20	5613	LINDELL AVE	LEE PHILIP H TRUST THE
	21	1430	GREENVILLE AVE	GOLDEN HAWKINS II
	22	5514	LINDELL AVE	ALVARADO MARIA
	23	5602	LINDELL AVE	BARON DOUG & SHARON
	24	5604	LINDELL AVE	BARON DOUG & SHARON
	25	5608	LINDELL AVE	5608 LINDELL LLC
	26	1733	GREENVILLE AVE	MACATEE FAMILY LIMITED

07/20/2016

Reply	*Label #*	*Address*		*Owner*
	27	5403	ROSS AVE	MCDONALDS CORP
	28	5415	ROSS AVE	GABERINO JAMES D ETAL LTD
	29	1802	GREENVILLE AVE	1800 GREENVILLE PARTNERS LLC
	30	1706	GREENVILLE AVE	SKILLERN & MAJORS
	31	1708	GREENVILLE AVE	LEAKE SAM S SR TR
	32	1710	GREENVILLE AVE	LEAKE SAM S SR TR
	33	1704	GREENVILLE AVE	CCP ROSSGREEN LP
	34	5610	LEWIS ST	MATILDA APARTMENTS LP
	35	5611	ROSS AVE	IPENEMA INVESTMENTS LTF
	36	1714	MATILDA ST	JOYCE MARTIN
	37	1715	MARY ST	CARDOSO ELIDA &
	38	5701	ROSS AVE	MONZINGO CATHY
X	39	5705	ROSS AVE	ANDERSON HILDRED TR &
	40	5800	LEWIS ST	BCH DEVELOPMENT LLC
	41	5806	LEWIS ST	GLASS JAMES H & KATHERINE C
	42	5810	LEWIS ST	MARTIN NINA MARIE
	43	5812	LEWIS ST	MCCLUNG ANTHONY W & MARYANN MCCLUNG
	44	5814	LEWIS ST	CHEN SHI &
	45	1616	GREENVILLE AVE	AMERCO REAL ESTATE CO
	46	1606	GREENVILLE AVE	GOODWILL INDUSTRIES OF
	47	1615	HOPE ST	INFIRMACARE MEDICAL CTR
	48	5509	HUDSON ST	COX ROBIN LEE
X	49	5513	HUDSON ST	HARBER CAROL
	50	5702	ROSS AVE	INTERFAITH HOUSING
	51	5701	HUDSON ST	BAXAVANIS NICHOLAS &
	52	5705	HUDSON ST	ROMERO LUPE
	53	5711	HUDSON ST	VELAZQUEZ JUAN R
	54	5715	HUDSON ST	5715 HUDSON LLC
	55	5800	ROSS AVE	WEST ROWLING LLC
	56	5808	ROSS AVE	DIVOT LP

07/20/2016

Reply	*Label #*	*Address*		*Owner*
	57	5812	ROSS AVE	HENLEY HUDSON
	58	1612	MARY ST	JEFF BARON HOMES LLC
	59	5809	HUDSON ST	MCCLENDON CLYDE
	60	1611	HUBERT ST	VALVERDE JOHN PAUL
	61	1605	HUBERT ST	SIDEBOTTOM PAMELA J
	62	5813	HUDSON ST	CORDRY CHRISTOPHER W
	63	5708	HUDSON ST	POTENZIA LLC
X	64	5802	HUDSON ST	GUTIERREZ JUAN FRANCISCO
	65	5804	HUDSON ST	RAB HOLDINGS LLC
	66	5804	HUDSON ST	CONEY ANDREW WRIGHT
	67	5804	HUDSON ST	BELL TERRANCE
	68	1515	HUBERT ST	PEREZ ROBERTO &
	69	5810	HUDSON ST	LOPEZ IGNACIO &
	70	5434	ROSS AVE	RGC PROPERTIES LLC
	71	5429	ROSS AVE	CHAN ALVIN B INC
	72	5702	LA VISTA DR	JOHNSON C RYAN
	73	5704	LA VISTA DR	DOUGLAS KENNETH D
	74	5603	LEWIS ST	COHEN JUSTIN EVAN
	75	5605	LEWIS ST	GENERALOVICH MIKE M
	76	5706	LA VISTA DR	ABEL ALLYCIN I
	77	5708	LA VISTA DR	MCLEOD ALEXANDER W &
	78	5607	LEWIS ST	KOTEK THOMAS & NAOMI TRUST
	79	5609	LEWIS ST	GARCIA JOSE JR & KARMEL
	80	5710	LA VISTA DR	REED JASON
	81	5611	LEWIS ST	SMITH PRESTON L
	82	1809	MATILDA ST	AMOS GREGORY C &
	83	1807	MATILDA ST	FALGOUST DAMIEN
	84	1805	MATILDA ST	BROWNGARCIA SONJA J
	85	1803	MATILDA ST	HOYLAND TIM
	86	5604	LEWIS ST	TOPSPIN DEV LP %
	87	1724	MATILDA ST	MAU KENNETH
	88	1725	LEWIS CT	WAGGONER JENNY E

07/20/2016

Reply	*Label #*	*Address*		*Owner*
	89	1723	LEWIS CT	DENISSEN ASHLEIGH & JAMES
	90	1721	LEWIS CT	DIVO INVESTMENT PARTNERSHIP
	91	1719	LEWIS CT	WALCHER BRADLEY M & ASHLEY
	92	1715	LEWIS CT	TOM AUSTIN F
	93	1726	LEWIS CT	BOUHASIN MATT
	94	1722	LEWIS CT	MOSKOWITZ FAMILY LIMITED PARTNERSHIP
	95	1720	LEWIS CT	HINCKLEY DOUGLAS N
	96	1731	MARY ST	PUHL MEGHAN ELIZABETH
	97	1727	MARY ST	MONSON RORY
	98	1723	MARY ST	BODLE GEOFFREY
	99	1719	MARY ST	NIVER NICHOLAS J
	100	5701	LEWIS ST	DICKSON AKO
	101	5703	LEWIS ST	HENDERSON ALLISON HALLEY
	102	5705	LEWIS ST	MCENDREE DAVID
	103	5707	LEWIS ST	VELASQUEZ CECILIA
	104	5709	LEWIS ST	FRUMKIN DAVID & HEIDI L
	105	5720	LAVISTA DR	WHITWORTH MARK W
	106	5722	LAVISTA DR	BUCHELIMORENO ALVARO A
	107	5724	LAVISTA DR	LIANG STEVE
	108	5726	LAVISTA DR	TAYLOR KAREN E & GRANT M
	109	5728	LA VISTA DR	LEOPOLD ANTHONY
	110	5811	LEWIS ST	OAKLEY EDWARD P
	111	5807	LEWIS ST	BRINLEY DENZIL
	112	5803	LEWIS ST	GARZA CLARA A
	113	5713	LEWIS ST	BASS BRETT
	114	5711	LEWIS ST	CHARLES CHRISTINE
	115	1710	MARY ST	TGHM PROPERTIES LP
	116	5512	HUDSON ST	ROSS HENDERSON DEV GROUP
X	117	1516	HOPE ST	WALLACH BRYCE
	118	1514	HOPE ST	JENNINGS CHELSEA R &
	119	1512	HOPE ST	JENNINGS DWIGHT BRETT &

07/20/2016

Reply	*Label #*	*Address*		*Owner*
X	120	1510	HOPE ST	MAB-HUDSON LTD
	121	1508	HOPE ST	MOMIN RAHMAN & BEENA
	122	1504	HOPE ST	REID KATHRYN G
X	123	1502	HOPE ST	CANTU STEVEN
	124	1512	KNOLL MANOR LN	GONZALEZ ERIKA
	125	1504	KNOLL MANOR LN	SWINT ANGELA D
	126	5610	HUDSON ST	YARAVITZ TEMA
	127	1505	BLUFF RIDGE WY	MARR BRYAN WESLEY
	128	1529	MATILDA ST	ALTIERY JAMES
X	129	1527	MATILDA ST	MCGRIMLEY JOHN M &
	130	1525	MATILDA ST	HODGES BRENT &
	131	1523	MATILDA ST	ROSS TALOR & SHANEN
	132	1521	MATILDA ST	BROWN WILLIAM MICHAEL & LAURA MATA
X	133	1519	MATILDA ST	MADSEN KATHLEEN
	134	1517	MATILDA ST	VINING JASON &
	135	5712	HUDSON ST	AYALA FELICIANA
	136	1509	MARY ST	ESPARZA PEDRO A & MARIA
	137	5334	ROSS AVE	ROSS HENDERSON DEV GROUP
	138	5618	LINDELL AVE	VAGHELA RAJASHREE &
	139	5618	LINDELL AVE	WILSON DAVID & MICHELLE
	140	5618	LINDELL AVE	VO THANHLY
	141	5618	LINDELL AVE	PHILIPS LAURA
	142	5618	LINDELL AVE	NIPP JUSTIN
	143	5618	LINDELL AVE	NOTT CYNTHIA
	144	5618	LINDELL AVE	ROBINSON SHELIA DENISE
	145	5618	LINDELL AVE	LEWIS GRENVILLE V
	146	5618	LINDELL AVE	HUMPHREY TRACI
	147	5814	HUDSON ST	HO BOBBY
	148	5814	HUDSON ST	EPPLER JENNIFER R
	149	5814	HUDSON ST	HOLT AUSTIN L
	150	5814	HUDSON ST	MISTRY AJAY M

Reply	*Label #*	*Address*		*Owner*
	151	5814	HUDSON ST	SLUDER LISA M
	152	5711	ROSS AVE	MINYARD STEVEN &
	153	5711	ROSS AVE	MEDINA GUILLERMO
	154	5711	ROSS AVE	KUPERMAN LIANA
	155	5711	ROSS AVE	BOLISAY CHRISTOPHER J
	156	5711	ROSS AVE	LEHMAN ANTHONY M
	157	5711	ROSS AVE	BECKWORTH LAURA
	158	5711	ROSS AVE	YANEZ MARCELINO
	159	5711	ROSS AVE	VONBARGEN ZACH JAMES
	160	5711	ROSS AVE	IWASKO JENNIFER
	161	5801	ROSS AVE	MINYARD FAMILY LP
	162	5801	ROSS AVE	COYLE DOUGLAS W
	163	5801	ROSS AVE	GREENSPAN MICHAEL A
	164	5801	ROSS AVE	MCCANDLESS JOHN
	165	5803	ROSS AVE	BLOODWORTH PHILLIP
	166	5803	ROSS AVE	DOMHAN MARY P
	167	5803	ROSS AVE	LAFUENTE REYNALDO D & ARISBETH
X	168	5702	HUDSON ST	VILVEN GARRETT
X	169	5702	HUDSON ST	TRAN THAI JR
X	170	5702	HUDSON ST	
X	171	5702	HUDSON ST	CRAWFORD STEPHENIE MERCEDEZ
X	172	5702	HUDSON ST	KATZ BLAIR D
X	173	5702	HUDSON ST	COLMENARES ANTONIO J
X	174	5702	HUDSON ST	ARENDS TERRI A &
	175	5803	HUDSON ST	SUITONU CHAD A
	176	5803	HUDSON ST	LEON MARIBEL
	177	5803	HUDSON ST	HAMULAK JOHN
	178	5803	HUDSON ST	HILL JUSTIN &
	179	5803	HUDSON ST	ROBINSON BRIAN D
	180	5617	LINDELL AVE	WARD COLIN M &
	181	5617	LINDELL AVE	MODECKI CARL A JR
	182	5617	LINDELL AVE	IHUNT LP

07/20/2016

Reply	*Label #*	*Address*		*Owner*
	183	5617	LINDELL AVE	COOPER DAKOTA L
	184	5617	LINDELL AVE	MONCEAUX BRAD J
	185	5609	LINDELL AVE	LEE PHILIP H TRUST THE
	186	5609	LINDELL AVE	HUI ERIC &
	187	5609	LINDELL AVE	BERRY BRAD &
	188	5609	LINDELL AVE	LEE PHILIP H TRUST

AGENDA ITEM # 64

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 D

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for I-2 Industrial Subdistrict Uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions

Z156-124(SH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-124(SH) **DATE FILED:** November 6, 2015

LOCATION: Southeast line of Reagan Street, east of Harry Hines Boulevard

COUNCIL DISTRICT: 2 **MAPSCO:** 44 D

SIZE OF REQUEST: Approx. 38,115 Sq. Ft. **CENSUS TRACT:** 4.01

APPLICANT: Broadbill Partners, LP

REPRESENTATIVES: Barry Knight and Brad Williams

OWNER: Jean Marie Brodnax

REQUEST: An application for a Planned Development Subdistrict for I-2 Industrial Subdistrict Uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant proposes to redevelop the property with a mini-warehouse use (classified as a warehouse use within PDD No. 193) and is requesting an alternative off-street parking requirement for the use.

CPC RECOMMENDATION: **Approval**, subject to a development plan and conditions

STAFF RECOMMENDATION: **Approval**, subject to a development plan and conditions

GUIDING CRITERIA FOR RECOMMENDATION:
Staff recommends approval of the request, subject to staff's recommended conditions, based upon:

1. *Performance impacts upon surrounding property* – While the proposed development standards are compatible with the built environment, the intensity of the proposed use subject to the attached recommended conditions will remain sensitive to a residentially flavored institutional use and low density residential area in close proximity to the site.

2. *Traffic impact* – No increase in trip generations is expected, which currently are consistent with those generated by the surrounding nonresidential development.

3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

4. *Justification for a Planned Development Subdistrict as opposed to straight zoning* – As the applicant wishes to establish a parking requirement different than required, the PDS is required.

Zoning History: There has been no recent zoning activity in the immediate area relevant to the request within the past five years.

Street	Existing & Proposed ROW
Reagan Street	Local; 50' ROW

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not significantly impact the street system.

STAFF ANALYSIS:

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings

similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant has worked with staff to achieve closure on the above stated objectives. Regarding Nos. 1, 3, and 4, staff has recommended conditions that soften the impact of the proposed use. This includes recommended provisions to respect the adjacent, partially developed low density residential area. No. 7 will be provided by existing requirements within PDD No. 193. Lastly, Nos. 2, 5, and 6 are not applicable to the intended use of the property.

Comprehensive Plan: The site is considered a Commercial Center or Corridor. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility: The site is developed with commercial structures surface parking, of which all improvements will be removed. The applicant proposes a three story/36 foot-tall mini-warehouse as depicted on the attached development plan and elevation drawings.

As the current zoning permits the mini-warehouse use by right (classified as a warehouse use within PDD No. 193), the applicant's request is to establish an off-street parking ratio that is specific to the mini-warehouse development.

The area along both sides of Reagan Street is generally developed with office/commercial/utility uses west of the site, with undeveloped property east, towards the depressed lanes of the Dallas North Tollway. SUP No. 213 for an alcoholic sanatorium, the *Phoenix House Hill A. Feinberg Academy*, provides its services on the property immediately north of the site. The area then transitions to a scattered single family residential development comprised of both detached and attached structures. Much of the area remains undeveloped and zoned for TH-3 Subdistrict Uses.

It should be noted that staff's recommended conditions are provided, in part, in consideration of the Phoenix House and adjacent residential character envisioned for the remaining residentially zoned property. Lastly, the scale of the building, while a bit more vertically proposed than staff would like to see, is permitted by the underlying zoning which permits any legal height. As such, staff has recommended a reduced visibility reflectance and façade palate that will be more sensitive to the community serving use and anticipated residential character on the undeveloped properties to the north.

In summary of this analysis, staff supports the request subject to the attached recommended conditions and development plan.

Off-Street Parking: As noted above, this use is not specifically addressed in PDD No. 193, as it is in the balance of the city. Rather, it is classified as a warehouse use which would require 10 0 off-street parking spaces. A mini-warehouse use permits a maximum of 500 square feet of floor area per rental unit, with a minimum off-street parking requirement of six spaces. Based on the applicant's development plan, 197 rental units could be available (assumes a 1,500 square foot office/caretaker's quarters). The applicant is proposing 21 off-street parking spaces, which is significantly more than what is required for a mini-warehouse use in other parts of the city.

In order to provide the City Council with some guidance in assessing this request, staff references a similar request for a PDD for a truly vertical product that was submitted and approved. This particular development is comprised of 79,740 square feet of floor area within a four story structure, providing parking at a ratio of one space for each 4,200 square feet of floor area.

This same approach of calculating the parking requirements for the proposed mini-warehouse use would result in a minimum of 24 required parking spaces. However, staff is supportive of the proposed 21 parking spaces, as this is more than three times the number of parking stalls that would be required by the Development Code, and therefore, should sufficiently meet the parking demands of the intended use of the subject property.

CPC Action – June 16, 2016

Motion I: It was moved to recommend **denial without prejudice** of a Planned Development Subdistrict for a mini-warehouse use and I-2 Industrial Subdistrict Uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard.

Maker: Rieves
Second: Haney
Result: Failed: 3 to 11

For: 3 - Rieves, Haney, Schultz

Against: 11 - Anglin, Houston, Davis, Shidid, Anantasomboon, Jung, Housewright, Peadon, Murphy, Ridley, Tarpley
Absent: 1 - Abtahi
Vacancy: 0

Motion II: It was moved to recommend **approval** of a Planned Development Subdistrict for a mini-warehouse use and I-2 Industrial Subdistrict Uses, subject to a development plan and conditions on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard.

Maker: Anglin
Second: Tarpley
Result: Carried: 11 to 3

For: 11 - Anglin, Houston, Davis, Shidid, Anantasomboon, Jung, Housewright, Peadon, Murphy, Ridley, Tarpley

Against: 3 - Rieves, Haney, Schultz
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 500 Mailed: 50
Replies: For: 0 Against: 21

Speakers: For: Barry Knight, 2728 N. Harwood St., Dallas, TX, 75201
Against: Jack Lewis, 2344 Throckmorton St., Dallas, TX, 75219
Patrick Bilgere, 2324 Throckmorton St., Dallas, TX, 75219
Alan Colvin, 2344 Throckmorton St., Dallas, TX, 75219
Corey Martin, 2326 Throckmorton St., Dallas, TX, 75219
Susan Audrey Cho, 2401 Douglas Ave., Dallas, TX, 75219
John Harper, 2400 Knight St., Dallas, TX, 75219
Shad Rasco, 2338 Throckmorton St., Dallas, TX, 75219
Patrick Aunkst, 2318 Throckmorton St., Dallas, TX, 75219
Teed Westlake, 2336 Throckmorton St., Dallas, TX, 75219
Raymond Gardner, 2334 Throckmorton St., Dallas, TX, 75219

Z156-124 List of Officers

Partners, Principals, Officers, and Directors

Applicant:

Broadbill Partners, LP
- Broadbill GP, LLC, its general partner
  - Bob Ladd, president
- Limited Partners:
  - Montrose Investments Fund I, LP
    - William Rose, manager
  - Puffin Partners, LP
    - Charles Gale, co-manager
  - Ladd 1998 Real Properties, Ltd.
    - Bob Ladd, manager
  - John Newton Walker

Owner: Jean Marie Brodnax

CPC RECOMMENDED PDS CONDITIONS

Division S-_____. Subdistrict _____.

SECTION 1.01 LEGISLATIVE HISTORY.

PD Subdistrict _____ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2016.

SECTION 1.02 PROPERTY LOCATION AND SIZE.

PD Subdistrict _____ is established on property located on the southeast line of Reagan Street, east of Harry Hines Boulevard. The size of PD Subdistrict _____ is approximately 38,125 square feet.

SECTION 1.03 DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls. In this division:

(b) MINI-WAREHOUSE means a building or group of buildings containing one or more individual compartmentalized storage units for the inside storage of customers' goods or wares, where no unit exceeds 500 square feet in floor area.

(c) SUBDISTRICT means a subdistrict of PD 193.

(d) VISIBLE REFLECTANCE means the percentage of available visible light energy reflected away from the exterior surface of glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(e) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(f) This subdistrict is considered to be a nonresidential zoning district.

SECTION 1.04 DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

SECTION 1.05 MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the I-2 Industrial Subdistrict, subject to the same conditions applicable in the I-2 Industrial Subdistrict, as set out in Part I of this article. For example, a use permitted in the I-2 Industrial Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the I-2 Industrial Subdistrict is subject to DIR in this subdistrict; etc.

(b) In addition to (a) in this section, the following uses are permitted by right in this subdistrict:

(1) Mini-warehouse.

(c) The following uses are prohibited in this subdistrict:

(1) Retail Uses.
-- Second hand store.
-- Pawn shop.

(2) Motor Vehicle Related Uses.
-- Auto parts sales (outside display).
-- Auto repair garage (outside).

(3) All Commercial Uses as defined in Chapter 51P-193.107(m).

(4) Storage and Waste Disposal Uses.
-- Open storage.

(5) All Animal Related Uses as defined in Chapter 51P-193.107(o).

(6) All Industrial and Manufacturing Uses as defined in Chapter 51P-193.107(p).

SECTION 1.06 ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SECTION 1.07 YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls)

(a) In general. Except as provided in this section, the yard, lot, and space regulations of the I-2 Industrial Subdistrict apply.

(b) Mini-warehouse.

(1) Structure height. Maximum structure height is 36 feet.

(2) Floor area. Maximum floor area is 100,000 square feet.

(3) Stories. Maximum number of stories above grade is three.

SECTION 1.08 OFF STREET PARKING AND LOADING.

(a) In general. Except as provided in this paragraph, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Mini-warehouse. A minimum of 21 off-street parking spaces must be provided.

SECTION 1.09 ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SECTION 1.10 LANDSCAPING.

Landscaping and screening must be provided in accordance with Part I of this Article.

SECTION 1.11 SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SECTION 1.12 ADDITIONAL PROVISIONS.

(a) Mini-warehouse.

(1) All storage units must be accessed from an internal corridor.

(2) Rental and outside display of vehicles and trailers normally associated with moving goods and personal possessions from one location to another are prohibited.

(3) Outside storage of vehicles, recreational vehicles, or other items customarily stored outside is prohibited.

(4) Wing walls or other design options must be utilized to screen all loading areas from Reagan Street.

(5) Glass on the north and east facades may not have a visible reflectance greater than 15 percent.

(6) Building facade colors must be low reflectance, consisting of a subtle, neutral, or earth tone color palette. The use of bright metallic, black, or fluorescent colors for the building facades is prohibited.

(7) Signs are prohibited on the building façade on the Reagan Street frontage.

(b) The Property must be properly maintained in a state of good repair and neat appearance.

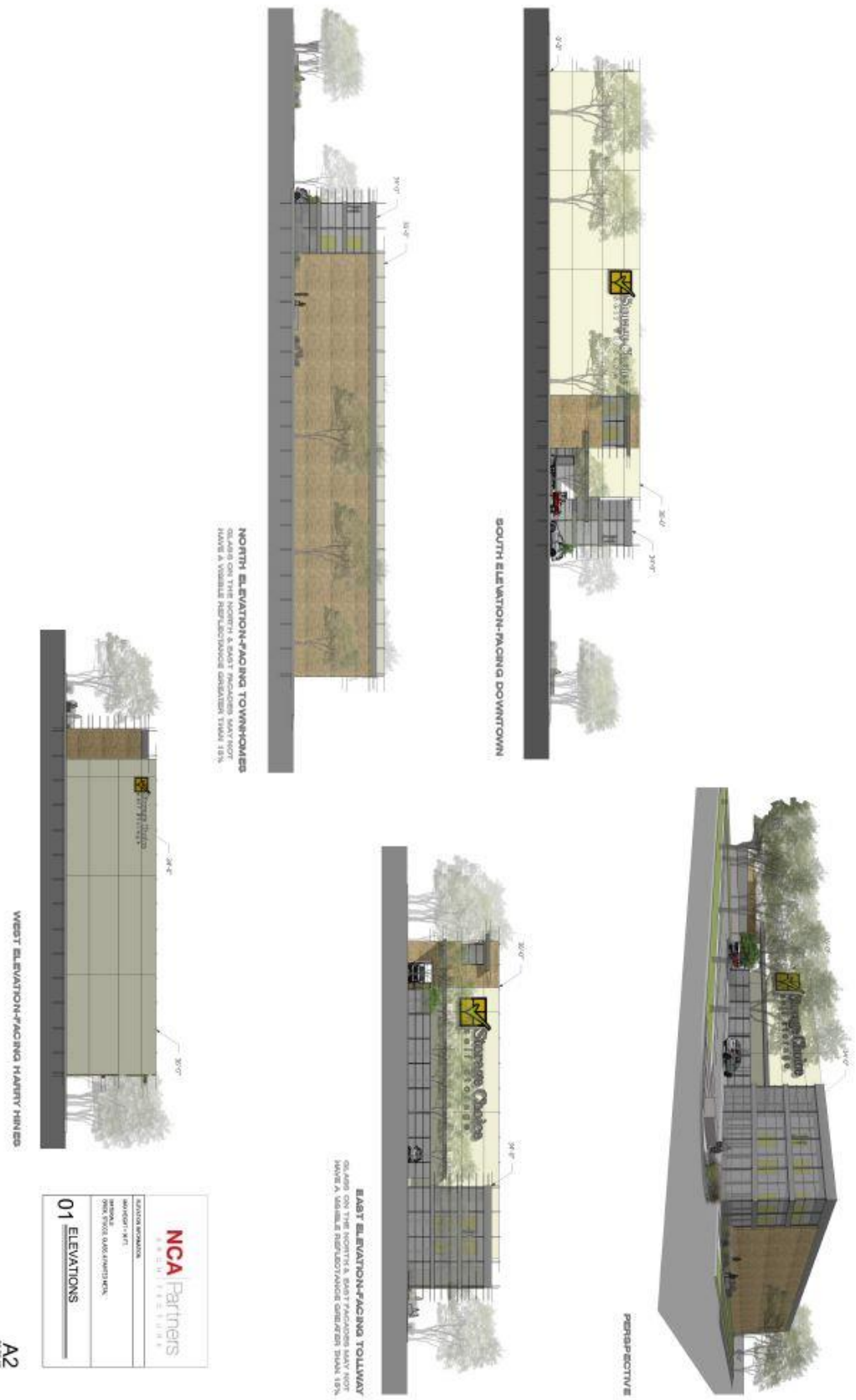
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(d) Except as provided in this division or shown on the development plan, development and use of the Property must comply with Part I of this article.

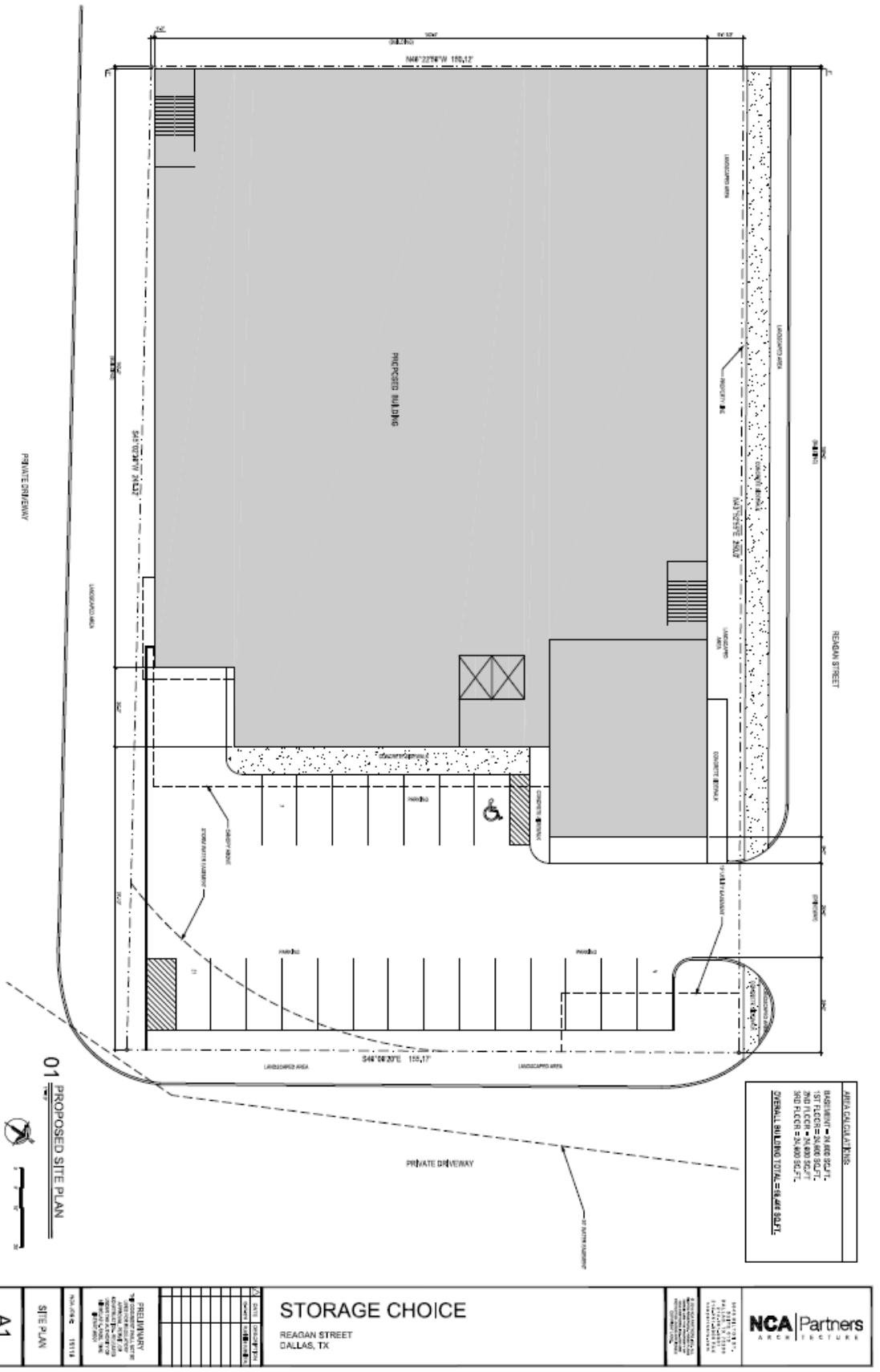
SECTION 1.13 COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

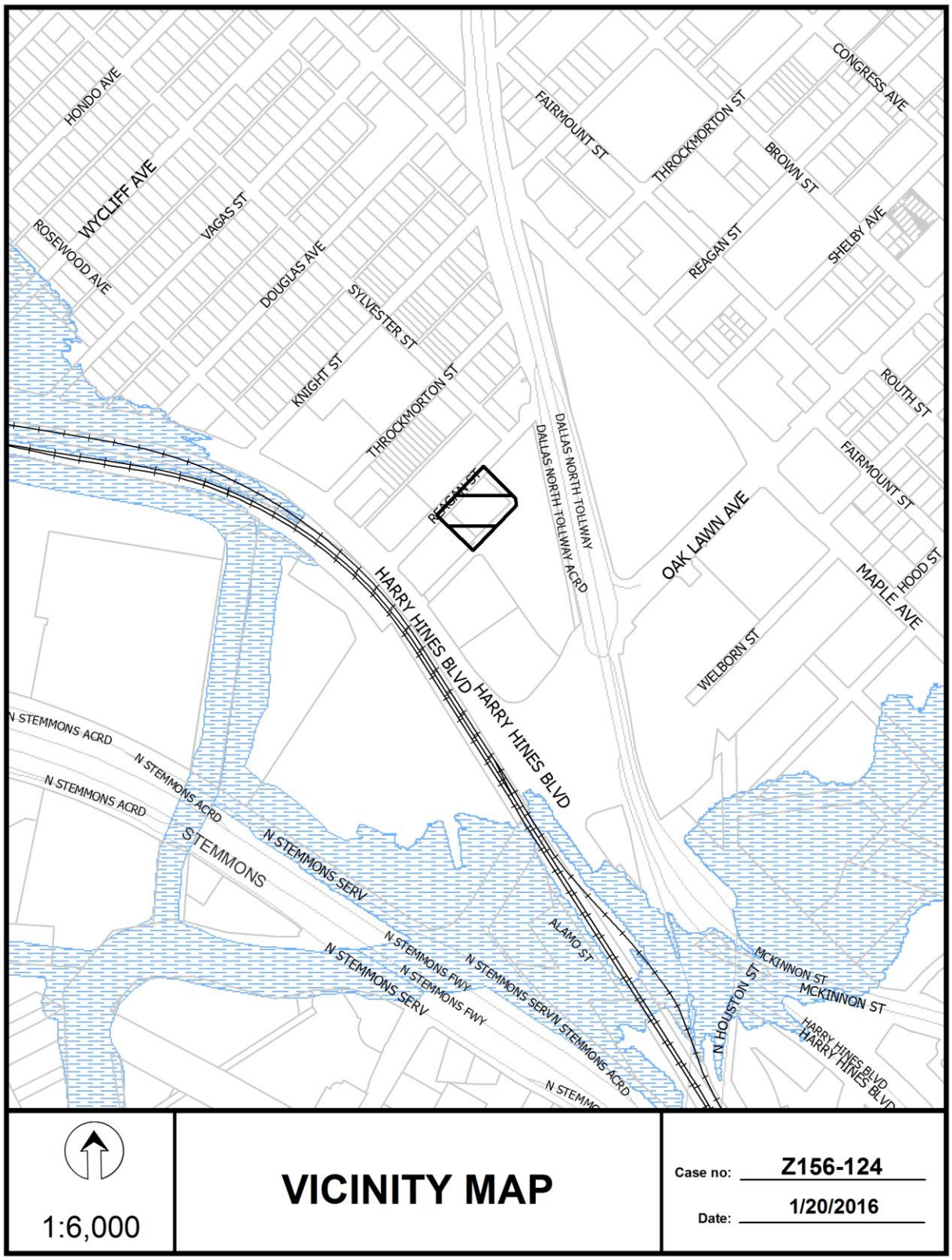
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

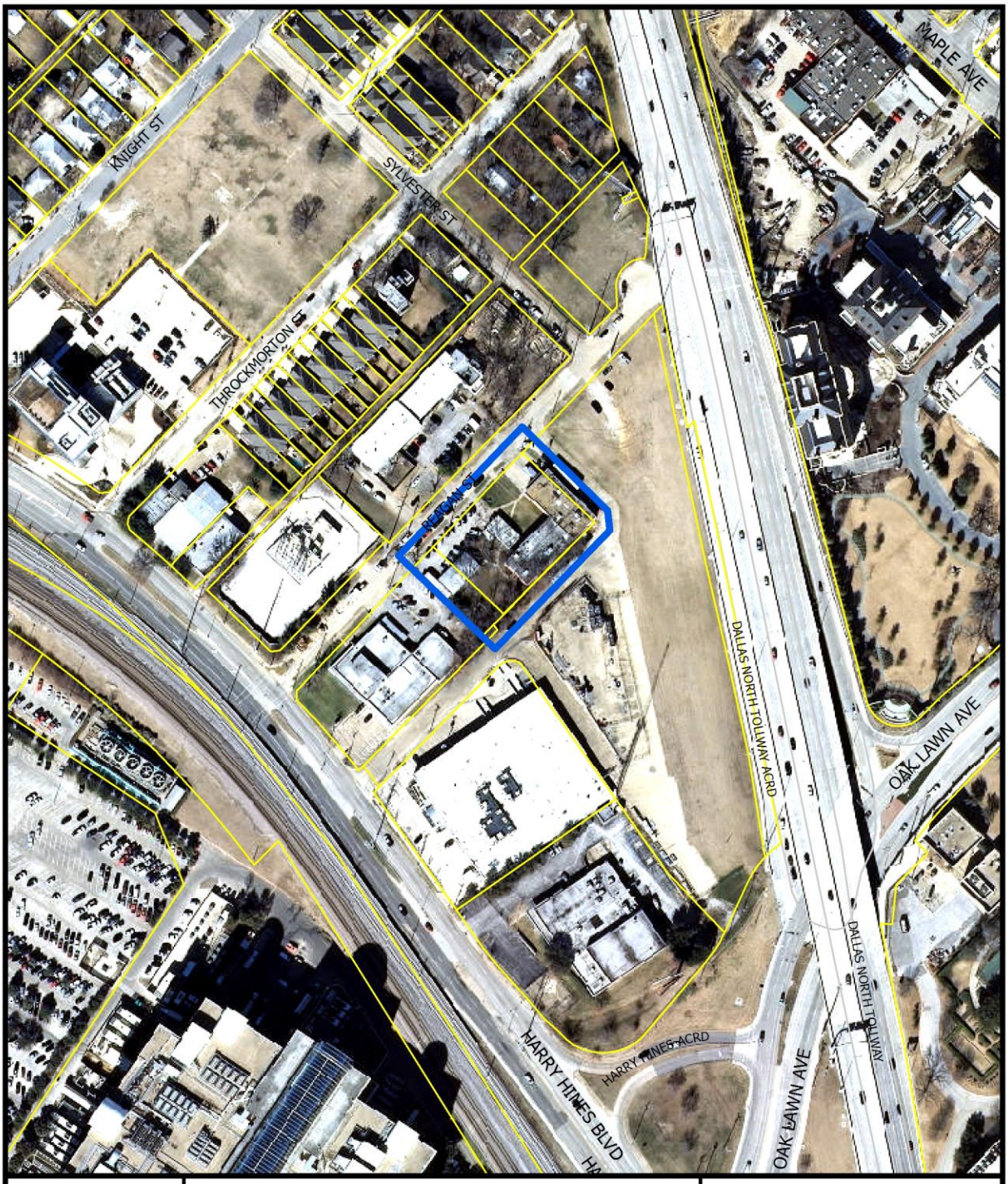


Proposed Elevation
(shown for illustrative purposes, only)



Proposed Development Plan


HONDO AVE
WYCLIFF AVE
ROSEWOOD AVE
VAGAS ST
DOUGLAS AVE
SYLVESTER ST
KNIGHT ST
THROCKMORTON ST
FAIRMOUNT ST
THROCKMORTON ST
CONGRESS AVE
BROWN ST
REAGAN ST
SHELBY AVE
ROUTH ST
FAIRMOUNT ST
DALLAS NORTH TOLLWAY
DALLAS NORTH TOLLWAY ACRD
REAGAN ST
OAK LAWN AVE
MAPLE HOOD ST
MAPLE AVE
WELBORN ST
HARRY HINES BLVD
HARRY HINES BLVD
N STEMMONS ACRD
N STEMMONS ACRD
N STEMMONS ACRD
STEMMONS
N STEMMONS SERV
N STEMMONS FWY
N STEMMONS SERV
N STEMMONS FWY
N STEMMONS SERV
N STEMMONS ACRD
ALAMO ST
N HOUSTON ST
MCKINNON ST
MCKINNON ST
HARRY HINES BLVD
HARRY HINES BLVD
1:6,000
VICINITY MAP
Case no: Z156-124
Date: 1/20/2016

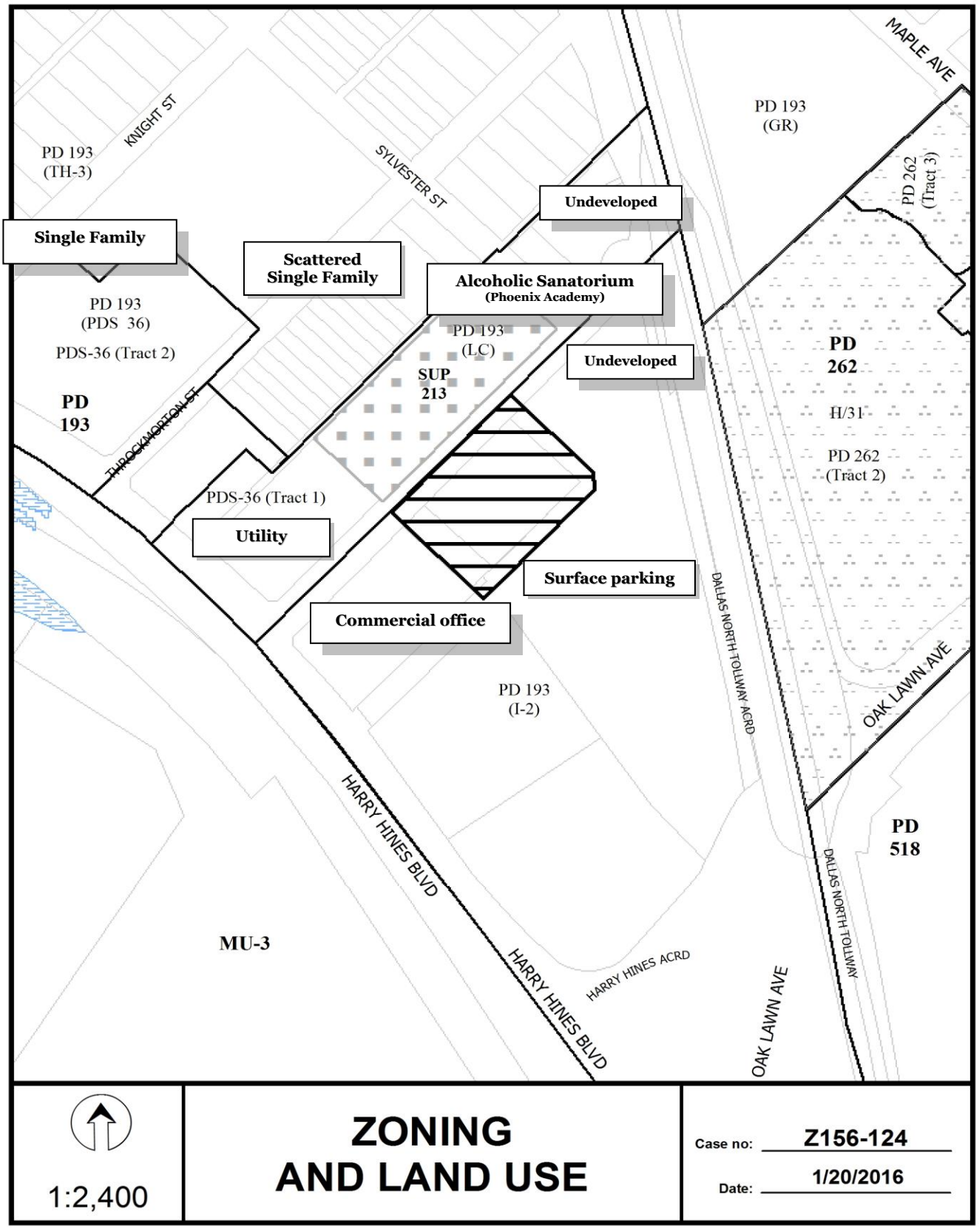


1:2,400

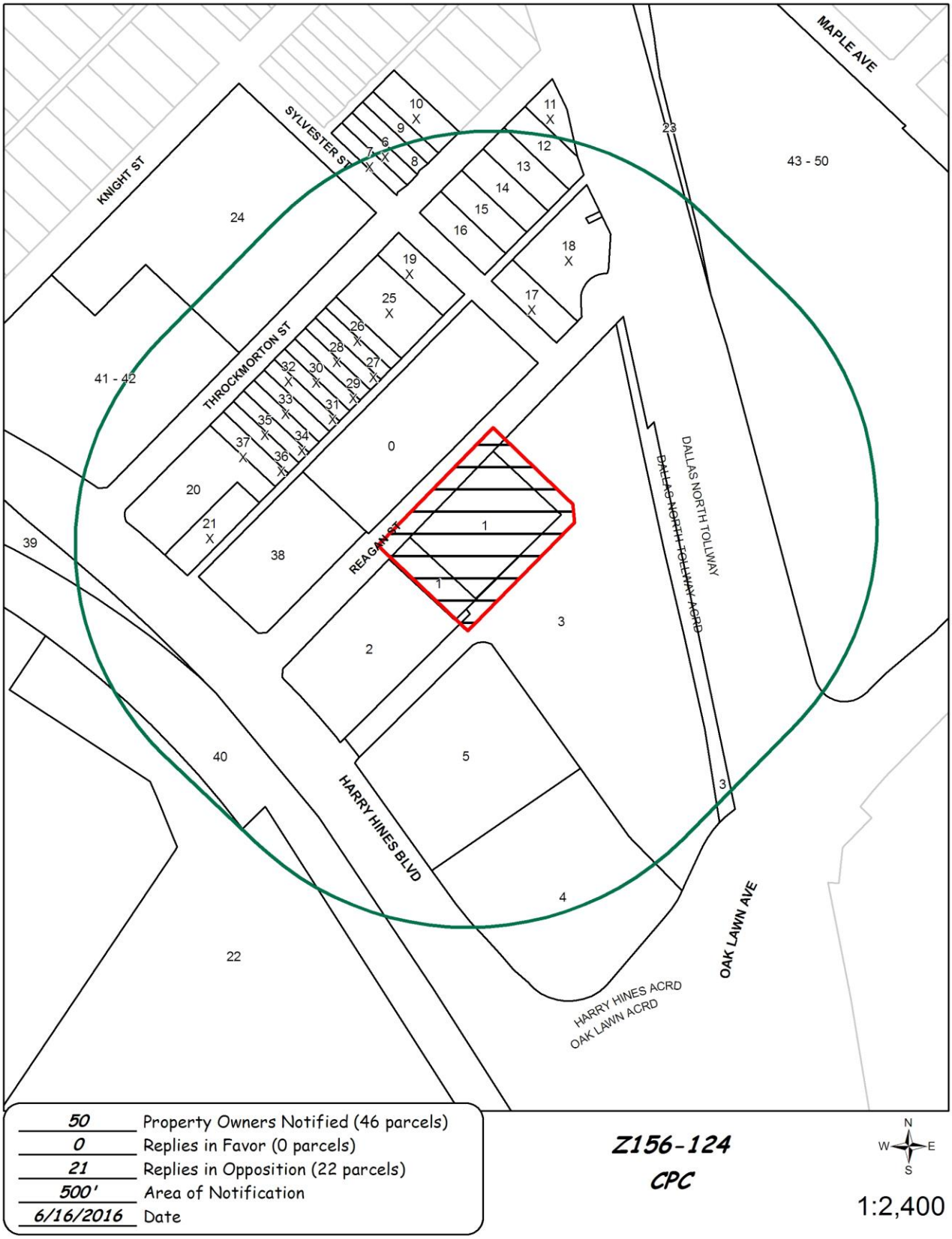
AERIAL MAP

Case no: Z156-124

Date: 1/20/2016


MAPLE AVE
KNIGHT ST
SYLVESTER ST
PD 193
(TH-3)
PD 193
(GR)
PD 262
(Tract 3)
Undeveloped
Single Family
Scattered
Single Family
Alcoholic Sanatorium
(Phoenix Academy)
PD 193
(PDS 36)
PDS-36 (Tract 2)
PD 193
(LC)
SUP
213
Undeveloped
PD
262
H/31
PD 262
(Tract 2)
PD
193
THROCKMORTON ST
PDS-36 (Tract 1)
Utility
Surface parking
Commercial office
DALLAS NORTH TOLLWAY ACRD
OAK LAWN AVE
PD 193
(I-2)
HARRY HINES BLVD
PD
518
DALLAS NORTH TOLLWAY
MU-3
HARRY HINES ACRD
HARRY HINES BLVD
OAK LAWN AVE
1:2,400
ZONING
AND LAND USE
Case no: Z156-124
Date: 1/20/2016

CPC Responses



06/15/2016

Reply List of Property Owners

Z156-124

50 Property Owners Notified ***0 Property Owners in Favor*** ***21 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2338	REAGAN ST	BRODNAX JEAN MARIE
	2	3918	HARRY HINES BLVD	PLASMA LTD
	3	2338	REAGAN ST	NORTH TEXAS TOLLWAY
	4	3900	HARRY HINES BLVD	TEXAS SCOTTISH RITE HOSPITAL FOR CRIPPLED CHILDREN
	5	3910	HARRY HINES BLVD	SENIOR CITIZENS OF
X	6	2403	THROCKMORTON ST	VOORHEES WYNNE J
X	7	2401	THROCKMORTON ST	BOECK CHRISTOPHER M
	8	2407	THROCKMORTON ST	BURKS DEREK J
	9	2405	THROCKMORTON ST	NAEEM USMAN SYAL
X	10	2411	THROCKMORTON ST	GARAY JOHN D
X	11	2422	THROCKMORTON ST	GARRISON RICHARD T
	12	2418	THROCKMORTON ST	MEDRANO JOE N
	13	2414	THROCKMORTON ST	RAMOS CLEMENTINA M
	14	2410	THROCKMORTON ST	MANZANARES MARY L
	15	2406	THROCKMORTON ST	PINEDA JOSEPHINE EST OF
	16	2402	THROCKMORTON ST	BALLAS BARRY BULL INC
X	17	2359	REAGAN ST	PRESCOTT INTERESTS LC
X	18	2363	REAGAN ST	PRESCOTT INTERESTS LTD
X	19	2350	THROCKMORTON ST	LEE ANNIE D
	20	4030	HARRY HINES BLVD	SODERQUIST ASSOC LLC
	22	1950	N STEMMONS FWY	DCI TECH INFOMART LP
	23	3819	MAPLE AVE	OLD PARKLAND UNIT K LLC
	24	4100	HARRY HINES BLVD	4100 HARRY HINES PTNRS LP
X	25	2344	THROCKMORTON ST	LEWIS JACK V &
X	27	2336	THROCKMORTON ST	WESTLAKE P TEED
X	28	2334	THROCKMORTON ST	GARDNER RAYMOND

06/15/2016

Reply	*Label #*	*Address*		*Owner*
X	29	2332	THROCKMORTON ST	MARTIN DAVID L
X	30	2330	THROCKMORTON ST	MILLER RICHARD ALLEN & DEIDRE B
X	31	2328	THROCKMORTON ST	K & D BLACK PROPERTIES LIMITED
X	32	2326	THROCKMORTON ST	MARTIN COREY LEON
X	37	2316	THROCKMORTON ST	HENNESY HUGH P
	38	2303	REAGAN ST	TEXAS UTILITIES ELEC CO
	39	401	S BUCKNER BLVD	DART
	40	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
	41	4100	HARRY HINES BLVD	DALLAS POLICE & FIRE PENSION SYSTEM
	42	4100	HARRY HINES BLVD	CDK REALTY ADVISORS LP
	43	3819	MAPLE AVE	OLD PARKLAND UNIT A LLC
	44	3949	OAK LAWN AVE	OLD PARKLAND UNIT B LLC
	45	3953	MAPLE AVE	OLD PARKLAND UNIT C LLC
	46	3963	MAPLE AVE	OLD PARKLAND UNIT D LLC
	47	4001	MAPLE AVE	TRT OLD PARKLAND LLC
	48	2215	OAK LAWN AVE	OLD PARKLAND UNIT G LLC
	49	2215	OAK LAWN AVE	OLD PARKLAND UNIT H LLC
	50	3819	MAPLE AVE	OLD PARKLAND UNIT K LLC
X	A1	2324	THROCKMORTON ST	KELLEY MELANIE & MARTIN ALAN
X	A2	2338	THROCKMORTON ST	RASCO SHAD L
X	A3	4016	HARRY HINES BLVD	WDM REAL ESTATE LLC
X	A4	2322	THROCKMORTON ST	LONG PAMELA J
X	A5	2320	THROCKMORTON ST	AFOLABI FOLASHADE
X	A6	2318	THROCKMORTON ST	AUNKST PATRICK K

AGENDA ITEM # 65

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 11

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 16 N

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for private school and an ordinance repealing Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane

Recommendation of Staff and CPC: Approval for a four-year period, subject to a site plan, traffic management plan, and conditions; and approval of repealing Specific Use Permit No. 67

Z156-174(SM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-174(SM) **DATE FILED:** December 28, 2015

LOCATION: Northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane

COUNCIL DISTRICT: 11 **MAPSCO:** 16N

SIZE OF REQUEST: Approximately 6.734 acres **CENSUS TRACT:** 136.10

APPLICANT/ OWNER: Park Central Baptist Church

REPRESENTATIVE: Robert Reeves & Associates, Inc.

REQUEST: An application for a Specific Use Permit for private school and to repeal Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is for a private school. The school will utilize a portion of Park Central Baptist Church's property.

CPC RECOMMENDATION: **Approval** for a four-year period, subject to a site plan, traffic management plan, and conditions; and **approval** of repealing Specific Use Permit No. 67.

STAFF RECOMMENDATION: **Approval** for a four-year period, subject to a site plan, traffic management plan, and conditions; and **approval** of repealing Specific Use Permit No. 67.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval of staff's recommended conditions based upon:

1. *Compatibility with surrounding uses and community facilities* – The proposed use is compatible with the surrounding area. The school is not requesting any additional changes to the site and the traffic from drop-off and pick-up times will circulate from the LBJ access road through the parking lot and back onto the LBJ access road as prescribed in the traffic management plan.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The services of the proposed school will provide a service to this area of the city.

3. *Not a detriment to the public health, safety, or general welfare* – The Traffic Safety and Engineering Sections have approved the application with periodic updates to the traffic management plan as specified in the specific use permit conditions.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. All proposed improvements will require compliance with the building code and require final inspection compliance with the site plan.

BACKGROUND INFORMATION

According to a site plan that was used for a permit to construct a corridor to connect the administration building to the gymnasium building (permit 0904291066), the buildings on the request site were erected in this order:

- 1963: The two-story administration building was constructed in the southeast corner with approximately 9,173 square feet.

- 1970: The two-story Sunday school building was constructed just north of the administration building with approximately 4,918 square feet.

- 1975: The one-story gymnasium building was constructed just west of the administration building with approximately 14,922 square feet.

- 1991: The one-story sanctuary building was constructed west of the gymnasium building with approximately 10,776 square feet.

Zoning History: There has been one recent zoning case in the vicinity in the last five years.

1. **Z112-277**: On November 14, 2012 the City Council approved an application to amend the deed restrictions on property zoned an MU-1 (SAH) Mixed Use District (Affordable) with Specific Use Permit No. 1454 for a detached non-premise sign at the northeast corner of LBJ Freeway and Meandering Way.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed Dimension
LBJ Freeway	Interstate Highway	Varies
Blossomheath Lane	Local	50' ROW

Traffic:

The Traffic Safety Engineering Section of the Department of Street Services and the Engineering Section of Sustainable Development and Construction have reviewed the request and recommended approval of the application subject to the traffic management plan.

Comprehensive Plan:

The request site is identified as being located along a *Commercial Center or Corridor* on the ***forwardDallas!*** **Vision Illustration**, adopted June 2006. Commercial Centers or Corridors primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The request is consistent with this Building Block.

STAFF ANALYSIS:

Land Use Compatibility:

	Zoning	Land Use
Site	R-7.5(A), SUP No. 67	Church
North	R-7.5(A)	Single Family
East	MU-1	Hotels
South	MU-3	LBJ Freeway, Hotel, Retirement Housing
West	D(A); MU-1(SAH) with deed restrictions, SUP No. 1454	Duplexes; Undeveloped

Surrounding land uses include single family to the north, hotels to the east, an expansive interstate highway to the south with mixed uses further south, and a large undeveloped tract and duplexes to the west. The site's existing vehicular access points are on LBJ Freeway and Blossomheath Lane. However, the traffic management plan restricts ingress to the eastern drive approach on the LBJ Freeway access road and egress to the western drive approach on the LBJ Freeway access road; it also notes that traffic cones are to be placed at each driveway that connects to Blossomheath Lane to prohibit access during student drop off and pick up times. Therefore, the traffic management plan discourages cross-traffic to nearby residential streets.

The new private school proposes to occupy existing church facilities and operate at mutually exclusive times with the church with no additions proposed to the site. The church has grown since its inception in 1963 but has largely remained unchanged since 1993.

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 conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code.

Landscaping: Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements as no new construction is proposed on the site.

Parking: Pursuant to §51A-4.204 of the Dallas Development Code, schools require one and one-half parking spaces for each kindergarten/elementary school classroom, three and one-half parking spaces for each middle school classroom, and nine and one-half parking spaces for each high school classroom. The proposed school is projected to have a total of 17 classrooms that include 10 elementary school, 3 middle school, and 4 high school classrooms, which would require a total of 63.5 parking spaces for the school. Since required off-street parking is calculated as a sum of all the uses on site, since the church will operate concurrently, although at different times, the total parking requirement for the site is 194 parking spaces. The applicant is providing 202 parking spaces.

CPC ACTION – June 16, 2016

Motion: It was moved to recommend **approval** of a Specific Use Permit for private school for a four-year period, subject to a site plan, traffic management plan, and conditions; and **approval** of the repeal of Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane.

Maker: Schultz
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 400 Mailed: 52
Replies: For: 1 Against: 0

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
William Rector, 6464 E. Lovers Ln., Dallas, TX, 75214
John Hoagland, 7184 Kendallwood Dr., Dallas, TX, 75240
Against: Susan Bowman, 13358 Meadowside Dr., Dallas, TX, 75240
Neutral: Marcy Helford, 7191 Kendallwood Dr., Dallas, TX, 75240

Park Central
BAPTIST CHURCH

List of Partners

STEWARDSHIP COMMITTEE

Bob Adams (14-17)
Amy Luce (13-16)
Connie Coleman (11-14)
Chairman of Deacons (Ex-Officio)
David Greene (14-17)
Tommy Malone, Deacon
Roberta Green, Treasurer
Pastor (Ex – Officio)

Ron McGinnis, Registered Agent – 7/24/14 – on-going

Access Park Central's safe deposit box: Carol Spence, Ronnie McGinnis, Roberta Green
Check Signers: Coy Quine, Roberta Green, Carol Spencer

Candidate	Field of Service	Term
Coy Quine	Trustee/Check Signer	Begins 1/23/2014 - on-going
Roberta Green	Check Signer	Begins 1/23/2014 - on-going
Carol Spencer	Check Signer	on-going

Trustees:
Coy Quine, Amy Luce, Ronnie McGinnis, Charlie Spencer

Z156-174

7777 LBJ Freeway ◦ Dallas, Texas 75251-1293 ◦ (972) 661-8888 ◦ Fax: (972) 385-0955

CPC Recommended Conditions

1. USE: The only use authorized by this specific use permit is a private school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires in 4 years.

4. CLASSROOMS: The maximum number of classrooms is 17.

5. ENROLLMENT: The number of students on the school campus is limited to 250 at any one time.

6. FLOOR AREA: The maximum floor area is 46,256 square feet.

7. HOURS OF OPERATION: Except for special events, the private school may only operate between 8:00 AM and 4:00 PM, Monday through Friday. "Special events" are school-related or school-sponsored functions other than normal classroom operations.

8 HEIGHT: No structure may exceed 30 feet in height.

9. LIGHTING:

A. Lighting is permitted throughout the Property solely for the purpose of security and not for the purpose of illuminating athletic events, practices, or other special events.

B. Light poles may not exceed 30 feet in height.

C. Light fixtures must be hooded, shielded and directed downward

10. OUTDOOR SOUNDS: Loudspeakers, public address systems, school bells, and buzzers (other than fire warning systems) may only be sounded internally within the structures on the Property.

11. STADIUMS AND OUTDOOR BLEACHERS: Stadiums and outdoor bleachers are prohibited.

12. TRAFFIC MANAGEMENT PLAN:

(a) In general. Operation of the private school must comply with the attached traffic management plan.

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way. Vehicular curb cuts that do not reflect ingress and egress points used in the Traffic Management Plan must be closed to school traffic during drop-off and pick-up times as well as special events.

(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 and to the Valley View Homeowners Association at the address PO Box 800214, Dallas TX 75380 by November 1, 2017 or within three months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director and to the Valley View Homeowners Association at the address PO Box 800214, Dallas TX 75380 by November 1 of each 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.

(d) 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) of Chapter 51A of the Dallas City Code.

(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.

13. SECURITY: A peace officer must be at the school exit on duty along LBJ Freeway during student drop-off times.

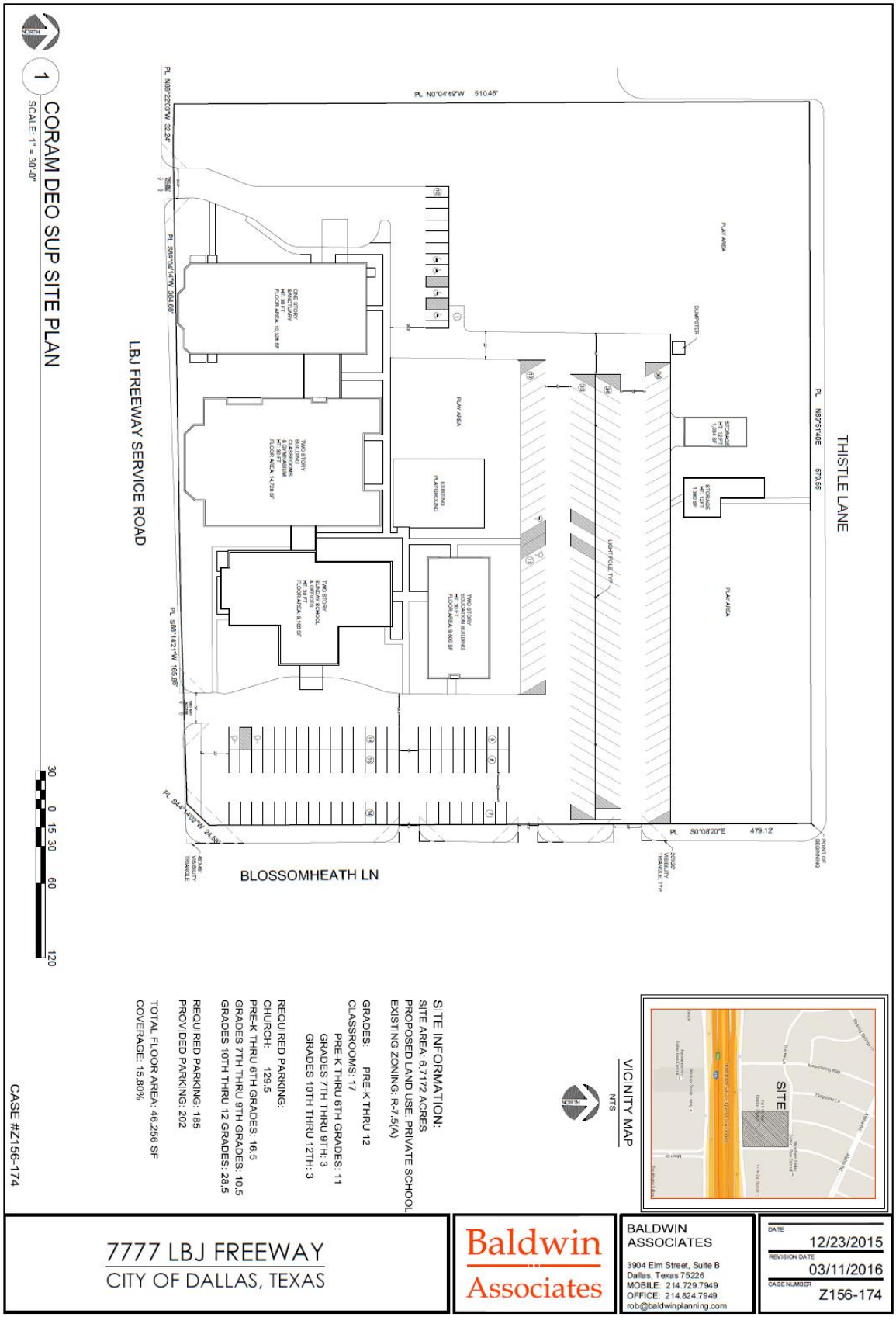
14. TRASH PICK-UP: Trash pick-up is limited to the hours between 8:00 a.m. and 5:00 p.m.

15. NEIGHBORHOOD NOTIFICATIONS: At least thirty days prior to the filing with the city of any application for a zoning change with respect to the school, any application for a minor amendment to the approved site plan for the school pursuant to Sections 51A-4.702(h) or (i), as amended, or any application to the Board of Adjustment for a variance or special exception with respect to the school, or minor amendment to the Traffic Management Plan, the applicant shall submit a copy of said application to the Valley View Homeowners Association at the address PO Box 800214, Dallas TX 75380.

16. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

17. 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



Proposed Traffic Management Plan

TRAFFIC MANAGEMENT PLAN FOR

CORAM DEO ACADEMY

Dallas, Texas

Final: March 2016

Draft 3: February 2016

Draft 2: January 2016

Draft 1: December 2015

Prepared for
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Coram Deo Academy
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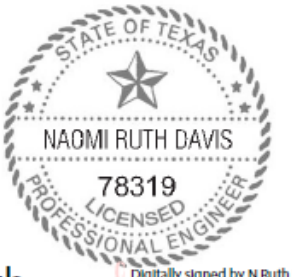

N Ruth Davis

Digitally signed by N Ruth Davis
DN: cn=N Ruth Davis, o=ND Engineering, PC, ou, email=Ruth@ndengpc.com, c=US
Date: 2016.03.15 13:17:24 -05'00'

This Traffic Management Plan has been prepared under the direction of N. Ruth Davis. N. Ruth Davis attests to the technical information contained therein and has judged the qualifications of recommendations, conclusions, and decisions are based on City of Dallas comments, general engineering standards, and Texas/Federal laws.

In Association With

Erin Bishop, Draftsperson/Graphics

This report and the data contained herein have been prepared expressly for the purposes of this project. The use of this data, the conclusions contained in the report or the information provided herein by individuals or agencies is done so at their sole discretion and at their own responsibility. Publication of this document does not warrant the use of the data, the conclusions or the information for any purpose other than that described within this report.

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TRAFFIC MANAGEMENT PLAN
FOR
CORAM DEO ACADEMY

EXECUTIVE SUMMARY/INTRODUCTION

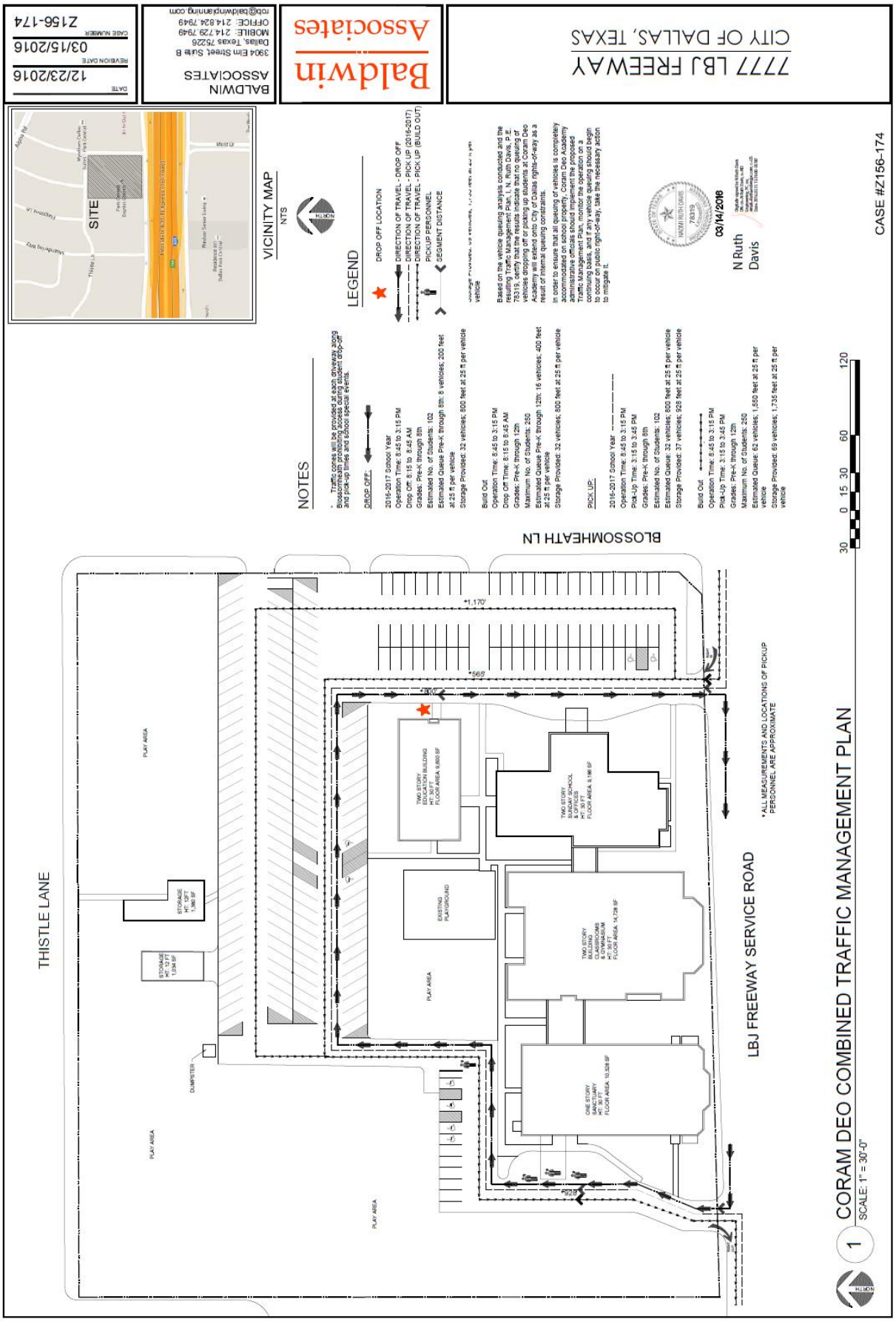
This Traffic Management Plan (TMP) was prepared to provide the following information for the proposed Coram Deo Academy (CDA), which will be located on the Park Central Baptist Church campus, 7777 LBJ Freeway, Dallas, Texas:

- School Characteristics
- Hours of operation;
- Parking
- Drop-off and pickup hours;
- Parent route assignments
- Circulation Plan;
- Ingress and egress locations;
- Location of student drop-off and pickup;
- Number and location of personnel assisting with loading and unloading of students;
- Available queue storage;
- Number of vehicles and queue length for the proposed number of students/families; and,
- Neighborhood impact evaluation.

Figure 1 shows the Project location and the proposed circulation plans for the 2016-2017 school year/build out condition.

Conclusion

Based on the results of the queuing analysis, there is sufficient storage length on the Park Central Baptist Church campus to accommodate the planned maximum number of students with no queuing on City of Dallas right-of-way (ROW). As shown in this document, the PM pickup scenario is the worst case so all queue assessments are based on this scenario. The proposed circulation plan for the 2016-2017 school year PM pickup condition has a storage length of approximately 928 feet that could store approximately 37 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted 2016-2017 school year PM pickup condition queue length is 800 feet, which was calculated using the forecasted queue of 32 vehicles and the conservative vehicle storage length of 25 feet. The proposed circulation plan at build out of the school PM pickup condition has a storage length of approximately 1,735 feet that could store approximately 69 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted build out PM pickup queue length is 1,550 feet, which was calculated using the forecasted queue of 62 vehicles and the conservative vehicle storage length of 25 feet. As the student body increases from its current 54 families to the proposed build out condition of approximately 133 families, the CDA Dallas staff will monitor the length of queue and vehicle occupancy rate (VOR), and will make adjustments to the circulation plan as needed to ensure that no queuing occurs on City of Dallas ROW. The CDA Dallas staff as well as the CDA Administrative staff will work with the City of Dallas to ensure that no queuing will occur on City of Dallas ROW and will incorporate corrections that are deemed necessary by City of Dallas staff. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.


7777 LBJ FREEWAY
CITY OF DALLAS, TEXAS
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3904 Elm Street, Suite B
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OFFICE: 214.824.7949
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rob@baldwinplanning.com
DATE 12/23/2016
REVISION DATE 03/15/2016
CASE NUMBER Z156-174
VICINITY MAP
NTS
SITE
LEGEND
DROP OFF LOCATION
DIRECTION OF TRAVEL - DROP OFF
DIRECTION OF TRAVEL - PICK UP (2016-2017)
DIRECTION OF TRAVEL - PICK UP (BUILD OUT)
PICKUP PERSONNEL
SEGMENT DISTANCE
NOTES
1. Traffic cones will be provided at each driveway along Blossomheath prohibiting access during student drop-off and pick-up times and school special events.
DROP OFF:
2016-2017 School Year
Operation Time: 8:45 to 3:15 PM
Drop Off: 8:15 to 8:45 AM
Grades: Pre-K through 8th
Estimated No. of Students: 102
Estimated Queue Pre-K through 8th: 8 vehicles; 200 feet at 25 ft per vehicle
Storage Provided: 32 vehicles; 800 feet at 25 ft per vehicle
Build Out
Operation Time: 8:45 to 3:15 PM
Drop Off Time: 8:15 to 8:45 AM
Grades: Pre-K through 12th
Maximum No. of Students: 250
Estimated Queue Pre-K through 12th: 16 vehicles; 400 feet at 25 ft per vehicle
Storage Provided: 32 vehicles; 800 feet at 25 ft per vehicle
PICK UP:
2016-2017 School Year
Operation Time: 8:45 to 3:15 PM
Pick-Up Time: 3:15 to 3:45 PM
Grades: Pre-K through 8th
Estimated No. of Students: 102
Estimated Queue: 33 vehicles; 800 feet at 25 ft per vehicle
Storage Provided: 37 vehicles; 926 feet at 25 ft per vehicle
Build Out
Operation Time: 8:45 to 3:15 PM
Pick-Up Time: 3:15 to 3:45 PM
Grades: Pre-K through 12th
Maximum No. of Students: 250
Estimated Queue: 62 vehicles; 1,550 feet at 25 ft per vehicle
Storage Provided: 69 vehicles; 1,735 feet at 25 ft per vehicle
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, N. Ruth Davis, P.E. 78319, certify that the results indicate that no queuing of vehicles dropping off or picking up students at Coram Deo Academy will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.
In order to ensure that all queuing of vehicles is completely accommodated on school property, Coram Deo Academy administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.
03/14/2016
N Ruth Davis
78319
BLOSSOMHEATH LN
THISTLE LANE
LBJ FREEWAY SERVICE ROAD
PLAY AREA
STORAGE HT: 12 FT 1,094 SF
STORAGE HT: 12FT 1,386 SF
DUMPSTER
TWO STORY EDUCATION BUILDING HT: 30 FT FLOOR AREA: 9,800 SF
EXISTING PLAYGROUND
TWO STORY SUNDAY SCHOOL & OFFICES HT: 30 FT FLOOR AREA: 8,190 SF
TWO STORY BUILDING GYMNASIUM & CAFETERIA HT: 30 FT FLOOR AREA: 14,728 SF
ONE STORY SANCTUARY HT: 30 FT FLOOR AREA: 10,208 SF
*1,170'
*568'
*928'
* ALL MEASUREMENTS AND LOCATIONS OF PICKUP PERSONNEL ARE APPROXIMATE
30 0 15 30 60 120
1 CORAM DEO COMBINED TRAFFIC MANAGEMENT PLAN
SCALE: 1" = 30'-0"
CASE #Z156-174

SCHOOL CHARACTERISTICS

CDA is a Classical Christian private school. Core classes are taught on either a Monday/Wednesday or Tuesday/Thursday rotation with electives and high school labs taught on Friday. The students are homeschooled on the remaining days depending on the rotation. The CDA Dallas campus will have classes on Tuesday/Thursday with electives on Friday during the 2016-2017 school year. Grade levels planned for the 2016 – 2017 school year for the Dallas campus will be prekindergarten (Pre-K) through 8th grade. At build out of the CDA Dallas campus, classes will be taught on both the Monday/Wednesday and Tuesday/Thursday rotations with electives and high school labs taught on Friday. Grade levels planned for the build out condition for the Dallas campus will be Pre-K through 12th grade.

There are currently 102 students/54 families enrolled for the Tuesday/Thursday core classes, and 28 students/21 families enrolled for Friday electives. With proposed build out there would be 250 students/133 (approximate) families enrolled for both the Monday/Wednesday and Tuesday/Thursday core classes. It is anticipated that with build out there would also be approximately 250 students/133 families enrolled for Friday electives and high school labs. Currently, several families carpool which results in a VOR of 2.5 students per vehicle.

CDA typically "grows" the next grade by students moving up from lower classes to upper classes as opposed to students applying for acceptance into the school in the upper grades. With the current enrollment of 102 students with grades Pre-K through 8th grade and assuming an average class size of 15 students, it will take approximately eight (8) to nine (9) years to reach the currently planned maximum enrollment of 250 students. At build out, it is anticipated that there will be two (2) classes each of Pre-K, kindergarten, and 1st grade and one class each for all remaining grades through 12th.

CDA Dallas campus staff currently consists of 10 faculties, one (1) PE teacher, one (1) lunch proctor, one (1) administrative assistant, and one (1) director. With maximum student enrollment the staff will increase to 28 faculties and will maintain the one (1) PE teacher, one (1) lunch proctor, one (1) administrative assistant, and one (1) director.

HOURS OF OPERATION

CDA Dallas campus faculty and staff typically arrive by 7:45 AM with doors opening to student arrivals around 8:15 AM. School will start around 8:45 AM with classes lasting to approximately 3:05 PM. Student pickup will begin at 3:15 PM and all students be gone from the campus by 3:45 PM. Faculty and staff typically exit the campus by 4:15 PM unless there is a staff meeting. Staff meetings typically occur once per month and are usually over and all staff has departed by 4:45 PM.

PARKING

The Park Central Dallas Church campus has 204 regular parking spaces of which eight (8) are handicap spaces. The parking areas are located to the east of and behind the church buildings. Per City of Dallas Code Section 51A-4.204(17)(C), a private school should have the following number of parking spaces:

(i) One and one-half spaces for each kindergarten/elementary school classroom;
(ii) Three and one-half spaces for each junior high/middle school classroom; and
(iii) Nine and one-half spaces for each senior high school classroom.

Based on these code requirements, the 2016-2017 school year would require a total of 19 spaces:

- 12 for Pre-K/kindergarten/elementary school classes, and
- Seven (7) for junior high/middle school classes.

This assumes that Pre-K through 6th grade is equivalent to the kindergarten/elementary classification and that 7th through 8th grade is equivalent to the junior high/middle school classification.

With buildout of the school to include 9th through 12th grades, the school would require a total of 57 spaces:

- 17 for Pre-K/kindergarten/elementary school classes,
- 11 for junior high/middle school classes, and
- 29 for senior high school classes.

This assumes that Pre-K through 6th grade is equivalent to the kindergarten/elementary classification, that 7th through 9th grade is equivalent to the junior high/middle school classification, and that 10th through 12th grade is equivalent to the senior high school classification.

The existing 204 total spaces exceed both the near term and the long range parking code requirements.

DROP-OFF AND PICKUP HOURS

With the current school location and enrollment, the CDA Dallas campus AM drop-off typically occurs between 8:15 AM and 8:45 AM. PM Pickup typically occurs between 3:00 PM and 3:15 PM. With the proposed school location and maximum enrollment, the drop-off times would be 8:15 AM to 8:45 AM and pickup times would be 3:15 PM to 3:45 PM.

PARENT ROUTE ASSIGNMENTS

In order to avoid impacting the neighborhoods to the north and west of the proposed school, parent route assignments have been developed as shown in Figures 2 (enter) and 3 (exit). These will be disseminated to parents during parent orientation.

CIRCULATION PLAN

AM Drop-Off

All family vehicles would turn right from the Lyndon B. Johnson Freeway [I-635] westbound frontage road (frontage road) into the westernmost Park Central Baptist driveway. All vehicles would proceed clockwise around the back of the campus to the drop-off location on the east side of the education building. Once the students were dropped off, the vehicles would continue clockwise and exit the campus via a right-turn only from the easternmost driveway onto the frontage road. Figure 1 shows the proposed circulation plan and drop-off location for both the 2016-2017 school year and build out.

7777 LBJ FREEWAY
CITY OF DALLAS, TEXAS

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rob@baldwinplanning.com

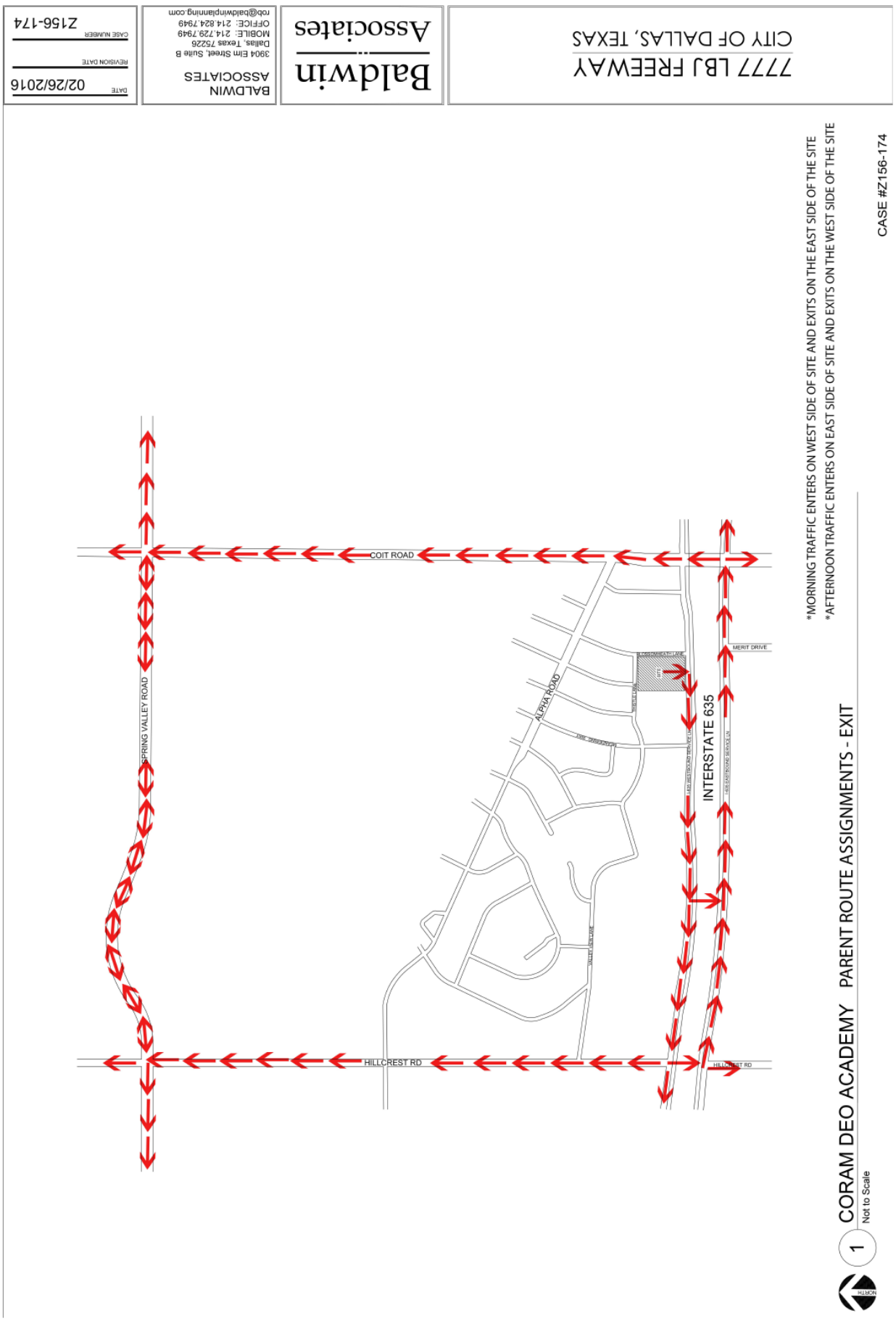
DATE 02/26/2016
REVISION DATE
CASE NUMBER Z156-174

CASE #Z156-174

*MORNING TRAFFIC ENTERS ON WEST SIDE OF SITE AND EXITS ON THE EAST SIDE OF THE SITE
*AFTERNOON TRAFFIC ENTERS ON EAST SIDE OF SITE AND EXITS ON THE WEST SIDE OF THE SITE

1 CORAM DEO ACADEMY PARENT ROUTE ASSIGNMENTS - ENTER
Not to Scale

NORTH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*AFTERNOON TRAFFIC ENTERS ON EAST SIDE OF SITE AND EXITS ON THE WEST SIDE OF THE SITE
1 CORAM DEO ACADEMY PARENT ROUTE ASSIGNMENTS - EXIT
Not to Scale
NORTH
COIT ROAD
SPRING VALLEY ROAD
HILLCREST RD
ALPHA ROAD
MERIT DRIVE
INTERSTATE 635

PM Pickup

In the afternoon, all vehicles would turn right from the frontage road into the easternmost Park Central Baptist driveway and proceed counterclockwise around the back of the campus to the pick-up location on the west side of the Sanctuary at the portico. Once the students were picked up, the vehicles would continue counterclockwise and exit the campus via a right-turn only from the westernmost driveway onto the frontage road. Figure 1 shows the proposed circulation plan and pickup locations for the 2016-2017 school year/build out conditions. Please note that the circulation plan for the proposed build out pickup condition has a double path which allows for storage of all vehicles on site.

INGRESS AND EGRESS LOCATIONS

Ingress to the Park Central Baptist Church campus would be via a right turn only from the frontage road into either the westernmost driveway (AM Drop Off) or the easternmost driveway (PM Pick Up). Egress from the campus would be via a right-turn only from either the easternmost driveway (AM Drop Off) or the westernmost driveway (PM Pick Up) onto the frontage road. Both ingress and egress points are shown on Figure 1.

LOCATION OF STUDENT DROP-OFF AND PICKUP

The proposed location for student drop-off would be at the east end of the education school building. Pickup for all students would be at the portico on the west side of the Sanctuary. Figure 1 shows the proposed drop-off/pickup locations for both the 2016-2017 school year and the build out condition.

PERSONNEL ASSISTING WITH DROP-OFF AND PICKUP

The administrative assistant would typically handle drop-off in the morning. They would hold the facility doors open so when students exit the vehicles they easily walk into the building.

Faculty, staff and upper class students all assist with student pickup in the afternoon. Starting around 3:05 PM all students would gather by class in a large area just inside the doors that lead to the pickup location. Three (3) staff equipped with a walky-talky stay with the students. One (1) staff person would be located approximately six (6) vehicle lengths upstream from the initial pickup vehicle location and also equipped with a walky-talky. Three (3) additional staff are stationed at the three (3) vehicle pick-up stations. All families are provided a name placard that is to be visible to the staff person located approximately six (6) vehicle lengths upstream. This person calls the students names back to the staff staying with the students and designates which vehicle pick-up station the student(s) should be sent to. The upper class students assist the younger students by either just directing where they should go or by helping to carry student backpacks/supplies. Once a student and the student's vehicle arrive at the designated pickup station, the staff member that is located at that station opens the car door for the student and assists the student with entering the vehicle with their backpacks/supplies. The staff person then shuts the vehicle door and the vehicle pulls away from the pickup station. Figure 1 shows the locations of all personnel assisting with drop-off and pickup.

AVAILABLE QUEUE STORAGE

AM Drop-Off

Using both Google Earth and the Park Central Baptist Church site plan, the proposed circulation plan for drop-off has approximately 800 feet of queue storage on the Park Central Baptist Church campus. The 800 feet is measured from the property boundary at the westernmost driveway entrance to the entrance of the education building and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 800 feet would allow approximately 32 vehicles to store in the 800 feet.

PM Pickup

Using both Google Earth and the Park Central Baptist Church site plan, the proposed circulation plan for pickup of Pre-K through 8th grade in the 2016-2017 school year condition has approximately 928 feet of queue storage on the Park Central Baptist Church campus. The 928 feet is measured from the property boundary at the easternmost driveway entrance to the farthest point of the vehicle pickup location near the sanctuary portico on the west side of the campus and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 928 feet would allow approximately 37 vehicles to store in the 928 feet.

Using the same sources, the proposed circulation plan for pickup of Pre-K through 12th grade in the build out condition has approximately 1,735 feet of queue storage on the Park Central Baptist Church campus. The 1,735 feet is measured from the property boundary at the easternmost driveway entrance to the farthest point of the vehicle pickup location near the sanctuary portico on the west side of the campus and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 1,735 feet would allow approximately 69 vehicles to store in the 1,735 feet. Please note that the circulation plan for the proposed build out pickup condition has a double path which allows for storage of all vehicles on site.

QUEUE LENGTH AND NUMBER OF VEHICLES

In order to correctly estimate forecasted queue lengths, existing data for similar facility types should be used. CDA operates differently than most other private schools in that it is part regular school part home school. Therefore it was determined that queuing information for CDA facilities would be unique to this type of use. Since the CDA Dallas campus currently exists at another location, queuing data at the existing CDA Dallas campus was collected on Thursday, December 3, 2015 for both drop-off and pickup and Tuesday, December 8, 2015 for pickup. These were typical school days with no special events happening. One family was absent during drop-off and two families were absent during pickup so a worst case adjustment of one (1) additional vehicle length was added to the drop-off and two (2) additional vehicle lengths were added to the pickup queue calculations. Friday queuing data was not collected since the number of students/families attending Friday classes is significantly less than those attending the Tuesday/Thursday core classes. Table 1 shows the existing AM drop-off and PM pick up queues.

TABLE 1: EXISTING QUEUES

Time	No. of Vehicles	Length[1] (ft)
AM Drop-off	8	200
PM Pick Up	32	800

[1] *Based on a conservative vehicle length of 25 feet multiplied by number of vehicles in queue*

As shown in Table 1, with the current enrollment of 102 students/54 families and the current VOR, the maximum queue length during drop-off is approximately 200 feet with eight (8) vehicles and during pickup is approximately 800 feet with 32 vehicles. These queue lengths were calculated based on a conservative vehicle length of 25 feet multiplied by the number of vehicles in the queue. Please note that during drop-off several families park their vehicles and walk their children into the school as opposed to dropping them off in the car line, therefore the pickup queue represents the worst case queuing condition. Existing and forecasted queuing data used in this report is provided in Attachment 1.

Transportation and Land Development, 2nd Edition, states that in regards to queuing unless a major restructuring of the hours of operation or service occurs, existing drop-offs/pickups can be used along with total proposed drop-offs/pickups to determine the projected size of queue and size of facilities needed. Since the existing pickup queue is significantly greater than the existing drop-off queue, the forecasted pickup queue was used to determine if there is sufficient on-site storage for the forecasted maximum number of students. A ratio of number of existing families to number of existing students was developed to determine the number of forecasted families based on the proposed maximum student enrollment. With the proposed maximum enrollment of 250 students it is estimated that there will be approximately 133 families. Of this forecasted 250 students, it was estimated that 30 students in the upper grades would drive to school and park. Likewise a ratio of number of existing families to number of forecasted families was developed to use in generating the forecasted number of queue vehicles and needed storage. This ratio showed an approximately 90% increase in number of queue vehicles and needed storage. Table 2 shows the forecasted drop-off and pick up queues.

TABLE 2: FORECASTED QUEUES (WITH MAXIMUM 250 STUDENTS)

Time	No. of Vehicles	Length[1] (ft)
AM Drop-off Pre-K through 12th grade	16	400
PM Pickup Pre-K through 12th grade	62	1,550

[1] *Based on a conservative vehicle length of 25 feet multiplied by number of vehicles in queue*

As shown in Table 2, using the existing family to forecasted family ratio, which maintains the current VOR, the maximum AM drop-off queue length for Pre-K through 12th grade is estimated to be 400 feet with 16 vehicles. The maximum PM pickup queue length is estimated to be 1,550 feet with 62 vehicles. Again the queue length was developed using a conservative vehicle length of 25 feet per vehicle multiplied by the forecasted number of vehicles.

As stated previously, the CDA Dallas staff will monitor the length of queue and the VOR and will make adjustments as needed to ensure that no vehicles queue in the City of Dallas ROW.

NEIGHBORHOOD IMPACT EVALUATION

Traffic counts will be taken for the following intersections both pre-school and during school:

- I635 Westbound Frontage Road at Meandering Way
- Blossomheath Lane at Thistle Lane
- Thistle Lane and Meandering Way

Pre-school counts will be taken on either a T/W/Th when school is not in session during a typical fall/winter/spring time period to determine pre-school conditions. These will be one (1) hour counts taken from 8:00 AM to 9:00 AM and 3:00 PM to 4:00 PM. Counts will then be taken during the same time

periods on a T/Th when school is in session as part of the annual traffic study. The pre-school and school day counts will then be compared to determine if there are any significant changes (>10%) in traffic entering or exiting the neighborhood north and west of the proposed school. Specifically these changes would be looked for in the following movements:

- I635 Westbound Frontage Road at Meandering Way – westbound right-turn
- Blossomheath Lane at Thistle Lane – eastbound right-turn and southbound through
- Thistle Lane and Meandering Way - northbound left-turn, northbound through, northbound right-turn, eastbound through, and southbound left-turn.

If there are no significant changes (>10%) in traffic data between the pre-school and school day counts collected for the specific movements identified previously, it will be documented in the annual traffic report. If significant changes (>10%) are identified, an additional set of school counts will be obtained and re-compared to the pre-school data. If significant changes (>10%) are still identified, then personal will be stationed at the three (3) intersections to see if any CDA parents are entering or exiting the neighborhoods to the north and west of the proposed school.

CONCLUSION

Based on the results of the queuing analysis, there is sufficient storage length on the Park Central Baptist Church campus to accommodate the planned maximum number of students with no queuing on City of Dallas right-of-way (ROW). As shown in this document, the PM pickup scenario is the worst case so all queue assessments are based on this scenario. The proposed circulation plan for the 2016-2017 school year PM pickup condition has a storage length of approximately 928 feet that could store approximately 37 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted 2016-2017 school year PM pickup condition queue length is 800 feet, which was calculated using the forecasted queue of 32 vehicles and the conservative vehicle storage length of 25 feet. The proposed circulation plan at build out of the school PM pickup condition has a storage length of approximately 1,735 feet that could store approximately 69 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted build out PM pickup queue length is 1,550 feet, which was calculated using the forecasted queue of 62 vehicles and the conservative vehicle storage length of 25 feet. As the student body increases from its current 54 families to the proposed build out condition of approximately 133 families, the CDA Dallas staff will monitor the length of queue and vehicle occupancy rate (VOR), and will make adjustments to the circulation plan as needed to ensure that no queuing occurs on City of Dallas ROW. The CDA Dallas staff as well as the CDA Administrative staff will work with the City of Dallas to ensure that no queuing will occur on City of Dallas ROW and will incorporate corrections that are deemed necessary by City of Dallas staff. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

AM Queue Data
Existing and Forecasted

		Existing	Ex Q	Ex Q	Storage	Stor Len	Stor Len	Forecasted	For Q	For Q	Storage	Stor Len	Stor Len
	Vehicle	Queue	Lower	Upper	Length	Lower	Upper	Queue	Lower	Upper	Length	Lower	Upper
Time	Arrivals	(# of Veh)	(# of Veh)	(# of Veh)	(ft)	(ft)	(ft)	(# of Veh)	(# of Veh)	(# of Veh)	(ft)	(ft)	(ft)
8:02	2	2	1	1	50	25	25	4	2	2	100	75	50
8:03	0	2	1	1	50	25	25	4	2	2	100	75	50
8:04	0	2	1	1	50	25	25	4	2	2	100	75	50
8:05	1	3	2	1	75	50	25	6	4	2	150	100	100
8:06	0	3	2	1	75	50	25	6	4	2	150	100	100
8:07	1	4	3	1	100	75	25	8	5	3	200	125	125
8:08	0	4	3	1	100	75	25	8	5	3	200	125	125
8:09	0	4	3	1	100	75	25	8	5	3	200	125	125
8:10	0	4	3	1	100	75	25	8	5	3	200	125	125
8:11	0	4	3	1	100	75	25	8	5	3	200	125	125
8:12	1	5	3	2	125	75	50	10	6	4	250	175	150
8:13	0	5	3	2	125	75	50	10	6	4	250	175	150
8:14	2	7	5	2	175	125	50	14	8	6	350	225	225
8:15	**3**	**8**	6	2	**200**	**150**	**50**	**16**	9	7	**400**	**225**	**175**
8:16	1	3	2	1	75	50	25	6	4	2	150	100	100
8:17	0	0	0	0	0	0	0	0	0	0	0	0	0
8:18	2	2	1	1	50	25	25	4	2	2	100	75	50
8:19	1	1	1	0	25	25	0	2	1	1	50	50	25
8:20	4	3	2	1	75	50	25	6	4	2	150	100	100
8:21	1	2	1	1	50	25	25	4	2	2	100	75	50
8:22	2	3	2	1	75	50	25	6	4	2	150	100	100
8:23	3	3	2	1	75	50	25	6	4	2	150	100	100
8:24	1	1	1	0	25	25	0	2	1	1	50	50	25
8:25	3	4	3	1	100	75	25	8	5	3	200	125	125
8:26	1	1	1	0	25	25	0	2	1	1	50	50	25
8:27	1	1	1	0	25	25	0	2	1	1	50	50	25
8:28	1	1	1	0	25	25	0	2	1	1	50	50	25
8:29	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:31	0	0	0	0	0	0	0	0	0	0	0	0	0
8:32	0	0	0	0	0	0	0	0	0	0	0	0	0
8:33	0	0	0	0	0	0	0	0	0	0	0	0	0
8:34	0	0	0	0	0	0	0	0	0	0	0	0	0
8:35	0	0	0	0	0	0	0	0	0	0	0	0	0
8:36	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:
Existing queue data collected on Thursday, Dec 3, 2015
Forecasted queue data based on 250 student maximum
Storage length assumes a conservative 25 ft per vehicle

PM Queue Data
Existing and Forecasted

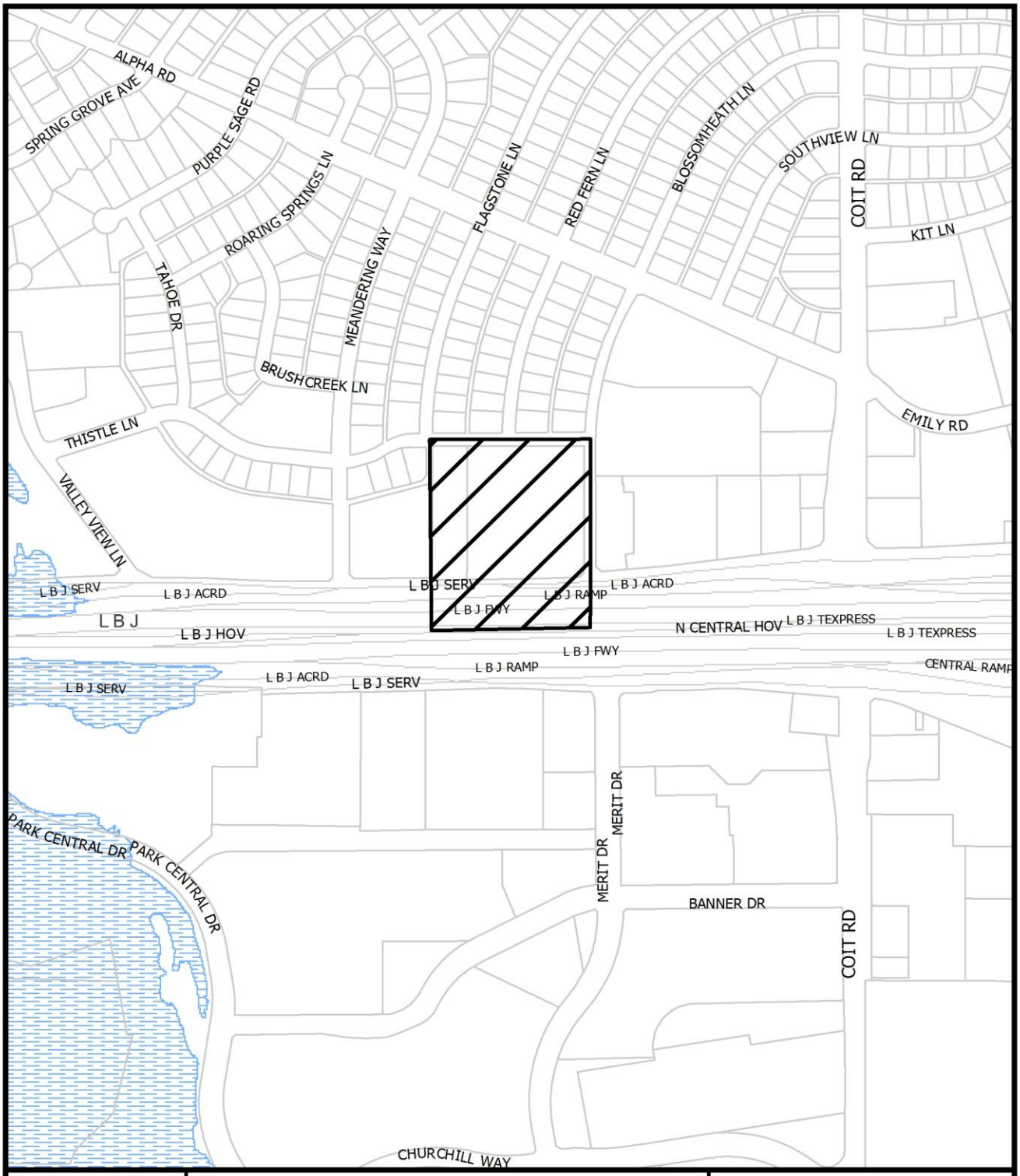
Time	Vehicles Arrivals	Existing Queue (# of Veh)	Storage Length (ft)	Forecasted Queue (# of Veh)	Storage Length (ft)
2:36	0	0	0	0	0
2:37	2	2	50	4	100
2:38	1	3	75	6	150
2:39	0	3	75	6	150
2:40	0	3	75	6	150
2:41	1	4	100	8	200
2:42	2	6	150	12	300
2:43	0	6	150	12	300
2:44	0	6	150	12	300
2:45	0	6	150	12	300
2:46	0	6	150	12	300
2:47	2	8	200	16	400
2:48	3	11	275	21	525
2:49	1	12	300	23	575
2:50	0	12	300	23	575
2:51	2	14	350	27	675
2:52	1	15	375	29	725
2:53	1	16	400	31	775
2:54	2	18	450	35	875
2:55	1	19	475	37	925
2:56	1	20	500	39	975
2:57	0	20	500	39	975
2:58	3	23	575	44	1100
2:59	0	23	575	44	1100
3:00	3	26	650	50	1250
3:01	3	29	725	56	1400
3:02	2	31	775	60	1500
3:03	**1**	**32**	**800**	**62**	**1550**
3:04	0	20	500	39	975
3:05	1	17	425	33	825
3:06	1	17	425	33	825
3:07	3	17	425	33	825
3:08	0	15	375	29	725
3:09	1	13	325	25	625
3:10	0	12	300	23	575
3:11	0	9	225	18	450
3:12	1	7	175	14	350
3:13	1	5	125	10	250
3:14	0	4	100	8	200
3:15	0	3	75	6	150
3:16	0	0	0	0	0

Notes:

Existing queue data collected on Thursday, Dec 3, 2015 and Tuesday, Dec 8, 2015

Forecasted queue data based on 250 student maximum

Storage length assumes a conservative 25 ft per vehicle



1:6,000

VICINITY MAP

Case no: Z156-174

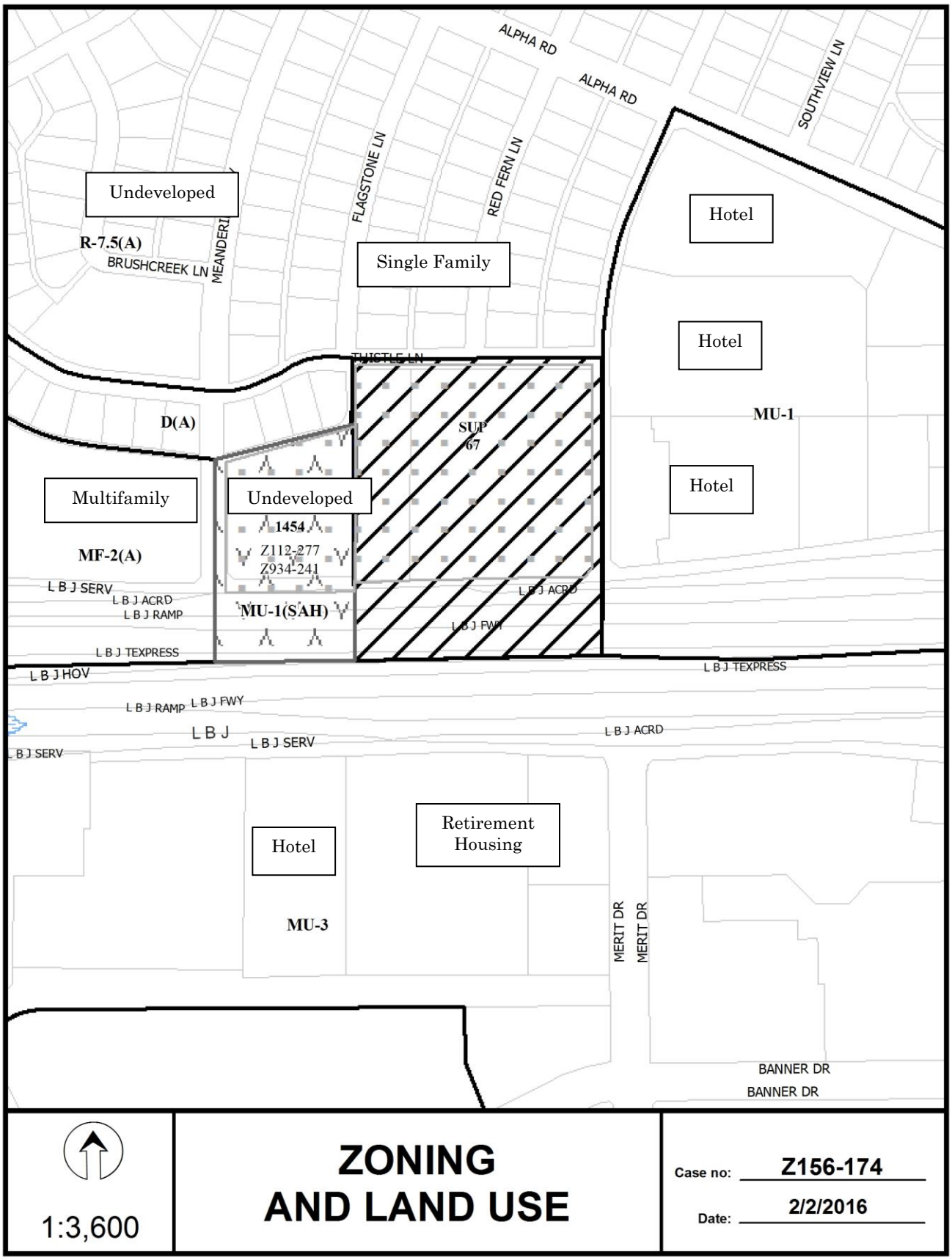
Date: 2/2/2016

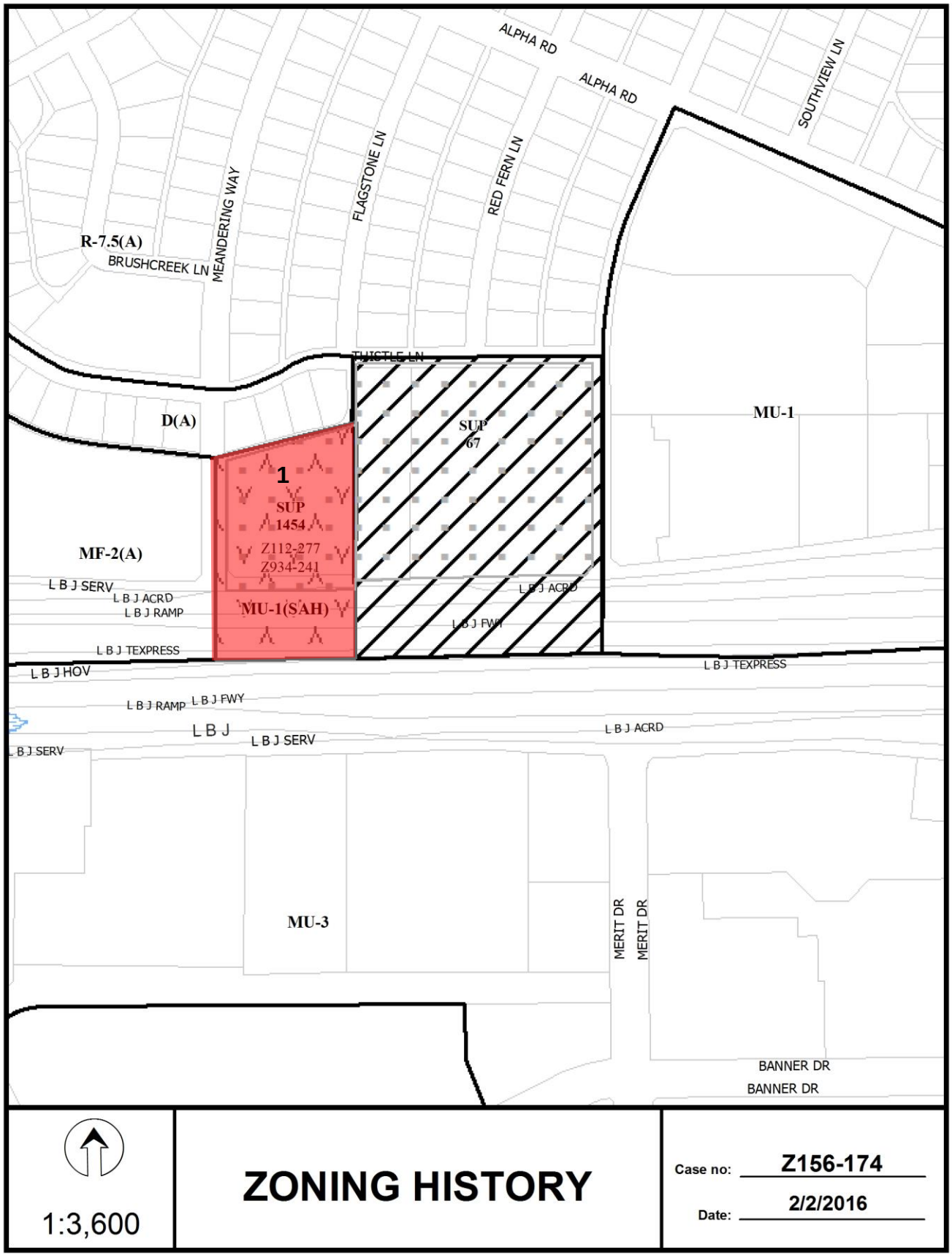
1:3,600

AERIAL MAP

Case no: Z156-174

Date: 2/2/2016


ALPHA RD
ALPHA RD
SOUTHVIEW LN
FLAGSTONE LN
RED FERN LN
MEANDER
BRUSHCREEK LN
Undeveloped
R-7.5(A)
Single Family
Hotel
Hotel
MU-1
Hotel
TUISTLE LN
D(A)
SUP 67
Multifamily
MF-2(A)
Undeveloped
1454
Z112-277
Z934-241
MU-1(SAH)
L B J SERV
L B J ACRD
L B J RAMP
L B J TEXPRESS
L B J HOV
L B J FWY
L B J
L B J SERV
L B J ACRD
Hotel
MU-3
Retirement Housing
MERIT DR
MERIT DR
BANNER DR
BANNER DR
1:3,600
ZONING
AND LAND USE
Case no: Z156-174
Date: 2/2/2016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ALPHA RD
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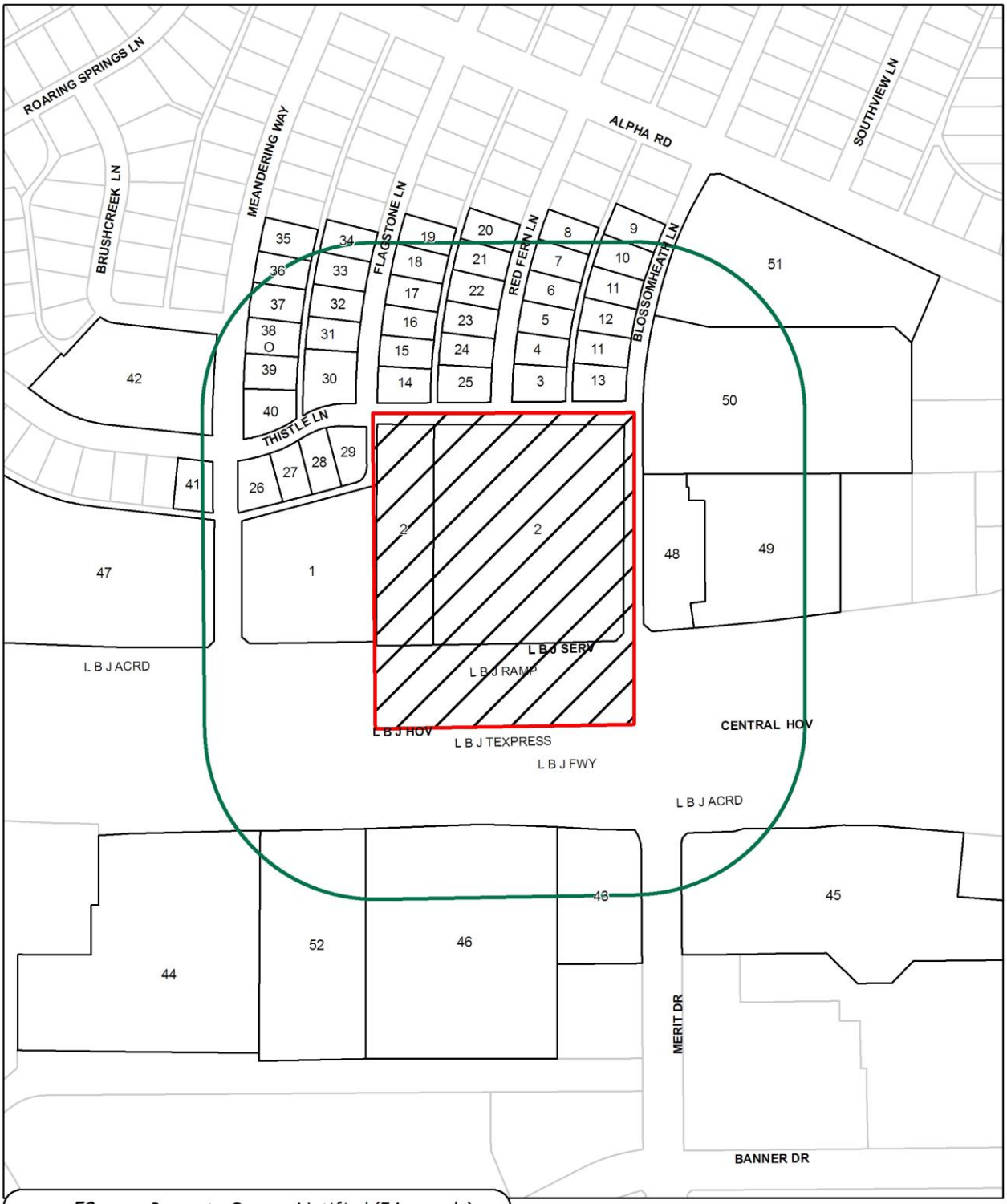
FLAGSTONE LN
RED FERN LN
MEANDERING WAY
R-7.5(A)
BRUSHCREEK LN
THISTLE LN
D(A)
SUP 67
MU-1
1
SUP 1454
Z112-277
Z934-241
MF-2(A)
MU-1(SAH)
L B J SERV
L B J ACRD
L B J RAMP
L B J TEXPRESS
L B J HOV
L B J FWY
L B J
MU-3
MERIT DR
BANNER DR
1:3,600
ZONING HISTORY
Case no: Z156-174
Date: 2/2/2016

CPC Responses



06/15/2016

Reply List of Property Owners

Z156-174

52 Property Owners Notified ***1 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	7701	LBJ FWY	LAWLER RL TRUST
	2	7775	LBJ FWY	PARK CENTRAL BAPTIST CHURCH
	3	13106	RED FERN LN	AYALA SALVADOR CONSTANZA
	4	13112	RED FERN LN	SHATLEY BETSY B
	5	13116	RED FERN LN	SHATLEY BETTY
	6	13122	RED FERN LN	HAMIDFAR AHMAD
	7	13126	RED FERN LN	DIAZ JUAN P &
	8	13134	RED FERN LN	DELASANCHA ROMAN
	9	13129	BLOSSOMHEATH LN	RODRIGUEZ PATRICIA
	10	13125	BLOSSOMHEATH LN	FERNANDEZ FRANCISCO N &
	11	13119	BLOSSOMHEATH LN	FRAZIN LORRIE
	12	13115	BLOSSOMHEATH LN	RAMIREA PAULO E
	13	13105	BLOSSOMHEATH LN	HERNANDEZ PEDRO A &
	14	13106	FLAGSTONE LN	DIAZ JUAN P &
	15	13112	FLAGSTONE LN	AGUILERA MAURICIO
	16	13118	FLAGSTONE LN	ASMEROM TEDROS
	17	13122	FLAGSTONE LN	TORRES MIGUEL A
	18	13130	FLAGSTONE LN	RECINEBOOG REGINA &
	19	13204	FLAGSTONE LN	HARVEY JAMES L III
	20	13131	RED FERN LN	RAMIREZ AMADE A &
	21	13125	RED FERN LN	DAHAN STEPHANIE
	22	13121	RED FERN LN	MORGULOFF BARRY R &
	23	13115	RED FERN LN	HAMM ROBERT H JR ETAL
	24	13111	RED FERN LN	BURRIS JENNIFER L
	25	13105	RED FERN LN	MORGULOFF KAREN &
	26	7606	THISTLE LN	FRAZIN LORRAINE

06/15/2016

Reply	*Label #*	*Address*		*Owner*
	27	7612	THISTLE LN	ZAFAR SHADMAN
	28	7616	THISTLE LN	HAQUE NAYEEM & KELCEY
	29	7622	THISTLE LN	GANNON JEFFREY
	30	13111	FLAGSTONE LN	TESSEMMA TADESSE &
	31	13117	FLAGSTONE LN	GALLEGOS JOSEFINA
	32	13121	FLAGSTONE LN	STRULL PHILLIP
	33	13127	FLAGSTONE LN	GARNER JERRY L
	34	13133	FLAGSTONE LN	NICHOLAS RHONDA L
	35	13118	MEANDERING WAY	TORRE ROBERT DE LA &
	36	13112	MEANDERING WAY	KILLGO CLIFFORD D
	37	13106	MEANDERING WAY	REDD JUDY A
O	38	13094	MEANDERING WAY	CHAILLET SHIRLEE M & BRIAN S
	39	13090	MEANDERING WAY	GAMINO GARY & MICHELLE
	40	13084	MEANDERING WAY	MURY MOHAMMAD R
	41	7580	THISTLE LN	GONSKY SHARON
	42	13093	MEANDERING WAY	CHURCH IN DALLAS THE
	43	12777	MERIT DR	SUMMIT PARQUE LLC
	44	7616	LBJ FWY	HARTMAN INCOME REIT PPTY HOLDINGS LLC
	45	12790	MERIT DR	PARK CENTRAL PROPERTY LP
	46	7750	LBJ FWY	NIC 17 WINDSOR OWNER LLC
	47	7373	VALLEY VIEW LN	191 II FSC CITY NORTH APARTMENTS LLC
	48	7815	LBJ FWY	SHRIRAJ INVESTMENT CORPORATION
	49	7815	LBJ FWY	GRAND HOTEL HOSPITALITY LLC
	50	7800	ALPHA RD	HPT IHG 3 PPTIES TR
	51	7880	ALPHA RD	HPT IHG-3 PROP TRUST
	52	7642	LBJ FWY	IHP DALLAS TX OWNER LLC

AGENDA ITEM # 66

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 36 J

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 740 on the southeast corner of East Mockingbird Lane and North Central Expressway
Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions
Z156-176(SM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-176(SM) **DATE FILED:** December 28, 2015

LOCATION: Southeast corner of East Mockingbird Lane and North Central Expressway

COUNCIL DISTRICT: 14 **MAPSCO:** 36J

SIZE OF REQUEST: Approx. 5.339 acres **CENSUS TRACT:** 3.00

REPRESENTATIVE: William S. Dahlstrom, Jackson Walker L.L.P.

APPLICANT / OWNER: THI VI Dallas Mockingbird, LLC

REQUEST: An application for an amendment to Planned Development District No. 740.

SUMMARY: The applicant proposes to (1) increase the maximum number of hotel units from 200 to 208 and (2) decrease parking requirements for Tract 1 from 519 to 500 off-street parking spaces.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends this item be approved based upon:

1. *Performance impacts upon surrounding property* – The requested amendments to the existing planned development district are generally modest in scale, increasing the maximum number of hotel units by four percent and decreasing the minimum number of parking spaces by four percent. The increase in hotel units is proposed as a reduction in resident units as no new floor area is proposed. Therefore staff recommends that the swapping of residential to hotel units does not present a performance impact upon surrounding properties.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and attached parking demand study and has determined that the proposed development will not have a negative impact on the surrounding street system.

3. *Comprehensive Plan or Area Plan Conformance* – The request complies with Commercial Center or Corridor Building Block of the Comprehensive Plan.

BACKGROUND INFORMATION:

- Aerial photography shows the site developed between 1958 and 1968.

- PD No. 740 was established by Ordinance No. 26268, passed by the Dallas City Council on February 22, 2006.

- Palomar Hotel occupied the majority of the site in 2007, where permits were issued to renovate, construct additions, and demolish the structure upon Tract 2 of the planned development district. Other complementary uses also occupied the tenant suites around this time period.

- The Highland Hotel was issued a certificate of occupancy in December 2014, after the Palomar Hotel vacated the site.

Zoning History: There have been two recent zoning changes requested in the area within the last five years.

1. **Z145-135** On April 22, 2015, the City Council approved an application for a Planned Development District for D(A) Duplex District uses and a modified duplex use on property zoned a D(A) Duplex District.

2. **Z112-289** On November 14, 2012, the City Council approved an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a D(A) Duplex District

Thoroughfares/Streets:

Thoroughfare/Street	Type	Dimension
North Central Expressway	Highway	Variable ROW
East Mockingbird Lane	Principal Arterial	Minimum 6 lanes, divided, 100' ROW

Traffic and Parking:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has determined that the proposed development will not have a negative impact on the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 740	Mixed uses
North	MU-3	Mixed uses
Southeast	PD No. 455, SUP No. 1227	Utilities and retail
West	MU-3, MU-2	Data center

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being located along a Commercial Center or Corridor.

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development. The request is consistent with this building block.

STAFF ANALYSIS:

Land Use Compatibility:

The site is approximately 5.339 acres and located along a principal arterial to the north and a highway to the west and contains a mixture of hotel, residential, restaurant, office, and personal service uses. Another successful and renowned transit-oriented-development is located to the north of the site, Mockingbird Station. To the southeast of the site is a utility easement that isolates the request site from the residential properties in the nearby vicinity. The site has also housed mixed uses for decades and therefore the modest amendments of the request is seen as compatible with surrounding land uses.

CPC ACTION – JUNE 16, 2016:

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 740, subject to a revised development plan and conditions with the following additional conditions: The furthest west driveway on Mockingbird be closed temporarily during events held in the meeting room at the hotel on property on the southeast corner of East Mockingbird Lane and North Central Expressway.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 500 Mailed: 113
Replies: For: 3 Against: 0

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
David Lemmond, 2740 Alco Ave., Dallas, TX, 75211
Against: None

List of Partners/Principals/Officers

THI VI Dallas Mockingbird, LLC

(Applicant and Property Owner)

List of Officers and LLC Managers

Bruce Wiles	President and LLC Manager
George Dabney	Vice President/Assistant Treasurer and LLC Manager
Sun Do	Vice President/Assistant Treasurer and LLC Manager

PROPOSED AMENDMENTS TO

ARTICLE 740.

PD 740.

SEC. 51P-740.101. LEGISLATIVE HISTORY.

PD 740 was established by Ordinance No. 26268, passed by the Dallas City Council on February 22, 2006. (Ord. 26268)

SEC. 51P-740.102. PROPERTY LOCATION AND SIZE.

PD 740 is established on property located at the southeast corner of North Central Expressway and Mockingbird Lane. The size of PD 740 is approximately 5.3 acres. (Ord. 26268)

SEC. 51P-740.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

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

(c) This district is considered to be a nonresidential zoning district.

(d) Tract 1 and Tract 2 are the areas shown on the Tract 1 development/Tract 2 conceptual plan (Exhibit 740A).

(e) In this district, SPA means a facility operated to promote physical fitness or weight control and where manipulated massage or exercises are practiced upon the human body with or without the use of mechanical, therapeutic, or bathing devices. This use may include, but is not limited to, exercise, gamecourt, and accessory eating areas. (Ord. Nos. 26268; 27329)

SEC. 51P-740.104. CONCEPTUAL PLAN.

Development and use of Tract 2 must comply with the Tract 2 portion of the Tract 1 development/Tract 2 conceptual plan. In the event of a conflict between the text of this article and the Tract 1 development/Tract 2 conceptual plan, the text of this article controls. (Ord. Nos. 26268; 27329)

SEC. 51P-740.105. DEVELOPMENT PLAN.

(a) Development and use of Tract 1 must comply with the Tract 1 portion of the Tract 1 development/Tract 2 conceptual plan. In the event of a conflict between the text of this article and the Tract 1 development/Tract 2 conceptual plan, the text of this article controls.

(b) For Tract 2, a development plan that complies with the Tract 2 portion of the Tract 1 development/Tract 2 conceptual plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Tract 2. (Ord. 26268)

SEC. 51P-740.106. MAIN USES PERMITTED.

The only main uses permitted in this district are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 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-3 Mixed Use District is subject to DIR in this district; etc. (Ord. 26268)

SEC. 51P-740.107. ACCESSORY USES.

(a) 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) In this district, the following accessory use is not permitted:

-- Private stable.

(c) In this district, the following accessory use is permitted by SUP only:

-- Accessory helistop.

(Ord. 26268)

SEC. 51P-740.108. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. Minimum front yard is 15 feet.

(b) Side and rear yard.

(1) Tract 1. Minimum side and rear yard is as shown on the Tract 1 development/Tract 2 conceptual plan.

(2) Tract 2. No minimum side and rear yard.

(c) Density.

(1) Tract 1. Maximum number of dwelling units is 77.

(2) Tract 2. Maximum dwelling unit density is 150 units per acre.

(d) Floor area.

(1) Tract 1.

(A) Maximum number of hotel guest rooms is 208 [~~200~~], and there is no maximum floor area for the hotel guest rooms.

(B) Maximum floor area is 42,710 square feet for all nonresidential uses other than hotel guest rooms, and the floor area of certain of these nonresidential uses is further limited as follows.

(C) Maximum floor area for hotel meeting rooms is 8,610 square feet.

(D) Maximum floor area for a restaurant without drive-in or drive through-service as a main use is 8,300 square feet.

(E) Maximum floor area for a restaurant without drive-in or drive through-service as an accessory use to a hotel is 7,500 square feet.

(F) Maximum floor area for a spa is 9,300 square feet.

(G) Maximum floor area for all retail and personal service uses not listed in Subparagraphs (D), (E), and (F) is 9,000 square feet.

(H) No maximum floor area for residential uses.

(2) Tract 2. Maximum floor area for all uses is 200,000 square feet with retail and personal service uses limited to no more than 20,000 square feet of floor area.

(e) Height.

(1) Tract 1.

(A) Maximum structure height for the existing hotel building is 115 feet in the location shown on the Tract 1 development/Tract 2 conceptual plan.

(B) Unless further restricted under Subparagraph (1)(A), maximum structure height is 128 feet.

(2) Tract 2. Maximum structure height is 133 feet.

(f) Lot coverage.

(1) Tract 1. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Tract 2. Maximum lot coverage is 90 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. No maximum number of stories. (Ord. Nos. 26268; 27329)

SEC. 51P-740.109. 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/loading requirements for each use.

(b) The following parking regulations apply to Tract 1 for a combination of hotel, retail and personal service, and multifamily uses on Tract 1:

(1) A minimum of 500 [~~519~~] off-street parking spaces must be provided.

(2) For multifamily uses, required off-street parking may be configured as packed parking. A special parking license is not required for packed parking. Packed parking stall dimensions must be shown on an approved development plan. The packed parking standards in Subsection 51A-4.329(c) apply.

(3) Required off-street parking for multifamily uses must be reserved for residents.

(c) Aboveground parking structures located on Tract 2 are limited to two stories and must have a facade that is similar in materials and appearance to the facade of the main structure the parking serves. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent property to the east and shining into the airspace above North Central Expressway by a minimum four foot wall. Above the first floor, and on the first floor facing the Katy Trial, all openings in the aboveground parking structure facade must be screened except for vehicle access ways. Screening may include architectural grill work or other materials that provide ventilation.

(d) Loading facilities and service areas in Tract 2 must be located within the parking structure and screened from view from the Katy Trail.

(e) For purposes of off-street parking regulations, Tract 1 and Tract 2 are considered to be one lot. (Ord. Nos. 26268; 27329)

SEC. 51P-740.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26268)

SEC. 51P-740.111. INGRESS/EGRESS.

(a) Except as provided in this section, v[V]ehicular ingress and egress must be provided in the locations as shown on the Tract 1 development/Tract 2 conceptual plan. No other vehicular ingress or egress is permitted.

(b) From one half hour prior to and until one half hour after the scheduled start time of a special event for a hotel use, the westernmost vehicular ingress/egress point onto the Property from Mockingbird Lane must be closed. For purposes of this subparagraph, SPECIAL EVENT means a scheduled meeting or function planned to accommodate 150 or more individuals who are not overnight guests of the hotel use. (Ord. 26268)

SEC. 51P-740.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For Tract 1, landscaping must be provided as shown on the Tract 1 landscape plan (Exhibit 740B) and the Mockingbird Lane sidewalk plan (Exhibit 740C).

(c) A landscape plan for Tract 2 must be approved by the city plan commission before the issuance of a building permit on Tract 2.

(d) The Property owner must obtain a parkway landscape permit and private license to plant trees in the Mockingbird Lane parkway as shown on the Tract 1 landscape plan. If the city does not approve a parkway landscape permit or private license, the trees shown in the parkway must be relocated to the Property and shown on a revised landscape plan for Tract 1 approved by the landscape plan amendment procedure in Section 51A-4.702.

(e) The Tract 2 landscape plan and any amendments to the Tract 1 landscape plan must include a tree mitigation table summarizing tree mitigation requirements for the tract as required by Section 51P-740.113. The table must include total mitigation required for the tract, the amount of mitigation satisfied on site, and the amount of mitigation satisfied off-site, including a description of the location for off-site mitigation.

(f) Plant materials must be maintained in a healthy, growing condition. (Ord. 26268)

SEC. 51P-740.113. ALTERNATIVE TREE MITIGATION FOR A SPECIFIC SET OF USES.

(a) Applicability. This section applies only to a combination of hotel, retail and personal service, and multifamily uses on Tract 1 along with a combination of any uses on Tract 2.

(b) Replacement trees on the Property.

(1) A minimum of 122 caliper inches of replacement trees must be planted on Tract 1 prior to issuance of a certificate of occupancy for the later of either the hotel or the Tract 1 south multifamily use shown on the Tract 1 development /Tract 2 conceptual plan.

(2) A minimum of 72 caliper inches of replacement trees must be planted on Tract 2 prior to issuance of a certificate of occupancy for any Tract 2 uses.

(c) Replacement trees in the DART right-of-way.

(1) In addition to the on-site replacement requirements in Subsection (b), and subject to the written consent of the owner of the DART right-of-way, a minimum of 215 caliper inches of replacement trees must be planted in the DART right-of-way within 24 months after the issuance of a certificate of occupancy for the Tract 1 south multifamily use.

(2) In addition to the on-site replacement requirements in Subsection (b), and subject to the written consent of the owner of the DART right-of-way, a minimum of 113 caliper inches of replacement trees must be planted in the DART right-of-way within 24 months after the issuance of a certificate of occupancy for any Tract 2 uses.

(3) Tree mitigation credit shall be granted for replacement trees planted in the DART right-of-way (future Katy Trail extension) adjacent to the east side of the Property.

(d) Removal of off-site replacement trees. The building official must be notified 60 days prior to removal of any replacement trees planted off the Property, other than in case of emergency removal for public safety. A revised site plan as required for off-site mitigation per Article X must be submitted to the building official showing the location of the removed trees and the new location for planting. If possible, the replacement trees should be planted within Glencoe Park, subject to approval of the director of park and recreation, or on the Property. If neither of these two options are used, all other options for tree mitigation as provided for in Article X are permitted.

(e) Completion date for all mitigation. Within 24 months after the issuance of a certificate of occupancy for any Tract 2 uses, all tree mitigation must be complete. (Ord. Nos. 26268; 27329)

SEC. 51P-740.114. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 26268)

SEC. 51P-740.115. ROADWAY IMPROVEMENTS.

Prior to the issuance of a certificate of occupancy for a permitted use on the Property, a deceleration lane must be provided at the west driveway as shown on the Tract 1 development/Tract 2 conceptual plan, with final design and construction approved by the Texas Department of Transportation. (Ord. 26268)

SEC. 51P-740.116. SIDEWALKS.

(a) Except as provided below, sidewalks must be provided as required by Chapter 51A.

(b) Sidewalks along Mockingbird Lane must be provided as shown on the Mockingbird Lane sidewalk plan. (Ord. 26268)

SEC. 51P-740.117. 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) Garbage storage areas in Tract 2 must be screened with a solid brick masonry veneer wall except for access points. Access points to the garbage storage area must face away from the Katy Trail. (Ord. Nos. 26268; 27329)

SEC. 51P-740.118. 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 director of public works and transportation.

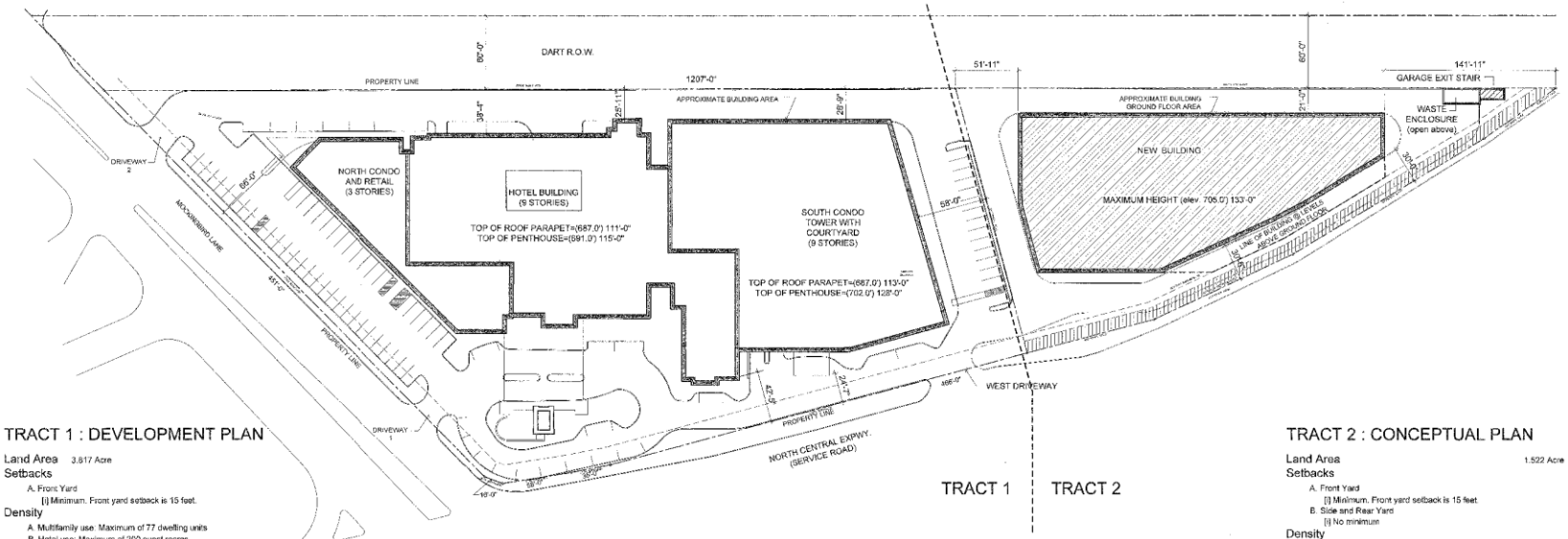
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26268)

SEC. 51P-740.119. ZONING MAP.

PD 740 is located on Zoning Map No. H-8. (Ord. 26268)

Z156-176(SM)

Existing Development Plan



TRACT 1 : DEVELOPMENT PLAN

Land Area 3.817 Acre

Setbacks
- A. Front Yard
  - [i] Minimum. Front yard setback is 15 feet.

Density
- A. Multifamily use: Maximum of 77 dwelling units
- B. Hotel use: Maximum of 200 guest rooms

Floor Area
- A. Meeting area for a Hotel: 8,510 square feet
- B. Restaurant without drive-in or drive through service as a main use: 8,300 square feet
- C. Restaurant without drive-in or drive through service as an accessory use to a hotel: 7,500 square feet
- D. Spa: 9,300 square feet
- E. All other retail and personal service uses: 9,000 square feet

Height

A. Existing Hotel Building	
[i] Top of Roof Parapet (Near East Property Line)	(687.0') 111'-0"
[ii] Top of Penthouse Roof	(691.0') 115'-0"
B. New South Condo Tower	
[i] Top of Roof Parapet (Near East property Line)	(687.0') 113'-0"
[ii] Top of Penthouse Roof	(702.0') 128'-0"
C. New North Condo and Retail	(619.0') 43'-0"

Stories

A. New North Condo and Retail	No Maximum
B. Existing Hotel Building	No Maximum
C. New South CondoTower	No Maximum

Lot Coverage 80%

Off Street Parking

Required:	519 Spaces
Provided:	519 Spaces

Tract 1 Development / Tract 2 Conceptual Plan
Scale: 1" = 40'-0"

TRUE NORTH

TRACT 2 : CONCEPTUAL PLAN

Land Area 1.522 Acre

Setbacks
- A. Front Yard
  - [i] Minimum. Front yard setback is 15 feet.
- B. Side and Rear Yard
  - [i] No minimum

Density
- Multifamily use: Maximum of 200,000 GSF
- Office use: Maximum of 200,000 GSF

Floor Area
- Residential & Non-residential uses: Maximum of 200,000 square feet.

Height
- A. New Office or Condominium Tower
  - [ii] Maximum Structure Height (705.0') 133'-0"

Stories
- Maximum 2 stories of parking above grade, No maximum for building.

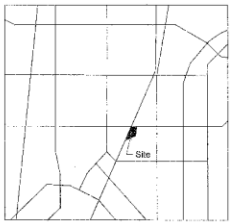
Lot Coverage 90%

Off Street Parking
- Per uses per Dallas Development Code

082583
27329

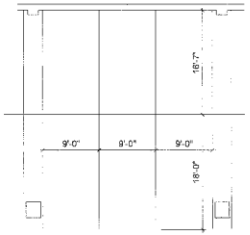
APPROVED BY CITY COUNCIL
OCT 28 2009
City Secretary

Exhibit 740A
Planned Development District No. 740



VICINITY MAP
Not To Scale

TRUE NORTH



TYPICAL PACKED PARKING
Scale: 1/8" = 1'-0"

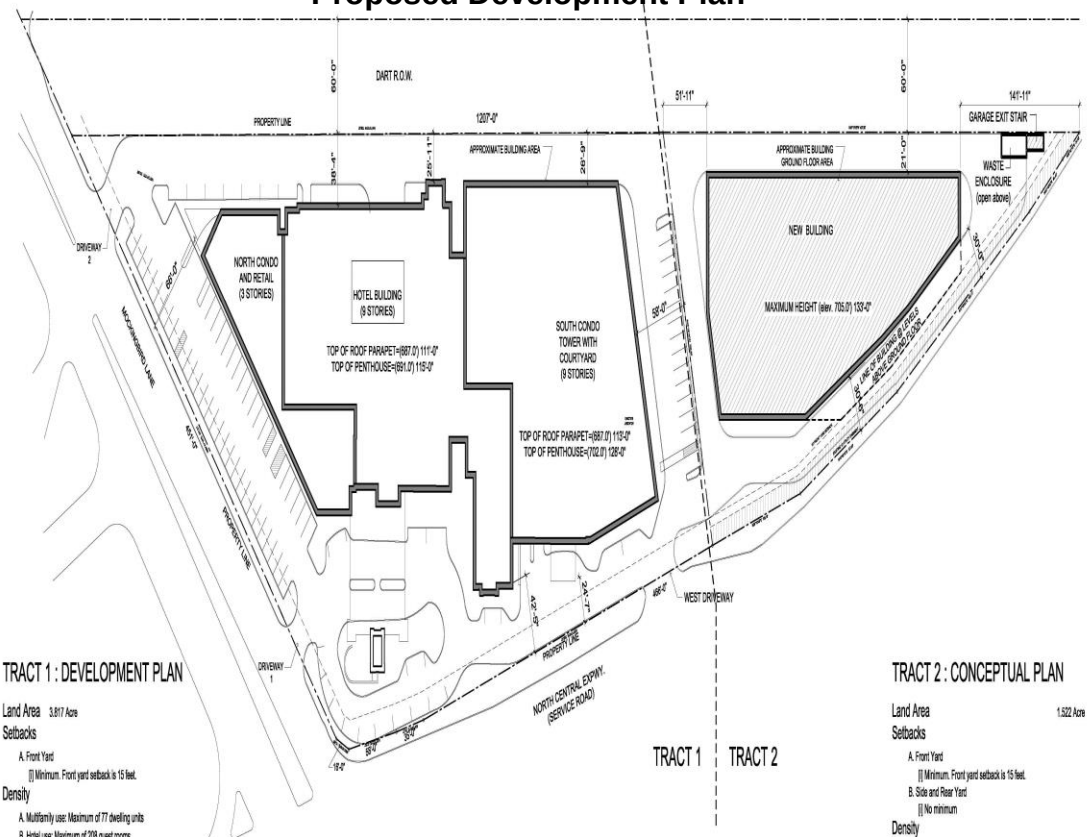
Case # Z078-241
Planned Development District No. 740

Edwin Brantley Smith & Associates, Inc.
Architecture . Planning . Interior Design
6688 North Central Expressway . Suite 560 . Dallas . Texas 75206
voice 214 368 1900

Palomar Office Building . Realty America Group
23 September 2008
0 10' 20' 40' 80'

North Central Expressway
Dallas, Texas

Proposed Development Plan



TRACT 1 : DEVELOPMENT PLAN

Land Area 3.817 Acre

Setbacks
- A. Front Yard
  - [] Minimum. Front yard setback is 15 feet.

Density
- A. Multifamily use: Maximum of 77 dwelling units
- B. Hotel use: Maximum of 208 guest rooms

Floor Area
- A. Meeting area for a Hotel: 8,610 square feet
- B. Restaurant without drive-in or drive through service as a main use: 8,300 square feet
- C. Restaurant without drive-in or drive through service as an accessory use to a hotel: 7,500 square feet
- D. Spa: 9,300 square feet
- E. All other retail and personal service uses: 9,000 square feet

Height
- A. Existing Hotel Building
  - [] Top of Roof Parapet (Near East Property Line) (687.0') 111'-0"
  - [] Top of Penthouse Roof (691.0') 115'-0"
- B. New South Condo Tower
  - [] Top of Roof Parapet (Near East property Line) (687.0') 113'-0"
  - [] Top of Penthouse Roof (702.0') 128'-0"
- C. New North Condo and Retail (819.0') 43'-0"

Stories

A. New North Condo and Retail	No Maximum
B. Existing Hotel Building	No Maximum
C. New South CondoTower	No Maximum

Lot Coverage 80%

Off Street Parking

Required:	500 Spaces
Provided:	501 Spaces

Tract 1 Development / Tract 2 Conceptual Plan
Scale: 1" = 40'-0"

TRUE NORTH

TRACT 2 : CONCEPTUAL PLAN

Land Area 1.522 Acre

Setbacks
- A. Front Yard
  - [] Minimum. Front yard setback is 15 feet.
- B. Side and Rear Yard
  - [] No minimum

Density
- Multifamily use: Maximum of 200,000 GSF
- Office use: Maximum of 200,000 GSF

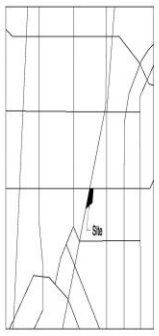
Floor Area
- Residential & Non-residential uses: Maximum of 200,000 square feet.

Height
- A. New Office or Condominium Tower
  - [] Maximum Structure Height (705.0') 133'-0"

Stories
- Maximum 2 stories of parking above grade, No maximum for building.

Lot Coverage 90%

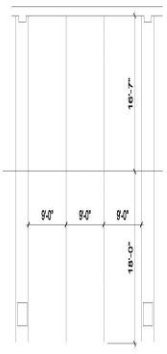
Off Street Parking
- Per uses per Dallas Development Code



VICINITY MAP

Not To Scale

TRUE NORTH



TYPICAL PACKED PARKING

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

edwin brantley smith + associates

The Highland Hotel

Case # Z156-176
Planned Development District No. 740

architecture . planning . interior design . 214 368 1900
8226 douglas avenue . suite 800 . dallas . texas . 75225

15 June 2016

0 10' 20' 40' 80'

North Central Expressway
Dallas, Texas

Kimley»Horn

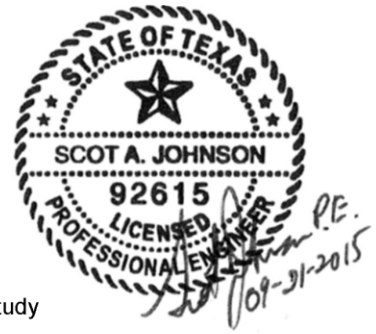
MEMORANDUM

To: Ms. Erica Graham
THI VI Dallas Mockingbird LLC

From: Scot A. Johnson, P.E., PTOE
Kimley-Horn and Associates, Inc.

Date: September 21, 2015

Subject: PD 740 (Highland Hotel) Parking Study



Introduction

Kimley-Horn and Associates, Inc. (KH) was retained by Thayer Lodging to conduct a parking study to examine the effects of the proposed change to the PD 740 Tract 1 zoning. The study determined the actual parking supply on the site and made observations of parking demand from the current land uses, then drew conclusions about the proposed zoning change.

PD 740 covers the southeast corner of US 75 and Mockingbird Lane. Tract 1 of PD 740 is developed with a hotel, condo units, and commercial areas, and uses surface parking and an underground parking garage. Tract 2 of PD 740 is undeveloped and currently contains only an unpaved parking lot which is used by some Tract 1 patrons or staff.

Within the existing building, the owner proposes to convert eight condominium units to hotel rooms. PD 740 would be modified to change the allowable maximum hotel rooms from 200 to 208. There would be no additional building area, and the existing floor area limitations for nonresidential uses will be unchanged.

The existing site was observed on August 6, 2015 for both parking supply and parking occupancy. A physical count and examination of each available parking space was made, comparing the actual conditions to the site plans from PD 740 and provided by the owner. At the same time, another observer was recording parking occupancy on the surface and in the garage at 30-minute intervals from 5:00 PM until 9:00 PM.

Parking Supply

The surface and underground garage parking areas were subdivided into logical parking lots for observation and discussion. The surface parking lots numbered S-1 through S-5 are shown in **Exhibit 1**, with the parking space count shown for each area. The garage parking areas numbered G-1 through G-3 are shown in **Exhibit 2**, with the parking space count shown for each area. Note that **Exhibit 1** and **Exhibit 2** are based on the previous site plan graphics which do not exactly represent the current parking configuration.

Surface Lot
Lot S-1 is the surface parking on the north side of the main building, mostly serving the commercial uses. S-1 has 51 total spaces, including five handicapped spaces. Most of the spaces are marked as 30-minute parking only, and the spaces adjacent to the building are marked for use by the adjacent businesses.

Lot S-2 is an area of seven parallel parking spaces on the northeast corner of the site. The parallel spaces are not individually marked, so one parking observation showed at eight vehicles in that space.

Lot S-3 includes the hotel porte-cochere with valet station, the condo tower porte-cochere with valet station, and the associated surface spaces on the western side of the building. S-3 has 21 total spaces, some of which are not fully marked. The spaces are marked for and controlled by the valet operators.

Lot S-4 is the marked spaces against the south boundary of Tract 1, with 22 spaces including two handicapped spaces. These spaces are generally open for longer-term customer parking, and were also observed being used by the staff of the commercial spaces.

Lot S-5 is the informal, unpaved parking lot on Tract 2, which is accessed via a connection from lot S-4. Almost the entire Tract 2 is available for parking, with one east-west parking bay being more defined with gravel. For purposes of the parking occupancy, lot S-5 was assumed to have 25 spaces, although it could accommodate many more. As it is not a part of Tract 1, lot S-5 is not counted in the total for PD 740 Tract 1. However, the observed parking demands using S-5 will be considered when discussing the Tract 1 overall parking demands.

Overall, the Tract 1 surface parking provides a total of 101 spaces.

Underground Garage
The garage is physically divided into three areas, with the condo parking being within fenced and gated areas.

Lot G-1 is the main underground parking area, used by the hotel valet and some self-parkers from the Exhale spa. It contains 255 usable spaces, including four handicapped spaces. Some additional spaces being used for permanent storage areas, and some nonstandard spaces were not counted (HVAC equipment intrusions, etc.).

Lot G-2 is the parking for the loft condos above the commercial spaces, and contains 24 spaces.

Lot G-3 is the parking for the condo tower, and contains 128 spaces.

Overall, the underground garage totals 407 spaces. When combined with the surface spaces, the site provides 508 parking spaces.

Parking Demand Observations

The observations were conducted on a typical Thursday and covered the afternoon commuter rush, typical supper service at the major restaurant Knife, and the hotel parking accumulation into the evening. The restaurant indicated they expected 63 diners across the evening, which was a typical number. The hotel was indicated to be at 68% occupancy, or 136 rooms filled. The observations are summarized in Exhibit 3, showing the number of parked vehicles in each area at each observation. Subtotals for the garage and surface parking area, and an overall total are shown.

The highest parking demand occurred at 5:00 PM, with a total of 275 vehicles parked on the site. This total parking demand included the 19 vehicles parked in the gravel lot on Tract 2 (S-5). This 275 total demand represents an occupancy of 54% of the total 508 spaces on Tract 1. After 5:00 PM, the overall parking demand tended to decline through the evening, with a low of 216 parked vehicles at 9:00 PM when observations were ended. A smaller peak (250 total) can be observed at 7:00 PM, which is the peak of the restaurant usage.

The combined surface lot showed 72% occupancy at 5:00 PM, but quickly declined as the commercial spaces closed for the day. Spaces were available at all times in the larger S-1 north side and S-4 south side surface lots. By 9:00 PM the combined surface lot occupancy was 38%.

The main garage area G-1 showed only 42% occupancy at 5:00 PM, and showed a slower decline throughout the evening, ending at 31% occupancy with 79 spaces used.

The condo parking areas G-2 and G-3 showed a slight increase in occupancy through the evening, with both areas showing ample excess capacity.

The S-5 gravel lot on Tract 2 showed a maximum parking demand of 19 vehicles at 5:00 PM and 6:30 PM, with a decline to 16 by 9:00 PM. It is believed these vehicles are mostly staff parking since the occupancy does not decline as much compared to the main garage and other surface areas. These vehicles could easily be accommodated within the Tract 1 parking capacity.

Underground Garage Overnight Counts

The hotel valet provided data on the number of vehicles parked overnight (hotel guests), and the number of vehicles parked in the garage for events on the site (who were not otherwise hotel guests). A total of 88 nights of observations were provided, covering April through June, 2015, and the data sheets are attached. The hotel room occupancy was also recorded for each night, which varied from 31% to 100%. With that data, a parking demand per occupied hotel room could be calculated for each observation, independent of the hotel occupancy at any given time. Over all the observations, the average parking demand was found to be 0.47 spaces per occupied hotel room. Only one observation exceeded 1 space per hotel room.

The event parking demand varied significantly, from zero up to a maximum of 135 vehicles. Only two events exceeded 100 vehicles, and the average event had a parking demand of 38 vehicles.

Combining the hotel demand and the event demand, the highest observed garage demand in the three months of observations was 216 vehicles, which is still easily accommodated within the 255 spaces of

the G-1 main area of the garage. The average combined hotel and event demand was 98 vehicles. The garage is properly divided between the hotel/commercial and condo parking areas so that all users have ample opportunity for parking.

From these observations, the 8 new hotel rooms can be expected to generate between 4 and 8 parked vehicles when occupied. The parking demand from the new hotel rooms will be indistinguishable from the daily variation and event traffic that the site is consistently handling.

Summary

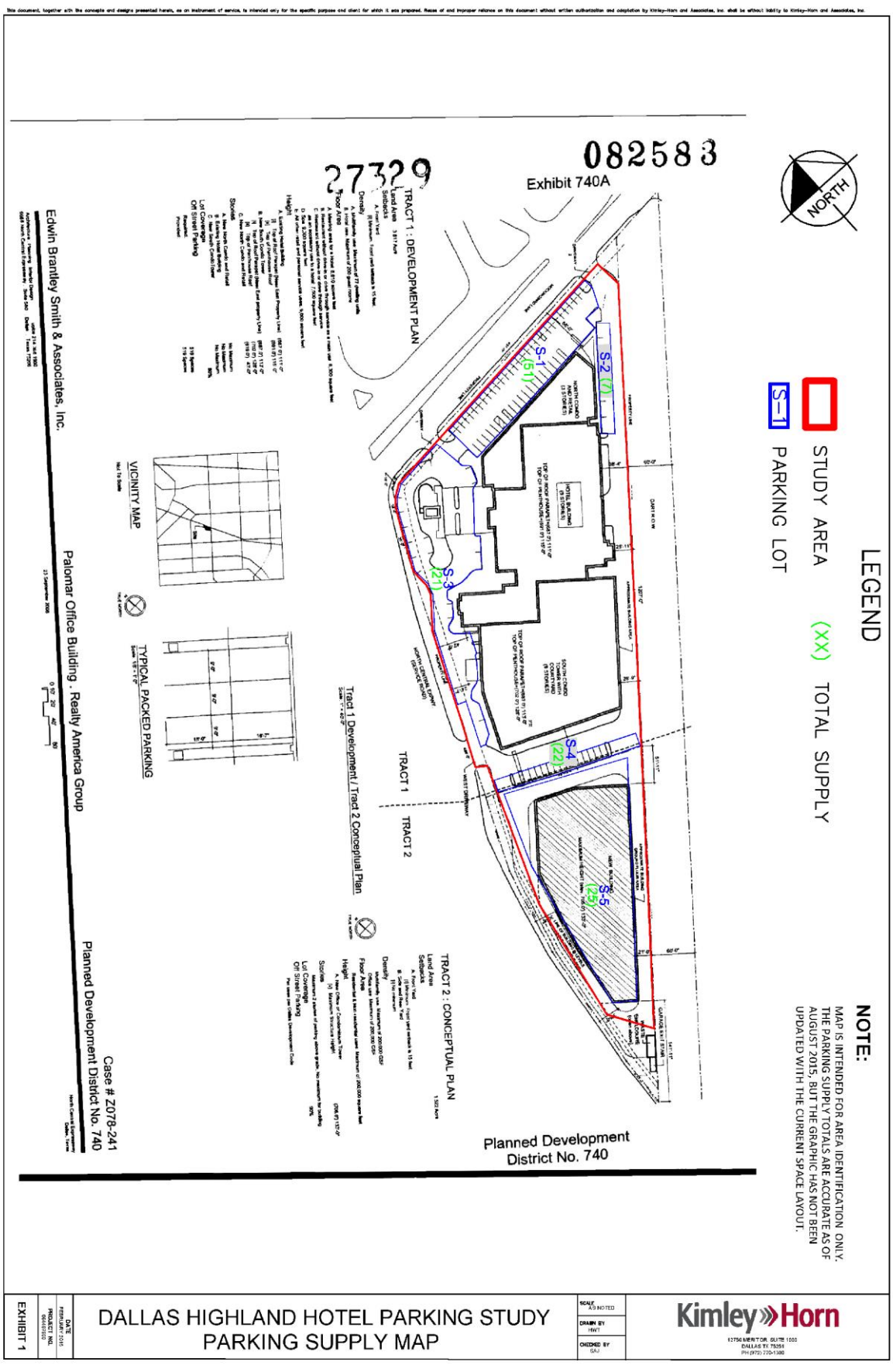
It is clear that the proposed 500-space parking supply within the PD 740 Tract 1 site is ample to accommodate the parking demand from the current and proposed uses. The eight additional hotel rooms will not generate a noticeable change in the hotel parking demand.

Parking on the gravel lot on Tract 2 is simply for convenience and in place of using the valet to park in the garage. If necessary, those parkers could easily be accommodated within the parking garage.

The time limits and adjacent reserved spaces on the northern surface parking lot S-1 are appropriate to serve the commercial users there, and should be maintained and enforced. The use of the valet parking should be encouraged and advertised for longer-term parkers of all uses, reducing the perceived pressure on the surface parking supply. The valet operation should be maintained at a high level to minimize the waiting time on the drop-off or pick-up exchange. The division of the available spaces between users is appropriate at the current time for both the surface and garage areas, and should continue to be actively managed in the future.

END

Attachments: Exhibit 1 – Parking Supply Map - Surface
Exhibit 2 – Parking Supply Map - Garage
Exhibit 3 – Parking Supply and Observed Vehicle Occupancy
Underground Garage Parking Counts – April 2015
Underground Garage Parking Counts – May 2015
Underground Garage Parking Counts – June 2015


082583
27329
Exhibit 740A
NORTH
LEGEND
STUDY AREA
(XX) TOTAL SUPPLY
S-1 PARKING LOT
NOTE:
MAP IS INTENDED FOR AREA IDENTIFICATION ONLY. THE PARKING SUPPLY TOTALS ARE ACCURATE AS OF AUGUST 2015, BUT THE GRAPHIC HAS NOT BEEN UPDATED WITH THE CURRENT SPACE LAYOUT.
S-1 (51)
S-2 (7)
S-3 (21)
S-4 (22)
S-5 (25)
TRACT 1 : DEVELOPMENT PLAN
TRACT 1
TRACT 2
Tract 1 Development / Tract 2 Conceptual Plan
TRACT 2 : CONCEPTUAL PLAN
VICINITY MAP
TYPICAL PACKED PARKING
Edwin Brantley Smith & Associates, Inc.
Palomar Office Building - Realty America Group
Planned Development District No. 740
Case # Z078-241
Planned Development District No. 740
DALLAS HIGHLAND HOTEL PARKING STUDY
PARKING SUPPLY MAP
EXHIBIT 1
DATE FEBRUARY 2016
PROJECT NO. 064182000
SCALE AS NOTED
DRAWN BY HWT
CHECKED BY SAJ
Kimley»Horn
12750 MERIT DR. SUITE 1000
DALLAS TX 75251
PH (972) 770-1300

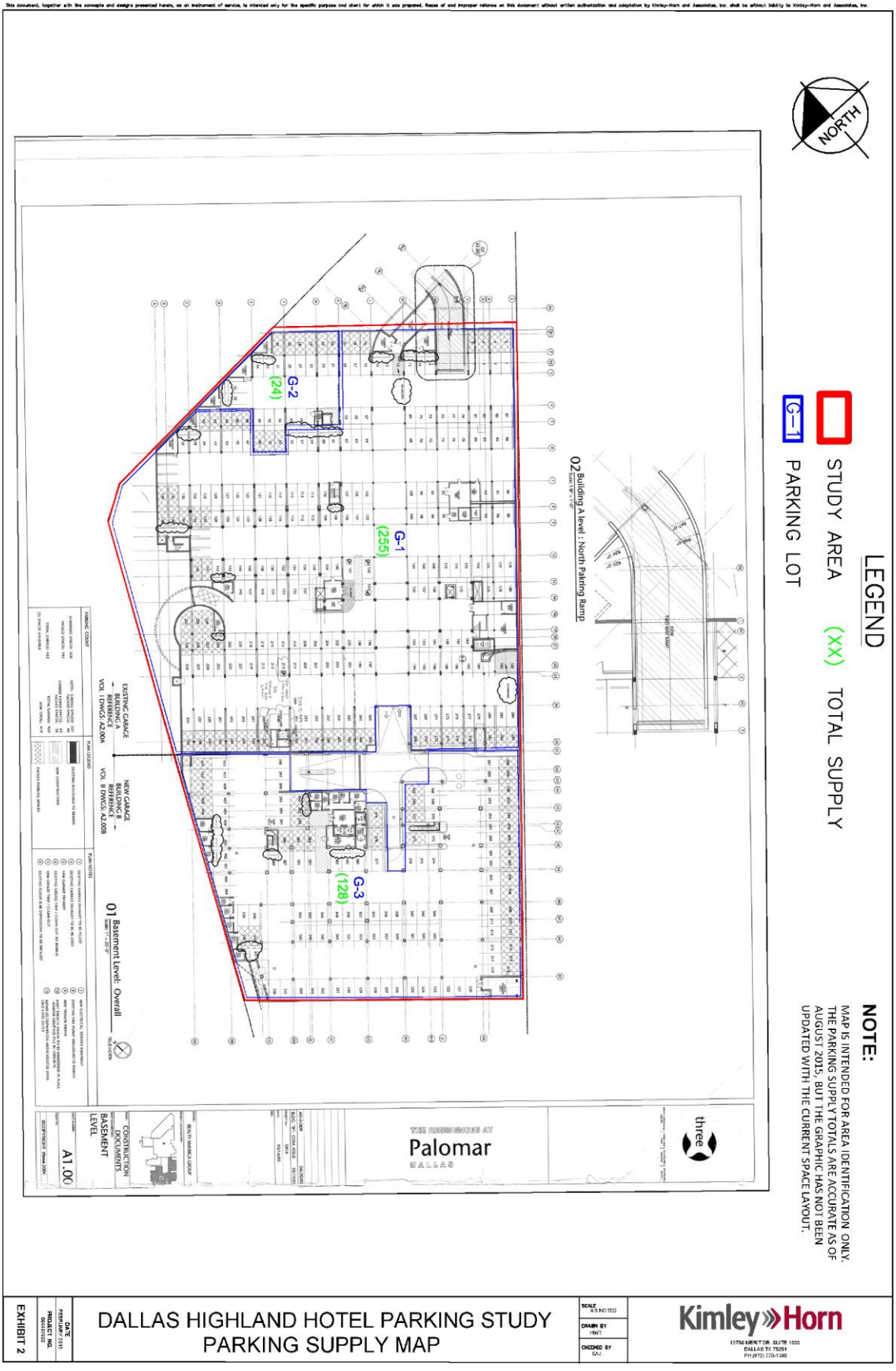

LEGEND
STUDY AREA
(XX) TOTAL SUPPLY
G-1
PARKING LOT
NOTE:
MAP IS INTENDED FOR AREA IDENTIFICATION ONLY. THE PARKING SUPPLY TOTALS ARE ACCURATE AS OF AUGUST 2015, BUT THE GRAPHIC HAS NOT BEEN UPDATED WITH THE CURRENT SPACE LAYOUT.
NORTH
G-2
(24)
G-1
(255)
G-3
(128)
02 Building A level : North Parking Ramp
01 Basement Level: Overall
EXISTING GARAGE - BUILDING A REFERENCE VOL 1 DWGS: A2.00A
NEW GARAGE BUILDING B REFERENCE VOL III DWGS: A2.00B
PARKING COUNT
PLAN LEGEND
PLAN NOTES
CONSTRUCTION DOCUMENTS
BASEMENT LEVEL
A1.00
THE RESIDENCES AT
Palomar
DALLAS
three
DALLAS HIGHLAND HOTEL PARKING STUDY
PARKING SUPPLY MAP
EXHIBIT 2
SCALE AS INDICTED
DRAWN BY HWT
CHECKED BY SAJ
Kimley»Horn
12750 MERIT DR. SUITE 1000
DALLAS TX 75251
PH (972) 770-1300

EXHIBIT 3 - PD 740 Highland Hotel Parking Study
Parking Supply and Observed Vehicle Occupancy

Area	Sub Block	Parking Supply Total	Occupancy (Thursday - 08/06/2015) 5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM	7:30 PM	8:00 PM	8:30 PM	9:00 PM
Garage	G-1 (Main)	255	106	105	108	91	101	95	84	83	79
	G-2 (Lofts Reserved)	24	4	4	4	4	6	6	6	5	5
	G-3 (Condos Reserved)	128	73	73	73	73	73	73	78	78	78
Garage Total		407	183	182	185	168	180	174	168	166	162
Surface On-Site	S-1 (North Side)	51	40	31	32	24	26	20	22	17	17
	S-2 (East Side Parallel)	7	8	7	6	6	6	4	4	3	3
	S-3 (Hotel Entrance)	21	9	10	6	8	11	8	7	9	8
	S-4 (South Side)	22	16	17	17	16	11	13	14	11	10
Surface On-Site Total		101	73	65	61	54	54	45	47	40	38
Garage + Surface On-Site Total		**508**	256	247	246	222	234	219	215	206	200
Gravel Surface	S-5	25	19	18	17	19	16	17	17	16	16
Total		**533**	275	265	263	241	250	236	232	222	216

LEGEND

- = Occupancy less than 25%
- = Occupancy greater than or equal to 25% and less than 50%
- = Occupancy greater than or equal to 50% and less than 75%
- = Occupancy greater than or equal to 75% and less than 90%
- = Occupancy greater than or equal to 90%

Underground Garage Parking Counts - April 2015

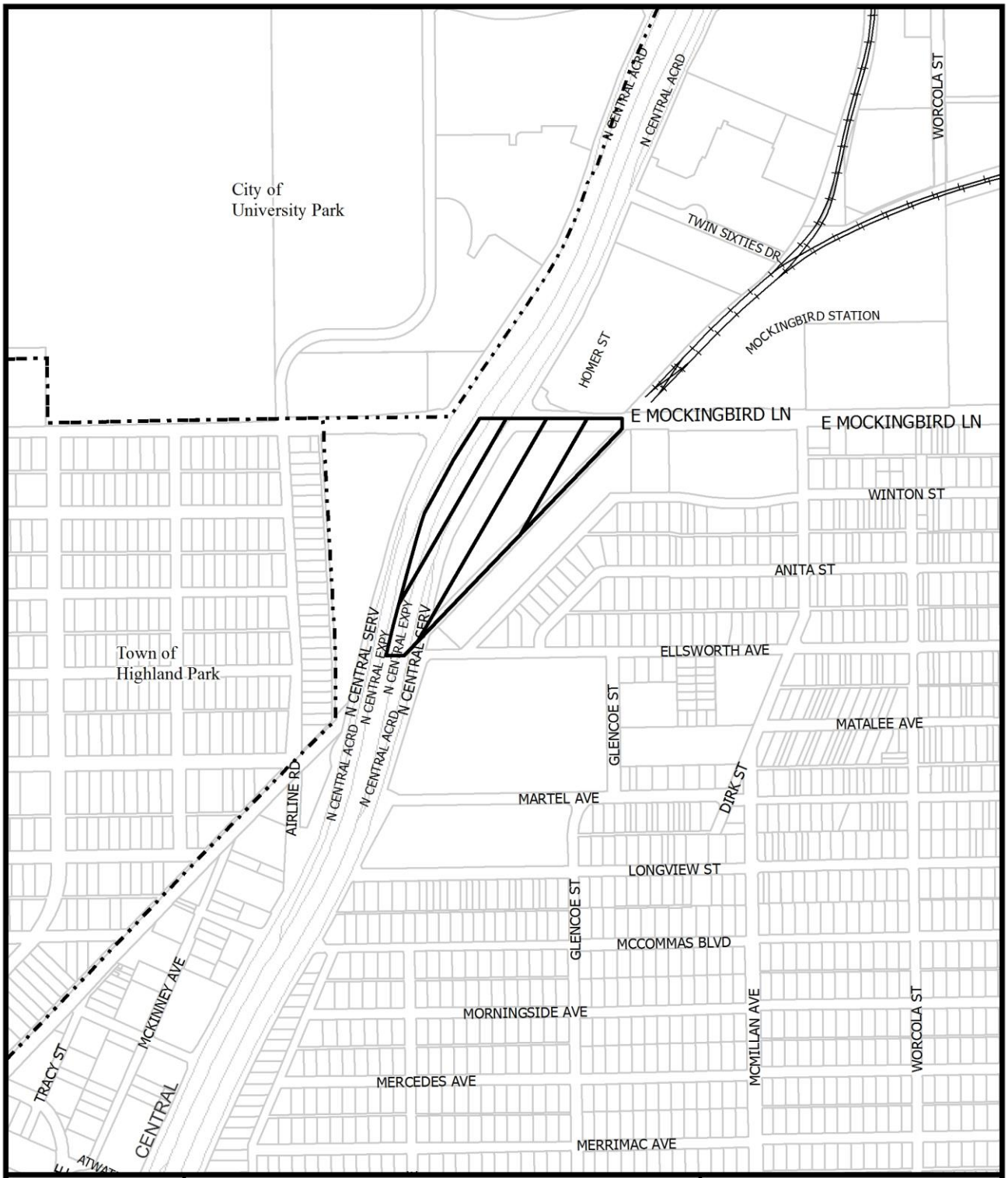
Date	Hotel Occupany %	Overnight Hotel Parking	Spaces Per Hotel Room	Event Parking	Total Max G-1
4/1/2015	76%	125	0.82		125
4/2/2015	72%	65	0.45		65
4/3/2015	64%	51	0.40		51
4/4/2015	64%	68	0.53		68
4/5/2015	31%	No Observation			
4/6/2015	87%	No Observation			
4/7/2015	100%	No Observation			
4/8/2015	73%	52	0.36		52
4/9/2015	88%	67	0.38	25	92
4/10/2015	97%	88	0.45	100	188
4/11/2015	98%	66	0.34	90	156
4/12/2015	45%	54	0.60	25	79
4/13/2015	85%	60	0.35	93	153
4/14/2015	99%	70	0.35	20	90
4/15/2015	98%	85	0.43	20	105
4/16/2015	96%	81	0.42	135	216
4/17/2015	96%	75	0.39	97	172
4/18/2015	100%	105	0.53	47	152
4/19/2015	68%	48	0.35	22	70
4/20/2015	80%	62	0.39	7	69
4/21/2015	98%	56	0.29		56
4/22/2015	99%	57	0.29	8	65
4/23/2015	91%	80	0.44	5	85
4/24/2015	99%	83	0.42		83
4/25/2015	98%	102	0.52	79	181
4/26/2015	46%	40	0.43		40
4/27/2015	90%	64	0.36		64
4/28/2015	99%	67	0.34		67
4/29/2015	92%	60	0.33		60
4/30/2015	81%	55	0.34		55
		Average Spaces Per Hotel Room:	**0.42**		

Underground Garage Parking Counts - May 2015

Date	Hotel Occupany %	Overnight Hotel Parking	Spaces Per Hotel Room	Event Parking	Total Max G-1
5/1/2015	71%	84	0.59		84
5/2/2015	86%	101	0.59		101
5/3/2015	41%	56	0.68		56
5/4/2015	68%	45	0.33		45
5/5/2015	96%	45	0.23		45
5/6/2015	98%	62	0.32		62
5/7/2015	72%	73	0.51		73
5/8/2015	69%	89	0.64	22	111
5/9/2015	73%	94	0.64	8	102
5/10/2015	45%	52	0.58		52
5/11/2015	97%	84	0.43		84
5/12/2015	98%	108	0.55		108
5/13/2015	98%	100	0.51	15	115
5/14/2015	93%	79	0.42		79
5/15/2015	96%	71	0.37	10	81
5/16/2015	98%	89	0.45		89
5/17/2015	78%	70	0.45		70
5/18/2015	97%	90	0.46	9	99
5/19/2015	100%	76	0.38		76
5/20/2015	100%	74	0.37	25	99
5/21/2015	60%	74	0.62	4	78
5/22/2015	50%	65	0.65		65
5/23/2015	76%	111	0.73		111
5/24/2015	44%	61	0.69		61
5/25/2015	31%	84	1.35		84
5/26/2015	63%	80	0.63		80
5/27/2015	96%	75	0.39		75
5/28/2015	83%	76	0.46		76
5/29/2015	92%	81	0.44		81
5/30/2015	96%	56	0.29		56
5/31/2015	66%	47	0.36		47
		Average Spaces Per Hotel Room:	**0.52**		

Underground Garage Parking Counts - June 2015

Date	Hotel Occupany %	Overnight Hotel Parking	Spaces Per Hotel Room	Event Parking	Total Max G-1
6/1/2015	86%	55	0.32	78	133
6/2/2015	97%	75	0.39	55	130
6/3/2015	99%	85	0.43	55	140
6/4/2015	82%	93	0.57	67	160
6/5/2015	97%	135	0.70		135
6/6/2015	98%	136	0.69		136
6/7/2015	78%	76	0.49		76
6/8/2015	99%	52	0.26		52
6/9/2015	99%	54	0.27		54
6/10/2015	100%	72	0.36		72
6/11/2015	79%	61	0.39		61
6/12/2015	66%	83	0.63		83
6/13/2015	92%	116	0.63		116
6/14/2015	70%	66	0.47		66
6/15/2015	99%	64	0.32		64
6/16/2015	100%	80	0.40		80
6/17/2015	94%	70	0.37		70
6/18/2015	96%	70	0.36		70
6/19/2015	91%	79	0.43		79
6/20/2015	93%	107	0.58		107
6/21/2015	67%	65	0.49		65
6/22/2015	93%	98	0.53		98
6/23/2015	100%	95	0.48		95
6/24/2015	100%	101	0.51		101
6/25/2015	97%	104	0.54	8	112
6/26/2015	95%	102	0.54	6	108
6/27/2015	100%	133	0.67		133
6/28/2015	62%	73	0.59	5	78
6/29/2015	82%	86	0.52	5	91
6/30/2015	90%	88	0.49		88
		Average Spaces Per Hotel Room:	**0.48**		



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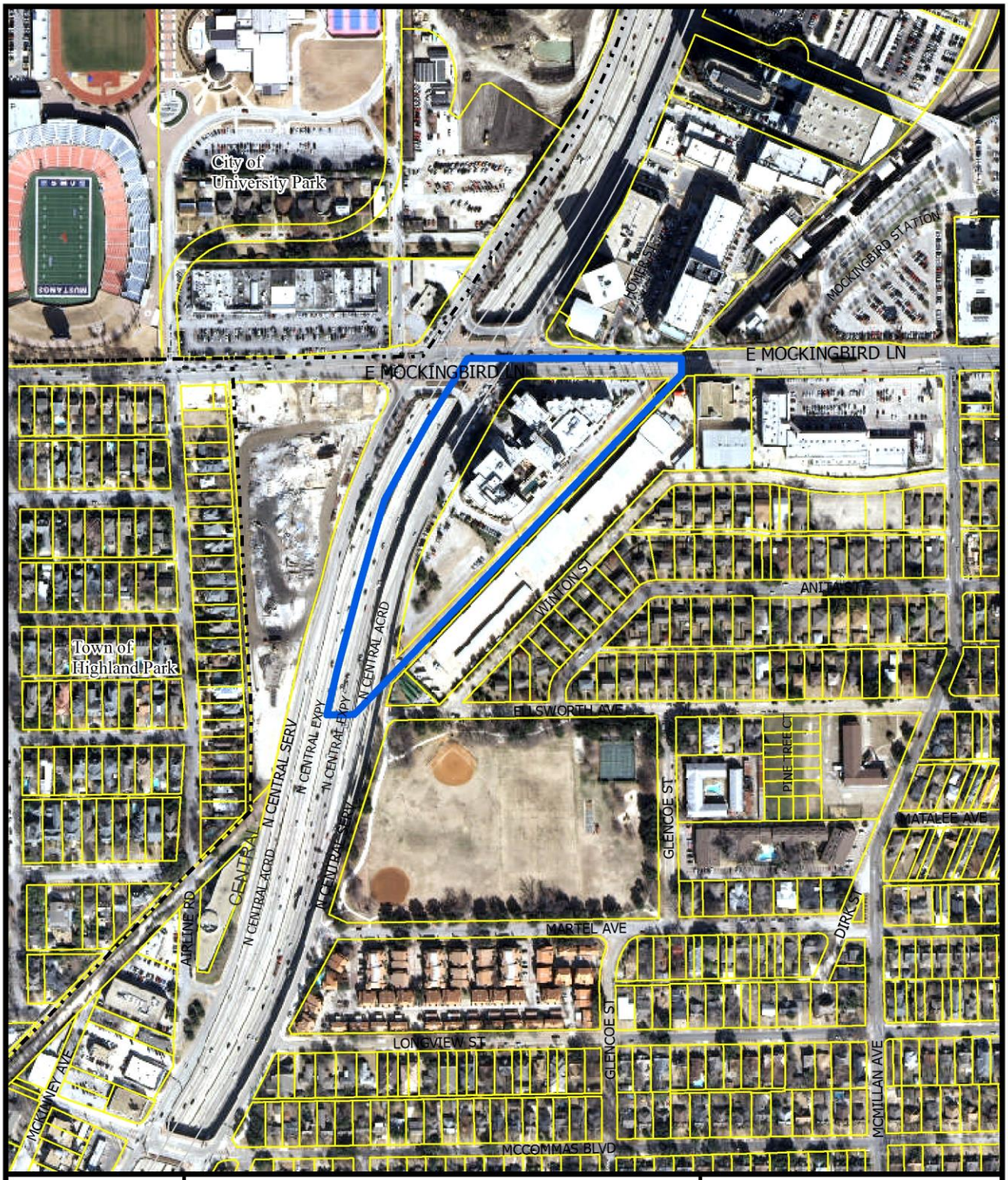
VICINITY MAP

Case no: Z156-176

Date: 1/20/2016


City of University Park
Town of Highland Park
E MOCKINGBIRD LN
E MOCKINGBIRD LN
HOMER ST
MOCKINGBIRD STATION
WINTON ST
ANITA ST
ELLSWORTH AVE
N CENTRAL EXPY
N CENTRAL EXPY
N CENTRAL SERV
N CENTRAL EXPY
N CENTRAL SERV
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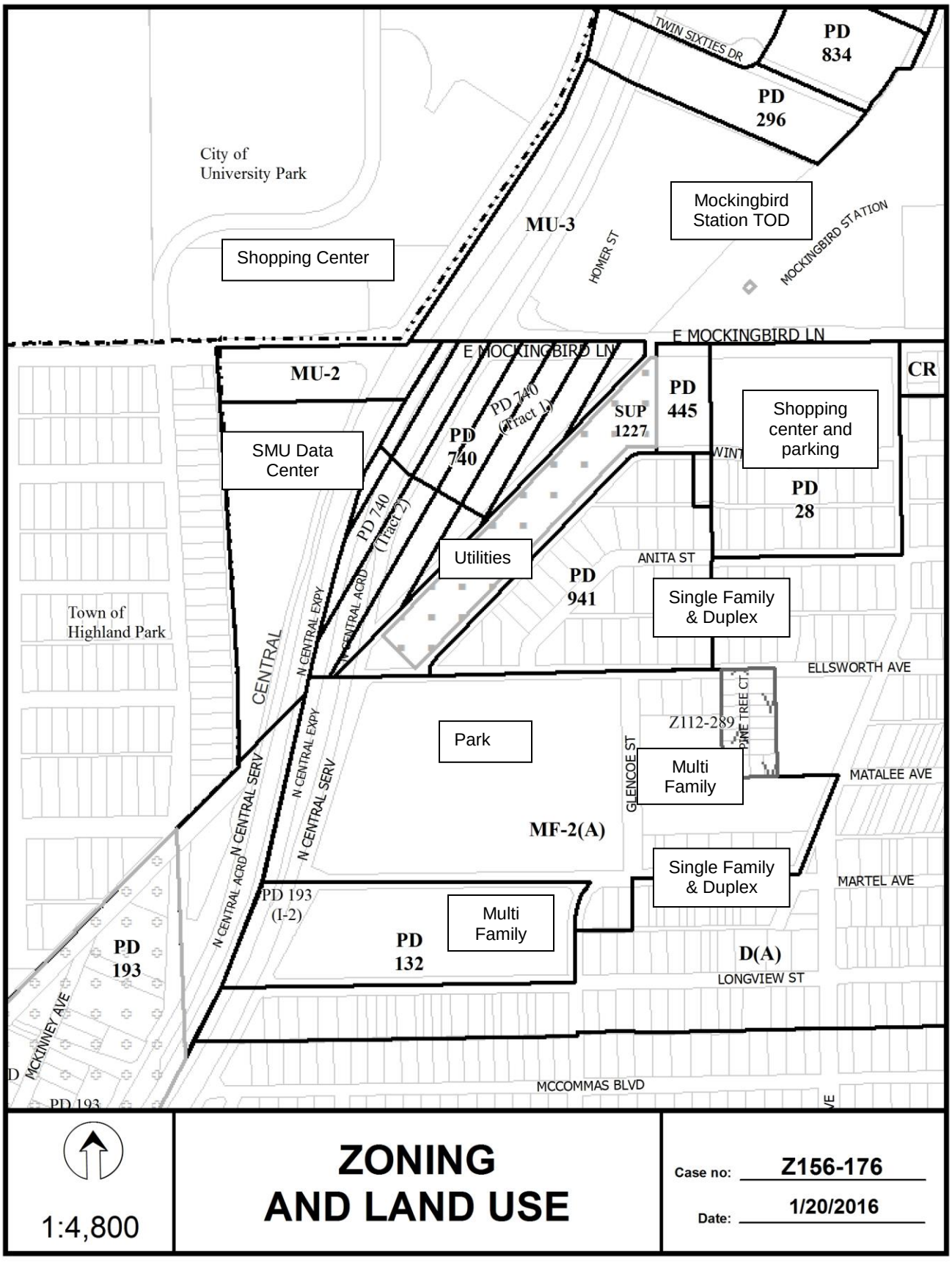
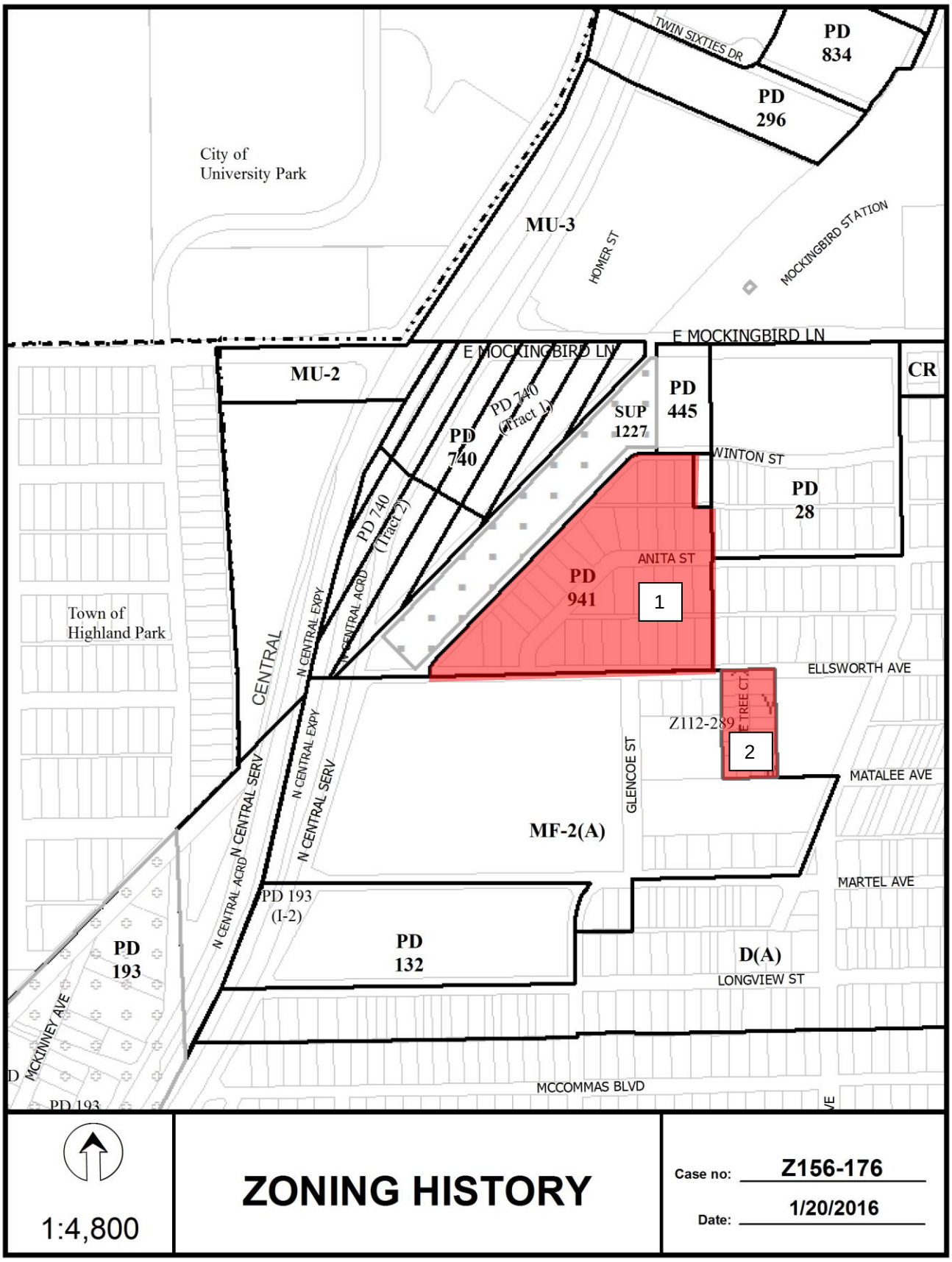
N CENTRAL EXPY


PD 834
PD 296
TWIN SIXTIES DR
City of University Park
MU-3
Mockingbird Station TOD
Shopping Center
HOMER ST
MOCKINGBIRD STATION
E MOCKINGBIRD LN
MU-2
PD 740 (Tract 1)
PD 740
SUP 1227
PD 445
CR
Shopping center and parking
SMU Data Center
PD 740 (Tract 2)
PD 28
Utilities
ANITA ST
PD 941
Single Family & Duplex
Town of Highland Park
N CENTRAL EXPY
N CENTRAL ACRD
CENTRAL
ELLSWORTH AVE
Z112-289
PINE TREE CT.
Park
GLENCOE ST
Multi Family
MATALEE AVE
N CENTRAL SERV
MF-2(A)
Single Family & Duplex
MARTEL AVE
PD 193 (I-2)
Multi Family
PD 132
D(A)
LONGVIEW ST
PD 193
MCKINNEY AVE
MCCOMMAS BLVD
1:4,800
ZONING AND LAND USE
Case no: Z156-176
Date: 1/20/2016



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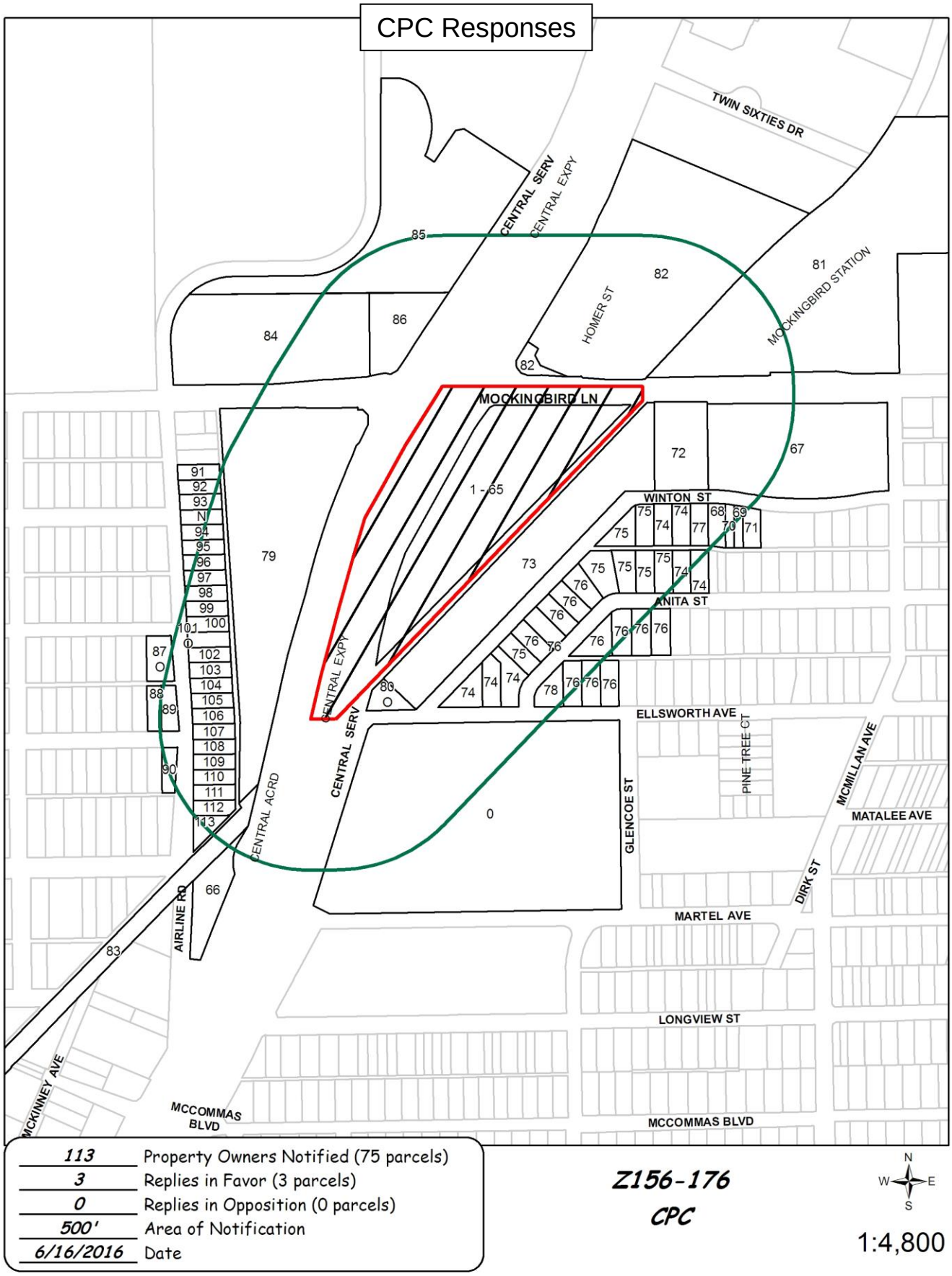
ZONING HISTORY

Case no: Z156-176

Date: 1/20/2016


CPC Responses
TWIN SIXTIES DR
CENTRAL SERV
CENTRAL EXPY
HOMER ST
MOCKINGBIRD STATION
MOCKINGBIRD LN
WINTON ST
ANITA ST
ELLSWORTH AVE
PINE TREE CT
MCMILLAN AVE
MATALEE AVE
GLENCOE ST
DIRK ST
MARTEL AVE
LONGVIEW ST
MCCOMMAS BLVD
MCKINNEY AVE
AIRLINE RD
CENTRAL ACRD
1 - 65
0
79
73
72
67
85
84
86
82
81
80
83
66
113 Property Owners Notified (75 parcels)
3 Replies in Favor (3 parcels)
0 Replies in Opposition (0 parcels)
500' Area of Notification
6/16/2016 Date
Z156-176
CPC
N
W
E
S
1:4,800

06/15/2016

Reply List of Property Owners

Z156-176

113 Property Owners Notified ***3 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	5656	N CENTRAL EXPY	BEHRINGER HARVARD
	2	5656	N CENTRAL EXPY	WESTDALE PALOMAR LP
	3	5656	N CENTRAL EXPY	FOLEY NICHOLAS & MANJULA S FOLEY
	4	5656	N CENTRAL EXPY	GREEN SET LLC
	5	5656	N CENTRAL EXPY	BROWN LARRY H & SHELLY
	6	5656	N CENTRAL EXPY	CAMERON STEPHEN F
	7	5656	N CENTRAL EXPY	CHANG IRIS W
	8	5656	N CENTRAL EXPY	DAVIS SPENCER S &
	9	5656	N CENTRAL EXPY	MOCK 5656 LLC
	10	5656	N CENTRAL EXPY	EIGHT OAKS INVESTMENTS II LLC
	11	5656	N CENTRAL EXPY	TOLIVER BRIAN & LEESA TOLIVER
	12	5656	N CENTRAL EXPY	RICHIE BOYD LYNN & BETTY ZOE
	13	5656	N CENTRAL EXPY	GIDEON CECILE & CJ JR
	14	5656	N CENTRAL EXPY	CASSULLO JOANNE
	15	5656	N CENTRAL EXPY	RICHEY PROPERTIES INC
	16	5656	N CENTRAL EXPY	TOMPSON JERRY
	17	5656	N CENTRAL EXPY	TRIMARCHI DENNIS M
	18	5656	N CENTRAL EXPY	HARRISON FIELD
	19	5656	N CENTRAL EXPY	ALI AMAR BARKAT &
	20	5656	N CENTRAL EXPY	BUCHANAN MOREAS
	21	5656	N CENTRAL EXPY	ZISSIS FAMILY TRUST
	22	5656	N CENTRAL EXPY	WILLIAMS DEBORAH A & ROBERT M GOLDSTEIN
	23	5656	N CENTRAL EXPY	YARTO ROBERTO & JENNIFER
	24	5656	N CENTRAL EXPY	BARTELS ANN M
	25	5656	N CENTRAL EXPY	MCLANE DAVID J &
	26	5656	N CENTRAL EXPY	EDWARDS STAN &

06/15/2016

Reply	*Label #*	*Address*		*Owner*
	27	5656	N CENTRAL EXPY	WILLIAMSON MARK PATRICK
	28	5656	N CENTRAL EXPY	KNUBOWITZ JOEL
	29	5656	N CENTRAL EXPY	YAMINI SARA M
	30	5656	N CENTRAL EXPY	MAJORS DECENDANTS TRUST
	31	5656	N CENTRAL EXPY	KOERNER GARY & KAY
	32	5656	N CENTRAL EXPY	TALLEY JUDITH OLSEN &
	33	5656	N CENTRAL EXPY	WALTON LARRY E & LINDA
	34	5656	N CENTRAL EXPY	CARSON TED J & DEBORAH J
	35	5656	N CENTRAL EXPY	CARSON DEBBIE &
	36	5656	N CENTRAL EXPY	HARRISON FIELD
	37	5656	N CENTRAL EXPY	BARNES SUSAN
	38	5656	N CENTRAL EXPY	RUFF PARTNERS LTD
	39	5656	N CENTRAL EXPY	HARRISON FIELD
	40	5656	N CENTRAL EXPY	WEAR CHARLES AND JANET WEAR
	41	5656	N CENTRAL EXPY	GANCARZ CHRISTINE P
	42	5656	N CENTRAL EXPY	HARRISON FIELD
	43	5656	N CENTRAL EXPY	HAINES DALE & JANE
	44	5656	N CENTRAL EXPY	WEBB BARBARA J & GREGORY E
	45	5656	N CENTRAL EXPY	GANCARZ DORIS
	46	5656	N CENTRAL EXPY	BERAN DIANA
	47	5656	N CENTRAL EXPY	HARRISON FIELD
	48	5656	N CENTRAL EXPY	KING WAYNE E & TINA M
	49	5656	N CENTRAL EXPY	ANDERSON GARY A &
	50	5656	N CENTRAL EXPY	MULLANEY TERI L & DANIEL P
	51	5656	N CENTRAL EXPY	WOMACK MORRIS K & MAUREEN M
	52	5656	N CENTRAL EXPY	CROWN JODY H
	53	5320	E MOCKINGBIRD LN	NEE EUGENE P
	54	5320	E MOCKINGBIRD LN	OTRADOVEC PETER J & SHIRLEY WALTER
	55	5320	E MOCKINGBIRD LN	AHP INVESTMENTS LLC
	56	5320	E MOCKINGBIRD LN	CURTIS THOMAS D &
	57	5320	E MOCKINGBIRD LN	KARRO MILES MARSHALL

06/15/2016

Reply	*Label #*	*Address*		*Owner*
	58	5320	E MOCKINGBIRD LN	HIRSCH LINDA M FAMILY TRUST
	59	5320	E MOCKINGBIRD LN	MURPHY SUSAN W
	60	5320	E MOCKINGBIRD LN	MURPHY SUSAN W
	61	5320	E MOCKINGBIRD LN	TOMLIN FRANCIS G JR
	62	5320	E MOCKINGBIRD LN	BEHRINGER BRADLEY
	63	5320	E MOCKINGBIRD LN	5320 E MOCKINGBIRD LN L304 LLC
	64	5320	E MOCKINGBIRD LN	AHERN J KEVIN & SHERRY L
	65	5300	N CENTRAL EXPY	THI VI DALLAS MOCKINGBIRD LLC
	66	5401	N CENTRAL EXPY	5401 N CENTRAL EXPWY LP
	67	5400	E MOCKINGBIRD LN	MOCKINGBIRD CENTRAL PLAZA
	68	5420	WINTON ST	MCMILLIN KIMBERLY ANNE &
	69	5426	WINTON ST	POLLOCK BRIAN
	70	5424	WINTON ST	POLLOCK KEVIN
	71	5428	WINTON ST	MCFALLS GEOFFREY A & ELENA A
	72	5342	E MOCKINGBIRD LN	PS TEXAS HOLDINGS LTD
	73	5340	E MOCKINGBIRD LN	SHURGARD TEXAS LTD PS
	74	5309	ELLSWORTH AVE	GLENCOE LAND LP
	75	5311	ANITA ST	PSW URBAN HOMES LP
	76	5315	ANITA ST	ELLSWORTH RENTALS LLC
	77	5416	WINTON ST	MCCRACKEN THOMAS W JR
	78	5327	ELLSWORTH AVE	ANITA RENTALS LLC
	79	5555	N CENTRAL EXPY	SOUTHERN METHODIST
O	80	5301	ELLSWORTH AVE	WESTDALE PROPERTIES AMERICA I LTD
	81	5465	E MOCKINGBIRD LN	DALLAS AREA RAPID TRANSIT
	82	5307	E MOCKINGBIRD LN	AMERICAN FUND US INVESTMENT GP LLC
	83	401	S BUCKNER BLVD	DART
	84	3072	MOCKINGBIRD LN	PERUNA HOLDINGS CORP
	85	5900	BUSH AVE	SOUTHERN METHODIST UNIVERSITY
	86	2900	MOCKINGBIRD LN	SOUTHERN METHODIST UNIVERSITY
O	87	3101	ST JOHNS DR	PRATT M SHANNAN & DIANNE E
	88	3102	CORNELL AVE	DUNLEAVY KEVIN & CANDISE

06/15/2016

Reply	*Label #*	*Address*		*Owner*
	89	3100	CORNELL AVE	HOLLIFIELD JAMES F &
	90	3101	CORNELL AVE	ALEXANDER A NICHOLAS &
	91	5048	AIRLINE RD	BOURY FADI C
	92	5046	AIRLINE RD	CHEN SI &
	93	5044	AIRLINE RD	SINCLAIR DAVID &
	94	5040	AIRLINE RD	SESTAK MICHAEL &
	95	5038	AIRLINE RD	GOLDEN MATTHEW &
	96	5036	AIRLINE RD	COHEN JEFFREY
	97	5034	AIRLINE RD	SMITH JOHN K & SHIRLEY C TR
	98	5032	AIRLINE RD	MENEGAZZO ERICK R
	99	5030	AIRLINE RD	ALEXANDER DAVID & LORI
	100	5028	AIRLINE RD	ESTRADA EDUARDO C &
O	101	5026	AIRLINE RD	BELL JASON RANDALL & ALYSON M
	102	5024	AIRLINE RD	RESTREPO ALLAN & KATHY
	103	5022	AIRLINE RD	SNYDER ROBERT F
	104	5020	AIRLINE RD	JACKSON PARTNERS PROPERTIES LTD
	105	5018	AIRLINE RD	WU WEILI &
	106	5016	AIRLINE RD	DAVIS JORDAN &
	107	5014	AIRLINE RD	ZARUBIAK DARCY C Z & ROCIO I
	108	5012	AIRLINE RD	BURNS RUSSELL J & DEBRA S
	109	5010	AIRLINE RD	KEARNY HENRY JOSEPH & D DEE C
	110	5008	AIRLINE RD	TREVINO ALBERTO GALVAN
	111	5006	AIRLINE RD	ROEHM DAVID O
	112	5004	AIRLINE RD	WATERS LINDSLEY III
	113	5000	AIRLINE RD	WARFIELD RICHARD & ANGELA

AGENDA ITEM # 67

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 E

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of North Harwood Street and Randall Street

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions

Z156-207(SM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-207(SM) **DATE FILED:** February 12, 2016

LOCATION: North corner of North Harwood Street and Randall Street

COUNCIL DISTRICT: 2 **MAPSCO:** 45 E

SIZE OF REQUEST: Approx. 0.737 acres **CENSUS TRACT:** 19.00

APPLICANT: Crescent Acquisitions, LLC

OWNER: MAC Randall Owners, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to provide a multifamily development with consideration of the following: 1) decrease setbacks; 2) increase floor area ratio for residential uses; 3) provide for alternative landscaping along the street frontages and, 4) require pedestrian amenities.

CPC RECOMMENDATION: **Approval**, subject to a development plan, landscape plan, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan, and conditions.

BACKGROUND INFORMATION:

- The existing structure on the site completed construction on May 5, 2003 and is one story and contains 10,855 square feet according to permit records. The owner name and DBA on the certificate of occupancy is "Reading & Radio Resource".

- Articles published by the Dallas Morning News and KERA notes that the Reading and Radio Resource provided services to the blind and illiterate that included reading the newspaper and other audible literary activities. KERA noted the approximate closure of the business in January 2015.

Zoning History: There have been four recent zoning changes requested in the area.

1. **Z134-274** – On October 8, 2014 Council approved an LC Light Commercial Subdistrict within Planned Development District No. 193, a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and a D Liquor Control Overlay on the south corner of McKinnon Street and Ivan Street.

2. **Z123-117** – On February 13, 2013 Council approved an amendment to, and an expansion of, Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses on property zoned Planned Development Subdistrict No. 16 and an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street.

3. **Z134-314** – On March 25, 2015 Council approved an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street.

4. **Z134-140** – On April 22, 2015 Council approved the renewal of Specific Use Permit No. 1822 for an attached non-premise sign and an amendment to Tract I, Planned Development Subdistrict No. 11 of Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay H/64, the Magnolia Station Historic District on north corner of Lyte Street and North Houston Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Mckinnon Street aka Dallas North Tollway	Minor Arterial	Variable
Randall Street	Local Street	40 ft.
N. Harwood Street	Local Street	60 ft.

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that support the applicant's request for an Office development. The request site is located on the outer edge of the Downtown Building Blocks.

The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

URBAN DESIGN

Goal 5.1 Promote a sense of place, safety and workability

Policy 5.1.2 Define urban character in Downtown and urban cores

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request for a new PDS meets the above listed objectives. The Property will be redeveloped with a 2300,000 square foot residential building that will have approximately 21 stories, including a six-story parking garage above the ground floor lobby.

The proposed development requests to increase the maximum floor area ratio for residential uses from 4.5:1 to 7.5:1 however, the site only increases FAR for residential uses and maintains the remaining yard, lot, and space regulations of the O-2 subdistrict, which the exception of reducing the front yard setback along Randall Street from 20 feet to 10 feet. The increase in FAR and reduction of the Randall Street front yard setback is recommended by staff because it is consistent and does not exceed the heights or reduces the setbacks more than adjacent recent planned development subdistricts and additional pedestrian amenities are offered.

The applicant has submitted a landscape plan that will comply generally with the landscaping requirements in Part 1 of PDD No. 193. The plan moves street trees closer to the building in order to obtain the minimum number required by PDD No. 193 but are located out of visibility triangles for safety purposes.

STAFF ANALYSIS:

Land Use Compatibility:

Direction	PD 193 Subdistrict	Land Use
Site	O-2	Vacant; Multifamily proposed
Northwest	PDS 16	Office
Northeast	PDS 52	Multifamily
East	PDS 88	Multifamily
Southeast	PDS 79 (Sub A)	Undeveloped
Southwest	O-2	Hotel

The 0.737 acre site is developed with a one-story vacant building and is proposed to contain a multifamily building that complies with the height requirements of the O-2 Subdistrict, which is 240 feet or approximately 21 stories. The adjacent property that is immediately to the northwest of the site, and the only other property on the block, is a 22 story office building with seven levels of a parking garage that was completed January 19, 2016 according to permit records. A 30-story multifamily building is located to the northeast of the site, across McKinnon Street; permit records show the development completed construction November 14, 2008. The development to the east, diagonally across the intersection of McKinnon Street and Randall Street, is a four story multifamily building that completed construction November 9, 2008, according to permit records; the development also contains a few non-residential ground floor tenants for the residents. The development to the southeast is currently undeveloped but on February 27, 2013, Council approved a Subarea A in Subdistrict No. 79 that allows LC uses with a maximum height of 365 feet and FAR equivalency of 8.5. Finally, the development to the southwest, or across Harwood Street, is a four story hotel.

The proposed subdistrict is compatible with surrounding land uses.

Development Standards:

Direction	District	Setbacks		Density	Height	Lot Coverage
		Front	Side/Rear			
Site	Applicant's proposed PDS	20'; 10' on Randall	10'/10'	7.2:1 FAR for residential; 4.0:1 for other uses	240'	75%
Northwest	PDS No. 16 O-2 Office uses	20' on McKinnon; 0' on Wolf and Harwood	0'/0'	4:1 FAR	300'	80%
Northeast	PDS No. 52 O-2 uses	10'	10'	250 units/acre; 5.5:1 FAR for residential; 5.0:1 for other uses	350'	85%
East	PDS No. 88 O-2 uses	20'	10'/10'	4:1 FAR	240'	75%
Southeast	PDS No. 79 (Sub A) LC uses	0'	0'	8.5:1 FAR equivalency (350,000 SF)	365'	No max
Southwest	O-2 Office uses	20'	10'/10'	4:1 FAR	240'	75%

The applicant's request for a new subdistrict will generally reflect the O-2 Office Subdistrict development rights and standards on the property. The applicant has requested the following development standard modifications from the O-2 Office Subdistrict: 1) increase in FAR for residential uses from 4.5 to 7.2 and 2) decrease the front yard setback on Randall Street from 20 feet to 10 feet with specific pedestrian oriented encroachments allowed in the front yard setbacks such as planters, retaining walls, landscape features, patios, stairs, steps, and ramps that do not exceed five feet in height.

The proposed multifamily development will be constructed with a ground story lobby and amenities ground floor with a 7-level parking structure, and up to 15 stories of multifamily uses.

The request also includes a mixture of required and additional amenities that will facilitate a pedestrian street-scape. The required amenities are in addition to typical PD 193 street scape requirements but also require a bench and trash receptacle per frontage and requires enhanced pavement where a sidewalk crosses a driveway or loading zone. The additional amenities provide for a minimum of one out of five amenities that would enhance the street level activity for the site. In short, these amenities include awnings, canopies, or arcades along Randall Street; pedestrian street lamps; extending the enhanced pavement to span the entire sidewalk along all streets; public art; or a permanent water feature.

Planned Development District No. 193 limits the floor area of retail and certain additional uses on the street level of a building to a maximum of 2,000 square feet. The applicant is not proposing to increase the maximum structure height of 240 feet that is allowed within the O-2 Office subdistrict, which is less than or equal to surrounding properties, as reflected in the above development standards table.

The setbacks are comparable to the adjacent development on the same block in PDS No. 16 to the northwest. The proposed however, provides a greater setback on Harwood, consistent with the O-2 Office Subdistrict, and will provide the minimum side setback for the O-2 Subdistrict, while the adjacent PDS No. 16 does not require a side or rear yard setback.

Staff recommendation is for approval of the requested development standards.

Landscaping: Landscaping must be provided as shown on the attached landscape plan. The applicant will have to mitigate protected trees that will be removed from the site.

Conceptual elevation rendering: The applicant has requested that a unique exhibit be a part of the planned development subdistrict conditions. The rendering has no objective criteria, such as dimensions or a scaled drawing, to condition a permit upon and therefore the City Plan Commission and staff recommend that the rendering be denied as a part of the planned development subdistrict.

CPC ACTION – JUNE 2, 2016:

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for O-2 Office Subdistrict uses, subject to a development plan, landscape plan and staff's recommended conditions on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of North Harwood Street and Randall Street.

Maker: Rieves
Second: Anglin
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz*, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 296
Replies: For: 0 Against: 15

Speakers: For: Robert Baldwin, 3904 Elm St., Dallas, TX, 75226
Michael Skinner, 2900 McKinnon St., Dallas, TX, 75201
For (Did not speak): Russ Bernhardt, 2900 McKinnon St., Dallas, TX, 75201
Against: Melody Paradise, 2501 N. Harwood St., Dallas, TX, 75201
Jeff Rennells, 2501 N. Harwood St., Dallas, TX, 75201
Jeffery Smith, 2501 N. Harwood St., Dallas, TX, 75201
James Stroope, 2917 Bookhout St., Dallas, TX, 75201

List of Officers

Applicant:

Crescent Acquisitions, LLC

Crescent Communities, LLC

Todd Mansfield, President and CEO

Andrew Carmody, President

Brian J. Natwick, President

Robert Whitney Duncan, President

Brian Leary, President

Kevin H. Lambert, CFO

Gary Tyler Niess, Senior Vice President

Alice Zwahlen, Senior Vice President

Stephen E. Yetts, Senior Vice President

James M. Cauley, Senior Vice President

Benjamin L. Collins, Senior Vice President

Jared Ford, Senior Vice President

David Muenks, Senior Vice President

Thomas K. Glenn, Senior Vice President

George L. Hodges, III, Senior Vice President

Donald E. Killoren, Senior Vice President

Scott C. Widener, Executive Vice President

Jaime A. Pou, Senior Vice President

Owner:

MAC Randall Owners LLC

Mac Randall Investors, LP

Mac Randall Investors GP, LLC

Dean Macfarlan, Manager

CPC RECOMMENDED PDS CONDITIONS

Division S-___. PD Subdistrict ___.

SEC. S-___.101. LEGISLATIVE HISTORY.

PD Subdistrict ___ was established by Ordinance No. ___, passed by the Dallas City Council on ____.

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ___ is established on property located at the southwest corner of Randall Street and McKinnon Street. The size of PD Subdistrict ___is approximately 0.737 acre.

SEC. S-___.103. PURPOSE.

The standards of this division complement the development pattern in the area and recognize the area's unique identity as a gateway into downtown and a bridge between downtown and Oak Lawn. The objectives of these standards are as follows:

(1) To promote the health, safety, welfare, convenience, and enjoyment of the public.

(2) To achieve buildings more urban in form.

(3) To promote a pedestrian environment that connects to public open space.

(4) To encourage development that complements nearby properties.

(5) To achieve buildings efficient in design and use of space while providing view corridors, light, and air to nearby properties.

(6) To create development flexibility that promotes active pedestrian use.

SEC. S-___.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-___.105. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: development plan.

(2) Exhibit ___B: landscape plan.

CPC and Staff recommended:

Denial of subparagraph 3. The rendering has no objective criteria to qualify if a permit application complies with the proposed rendering.

Applicant requested:

(3) Exhibit ___C: conceptual elevation rendering.

SEC. S-___.106. 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.

CPC and Staff recommendation:

Denial of subparagraph (b). These items, if they require a permit or are needed to meet minimum requirements, are typically shown on a development plan.

Applicant requested:

(b) Bicycle racks, retaining walls five feet or less in height, pedestrian amenities listed in Section S-___.114, and other permitted front yard encroachments in this district are not required to be shown on a development plan.

SEC. S-___.107. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the O-2 Office Subdistrict, subject to the same conditions applicable in the O-2 Office Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Office Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a

use subject to development impact review (DIR) in the O-2 Office Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-___.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-___.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

(b) Front yard.

(1) Randall Street. Minimum front yard is 10 feet.

(2) McKinnon Street. Minimum front yard is 20 feet from the property line and a minimum of 16 feet from the street easement as shown on the development plan.

(3) Harwood Street. Minimum front yard is 20 feet.

(4) Encroachments. Planters, retaining walls, landscape features, patios, stairs, steps, and ramps that do not exceed five feet in height may encroach 10 feet into the front yard setback.

(c) Floor area ratio. Maximum floor area ratio for residential uses is 7.2:1.

SEC. S-___.110. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S-___.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-___.112. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit _____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) A minimum unobstructed sidewalk width of eight feet is required. No parkway planting area is required.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. S-___.113. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. S-___.114. PEDESTRIAN AMENITIES.

(a) The following pedestrian amenities must be provided between the building facade and the curb. If the street-level building facade is recessed by an arcade, required pedestrian amenities may be provided within the arcade area.

(1) Required amenities. The following amenities must be provided on each building site:

(A) One bench per frontage.

(B) One trash receptacle per frontage.

(C) Enhanced pavement where a sidewalk crosses a driveway or loading zone. Enhanced pavement must consist of a contrasting color and texture, such as colored stamped concrete or brick pavers.

(2) Additional amenities. A minimum of one of the following amenities must be provided on each building site.

(A) Awnings, canopies, or arcades with a minimum length of 25 feet per 100 feet of a building facade along Randall Street.

(B) Pedestrian street lamps (free-standing or wall-mounted) at one lamp per 75 feet of frontage. Light fixtures may not exceed 18 feet in height and must be directed downward and away from adjacent properties.

(C) Enhanced sidewalk with stamped concrete or brick pavers for the full width of the sidewalk along each frontage.

(D) Public art approved in writing by the director of cultural affairs or the cultural affairs commission.

(E) Permanent water feature that is integrated into the landscaping, screening walls, or adjacent to the sidewalk.

CPC and Staff recommendation:

Denial of Section 11X. The rendering has no objective criteria to qualify if a permit application complies with the proposed rendering.

Applicant proposed

SEC. S-___.11X. CONCEPTUAL ELEVATION RENDERING.

The conceptual elevation rendering in Exhibit ___C is a perspective of the proposed building at the northeast corner of the Property looking towards Randall Street. Elevations for the street level of a multiple family structure must generally comply with Exhibit __C in consideration of quality of materials, quality of landscaping, and transparency provided by glass, recesses, or open corridors. Final materials and percentages of transparency will be determined by compliance with the Dallas Building Code.

SEC. S-___.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.

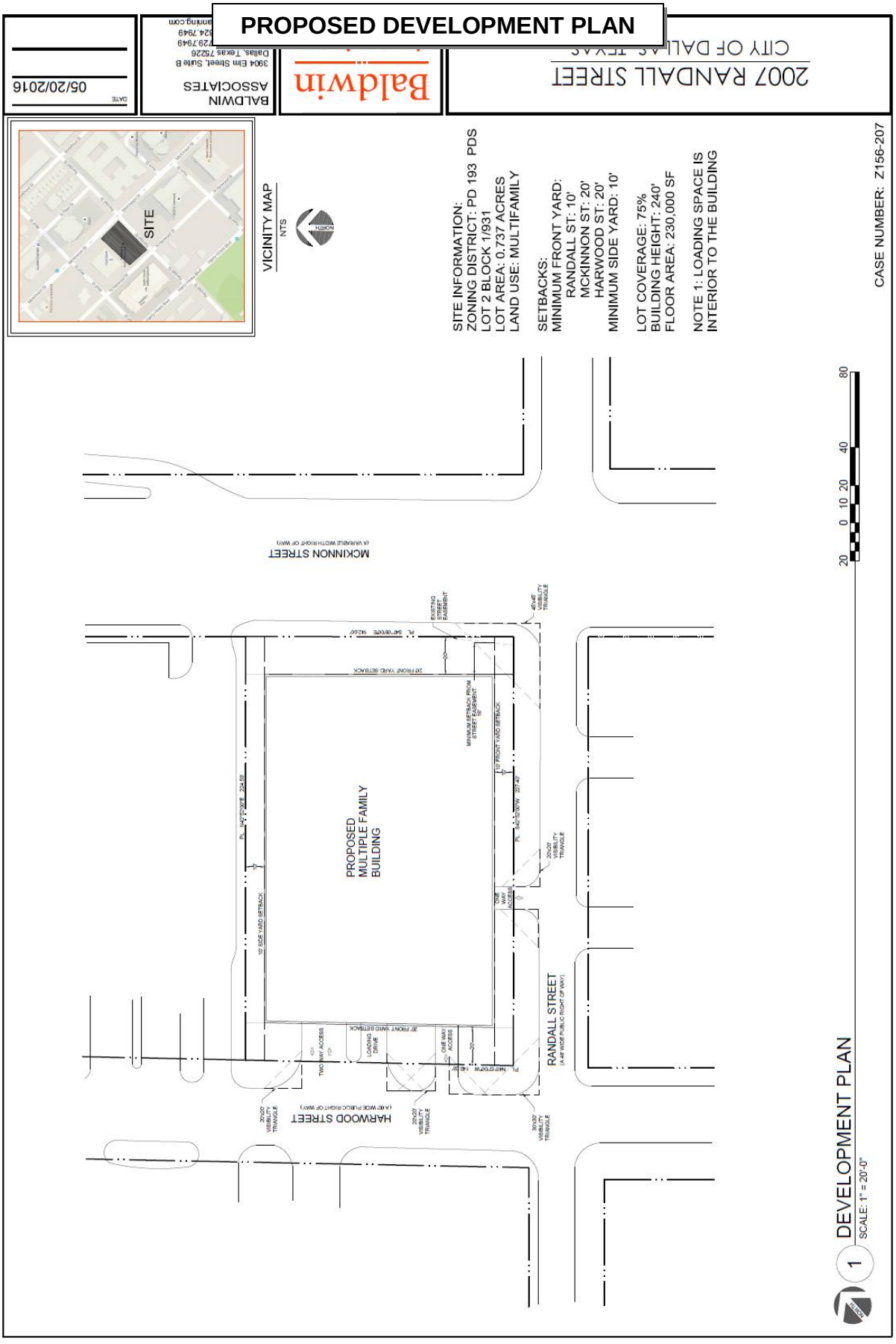
(c) Development and use of the Property must comply with Part I of this article.

SEC. S-___.116. COMPLIANCE WITH CONDITIONS.

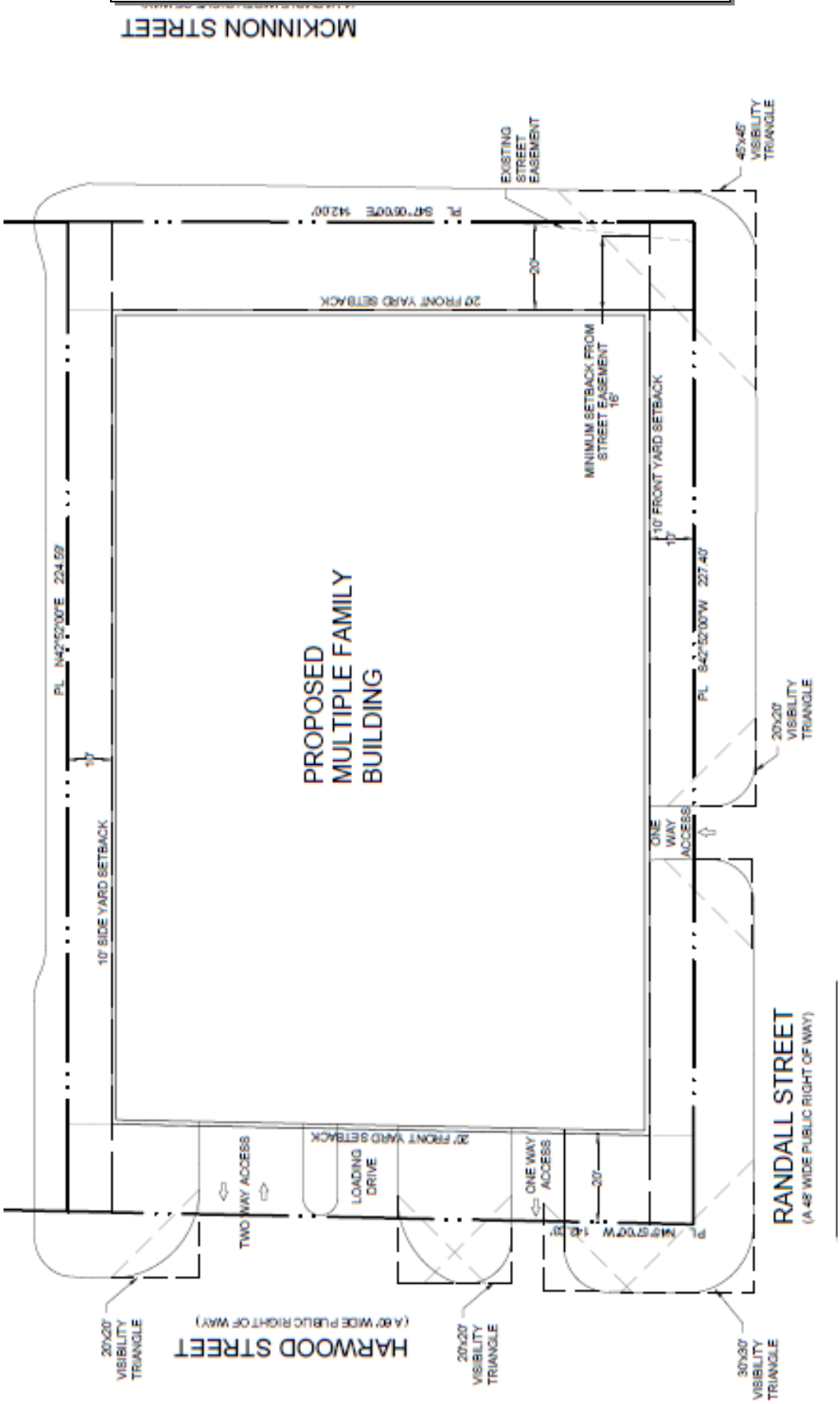
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

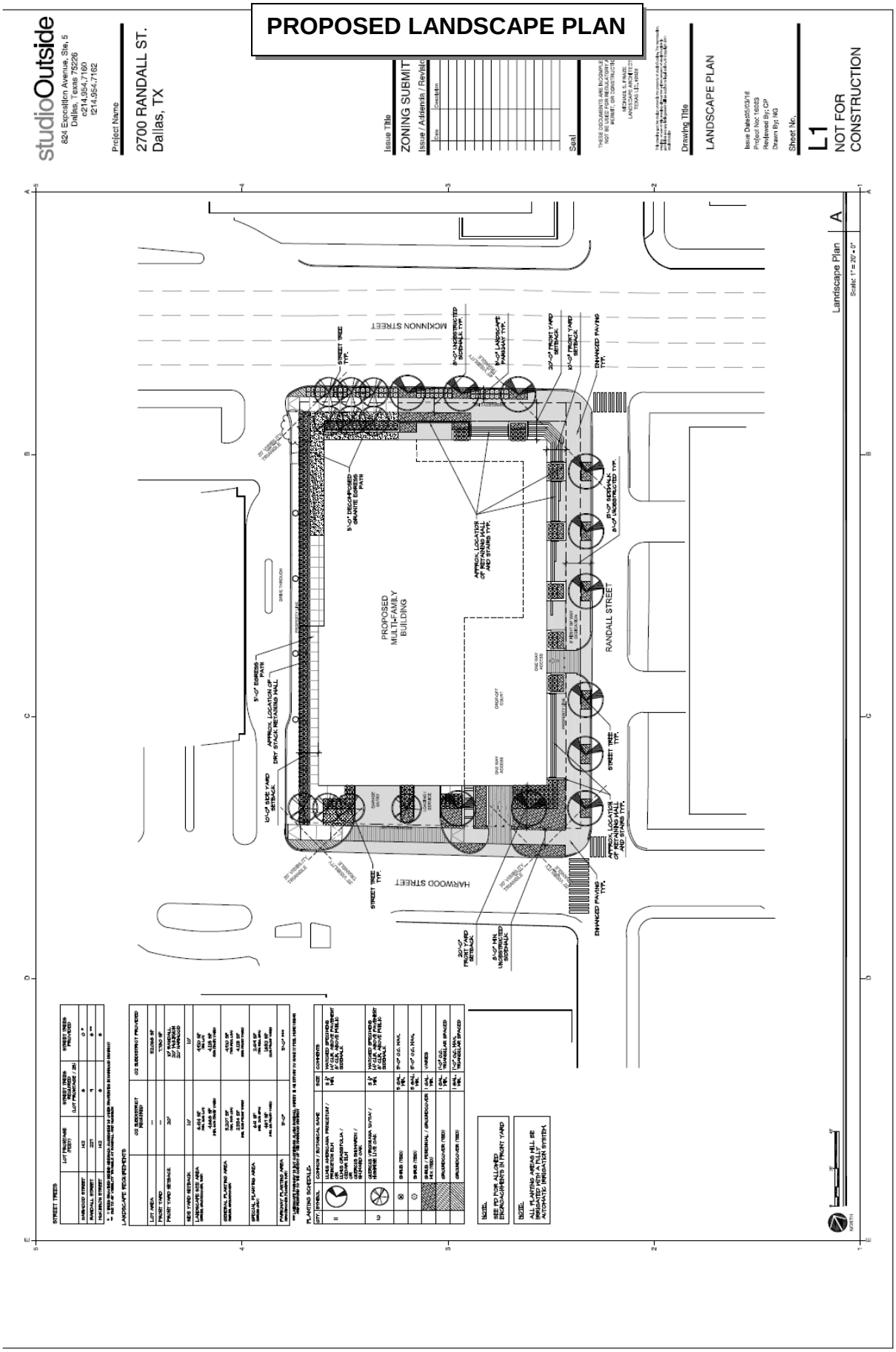
PROPOSED DEVELOPMENT PLAN



ENLARGED PROPOSED DEVELOPMENT PLAN



PROPOSED LANDSCAPE PLAN



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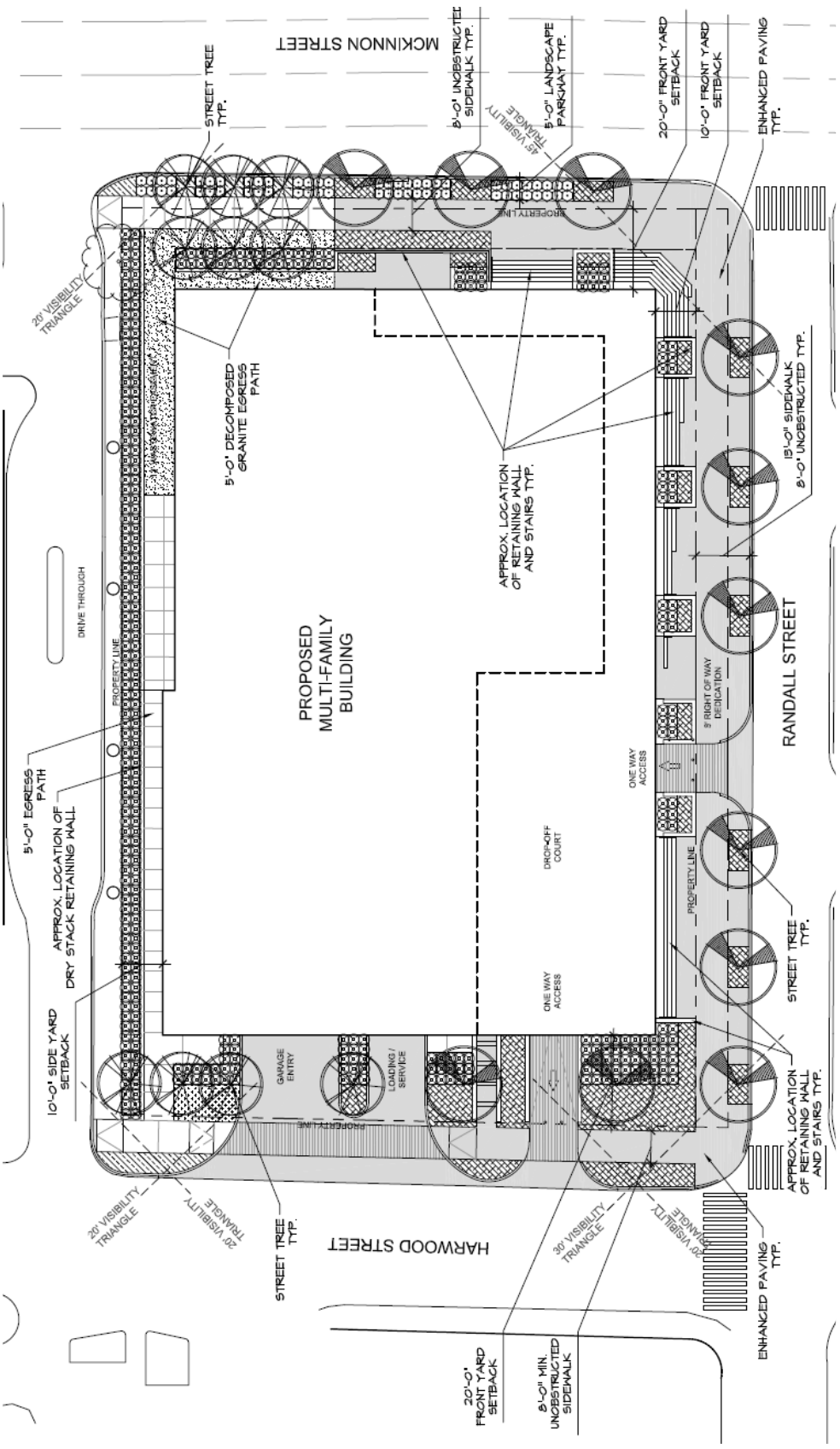


PROPOSED LANDSCAPE PLAN NOTES

STREET TREES

	LOT FRONTAGE (FEET)	STREET TREES REQUIRED (LOT FRONTAGE / 25)	STREET TREES PROVIDED
HARWOOD STREET	142	6	0 *
RANDALL STREET	227	9	6 **
McKINNON STREET	142	6	6

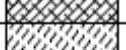
* 7 TREES PROVIDED BEHIND SIDEWALK (CONSISTENT W/ OTHER PROPERTIES IN HARWOOD DISTRICT)
** DUE TO 45' VISIBILITY TRIANGLE AT RANDALL AND McKINNON

LANDSCAPE REQUIREMENTS

	02 SUBDISTRICT REQUIRED	02 SUBDISTRICT PROVIDED
LOT AREA	--	52,068 SF
FRONT YARD	--	7,780 SF
FRONT YARD SETBACK	20'	10' RANDALL 20' McKINNON 20' HARWOOD
SIDE YARD SETBACK	10'	10'
LANDSCAPE SITE AREA (SHRUBS, GROUNDCOVER, TURF)	6,414 SF (MIN. 20% LOT) 4,668 SF (MIN. 60% FRONT YARD)	4,910 SF (9% LOT) 4,125 SF (88% FRONT YARD)
GENERAL PLANTING AREA (SHRUBS, GROUNDCOVER)	3,207 SF (MIN. 50% LSA) 2,334 SF (MIN. 50% FRONT YARD)	4,910 SF (76% REQ. LSA) 4,125 SF (88% FRONT YARD)
SPECIAL PLANTING AREA (SHRUBS ONLY)	641 SF (MIN. 20% SPA) 467 SF (MIN. 6% FRONT YARD)	2,419 SF (75% REQ. SPA) 1,632 SF (20% FRONT YARD)
PARKWAY PLANTING AREA (GROUNDCOVER, FLOWERS, TURF)	5'-0"	5'-0" ***

*** LANDSCAPE PARKWAY IS NOT CONTINUOUS ALONG RANDALL STREET IN AN EFFORT TO MAKE IT FEEL MORE URBAN AND RESPOND TO THE CONTEXT OF THE HARWOOD DISTRICT

PLANTING SCHEDULE:

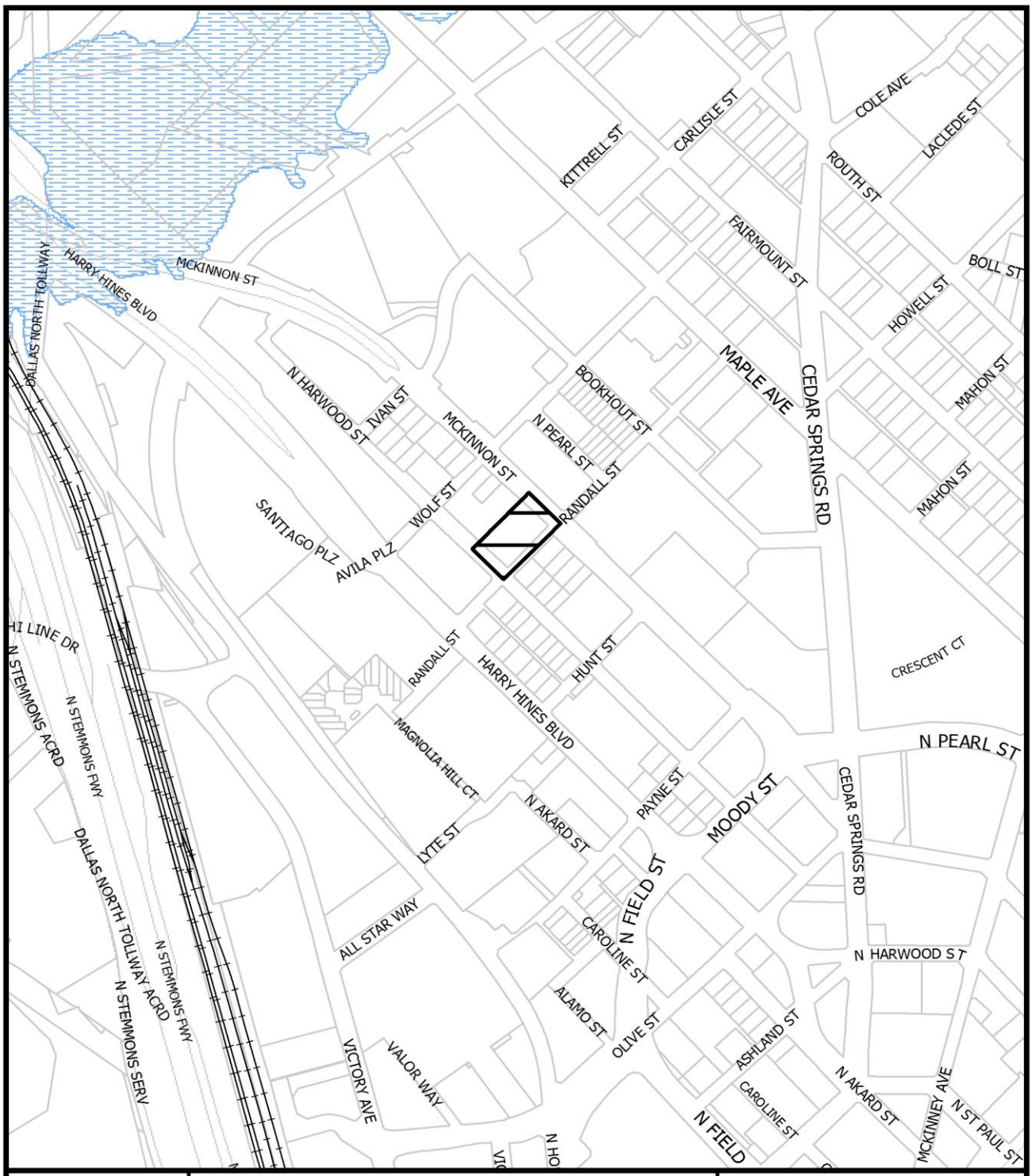
QTY.	SYMBOL	COMMON / BOTANICAL NAME	SIZE	COMMENTS
11		ULMUS AMERICANA 'PRINCETON' / PRINCETON ELM OR ULMUS CRASSIFOLIA / CEDAR ELM OR QUERCUS SHUMARDII / SHUMARD OAK	3 ½" MIN.	MATCHED SPECIMENS 14' CLR. ABOVE PAVEMENT 8' CLR. ABOVE PUBLIC SIDEWALK
10		QUERCUS VIRGINIANA 'QVTIA' / HIGHRISE LIVE OAK	3 ½" MIN.	MATCHED SPECIMENS 14' CLR. ABOVE PAVEMENT 8' CLR. ABOVE PUBLIC SIDEWALK
		SHRUB (TBD)	5 GAL. MIN.	3'-0" O.C. MAX.
		SHRUB (TBD)	3 GAL. MIN.	3'-0" O.C. MAX.
		SHRUB / PERENNIAL / GROUNDCOVER MIX (TBD)	1 GAL. MIN.	VARIES
		GROUNDCOVER (TBD)	1 GAL. MIN.	1'-0" O.C. TRIANGULAR SPACED
		GROUNDCOVER (TBD)	1 GAL. MIN.	1'-0" O.C. MAX. TRIANGULAR SPACED

APPLICANT PROPOSED CONCEPTUAL ELEVATION RENDERING

CPC and staff do not recommend this exhibit.

2007 Randall – Board Rendered Street View at McKinnon

CRESCENT COMMUNITIES



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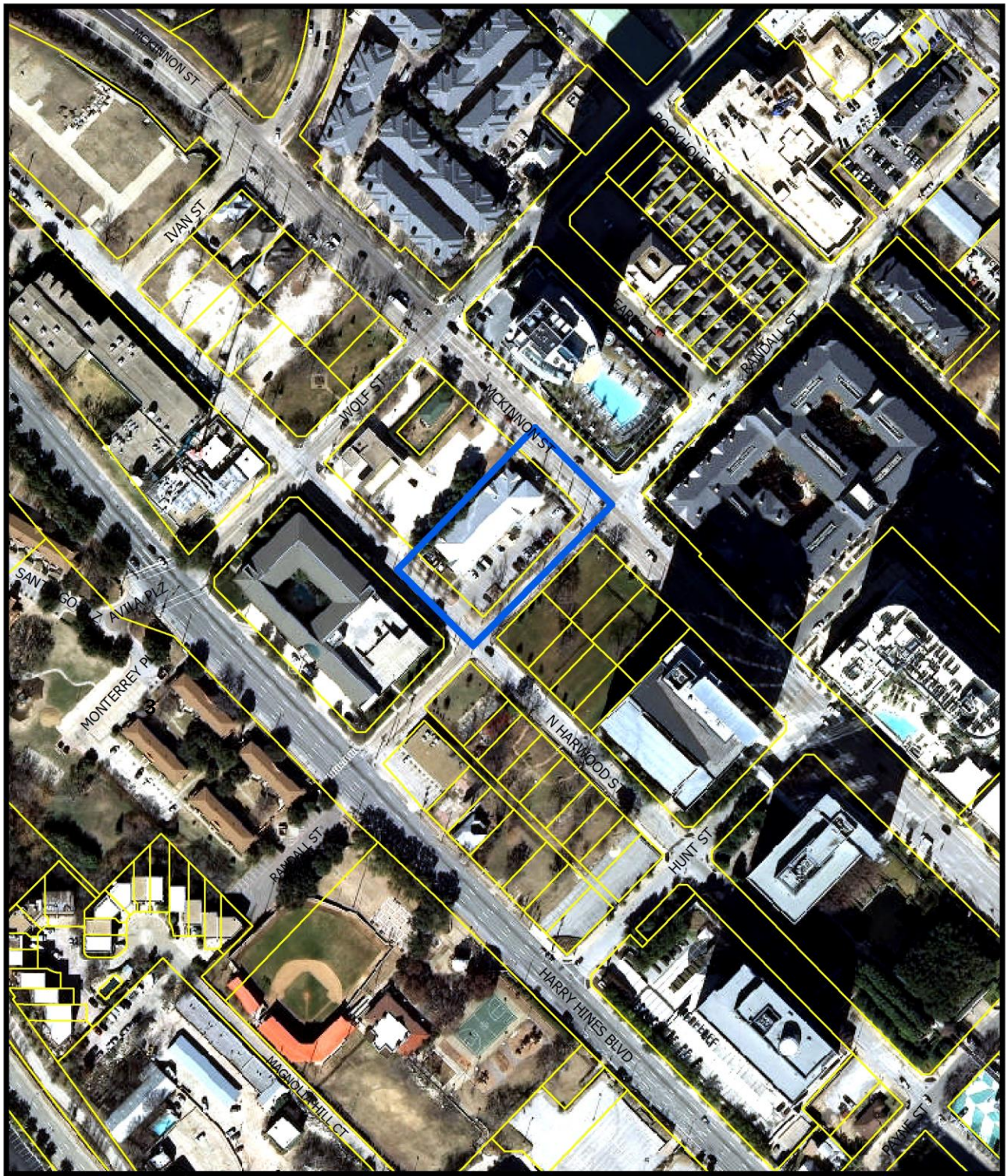
VICINITY MAP

Case no: Z156-207

Date: 3/9/2016



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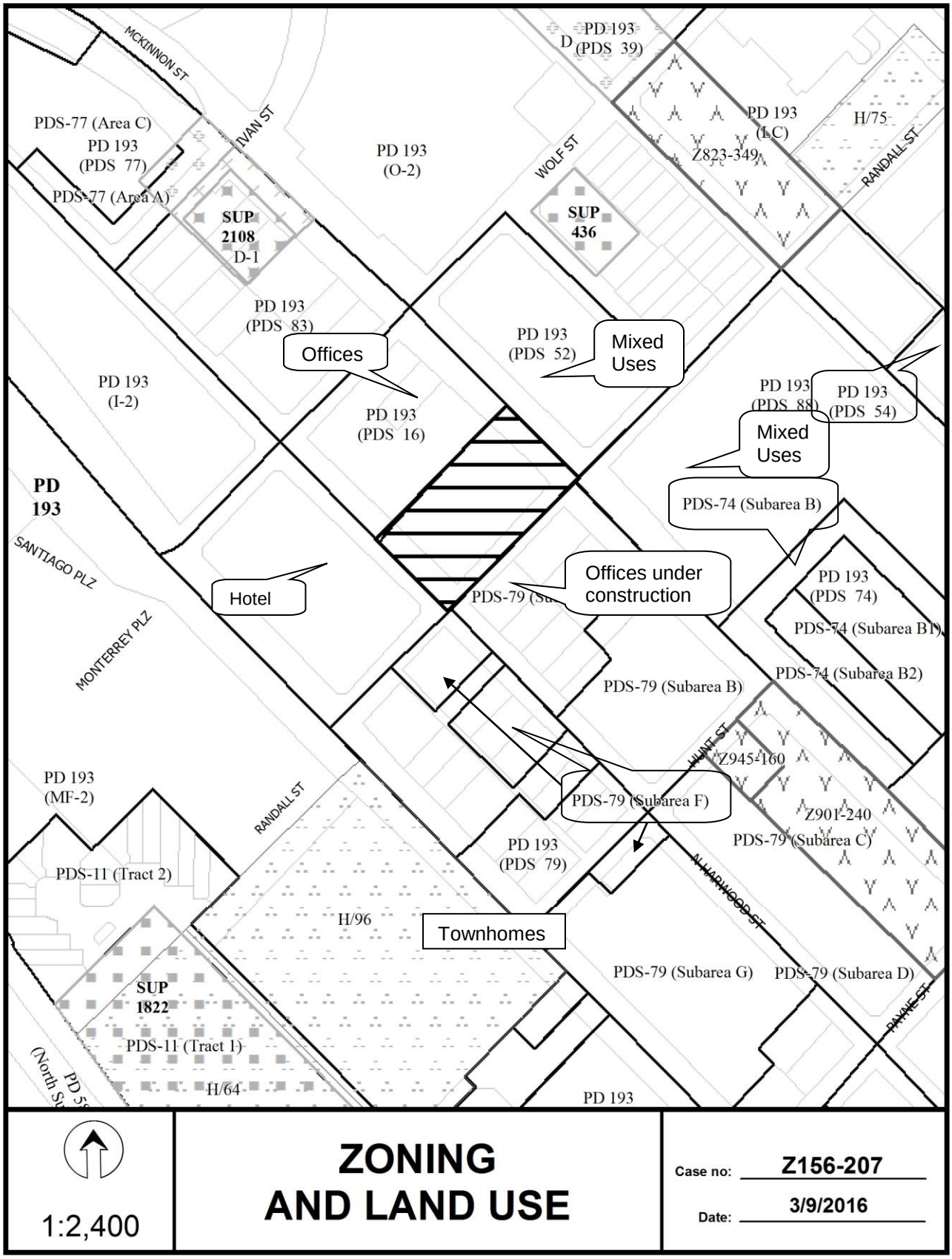
AERIAL MAP

Case no: Z156-207

Date: 3/9/2016


MCKINNON ST
IVAN ST
WOLF ST
RANDALL ST
SANTIAGO PLZ
MONTERREY PLZ
HUNT ST
N HARWOOD ST
PAYNE ST
PD 193 (PDS 39) D
PDS-77 (Area C)
PD 193 (PDS 77)
PDS-77 (Area A)
SUP 2108 D-1
PD 193 (O-2)
SUP 436
PD 193 (LC)
Z823-349
H/75
PD 193 (PDS 83)
PD 193 (PDS 52)
Offices
Mixed Uses
PD 193 (I-2)
PD 193 (PDS 16)
PD 193 (PDS 88)
PD 193 (PDS 54)
Mixed Uses
PDS-74 (Subarea B)
PD 193
Hotel
PDS-79 (Subarea B)
Offices under construction
PD 193 (PDS 74)
PDS-74 (Subarea B1)
PDS-74 (Subarea B2)
PDS-79 (Subarea B)
Z945-160
PD 193 (MF-2)
PDS-79 (Subarea F)
Z901-240
PDS-79 (Subarea C)
PDS-11 (Tract 2)
PD 193 (PDS 79)
H/96
Townhomes
SUP 1822
PDS-79 (Subarea G)
PDS-79 (Subarea D)
PDS-11 (Tract 1)
H/64
PD 193
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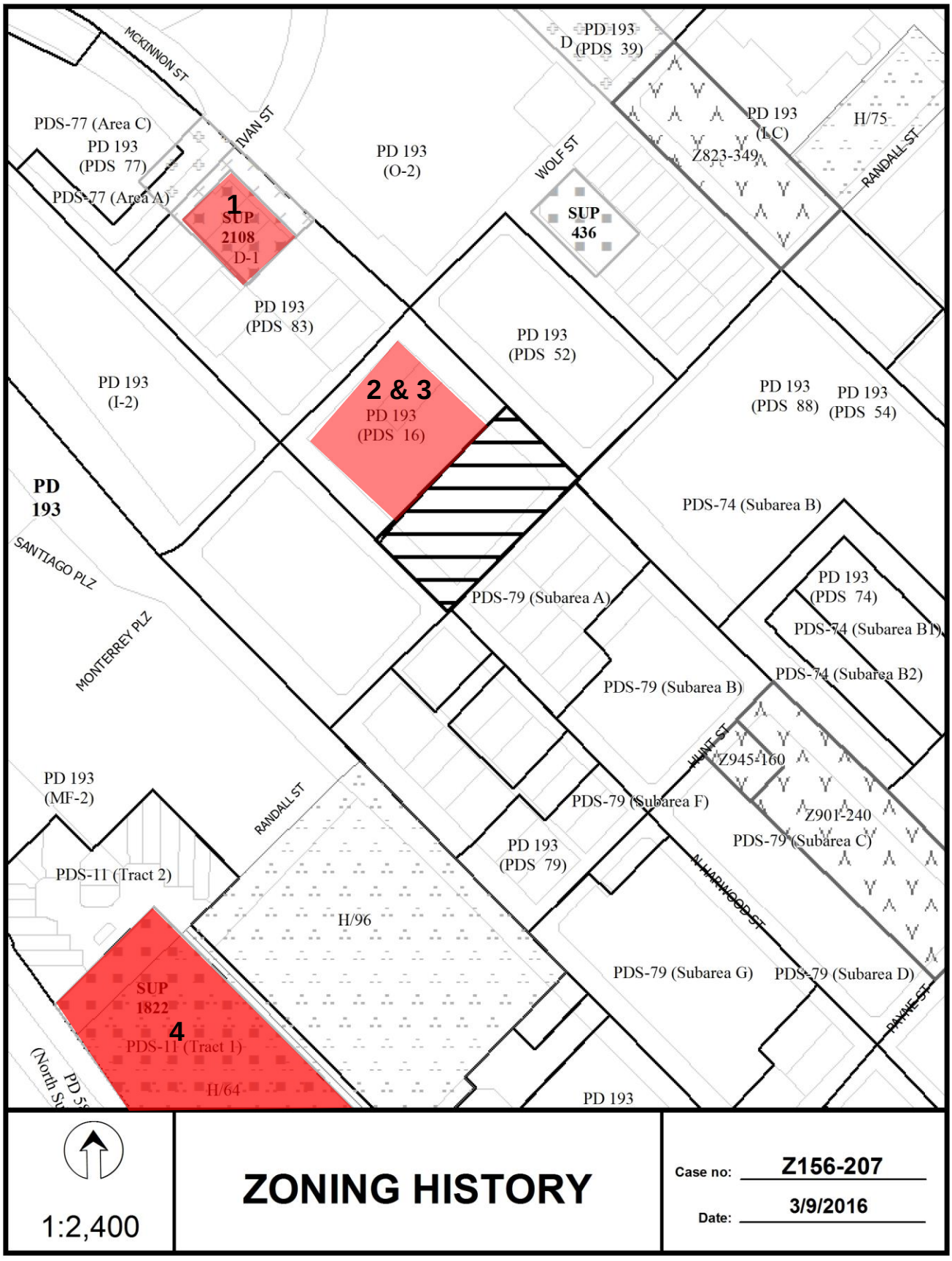
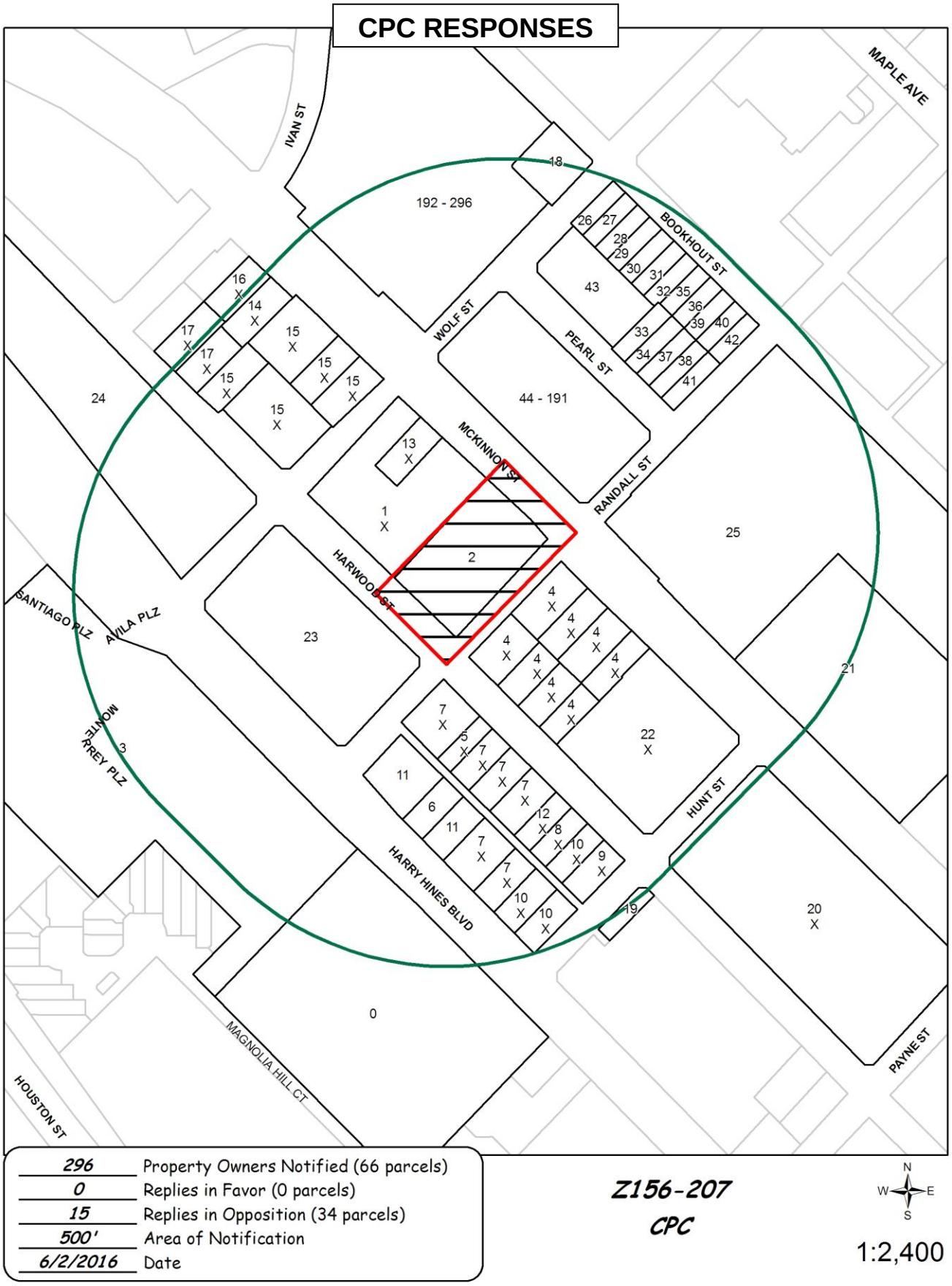
ZONING AND LAND USE
Case no: Z156-207
Date: 3/9/2016


MCKINNON ST
PDS-77 (Area C)
PD 193 (PDS 77)
PDS-77 (Area A)
IVAN ST
1
SUP 2108
D-1
PD 193 (O-2)
PD 193 D (PDS 39)
WOLF ST
SUP 436
PD 193 (LC)
Z823-349
H/75
RANDALL ST
PD 193 (PDS 83)
PD 193 (PDS 52)
PD 193 (I-2)
2 & 3
PD 193 (PDS 16)
PD 193 (PDS 88)
PD 193 (PDS 54)
PD 193
SANTIAGO PLZ
MONTERREY PLZ
PDS-74 (Subarea B)
PDS-79 (Subarea A)
PD 193 (PDS 74)
PDS-74 (Subarea B1)
PDS-74 (Subarea B2)
PDS-79 (Subarea B)
HUNT ST
Z945-160
PD 193 (MF-2)
RANDALL ST
PDS-79 (Subarea F)
Z901-240
PDS-79 (Subarea C)
PD 193 (PDS 79)
ALHARWOOD ST
PDS-11 (Tract 2)
H/96
PDS-79 (Subarea G)
PDS-79 (Subarea D)
SUP 1822
4
PDS-11 (Tract 1)
H/64
PAYNE ST
PD 193
1:2,400
ZONING HISTORY
Case no: Z156-207
Date: 3/9/2016


CPC RESPONSES
MAPLE AVE
IVAN ST
192 - 296
18
BOOKHOUT ST
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41
WOLF ST
PEARL ST
44 - 191
RANDALL ST
MCKINNON ST
16
14
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25
HARWOOD ST
SANTIAGO PLZ
AVILA PLZ
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21
MONTE RREY PLZ
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10
22
HUNT ST
HARRY HINES BLVD
19
20
0
MAGNOLIA HILL CT
PAYNE ST
HOUSTON ST
296 Property Owners Notified (66 parcels)
0 Replies in Favor (0 parcels)
15 Replies in Opposition (34 parcels)
500' Area of Notification
6/2/2016 Date
Z156-207
CPC
N
W
E
S
1:2,400

06/06/2016

Reply List of Property Owners

Z156-207

296 Property Owners Notified 0 Property Owners in Favor 15 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
X	1	2950	N HARWOOD ST	INTERNATIONAL CENTER DEVELOPMENT
	2	2007	RANDALL ST	MAC RANDALL OWNERS LLC
	3	2901	HARRY HINES BLVD	DALLAS HOUSING AUTHORITY
X	4	2819	MCKINNON ST	HARWOOD INTERNATIONAL CENTER V LP
	6	2818	HARRY HINES BLVD	AVALOS SAMUEL R III ET AL
X	7	2825	N HARWOOD ST	HPO INC
X	8	2807	N HARWOOD ST	HPO INC
X	9	2801	N HARWOOD ST	ROLEX TEXAS REALTY
X	10	2805	N HARWOOD ST	HARWOOD INTERNATIONAL CENTER XIII LP
	11	2830	HARRY HINES BLVD	VILLASANA CHARLES
X	12	2809	N HARWOOD ST	GLAZER JUDY B
X	13	2921	MCKINNON ST	INTERNATIONAL CENTER DEVELOPMENT
X	14	3015	MCKINNON ST	ONE HARWOOD BLVD LTD
X	15	3009	MCKINNON ST	ONE HARWOOD BLVD LTD
X	16	3019	MCKINNON ST	ONE HARWOOD BOULEVARD LTD
X	17	3016	N HARWOOD ST	ONE HARWOOD BOULEVARD LTD
	18	3001	BOOKHOUT ST	LANGFORD JAMES E
	19	2737	N HARWOOD ST	JAGANNATHAN SURAJ
X	20	2728	N HARWOOD ST	INTERNATIONAL CENTER II LLC
	21	2728	MCKINNON ST	ALTA UPTOWN LLC
X	22	2828	N HARWOOD ST	INTERNATIONAL CENTER
	23	2914	HARRY HINES BLVD	RLJ III SF DALLAS UT LP
	24	3000	HARRY HINES BLVD	NORTH TEXAS PUBLIC
	25	2820	MCKINNON ST	WINDSOR AT TRIANON LP
	26	2925	BOOKHOUT ST	MCCUTCHIN TRACY L

06/06/2016

Reply	*Label #*	*Address*		*Owner*
	27	2923	BOOKHOUT ST	GROGAN WILLIAM &
	28	2921	BOOKHOUT ST	SANTINI NOEL O
	29	2919	BOOKHOUT ST	CORRIGAN DEWITT BENTSEN
	30	2917	BOOKHOUT ST	LEVIEUX JANE STUART
	31	2915	BOOKHOUT ST	MORGAN T S
	32	2911	BOOKHOUT ST	CLARK MARK C
	33	2912	N PEARL ST	CLARK JON
	34	2910	N PEARL ST	JOHNSON MARGARET
	35	2909	BOOKHOUT ST	MCNULTY DIANE S
	36	2907	BOOKHOUT ST	GATTMAN CHRISTOPHER JONATHAN
	37	2908	N PEARL ST	SHERRY STEVEN D
	38	2906	N PEARL ST	MILES BRANDON
	39	2905	BOOKHOUT ST	SASO DAN &
	40	2903	BOOKHOUT ST	BALDWIN LAURA C
	41	2902	N PEARL ST	ONEAL J SCOTT & CAROL
	42	2901	BOOKHOUT ST	HOANG DANE
	43	2920	N PEARL ST	HARTNETT PROPERTIES CO
	44	2900	MCKINNON ST	KARCHMER DON A
	45	2900	MCKINNON ST	BOWDEN BILLY C
	46	2900	MCKINNON ST	LACY DOMINIC N
	47	2900	MCKINNON ST	DEPA MARYLINE
	48	2900	MCKINNON ST	BURDORF BRIAN
	49	2900	MCKINNON ST	FARREN SUZANN D
	50	2900	MCKINNON ST	JOHNSON LONNIE
	51	2900	MCKINNON ST	UNIT 308 MCKINNON LLC
	52	2900	MCKINNON ST	KARCHMER DON A REVOCABLE TRUST THE
	53	2900	MCKINNON ST	INTERNATIONAL CENTER DEV
	54	2900	MCKINNON ST	AKINA RENEE A TR &
	55	2900	MCKINNON ST	OXFORD ENTERPRISES INC
	56	2900	MCKINNON ST	LEW MATTHEW J
	57	2900	MCKINNON ST	TERRY SHAWN D

06/06/2016

Reply	*Label #*	*Address*		*Owner*
	58	2900	MCKINNON ST	FITZGERALD STEPHEN R & LOUISE A LIFE EST
	59	2900	MCKINNON ST	POP LIFE LLC
	60	2900	MCKINNON ST	LICHTENSTEIN DAVID G
	61	2900	MCKINNON ST	SALINAS PAUL
	62	2900	MCKINNON ST	HAYWARD GORDON H
	63	2900	MCKINNON ST	RAOOFI PARHAM
	64	2900	MCKINNON ST	MALLOY HELEN
	65	2900	MCKINNON ST	UNIT 508 MCKINNON LLC
	66	2900	MCKINNON ST	AM ESTATE LLC
	67	2900	MCKINNON ST	FILIPOVIC JIRI
	68	2900	MCKINNON ST	HARPER LEONA MARIE
	69	2900	MCKINNON ST	CARVEN LARRY A
	70	2900	MCKINNON ST	GOSS TIM K
	71	2900	MCKINNON ST	WARREN MARK T
	72	2900	MCKINNON ST	AZURE 608 TRUST
	73	2900	MCKINNON ST	BORRELLI JOSEPH JR & CINDY ANNE
	74	2900	MCKINNON ST	SHAH BIPIN C
	75	2900	MCKINNON ST	FRANKEL JEFFREY S
	76	2900	MCKINNON ST	MARTIN BRYAN R
	77	2900	MCKINNON ST	FRANCOIS SERGE P
	78	2900	MCKINNON ST	DEWAN MASHRUR M & AFREEN M
	79	2900	MCKINNON ST	DENNIS DAVID & JANIE
	80	2900	MCKINNON ST	KECK MARK C
	81	2900	MCKINNON ST	NEELAKANTAN ARVIND
	82	2900	MCKINNON ST	LE MENER FAMILY TR THE
	83	2900	MCKINNON ST	SNB LIMITED PARTNERSHIP
	84	2900	MCKINNON ST	CARBONNEAU KRISTINA A
	85	2900	MCKINNON ST	LANDAVERDE CARMEN E
	86	2900	MCKINNON ST	ABRAMOV BORIS &
	87	2900	MCKINNON ST	HILL CHARLES W & JANA L
	88	2900	MCKINNON ST	BORNO MOUNIR Y &

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Reply	*Label #*	*Address*		*Owner*
	89	2900	MCKINNON ST	BLUME WENDY L
	90	2900	MCKINNON ST	ALKEMY GROUP LTD THE
	91	2900	MCKINNON ST	ABEL ELIZABETH
	92	2900	MCKINNON ST	MEDAVARAPU BALAKRISHNA &
	93	2900	MCKINNON ST	SHEEHAN DANIEL
	94	2900	MCKINNON ST	CHAN MINSANG
	95	2900	MCKINNON ST	WYNN RALPH T
	96	2900	MCKINNON ST	MAULTSBY VANCE K JR & BETH M
	97	2900	MCKINNON ST	MUHL BRANDEN BOWEN
	98	2900	MCKINNON ST	GILBERT LOREEN TRUST THE
	99	2900	MCKINNON ST	EVOL REAL ESTATE OF TEXAS LLC
	100	2900	MCKINNON ST	SKINNER MICHAEL A &
	101	2900	MCKINNON ST	VUILLEMOT WILLIAM G &
	102	2900	MCKINNON ST	HOOPER ROBERT SCOTT
	103	2900	MCKINNON ST	TIGGES GARY
	104	2900	MCKINNON ST	SANDLIN MARK R
	105	2900	MCKINNON ST	GUTIERREZ JAVIER
	106	2900	MCKINNON ST	SPEER M L
	107	2900	MCKINNON ST	STONE CHRISTOPHER & SUSAN
	108	2900	MCKINNON ST	MECHANIC DONALD A
	109	2900	MCKINNON ST	DUWAJI IYAD
	110	2900	MCKINNON ST	MOLLOY HELEN
	111	2900	MCKINNON ST	STANLEY CLIFFORD V & SHELBY OHAIR
	112	2900	MCKINNON ST	POINDEXTER ALONZO J &
	113	2900	MCKINNON ST	MCDONALD LAUREN A
	114	2900	MCKINNON ST	GROSSBERG MARK P
	115	2900	MCKINNON ST	TISEO LOUIE
	116	2900	MCKINNON ST	KELLY JOSEPH J
	117	2900	MCKINNON ST	LELAND JANET SWARTZ
	118	2900	MCKINNON ST	ARMSTRONG CAPPY RAY &
	119	2900	MCKINNON ST	CUTLER WILLIAM P

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Reply	*Label #*	*Address*		*Owner*
	120	2900	MCKINNON ST	GALLMANN WILLIAM H III & JOELLYN A
	121	2900	MCKINNON ST	DREWS R ERIC & BARBARA B
	122	2900	MCKINNON ST	SAVAGE ROBERT W & SUSAN L
	123	2900	MCKINNON ST	NIR ADI & SHERYL
	124	2900	MCKINNON ST	HAKERT JAMES DAMIAN &
	125	2900	MCKINNON ST	MARTTER RICHARD P &
	126	2900	MCKINNON ST	MAULDIN JOHN F
	127	2900	MCKINNON ST	ELLEN MARTIN M &
	128	2900	MCKINNON ST	NAZNAT LP
	129	2900	MCKINNON ST	SHAH BIPIN & MRUNALINI
	130	2900	MCKINNON ST	SCHUBERT JOEL S
	131	2900	MCKINNON ST	NILTA PROPERTY HOLDINGS LP
	132	2900	MCKINNON ST	BRAYMAN JONATHAN L
	133	2900	MCKINNON ST	GLADDEN JEFFREY R
	134	2900	MCKINNON ST	MJC VENTURES LP
	135	2900	MCKINNON ST	ROEHM DAVID O
	136	2900	MCKINNON ST	NATHANSON DAVID HARRY
	137	2900	MCKINNON ST	SMATHERS CONSULTING LLC
	138	2900	MCKINNON ST	LAM GUY KWOKHUNG &
	139	2900	MCKINNON ST	CHOQUETTE ANGELA V
	140	2900	MCKINNON ST	VICIOSO BELINDA &
	141	2900	MCKINNON ST	DALLAS HIGHRISE LLC
	142	2900	MCKINNON ST	MCKINNON STREET CAPITAL LLC AZURE 2003
	143	2900	MCKINNON ST	KHAN AMINUL HAQ & SURAIYA NASREEN
	144	2900	MCKINNON ST	DEVINE MARTIN J
	145	2900	MCKINNON ST	BORICK STEVEN J REV TR THE
	146	2900	MCKINNON ST	ANCHONDO ELSA ESTHER CARRILLO
	147	2900	MCKINNON ST	UPTOWN DREAMS LLC
	148	2900	MCKINNON ST	GAUTIER ELISE M

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Reply	*Label #*	*Address*		*Owner*
	149	2900	MCKINNON ST	MACATEE WILLIAM F JR
	150	2900	MCKINNON ST	FARRANT MALCOLM A
	151	2900	MCKINNON ST	TICE DAVID W
	152	2900	MCKINNON ST	GROSCHUP STEPHANIE CHRISTIN
	153	2900	MCKINNON ST	KHOSHNOUDI FAMILY TRUST
	154	2900	MCKINNON ST	TWO PLUS FOUR ENTERPRISE LTD
	155	2900	MCKINNON ST	FLORIN COMPANY LTD
	156	2900	MCKINNON ST	MOOLJI ALY
	157	2900	MCKINNON ST	YU KUN WON & JAE EUN
	158	2900	MCKINNON ST	RICHARDSON MICHAEL D
	159	2900	MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
	160	2900	MCKINNON ST	MAGUIRE MICHAEL F &COLLEEN J
	161	2900	MCKINNON ST	HARRIS CYNTHIA H &
	162	2900	MCKINNON ST	BROWN IRWIN J
	163	2900	MCKINNON ST	FUSCO EDWARD JR &
	164	2900	MCKINNON ST	UPTOWN DREAMS LLC
	165	2900	MCKINNON ST	MONSOUR FAMILY LP
	166	2900	MCKINNON ST	WESTPARK CAPITAL MGT LLC
	167	2900	MCKINNON ST	RIBELIN GLENDA A
	168	2900	MCKINNON ST	HENRIETTA EDWARD B TR &
	169	2900	MCKINNON ST	LYNCH PETER H
	170	2900	MCKINNON ST	HASTINGS EXCHANGE LLC
	171	2900	MCKINNON ST	DUWAJI IYAD &
	172	2900	MCKINNON ST	GLOBER DEIRDRE DENMAN
	173	2900	MCKINNON ST	MCMORRAN MICHAEL &
	174	2900	MCKINNON ST	VANDERPOOL NICK III
	175	2900	MCKINNON ST	DEWAN MAHBUB & AFREEN
	176	2900	MCKINNON ST	ISSA IMRAN A
	177	2900	MCKINNON ST	BACHMAN MARVIN A & YVONNE
	178	2900	MCKINNON ST	SLUGOCKI MAREK &
	179	2900	MCKINNON ST	MCALLISTER STEVEN K
	180	2900	MCKINNON ST	LUTER JASON S

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Reply	*Label #*	*Address*		*Owner*
	181	2900	MCKINNON ST	ALBERT MARK & SARA MELNICK
	182	2900	MCKINNON ST	MUELLERBARBIER J GABRIEL
	183	2900	MCKINNON ST	FIJOLEK RICHARD M
	184	2900	MCKINNON ST	MDC LLC
	185	2900	MCKINNON ST	GUTIERREZ JAVIER G
	186	2900	MCKINNON ST	2802/2902 PARTNERS LP
	187	2900	MCKINNON ST	HUNT LAURA
	188	2900	MCKINNON ST	RANADE PRASHANT NARAYAN &
	189	2900	MCKINNON ST	TROTTER JAMES F
	190	2900	MCKINNON ST	BRADY GREGORY A
	191	2900	MCKINNON ST	TWENTYONE LLC
	192	2201	WOLF ST	BAUER SARAH J
	193	2201	WOLF ST	BENAVIDES OSCAR JR
	194	2201	WOLF ST	SOHN TED
	195	2201	WOLF ST	MEADE KRISTYN L
	196	2201	WOLF ST	KUBAN KATHERINE
	197	2201	WOLF ST	HARPER HOLLY
	198	2201	WOLF ST	FLEMING JEFFREY H
	199	2201	WOLF ST	LUBBOCK NATIONAL BANK
	200	2201	WOLF ST	LUBBOCK NATIONAL BANK
	201	2201	WOLF ST	LUBBOCK NATIONAL BANK CF BENNY VALEK SELF DIRE IRA
	202	2201	WOLF ST	FREEMAN JAMES M
	203	2201	WOLF ST	CLARKE NICHOLAS S
	204	2201	WOLF ST	ADKINS MICHELLE M
	205	2201	WOLF ST	KEELER DOCTOR
	206	2201	WOLF ST	MUNDO TILE LTD
	207	2201	WOLF ST	SALAZAR MONICA
	208	2201	WOLF ST	HOFKER BEATRIX
	209	2201	WOLF ST	LUU MYDA
	210	2201	WOLF ST	TRORB INC
	211	2201	WOLF ST	NEWMAN PHILIP

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Reply	*Label #*	*Address*		*Owner*
	212	2201	WOLF ST	SINGH PARDIP
	213	2201	WOLF ST	LEEDS JESSICA BONNIE
	214	2201	WOLF ST	MARTINEZ DEE
	215	2201	WOLF ST	LE BETSY
	216	2201	WOLF ST	BARANSI RAMZI
	217	2201	WOLF ST	SOHN TED S
	218	2201	WOLF ST	BIDA DAN F
	219	2201	WOLF ST	SULLIVAN PATRICK E
	220	2201	WOLF ST	NATIONAL PRIME COMMERCIAL LLC
	221	2201	WOLF ST	BOND DANA
	222	2201	WOLF ST	BUNN IAN
	223	2201	WOLF ST	KIM JUNG O
	224	2201	WOLF ST	LUBBOCK NATIONAL BANK CUSTODIAN FOR
	225	2201	WOLF ST	MANCENIDO PATRICK
	226	2201	WOLF ST	RAJAGOPALAN SRIDHARAN &
	227	2201	WOLF ST	SMITH NATALIE
	228	2201	WOLF ST	BREKKE CORTNEE E
	229	2201	WOLF ST	SCHONERT BECKY
	230	2201	WOLF ST	BAKER ALEXANDERA L
	231	2201	WOLF ST	DIEBOLT DOUG J & KATIE L
	232	2201	WOLF ST	DIXON DENNIE W & LOANN P
	233	2201	WOLF ST	KARIMI AKHTAR
	234	2201	WOLF ST	RILEY ASHLEY NICOLE
	235	2201	WOLF ST	DIAZ SAMUEL
	236	2201	WOLF ST	LOZOFF RONALD L
	237	2201	WOLF ST	KALLIPALLI BHUPALA R & USHA R GANGA
	238	2201	WOLF ST	PUPKO INVESTORS LLC
	239	2201	WOLF ST	URIOSTE JOSE RAFAEL
	240	2201	WOLF ST	NAQUIN JOSHUA P & SANJA PISAC NAQUIN
	241	2201	WOLF ST	MEYER NATALIE

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Reply	*Label #*	*Address*		*Owner*
	242	2201	WOLF ST	GANT LESLIE
	243	2201	WOLF ST	STANDERFER JOSH T
	244	2201	WOLF ST	BROWN CHARLES H III
	245	2201	WOLF ST	WELCH CHRISTOPHER ANDREW
	246	2201	WOLF ST	VICK JEFFREY B
	247	2201	WOLF ST	WOODS NICOLE M &
	248	2201	WOLF ST	KELLERVILLE LLC
	249	2201	WOLF ST	TRORB INC
	250	2201	WOLF ST	BURNS REVOCABLE TRUST
	251	2201	WOLF ST	HOFFMANN DONNA
	252	2201	WOLF ST	WEAVER LUKE AVERY &
	253	2201	WOLF ST	HILL JEAN
	254	2201	WOLF ST	PINCKNEY JAMES S II
	255	2201	WOLF ST	ZEBA REALTY LLC
	256	2201	WOLF ST	MOORE KELLY ANNE
	257	2201	WOLF ST	BRILL BRIAN ERIC & KELLY MOORE
	258	2201	WOLF ST	TAYLOR CHRISTOPHER
	259	2201	WOLF ST	RODRIGUEZ ELISA
	260	2201	WOLF ST	GANT GREG & HONOR
	261	2201	WOLF ST	SHAUL JOSH
	262	2201	WOLF ST	HENSLEY CHRISTOPHER T &
	263	2201	WOLF ST	LUBBOCK NATIONAL BANK CUSTODIAN FOR
	264	2201	WOLF ST	KJT GROUP
	265	2201	WOLF ST	HANKINS PAUL G &
	266	2201	WOLF ST	NEMATI MEHDI & SHAHIN
	267	2201	WOLF ST	LEE JAMES HENRY III &
	268	2201	WOLF ST	TOPAZ 6107 LAND TRUST
	269	2201	WOLF ST	SMITH MELODY
	270	2201	WOLF ST	WULKE NICHOLAS
	271	2201	WOLF ST	LITTLE BRADLEY C & LAURA L
	272	2201	WOLF ST	NOWICKI MILOSZ
	273	2201	WOLF ST	WARSHAUER JEREMY TAKASHI

06/06/2016

Reply	*Label #*	*Address*		*Owner*
	274	2201	WOLF ST	WILSON SKYE
	275	2201	WOLF ST	PENSCO TRUST CO
	276	2201	WOLF ST	LUBBOCK NATIONAL BANK
	277	2201	WOLF ST	SAM JANAY M
	278	2201	WOLF ST	WURTELE JOSEPH H JR &
	279	2201	WOLF ST	AKINTOLA OMOLOLA E &
	280	2201	WOLF ST	ADDO TAYO A
	281	2201	WOLF ST	FOURMENT CHRISTOPHER L
	282	2201	WOLF ST	KORB RONALD DEAN & NICKI
	283	2201	WOLF ST	BEADLING PETER JOHN &
	284	2201	WOLF ST	RAMEY ISABEL ZAINA
	285	2201	WOLF ST	MA YOU J
	286	2201	WOLF ST	REEVES GEORGE WP
	287	2201	WOLF ST	RUIZGARCIA ERIKA PATRICIA
	288	2201	WOLF ST	KOH PATRICK & SHANNON
	289	2201	WOLF ST	MEHTA SATISH & HEMLATA
	290	2201	WOLF ST	KEITH KRISTY
	291	2201	WOLF ST	SRINIVASAN JAYANTH
	292	2201	WOLF ST	CULLUM PAMELA G
	293	2201	WOLF ST	ROY DAVE A
	294	2201	WOLF ST	OSBURN KEVIN A
	295	2201	WOLF ST	KOUZBARI MAHMOOD
	296	2201	WOLF ST	OUZTS SUSAN &
X	A1	2821	N HARWOOD ST	SANCHEZ TRINIDAD ESTATE

AGENDA ITEM # 68

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 D

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the northeast line and terminus of Hi Line Drive, northwest of Oak Lawn Avenue
Recommendation of Staff and CPC: Approval, subject to a tower exhibit and conditions
Z156-228(SM)

FILE NUMBER: Z156-228(SM) **DATE FILED:** March 10, 2016

LOCATION: Northeast line and terminus of Hi Line Drive, northwest of Oak Lawn Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 44 D

SIZE OF REQUEST: Approx. 3.77 Acres **CENSUS TRACT:** 100.00

APPLICANT: FF Realty III, LLC

REPRESENTATIVES: Barry Knight and Laura Hoffman, Winstead PC

OWNER: Feizy Properties, Ltd.

REQUEST: An application for a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.

SUMMARY: The applicant is proposing a new subdistrict for consideration of the following for a residential development: 1) increase in floor area ratio from 4.0:1 to 5.0:1; 2) increase in structure height; and 3) a relaxed tower design (building footprint above 85 feet).

CPC RECOMMENDATION: **Approval**, subject to a tower exhibit and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a tower exhibit and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request based upon:

1. *Performance impacts upon surrounding property* – The request site is uniquely situated at the terminus of a street and nestled within a bend of the Trinity Strand Trail on the opposite edge of the Design District SPD from downtown. The proposed height bonuses and increases in floor area ratio will not obscure or obstruct view corridors from sensitive areas and will complement its unique location and the surrounding properties in both land use and traffic patterns.

2. *Traffic impact* – Due to the site's accessibility to adjacent interstate roadways and the city's thoroughfare system along with its close proximity to mass transit, trip generations are expected to be adequately managed within the immediate area.

3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the goals and policies of *Forward Dallas!*.

Zoning History*:	**Request, Disposition, and Date**
1. Z012-134	On August 8, 2002, the City Council approved PDD No. 621, providing for two subdistricts. *(see entire PDD boundary)*
2. Z034-103	On June 23, 2004, the City Council approved an amendment to PDD No. 621 to revise definitions, delete minimum floor area for residential, revise: parking, screening, design standards, signage, and sidewalk regulations. *(see entire PDD boundary)*
3. Z067-229	On October 24, 2007, the City Council approved an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1A).
4. Z067-296	On November 12, 2007, the City Council approved an expansion (5.13 acres) of PDD No. 621 on property zoned an IR District.
5. Z078-240	On August 13, 2008, the City Council approved an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1B).
6. Z101-214	On June 8, 2011, the City Council approved an amendment to PDD No. 621 to create a new

	subdistrict (Subdistrict 1C) providing for a new use (beer/wine manufacturing) and parking requirement for a specific retail use (gmfs greater than 3,500 square feet).
7. Z112-254	On August 22, 2012, the City Council approved an expansion of Tract 1C (2.29 acres) of PDD No. 621 on property within the Tract 2 portion of PDD No. 621.
8. Z112-283	On October 10, 2012, the City Council approved an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1D) from a parcel (22,500 square feet) within Subdistrict 1A.
9. Z123-204	On September 11, 2013, the City Council approved an expansion (5.9 acres) of PDD No. 621 on property zoned an IR District.
10. Z156-131	On March 23, 2016, the City Council approved an application for an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1E).
11. Z156-140	On March 23, 2016, the City Council approved an application for an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1F).
12. Z156-141	On March 23, 2016, the City Council approved an application for an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1G).

*PDD No. 621 boundary only

Thoroughfares:	**Designation; Existing & Proposed ROW**
Hi Line Drive	Collector; 80’ & 80’ ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant’s request and traffic impact analysis and determined it will not negatively impact the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan: The Vision Illustration depicts the request site as within an *Urban Mixed Use* Building Block. This building block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The request complies with land use goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

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.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.1 Focus economic development efforts on revitalization of the Trinity River Corridor.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use Compatibility:

The site is located at the terminus of Hi Line Drive which contains a landscaped median with pedestrian facilities and is wrapped by the Trinity Strand Trail from the west to the northeast. The adjoining property to the southeast is a recently constructed four-story multifamily building. To the south, across Hi Line Drive, is a one-story office/showroom/warehouse strip that was recently approved to be Subdistrict 1E and is proposed to contain a mixed use building consisting of lodging, multifamily, and retail uses and is also on the corner of Turtle Creek Boulevard. To the southwest of the request site is a surface parking lot. The proposed conditions do not modify the permitted land uses for the site and are compatible with surrounding land uses.

Proposed amendments:

PDD No. 621 was adopted by the City Council on August 28, 2002. Over the past 13 years, various parcels have been incorporated into the district as well as amendments to existing subdistricts (See Zoning History, Map for detail). Prior to the creation of the district, the approximate 422 acres was home to various commercial and industrial uses. The area has experienced a redevelopment of various parcels that are more mixed use in application, with a commitment of the design package to accepting residents, tenants, and patrons by providing enhanced open space, a variety of retail and personal service uses, all within close proximity to mass transit and components of the trail system. This request is anticipated to continue this redevelopment vision and provides for the requested increase in floor area and height, subject to required design criteria to ensure a vibrancy at street level exists.

The vicinity is developed, or has obtained zoning approval to develop, with a mix of uses that represent the transition from an industrial area to a residentially influenced mixed use environment. One of the trailheads to the Trinity Strand Trail is situated adjacent to the site, with the DART Victory Station approximately one mile from the site.

In context with the built environment, staff has requested the applicant provide for a vibrant pedestrian realm, inclusive of a providing matching sidewalks to the adjacent property, limitations on blank walls, building frontage requirements to ensure the buildings are brought to the street and contain direct access for ground story uses to the sidewalk, visible and vibrant ground story residential lobby areas, and publically accessible open space.

The majority of the proposal requests to be granted similar height bonuses and additional floor area as the three cases that were approved by Council in March 23, 2016 (Subdistricts 1E, 1F, and 1G). The previous three subdistricts proposed different mixed use models and were granted the additional floor area and height in order to secure a vibrant street-level mix of uses and design criteria. The proposed site differs from the previously approved subdistricts primarily because it is proposed to be purely residential and not a mixed use development. Staff recommends approval of the request because the unique placement of the request as described below and because it offers alternative but appropriate design standards for a residential development that meets the vision and purpose of the district.

First, the location of the request site is nestled in a bend of the Trinity Strand Trail at the terminus of Hi Line Drive. Because it only has one street frontage along a dead end street it will be unable to achieve the amount of drive by traffic that attracts and supports retail and restaurant tenants. It is also tucked away within a bend of the Trinity Strand Trail where it is desired to keep noise levels low and trip counts down for the safety of the trail users. These two location factors make it difficult for retail and restaurant business but is highly desirable for residential uses. Additionally, the residential tenants will complement the recently approved mixed use subdistricts by providing nearby tenants that can walk or bike to nearby attractions without competition and provides different peak travel times than the recently approved subdistricts.

Second, in order to achieve additional height and floor area bonuses, the request requires that design criteria be achieved. The four criteria proposed in lieu of a minimum size retail or restaurant use requirement of the previously approved subdistricts are criteria used for apartment development types in form districts and provide assurance that the street frontage along Hi Line Drive will be attractive and beneficial for pedestrians without the use of a development plan.

The first of the four criteria is a limitation on blank wall area. Form districts require that the ground level of an apartment development type have no more than 30 feet of blank wall area[1]. The second criteria prescribes a consistent street wall is constructed that requires that a minimum of 70 percent of the lot width along High Line Drive contains a building facade within 15 feet of the property line. Third, of the structure that is constructed facing Hi Line Drive, a minimum of 70 percent of the structure must contain one or more of the following: residential units with direct street level access to the sidewalk, the lobby portion of the facade must provide a minimum 50 percent transparency that provides views inside, or a publically accessible open space that complies with previously approved criteria with one exception on obstructions is

[1] BLANK WALL AREA means any portion of the exterior of a building that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

provided. The one exception for the open space is that it may have coverings as long as it provides a minimum 14-foot clearance. Finally, the sidewalk width along Hi Line Drive must provide a minimum sidewalk width of eight feet. Eight foot sidewalks are constructed at the adjacent multifamily building and are considered ample since the landscaped median that leads to the Trinity Strand Trail also has a wide paved sidewalk that alleviates some pedestrian traffic.

Due to the prescriptive criteria proposed for this request that will provide an engaged and attractive street level and the previously approved criteria for height bonuses, staff recommends approval of the modifications proposed.

CPC ACTION – JUNE 16, 2016:

Motion: It was moved to recommend **approval** of a new Subdistrict, subject to a tower exhibit and conditions on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the northeast line and terminus of Hi Line Drive, northwest of Oak Lawn Avenue.

Maker: Anantasomboon
Second: Anglin
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 500 Mailed: 26
Replies: For: 2 Against: 1

Speakers: For: Barry Knight, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

Provision	Existing Subdistrict 1	Proposed New Subdistrict
USES	MIXED USES	NO REVISIONS
F/S/R YARD SETBACKS	0'/0'/0'	NO REVISIONS
DENSITY	NO MAXIMUM	NO REVISIONS-
FLOOR AREA RATIO	4.0:1	NO REVISION IN GENERAL, 5.0:1 FOR RESIDENTIAL THAT MEETS LISTED CRITERIA
STRUCTURE HEIGHT/STORIES	130' (150' WITH 0.5 FAR RESIDENTIAL COMPONENT) UP TO 270' PER CERTAIN DESIGN CRITERIA/AMENITY LEVEL; SPECIFIC TOWER ORIENTATION AND FLOOR PLATE REDUCTION AT 75'	300' (SUBJECT TO EXISTING ORD. BONUSES) PLUS ADDL. TEN FEET FOR MECHANICALS; ADDL BONUS OPTION FOR ELECTRIC CHARGING STATIONS AND EXPANDED ART/WATER FEATURE
LOT COVERAGE	100%/60% AT 75' WITH MAX FLOORPLATE OF ≤12.5K SF, WHICHEVER IS LESS	100%/60% AT 85' WITH MAX FLOORPLATE OF ≤25K SF, WHICHEVER IS LESS
LANDSCAPING	SPECIFIC LANDSCAPE REGULATIONS	NO REVISIONS
OFF-STREET PARKING	DALLAS DEVELOPEMNT CODE PLUS SPECIFIC USE PARKING RATIOS	NO REVISIONS
DESIGN CRITERIA	SPECIFIC REGULATIONS	BUILDING FRONTAGE MINIMUMS, RESIDENTIAL STREET LEVEL UNIT ACCESS, BLANK WALL MAXIMUM, TRANSPARANCY FOR LOBBY, MINIMUM OPEN SPACE FOR BONUSES
SIGNS	BUSINESS ZONING DISTRICTS PLUS SPECIFIC RETAIL AND PERSONAL SERVICE ATTACHED SIGNAGE	NO REVISIONS

*See ordinance for mixed use thresholds

FF Realty III LLC
Officers List

Name	Office(s)
Christopher E. Hashioka	President and Chief Executive Officer
Gregory R. Pinkalla	Chief Operating Officer and Senior Vice President
James A. Hribar	Chief Financial Officer and Secretary
Jon A. MacDonald	General Counsel and Senior Vice President
Brent A. Ball	Senior Vice President
Pericles Raptis	Senior Vice President
East	
Bryan Condie	Vice President
Doug Ness	Vice President
Frank Poli	Vice President
John Hinkle	Vice President
Kevin Maley	Vice President
Larry Lee	Vice President
Sandra Hill Flood	Vice President and Assistant Secretary
Thomas Brunson	Vice President
Thomas McDaniel	Vice President
Zachary Johnston	Vice President
William Revers	Vice President
West	
Brendan Hayes	Vice President
Edward F. McCoy	Vice President
Jason Martin	Vice President
Krista Miclat	Vice President and Assistant Secretary
Lawrence Scott	Vice President
Matthew F. Clark	Vice President
Michelle H. Lord	Vice President
Paulius Kudirka	Vice President
Richard D. Swanson	Vice President and Assistant Secretary
Richard L. Boynton	Vice President
Tracy Stottlemyer	Vice President and Assistant Secretary
Wayne C. Laliberte	Vice President

OFFICERS AND DIRECTORS

Owner: **FEIZY PROPERTIES, LTD.**

General Partner: Feizy Management, LLC – John Feizy, sole member
Limited Partner: John Feizy

Proposed Amending Conditions

ARTICLE 621.

PD 621.

Old Trinity and Design District Special Purpose District

SEC. 51P-621.101. LEGISLATIVE HISTORY.

PD 621 was established by Ordinance No. 25013, passed by the Dallas City Council on August 28, 2002. (Ord. 25013)

SEC. 51P-621.102. PROPERTY LOCATION AND SIZE.

PD 621 is established on property generally bounded by Sylvan Avenue/Wycliff Avenue on the northwest, the meanders of the old channel of the Trinity River on the north, Interstate 35 on the east, Continental Avenue on the south, and the Trinity River Floodway on the west. The size of PD 621 is approximately 421.0323 acres. (Ord. Nos. 25013; 25560; 27006; 29127)

SEC. 51P-621.103. CREATION OF SUBDISTRICTS.

(a) Name. This special purpose district is to be known as the Old Trinity and Design District Special Purpose District.

(b) Creation of subdistricts.

(1) This special purpose district is divided into 10 [~~nine~~] subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labelled Exhibit 621B shows the boundaries of each subdistrict. In case of a conflict, the verbal description in Exhibit 621A controls over the map in Exhibit 621B.

(2) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H are transit-oriented, mixed-use zoning district for the development of combinations of medium-density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H retain the potential for limited industrial and warehouse uses.

(3) Subdistrict 2 is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses. (Ord. Nos. 25013; 26975; 27006; 27280; 28231; 28819)

SEC. 51P-621.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. The following definitions apply to this special purpose district:

(1) ANTIQUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(2) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(3) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.

(3.1) BEER OR WINE MANUFACTURING means an enclosed facility that processes and manufactures alcoholic beverages. This use does not include the processing or manufacturing of distilled spirits.

(4) BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE FACILITY means a facility for the maintenance, repair, or storage of bus, rail, or other transit vehicles, including the following accessory uses: sleeping facilities for bus, rail or transit vehicle drivers, vehicle paint and body shop, vehicle washing, vehicle fueling facilities, sanitary hoppers, oil storage, package express services, bus charter sales, offices, training facilities, vehicle storage, vehicle sales, and communication antennas.

(5) CANOPY TREE means a species of tree that normally bears crown foliage no lower than six feet above ground upon maturity.

(6) DUMPSTER means a movable container holding two cubic yards or more of garbage.

(7) FACADE means any separate face of a building that is visible from a street, alley, or railbed.

(8) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in the floor area of an original building if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, and over 75 percent for residential projects.

(9) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a

licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(10) MEANDERS OF THE OLD TRINITY RIVER CHANNEL means the old Trinity River channel within this special purpose district, as shown on the map labelled Exhibit 621C.

(11) MIXED USE PROJECT means a development, on a single building site, that contains more than one use.

(12) NEW CONSTRUCTION means construction of a main structure that is not an original building.

(13) OPENING means a door, window, passageway, or any other similar architectural feature through which light or solid objects may pass.

(14) ORIGINAL BUILDING means a structure existing on the date of the establishment of this special purpose district, but does not include a structure that has undergone a major modification.

(15) OUTSIDE SEATING means the area between an omitted wall line and the structural wall when the area is used solely for seating of patrons.

(16) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(17) RAILBEDS means the areas shown on the map labelled Exhibit 621D.

(18) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(19) WALKING DISTANCE means the distance from the nearest point of a parking lot to the nearest public entrance of a main use, measured along the most convenient pedestrian walkway.

(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 special purpose district is considered to be a mixed use zoning district.

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

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

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

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

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

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, "Site Plan Review," a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800, "Development Impact Review.") (Ord. Nos. 25013; 25560; 28231)

SEC. 51P-621.104.1 EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 621A: Property and Subdistrict Descriptions.

(2) Exhibit 621B: Subdistrict Map.

(3) Exhibit 621C: Meanders of the Old Trinity River Channel.

(4) Exhibit 621D: Existing Railbeds.

(5) Exhibit 621E: List of Native Plants.

(6) Exhibit 621F: The Old Trinity and Design District "Woonerf-Living Streets" Conceptual Plan.

(7) Exhibit 621G: Tower Diagrams for Subdistrict 1A.

(8) Exhibit 621H: Tower Orientation. (Ord. 28231)

(9) Exhibit 621I: Tower Diagram for Subdistrict 1E.

(10) Exhibit 621J: Tower Diagram for Subdistrict 1F.

(11) Exhibit 621K: Tower Diagram for Subdistrict 1G.

(12) Exhibit 621L: Tower Diagram for Subdistrict 1H.

SEC. 51P-621.105. CONCEPTUAL PLAN.

There is no conceptual plan for this special purpose district. (Ord. 25013)

SEC. 51P-621.106. DEVELOPMENT PLAN.

(a) Except as otherwise provided in this article, 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.

(b) Development of the railbeds as woonerf, as described in Exhibit 621F, is encouraged. The provisions of Exhibit 621F are not required. (Ord. Nos. 25013; 25560)

SEC. 51P-621.107. MAIN USES PERMITTED.

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H.

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

— Building repair and maintenance shop. *[RAR]*

— Catering service.

— Commercial cleaning or laundry plant. *[SUP]*

— Custom business services.

— Custom woodworking, furniture construction, or repair.

— Electronics service center.

— Job or lithographic printing. *[RAR]*

— Labor hall. *[SUP]*

— Machine or welding shop. *[RAR]*

— Medical or scientific laboratory.

— Technical school.

— Tool or equipment rental.

(3) Industrial uses.

— Beer or wine manufacturing. *[Limited to Subdistricts 1C and ID.]*

— Industrial (inside) for light manufacturing.

— Industrial (inside). *[RAR]*

— Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

— Adult day care facility.

— Child-care facility.

— Church.

— College, university, or seminary.

— Community service center. *[SUP]*

— Convent or monastery.

-- Halfway house. *[SUP]*

— Hospital. *[RAR]*

— Library, art gallery, or museum.

— Open-enrollment charter school. *[SUP]*

— Private school other than open-enrollment charter school. *[SUP]*

— Public school other than open-enrollment charter school. *[SUP]*

(5) Lodging uses.

— Hotel or motel. *[RAR]*

— Lodging or boarding house. *[SUP]*

(6) Miscellaneous uses.

— Carnival or circus (temporary). *[By special authorization of the building official.]*

— Temporary construction or sales office.

(7) Office uses.

— Financial institution without drive-in window.

— Financial institution with drive-in window. *[SUP, except with RAR only for lots adjacent to Oak Lawn Avenue, Market Center Boulevard, or Turtle Creek Boulevard.]*

— Medical clinic or ambulatory surgical center.

— Office.

(8) Recreation uses.

— Country club with private membership.

— Private recreation center, club, or area.

— Public park, playground, or golf course.

(9) Residential uses.

— College dormitory, fraternity, or sorority house. *[SUP]*

— Duplex.

— Group residential facility. *[SUP required if the spacing component of Section 51A-4.209(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*

— Handicapped group dwelling unit *[SUP required if the spacing component of Section 51A-4.209(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*

— Multifamily.

— Retirement housing. *[SUP]*

— Single family.

(10) Retail and personal service uses.

— Alcoholic beverage establishments. *[SUP. See Section 51A-4.210(b)(4).]*

— Ambulance service. *[RAR]*

— Animal shelter or clinic without outside run. *[RAR]*

— Animal shelter or clinic with outside run. *[SUP]*

— Antique shop.

— Art gallery.

— Art or craft production facility. *[Limited to 5,000 square feet or less of floor area.]*

— Auto service center. *[SUP]*

— Billiard hall. *[SUP]*

— Bingo parlor. *[SUP]*

— Business school.

— Car wash. *[SUP]*

— Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only]*

— Commercial parking lot or garage.

— Dry cleaning or laundry store.

— Furniture store.

— General merchandise or food store 3,500 square feet or less.

— General merchandise or food store greater than 3,500 square feet.

— Home improvement center, lumber, brick, or building materials sales yard.

— Household equipment and appliance repair.

— Liquor store.

— Massage establishment. *[SUP]*

— Mortuary, funeral home, or commercial wedding chapel.

— Motor vehicle fueling station. *[SUP]*

— Nursery, garden shop, or plant sales.

— Outside sales. *[SUP]*

— Personal service uses.

— Piercing salon. *[SUP]*

— Restaurant without drive-in or drive-through service.

— Restaurant with drive-in or drive-through service. *[SUP]*

— Swap or buy shop. *[SUP]*

— Taxidermist.

— Tattoo studio. *[SUP]*

— Temporary retail use.

— Theater. *[Limited to 1,000 seats or fewer.]*

— Truck stop. *[SUP]*

— Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

— Heliport. *[SUP]*

— Helistop. *[SUP]*

— Railroad passenger station. *[SUP]*

— Transit passenger shelter.

— Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

— Electrical substation.

— Local utilities.

— Police or fire station.

— Post office.

— Radio, television, or microwave tower. *[RAR]*

— Tower/antenna for cellular communication.

— Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

— Auto auction. *[SUP]*

— Contractor's maintenance yard. *[RAR]*

— Mini-warehouse. *[SUP, except with RAR only if all on-site circulation is internal to the structure.]*

— Office showroom/warehouse.

— Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*

— Trade center.

— Warehouse.

(b) Subdistrict 2.

(1) Except as otherwise provided in this subsection, the uses permitted in this subdistrict are the same as those uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this special purpose district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this special purpose district; etc.

(2) The following use is permitted in this subdistrict subject to residential adjacency review:

— Bus or rail transit vehicle maintenance or storage facility. *[RAR]*

(3) The following use is permitted in this subdistrict by specific use permit only:

— Commercial bus station and terminal. *[SUP]*

(Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819)

SEC. 51P-621.108. ACCESSORY USES.

(a) 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 in Section 51A-4.217. For more information regarding accessory uses, see Section 51A-4.217.

(b) The following accessory uses are not permitted in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H:

— Accessory medical/infectious waste incinerator.

— Accessory pathological waste incinerator.

— Amateur communications tower.

— Day home.

— General waste incinerator.

— Private stable.

(c) Except as otherwise provided in this section, accessory uses in Subdistrict 2 must comply with the accessory use regulations applicable to the MU-3 Mixed Use District.

(d) The following accessory uses are permitted by SUP only:

— Accessory outside storage. *[SUP]*

— Pedestrian skybridges. *[SUP]*

(Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819)

SEC. 51P-621.109. CREATION OF A BUILDING SITE.

(a) The building official shall not issue a certificate of occupancy or a building permit until:

(1) a building site has been established under Section 51A-4.601, "Creation of a Building Site"; or

(2) the yard, lot, and space requirements of a lot or parcel can be determined from property lines described in deed records. (Ord. 25013)

SEC. 51P-621.110. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H.

(1) Front yard. No minimum front yard.

(2) Side and rear yard. No minimum side or rear yard.

(3) Density. No maximum density.

(4) Floor area.

(A) For Subdistricts 1, 1A, 1C, and 1D, maximum floor area ratio is 4.0.

(B) For Subdistrict 1B, maximum floor area is 449,316 square feet.

(C) Except as provided in this subparagraph, for Subdistrict 1E, maximum floor area is 186,437 square feet.

(i) Mix of uses with a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a hotel or motel use with a minimum of 150 guest rooms and a minimum of 7,000 square feet of floor area for retail and personal service uses at street level.

(aa) If a restaurant without drive-in or drive through service is located at street level, an outside seating area of 700 square feet, for all restaurants combined, must be provided and must face a public right-of-way or abandoned railroad right-of-way.

(bb) An outside seating area does not count toward the minimum 7,000 square feet of floor area requirement for retail and personal service uses.

(ii) Mix of uses without a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a multifamily use with a minimum of 135 dwelling units has a minimum of 7,000 square feet of floor area for retail and personal service uses at street level.

(aa) If a restaurant without drive-in or drive through service is located at street level, an outside seating area of 700 square feet, for all restaurants combined, must face a public right-of-way or abandoned railroad right-of-way.

(bb) An outside seating area does not count toward the minimum 7,000 square feet of floor area requirement for retail and personal service uses.

(D) Except as provided in this subparagraph, for Subdistrict 1F, maximum floor area is 268,330 square feet. Maximum floor area may be increased to 295,000 square feet if a structure contains a minimum of 3,000 square feet of floor area for retail and personal service uses located at street level.

(i) If a restaurant without drive-in or drive through service is located at street level as part of the 3,000 square feet of floor area requirement for retail and personal service uses, an outside seating area of 800 square feet, for all restaurants combined, must be provided along Edison Street and the southeastern Property line.

(ii) An outside seating area does not count toward the minimum 3,000 square feet of floor area requirement for retail and personal service uses.

(E) Except as provided in this subparagraph, for Subdistrict 1G, maximum floor area is 245,678 square feet.

(i) Mix of uses with a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a:

(aa) hotel or motel use with a minimum of 100 guest rooms;

(bb) a multifamily use with a minimum of 120 dwelling units; and

(cc) a minimum of 4,000 square feet of floor area for retail and personal service uses at ground level.

(11) If a restaurant without drive-in or drive through service is located at ground level, an outside seating area of 500 square feet, for all restaurants combined, must be provided and must face a Property line other than Stemmons Freeway.

(22) An outside seating area does not count toward the minimum 4,000 square feet of floor area requirement for retail and personal service uses.

(ii) Mix of uses without a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a multifamily use with a minimum of 200 dwelling units and a minimum of 4,000 square feet of floor area for retail and personal service uses located at ground level.

(aa) If a restaurant without drive-in or drive through service is located at ground level, an outside seating area of 500 square feet, for all restaurants combined, must be provided and must face a Property line other than Stemmons Freeway.

(bb) An outside seating area does not count toward the minimum 4,000 square feet of floor area requirement for retail and personal service uses.

(F) Except as provided in this subparagraph, in Subdistrict 1H, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.0 for a residential use if it complies with the following requirements:

(i) Any ground-story blank wall area, as defined in Section 51A-13.201, along Hi Line Drive may not exceed a maximum of 30 linear feet.

(ii) A minimum of 70 percent of the lot width along Hi Line Drive must contain a building facade within 20 feet of the property line.

(iii) A minimum 75 percent of a structure at street level along Hi Line Drive must have one or more of the following:

(aa) residential units with direct street level access to the sidewalk;

(bb) for the portion of the structure that contains a lobby, a ground-story facade providing a minimum of 50 percent window pane surface area that allows views into the structure at a minimum depth of four feet; or

(cc) a publically accessible open space area that complies with the criteria of subparagraph (a)(5.1)(G).

(iv) The sidewalk along Hi Line Drive must have a minimum unobstructed width of eight feet.

(5) Height.

(A) Except as provided in this subsection, maximum height is:

(i) 150 feet for buildings having an FAR for residential uses of 0.5 or more; and

(ii) 130 feet for all other buildings and structures.

(B) In Subdistricts 1E, 1F, [~~and~~] 1G, and 1H mechanical equipment, elevator overrides, penthouses, parapet walls and related equipment and structures may extend an additional 10 feet in height above the maximum structure height.

(5.1) Height bonuses for Subdistricts 1A, 1B, 1D, 1E, 1F, [~~and~~] 1G, and 1H. One or more of the following height bonuses may be combined to achieve a maximum building height of 270 feet for Subdistricts 1A, 1B, and 1D, and a maximum building height of 300 feet for Subdistricts 1E, 1F, [~~and~~] 1G, and 1H. In Subdistrict 1F, the development must comply with Section 51P-621.109(a)(4)(D)(i) and (ii) to receive a height bonus. In Subdistrict 1G, the development must comply with Section 51P-621.109(a)(4)(E)(i) or (ii) to receive a height bonus. In Subdistrict 1H, the development must comply with Section 51P-621.109(a)(4)(F)(i) through (iv) to receive a height bonus.

(C) Tower size and orientation. Building height may be increased a maximum of 60 feet if (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 621I for Subdistrict 1E. See Exhibit 621J for Subdistrict 1F. See Exhibit 621K for Subdistrict 1G. See Exhibit 621L for Subdistrict 1H):

(i) in Subdistricts 1A and 1D:

(aa) the portion of the building above 75 feet in height has a floor plate of 12,500 square feet or less; and

(bb) the tower dimension perpendicular to the east Trinity River levee is at least three times longer than the tower dimension parallel to the east Trinity River levee (tower dimension is measured at the widest point of the building facade).

(ii) in Subdistricts 1B:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621H for Subdistrict 1B; and

(cc) the longer tower dimension is at least three times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iii) In Subdistrict 1E and 1G:

(aa) the portion of the building above 85 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621I (for Subdistrict 1E) or Exhibit 621K (for Subdistrict 1G);

and

(cc) the longer tower dimension is at least two times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iv) In Subdistrict 1F:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621J;

and

(cc) the longer tower dimension is at least one-and-a half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(v) In Subdistrict 1H:

(aa) for the portion of the building above 85 feet, each tower has a floor plate of 25,000 square feet or less;

(bb) towers are oriented as indicated on Exhibit 621L__;

and

(cc) for any tower, the longer tower dimension is at least one-and-a half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(D) Street-level parking structure concealment. Building height may be increased a maximum of 36 feet if:

(i) The building is located in Subdistricts 1A, 1B, [~~and~~] 1G, and 1H and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, or residential uses that conceal 100 percent of the street-level parking structure facade; and

(bb) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(ii) the building is located in Subdistrict 1E and except as provided in this subparagraph:

(aa) the development complies with Section 51P-621.109(a)(4)(C)(i) or (ii);

(bb) one hundred percent of the street-level parking structure facade is screened as follows:

(I) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal a minimum of 85 percent of the street-level parking structure facade (excluding driveway entrances);

(II) the remainder of the street-level parking structure facade is screened with a solid material that is architecturally compatible with the main building.

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iii) the building is located in Subdistrict 1F and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 100 percent of the street-level parking structure facade facing Edison Street (excluding driveway entrances); and

(bb) any street-level parking structure facade must provide screening that is architecturally compatible with the main building and conceals a minimum of 50 percent of the street-level parking structure facade facing Stemmons Freeway (excluding driveway entrances); and

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iv) the building is located in Subdistrict 1G and:

(aa) except as provided in this provision, the building has ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 70 percent of the ground-level parking structure facade on the south side of the parking structure;

(bb) the ground-level uses have a minimum depth of 30 feet measured from the building facade; and

(cc) for facades facing Stemmons Freeway, ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses or screening of any portion of a ground-level parking structure facade are not required.

(E) LEED rating.

(i) Building height may be increased a maximum of 12 feet if the building is eligible for silver, gold, or platinum designation under the United States Green Building Leadership in Energy and Environmental Design (LEED) rating system.

(ii) Determination of eligibility.

(aa) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation. The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services.

(bb) Before the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(cc) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(dd) The checklist, certified development plans, and any supporting documents and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation.

(F) Pedestrian amenities. Building height may be increased a maximum of 12 feet if the building achieves 25 points under Section 51P-621.114(c)(3).

(G) Public art or water feature. In Subdistricts 1E, 1F, [~~and~~] 1G, and 1H building height may be increased a maximum of 15 feet if:

(i) in Subdistricts 1E and 1F, the building achieves 15 points under Section 51-621.114[~~113~~](c)(4);

(ii) the public art or water feature is located in exterior open space, has a minimum of 600 square feet of land area, and includes a minimum of two or more of the following:

(aa) benches or seat wall;

(bb) trash receptacles;

(cc) shade structure, awning, or trees; and

(iii) in Subdistrict 1E, the development complies with Section 51P-621.109(a)(4)(C)(i) or (ii).

(H) Electric charging stations. In Subdistricts 1E, 1F, [~~and~~] 1G, and 1H building height may be increased a maximum of 15 feet if the development provides a minimum of five electric charging stations for the charging of electrically-powered motor vehicles, with a minimum of two of the stations that are accessible to the public. For purposes of this subparagraph, accessible to the public means an electric charging station that is visible from a public right-of-way or signage or other identification if either or all of the spaces are located within a structure.

(I) Publicly accessible open space. In Subdistricts 1F and 1H, building height may be increased a maximum of 40 feet if street-level publicly accessible open space is provided in accordance with this subparagraph. If building height is increased under this subparagraph, it may not be increased an additional 15 feet under Subparagraph (E) for the same open space.

(i) The open space must have a minimum of 1,000 square feet of land area.

(ii) The open space must be clearly visible and adjacent to, or a part of, a public sidewalk, subject to the following maximum elevations between the grade of the sidewalk and the grade of the open space:

Publicly Accessible Open Space Elevation

Open Space Land Area	**Maximum elevation above sidewalk grade**
500 square feet or less	6 inches or less
501-1,000 square feet	12 inches or less
1,001-2,000 square feet	2 feet or less
2,001-3,000 square feet	3 feet or less
3,001 square feet and greater	4 feet or less

(iii) The open space may not be designed to allow vehicular access.

(iv) In Subdistrict 1F, obstructions [~~Obstructions~~] are not allowed above the plaza except awnings, trellises, or similar structures to enhance usability.

(v) In Subdistrict 1H, obstructions with a minimum clearance of 14 feet in height from the grade of the plaza are allowed within the publically accessible open space .

(vi) A minimum of 25 percent of the land area must be improved with plantings, sculptures, pools, or similar features.

(vii)[~~(vi)~~] A minimum of 25 percent of the land area must be improved to provide shade, using trees, awnings, shade structures, or other means to provide users refuge from the elements.

(viii)[~~(vii)~~] Lighting must be provided to maintain a minimum of 0.2 footcandles across all walkable and seating areas inside and adjacent to the open space area. Illumination must be provided from one hour after sunset to one hour after sunrise.

(ix)[~~(viii)~~] All light sources that illuminate the open space area must be shielded from direct view.

(x)[~~(ix)~~]The open space must provide a minimum of three of the following:

(aa) seating areas.

(bb) children's play area.

(cc) water feature.

(dd) public art.

(ee) historical monument.

(ff) trash and recycling receptacles.

(gg) windows and doors from an abutting building facing the public art.

(hh) drinking fountains.

(6) Building site coverage.

(A) Except as provided in this paragraph, maximum building site coverage is 100 percent.

(B) For Subdistricts 1A, 1B, and 1F, any portion of a building that is above 75 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 621J for Subdistrict 1F.).

(C) For Subdistricts 1E, [~~and~~] 1G, and 1H, any portion of a building that is above 85 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621I for Subdistrict 1E. See Exhibit 621K for Subdistrict 1G. See Exhibit 621L for Subdistrict 1H.).

(7) Building site size. No minimum building site size.

(8) Stories. No maximum number of stories.

(b) Subdistrict 2.

(1) Except for a bus or rail transit vehicle maintenance or storage facility, the yard, lot, and space regulations applicable to the MU-3 Mixed Use District, as amended, apply to this subdistrict.

(2) The following yard, lot, and space regulations apply to bus or rail transit vehicle maintenance or storage facility uses:

(A) Front yard. No minimum front yard.

(B) Side and rear yard. No minimum side or rear yard.

(C) Density. No maximum density.

(D) Floor area. Maximum floor area ratio (FAR) is 4.0.

(E) Height. Maximum structure height is 200 feet.

(F) Building site coverage. Maximum building site coverage is 100 percent.

(G) Building site size. No minimum building site size.

(H) Stories. No maximum number of stories. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819)

SEC. 51P-621.111. OFF-STREET PARKING AND LOADING.

(a) General requirements applicable to all subdistricts.

(1) Except as otherwise provided in this section, off-street parking and loading must be provided in compliance with Division 51A-4.300, "Off-Street Parking and Loading Regulations." In the event of a conflict between this section and Division 51 A-4.300, this section controls.

(2) If several uses are located on a single building site, the off-street parking requirement is the sum of the requirements for each use, and off-street parking spaces for one use may not be counted toward the off-street parking requirement of another use, except as otherwise provided in this section.

(3) If more than 10 off-street parking spaces are required, handicapped parking must be provided pursuant to Section 51A-4.305, "Handicapped Parking Regulations."

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H.

(1) Except for the uses listed below, consult the use regulations in Division 51A-4.200, "Use Regulations," for the specific off-street parking requirements for each use.

(A) Alcoholic beverage establishment. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the alcoholic beverage establishment. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(B) Antique shop. One space per 600 square feet of floor area.

(C) Art gallery. One space per 600 square feet of floor area.

(D) Art or craft production facility. One space per 1,000 square feet of floor area.

(E) Beer or wine manufacturing. One space per 600 square feet of floor area.

(F) Dance hall. One space per 25 square feet of floor area.

(G) Duplex.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(H) Furniture store. One space per 1,000 square feet of floor area.

(I) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area.

(J) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area.

(K) Multifamily.

(i) One-and-one-half spaces per dwelling unit.

(ii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(L) Office. One space per 358 square feet of floor area.

(M) Office showroom/warehouse. One space per 1,100 square feet of floor area up to 20,000 square feet, and one space per 4,100 square feet of floor area over 20,000 square feet.

(N) Personal service uses. One space per 275 square feet of floor area.

(O) Restaurant. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the restaurant. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(P) Single family.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(2) Parking reductions.

(A) Bicycle parking. The off-street parking requirement for nonresidential uses located within 600 feet of the centerpoint of the intersection of Slocum Street and Cole Street may be reduced by 10 percent if:

(i) one five-bicycle parking stand for each 100 feet of street frontage is provided in the front yard of the building site; and

(ii) a minimum 12-foot-wide pedestrian and bicycle path is provided to link the building site with a DART light rail station.

(B) Employment centers adjacent to shuttle or bus stops. The following uses may provide off-street parking as specified if the use is within 1,000 feet of a shuttle stop or bus stop that provides a direct link to the Victory rail transit station or the Market Center rail transit station and if the use has 75,000 or more square feet of floor area:

(i) Industrial (inside). One space per 750 square feet of floor area.

(ii) Office. One space per 450 square feet of floor area.

(C) On-street parking. On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if

the parking, backing, or maneuvering must be performed in the public right-of-way. On-street parking must be striped in accordance with standard city specifications.

(i) Head-in parking. One head-in parking space may be credited for each nine feet of frontage of the building site. Angled head-in parking must be angled more than 60 degrees but less than 90 degrees to the curb. The closest point of any angled head-in parking space may not be located closer than 10 feet to any perpendicular (90 degree) head-in parking space.

(ii) Parallel parking. One parallel parking space may be credited for each 22 feet of frontage of the building site.

(D) Special exception. The board of adjustment may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in Section 51A-4.311. The board of adjustment may impose conditions on the special exception.

(3) Delta theory.

(A) Except as otherwise provided in this paragraph, see Section 51A-4.704(b)(4). In the event of a conflict between this paragraph and Section 51A-4.704(b)(4), this section controls.

(B) The right to carry forward nonconforming parking and loading spaces does not terminate.

(4) Special parking.

(A) In general. Except as otherwise provided in this paragraph, see Division 51A-4.320, "Special Parking Regulations."

(B) Special parking allowed. Except as specifically modified in this section, required off-street parking may be special parking.

(C) Remote parking for nonresidential uses.

(i) Required off-street parking for nonresidential uses may be remote parking.

(ii) Remote parking for nonresidential uses must be located within 1,000 feet of the use served by the remote parking. The building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

(iii) Remote parking lots must meet on-site parking landscape requirements.

(iv) Parking located in a railbed may be used as remote parking.

(D) Shared parking. Except for residential uses in Subdistrict 1B, if more than one type of use is located on a building site, all uses on the building site must share parking. Table 1 must be used to calculate the required off-street parking spaces when parking is shared. The number of off-street parking spaces that must be provided for the development is the largest number of spaces required under any of the five time-of-day columns. For example, in the morning, a development with residential and office uses must provide 80 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. Likewise, in the afternoon, that development must provide 60 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. A similar calculation must be performed for each time of day. If the number of spaces required in the morning is greater than the number of spaces required during any other time of day, then the number of spaces required in the morning must be provided. Likewise, if the number of spaces required in the late afternoon is greater than the number of spaces required during any other time of day, then the number of spaces required in the late afternoon must be provided.

Table 1: Shared Parking Table
(For calculating the parking requirement for shared parking)

Use Category	% Morning	% Noon	% Afternoon	% Late Afternoon	% Evening
Residential	80	60	60	70	100
Office-related	100	80	100	85	35
Retail-related	60	75	70	65	70
Bar and Restaurant	20	100	30	30	100
Warehouse/ Showroom	100	75	100	65	35
All other	100	100	100	100	100

(5) Cash in lieu of required parking. A property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

National median cost per square foot x 350 x Dallas cost index x Number of required spaces not provided x .75 = Payment required

where "national median cost per square foot" is the national median cost per square foot of a parking space in a parking garage. Both the "national median cost per square foot" and the "Dallas cost index" must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another comparable publication is designated by the director. The department shall administer a city account to be known as the Old Trinity and Design District Parking Fund. Funds from the Old Trinity and Design District Parking Fund must be used only for the acquisition or

construction of parking garages or other parking improvements within Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H. The payment into the Old Trinity and Design District Parking Fund is due at the time of application for a building permit.

(6) Fees for required parking. Fees may be charged for use of required parking.

(7) Parking structure screening. In Subdistricts 1E, 1F, and 1G, any portion of a street-level parking structure facade that is concealed by a street-level use is considered screened.

(c) Subdistrict 2. The off-street parking requirement for a bus or rail transit vehicle maintenance or storage facility is one space per 1,500 square feet of floor area. For all other uses, consult the use regulations contained in Division 51A-4.200, "Use Regulations," for the specific off-street parking/loading requirements for each use. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819)

SEC. 51P-621.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25013)

SEC. 51P-621.113. LANDSCAPING.

(a) General requirements applicable to all subdistricts.

(1) Required tree species. All required trees must be from the following list of Texas native species:

Scientific name	Common name
Aesculus glaba v. arguta	Texas buckeye
Aesculus pavia	Red buckeye
Bumelia lanuginosa	Woolly-bucket bumelia
Carya illinoinensis	Pecan
Carya texana	Black hickory
Cercis canadensis v. Canadensis	Eastern redbud
Diospyros virginiana	Common persimmon
Ilex decidua	Deciduous holly
Ilex vomitoria	Yaupon holly
Juglans nigra	Black walnut
Juniperus virginiana	Eastern red cedar
Moras rubra	Red mulberry
Myrica cerifera	Wax myrtle
Prunus mexicana	Mexican plum
Quercus macrocarpa	Bur oak
Quercus marilandica	Blackjack oak
Quercus shumardii	Shumard oak
Quercus stellata	Post oak
Quercus virginiana	Live oak

Rhamnus caroliniana	Carolina buckthorn
Rhus copallina	Flameleaf sumac
Rhus virens	Evergreen sumac
Sapindus drummondii	Western soapberry
Sophora affinis	Eve's necklace
Taxodium distichum	Bald cypress
Ulmus americana	American elm
Ulmus crassifolia	Cedar elm
Viburnum rufidulum	Rusty blackhaw viburnum
Zanthoxylum clavaherculis	Hercules' club

(2) Prohibited trees.

(A) The following trees may not be planted within this special purpose district:

Scientific name	Common name
Populus deltoides	Cottonwood
Albizia julbrissen	Mimosa

(B) Bradford pears (pyrus calleryana) may be planted as site trees. Bradford pears may not be used as street trees, used as landscape buffer trees, or planted in the public right-of-way.

(3) Street trees.

(A) In Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H one street tree must be provided per 25 feet of street frontage, with a minimum of one street tree per building site. In Subdistrict 2, one street tree must be provided per 50 feet of street frontage, with a minimum of one street tree per building site.

(B) Street trees must be located on the building site within 50 feet of the projected street curb, except that street trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met and a right-of-way landscape permit is obtained from the city. For purposes of this subparagraph, "projected street curb" means the future location of the street curb consistent with the City of Dallas Thoroughfare Plan as determined by the director of public works and transportation.

(C) Street trees must be provided for all new construction.

(4) Landscaping in the public right-of-way.

(A) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(B) Plants in the public right-of-way may not obstruct visibility or create a traffic hazard. See Section 51A-4.602(d), "Visual Obstruction Regulations."

(C) The city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the landscaping requirements of this special purpose district. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a right-of-way landscape permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(D) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

(E) Upon the installation of landscaping in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(F) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, and for keeping the premises safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain the landscaping. The granting of a license for landscaping under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees and landscaping in the public right-of-way.

(5) Visual obstruction regulations. A property owner is not required to comply with the landscaping requirements of this section to the extent that compliance is made impossible by Subsection (d), "Visual Obstruction Regulations," of Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H.

(1) General requirement. Except as otherwise provided in this section, landscaping must be provided as required by Article X.

(2) Landscaping in railbeds.

(A) Any landscaping planted in the area to the centerline of a railbed may be used to satisfy required landscaping for the adjacent property. Landscaping planted in a railbed may not be located in an access easement.

(B) The requirements of Section 51A-10.125(b)(5), "Parking Lot Trees," do not apply to parking located within a railbed.

(3) Parking lot buffer. A five-foot-wide landscaped strip must be located along any edge of a parking lot or parking structure that is visible at grade level from a street. A minimum three-inch-caliper tree must be located every 15 feet, or fraction thereof, or clustered every 30 feet within the landscaped strip.

(4) Plant requirements. Plants used to satisfy the landscape requirements must comply with the following requirements:

(A) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(B) Solid sod or hydro-mulch grass may be used.

(C) Artificial plant materials may not be used.

(D) Any required landscaping that dies must be replaced.

(5) Landscape plan. A landscape plan must accompany any application for a building permit to expand floor area if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects. A landscape plan must earn at least 50 points (out of a total of 155 possible points.) The points awarded for providing these features are provided in parentheses. Existing landscaping qualifies for points.

(A) Lighting. (Total possible points = 20) Ten points each are awarded for providing tree lighting, light bollards, light poles, building facade lighting, or landscaped area lighting, up to a maximum of 20 points. The lighting provided must be at least 1.5 foot-candles in intensity over adjacent pedestrian areas.

(B) Landscaping on rooftops and facades. (Total possible points = 30) Ten points each are awarded for large planters, hanging planters, exterior embedded or extended planters, and vine supports on rooftops or along front facades up to a maximum of 30 points. Vines within ground-based planters must be able to extend above one-half the total height of the ground story of the main structure.

(C) Landscape buffer. (Total possible points = 25) The landscape buffer must be a minimum of 80 square feet. A mix of plant materials may be used.

(D) Tree canopy at the street frontage. (Total possible points = 20) Points may be obtained for planting canopy trees along the entire street frontage, exclusive of vehicular and pedestrian entrances and exits. The trees may be planted in the right-of-way if a right-of-way landscape permit is obtained. Ten points are awarded for planting these trees at a density of one tree per 30 linear feet of street frontage and 20 points are awarded for planting these trees at a density of one tree per 15 linear feet of street frontage. Note: Power lines may affect the types of trees used.

(E) Seasonal color landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. The plants in the landscape area must be changed at least twice per year with the appropriate seasonal color plants. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(F) Native plant landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area containing native plants. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. Native plants listed in Exhibit 621E must be used.

(G) Creation of open space. (Total possible points = 20) Five points are awarded per 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this special purpose district. For purposes of this subparagraph, "open space" means a space containing no structures or pavement at or above grade, and containing only grass or other vegetation. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued.

(6) Open space fund. If a property owner in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, [~~and~~] 1F, and 1H cannot plant all of the required trees on the building site, or the property owner in Subdistrict 1G cannot plant all of the required trees on the building site or within 1,000 feet of the building site, the property owner shall comply with the following requirements for no more than 50 percent of the required trees:

(A) Make a payment into the Old Trinity and Design District Open Space Fund. The department shall administer a city account to be known as the Old Trinity and Design District Open Space Fund. Funds from the Old Trinity and Design District Open Space Fund must be used only for acquiring and maintaining property for parks and open-space within

this special purpose district. The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a two-inch-caliper tree, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(B) Plant trees within:

(i) portals to the Trinity River (as identified in the Trinity River Corridor Comprehensive Land Use Plan) within this special purpose district,

(ii) along that portion of the Old Trinity Trail within this special purpose district, or

(iii) along the meanders of the Old Trinity River channel, as shown on Exhibit 621C.

(7) Parking/landscaping zone. Where there is at least a 70-foot space between buildings, a parking/landscaping zone meeting the following requirements is allowed in the space between the two buildings, but is not required. The composition of the parking/landscaping zone, moving from one building facade across to the other building facade, is as follows:

(A) First, a minimum six-foot-wide sidewalk parallel to the facade of the first building.

(B) Second, a parking area between six feet from the first building facade to 16 feet from the first building facade. This parking area must have angled head-in parking at an angle of 60 degrees to 90 degrees. A landscaped area containing one tree must be located between every fifth parking stall. Trees in the parking area must be spaced 46 to 50 feet on center, and must be 12 to 16 feet away from the first building facade. One parking stall may be omitted to allow for a loading dock to remain functional.

(C) Third, a minimum of 26 feet of right-of-way for the two-way traffic in the middle.

(D) Fourth, a matching parking area from between 16 feet from the second building facade to six feet from the second building facade.

(E) Fifth, a matching six-foot-wide sidewalk parallel to the facade of the second building.

(c) Subdistrict 2. Except as otherwise provided in this section, all properties in Subdistrict 2 must comply with Article X. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819)

SEC. 51P-621.114. ARCHITECTURAL DESIGN GUIDELINES.

(a) Purpose. The architectural design guidelines of this section are intended to preserve the historical, cultural, and architectural importance and significance of Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H. These architectural design guidelines are intended to encourage adaptive reuse of existing buildings; new contemporary and creative construction and major modifications that will enhance the architectural character of the district; and sustainable, green, energy efficient design and construction.

(b) Facade requirements for new construction and major modifications in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H.

(1) Facades must be brick, concrete masonry, glass, hollow tile, stone, or other fireproof materials, except that wooden siding, wooden sheets, and metal may not be used on more than 50 percent of any facade.

(2) Facades consisting of more than 80 percent glass, excluding glass block, are prohibited.

(3) The maximum permitted reflectance of glass used as a facade material varies depending on where the glass is used. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used above the first two stories may not exceed 27 percent. Reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. The higher the percentage, the more visible light reflected and the more mirror-like the glass will appear.

(c) Design test requirements in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H. New construction or a major modification must earn at least 50 points for properties with a floor area ratio of 2.0 or less, and at least 70 points for properties with floor area ratios greater than 2.0 (out of 205 possible points). The total possible points in any category are provided in parentheses.

(1) Maintenance of original facades. (Total possible points = 10) Ten points are awarded for the adaptive reuse of an original building if its original facade design elements are not altered.

(2) Ground floor uses, building facades, and roofs. (Total possible points = 20) Points may be earned as follows:

(A) Retail and showroom uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) is allocated to retail and personal service uses or office showroom/warehouse uses.

(B) Restaurant uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) includes restaurant uses.

(C) Facade treatments. Ten points are awarded if the building's front facade is given texture and complexity by the inclusion of ground level entries more than 14 feet in height, porticos, indented entries, belt coursing or other horizontal banding, grid coursing, articulation of window openings, corner pilasters, rustication of the first floor, changes of color, or ornamental iron.

(3) Pedestrian amenities. (Total possible points = 25) Five points each are awarded for benches, trash receptacles, awnings/canopies, bicycle parking racks, and pedestrian street lamps. These items should be creative and contemporary. Pedestrian amenities must be located within the curb-to-building area of the building site, but, if a hardship prohibits locating these in the curb-to-building area of the building site, the amenities may be placed within the public right-of-way as long as they meet city standards and licensing requirements and do not block free movement of pedestrians. Pedestrian amenities must be maintained and operated by the owner of the building site. If there is more than one owner, all owners are jointly responsible for maintenance. Such amenities include:

(A) Benches or exterior seating areas (maximum of one every 50 feet).

(B) Trash receptacles (maximum of five points).

(C) Awnings/canopies along the front facade.

(D) One five-bicycle stand per 100 feet of street frontage.

(E) At least one pedestrian street lamp (freestanding or wall mounted) per 50 feet of street frontage.

(4) Public art or water features. (Total possible points = 15) Fifteen points are awarded for public art or water features costing at least $2,500, limited to one per building site. In order to qualify for public art points, the public art must be visible from a public right-of-way at all times. Examples of public art could include art in an atrium or lobby that is visible from a public right-of-way, art incorporated into the sidewalk or building facade, or freestanding art. For purposes of this paragraph, "water features" means: fountains, pools, mechanical water jets, or similar water devices.

(5) Paving material. (Total possible points =15) Five points are awarded per one-third increment of an outdoor private walkway area accessible to the public that is covered by decorative pavement. For purposes of this paragraph, "decorative pavement" means: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; and exterior grade tile.

(6) Pedestrian orientation of building facade. (Total possible points = 20) Twenty points are awarded if a minimum of 25 percent of the front facade has transparent display windows or windows affording views into retail, office, or lobby space. The transparency requirement applies to the first 16 feet of height of the facade.

(7) Structured parking facilities. (Total possible points = 50) Fifty points are awarded for a structured parking facility if the design matches the facade of a new building or architecturally complements the facade of an original building.

(8) Energy conservation. (Total possible points = 15) Ten points are awarded for using solar, geothermal, or other non-petroleum, non-coal energy sources. Five points are awarded for planting twice the number of canopy trees required by Section 51P-621.112, "Landscaping."

(9) Permeable surface. (Total possible points = 15) Five points are awarded each third of an outdoor walkway or driveway with a permeable surface.

(10) LEED's credit. (Total possible points = 20) Twenty points are awarded for a project with a floor area ratio of more than 2.0 when the project complies with the following:

(A) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation (26 to 32 project points). The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services. Prior to the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(B) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(C) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation (26 to 32 project points).

(d) Approval by development plan. The city plan commission may approve new construction or a major modification that does not meet the requirements of Subsections (b) and (c) of this section if the development plan and elevations show that the new construction or major modification is consistent with the spirit and intent of this section.

(e) Fences and walls in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, [~~and~~] 1G, and 1H. Fences and walls longer than 200 feet adjacent to any public street must be designed to prevent visual monotony through use of offsets, changes of materials and textures, gates or openings, or landscaping. (Ord. Nos. 25013; 25560; 26975; 27280;28231; 28819)

SEC. 51P-621.115. SITE DESIGN REQUIREMENTS.

(a) Above-grade off-street parking. Parking is permitted on any level of a building.

(b) Median and curb cuts along Industrial Boulevard. Median and curb cuts to access railbeds for off-street parking from Industrial Boulevard, between Continental Avenue and Sylvan/Wycliff Avenue, must be approved by the director of public works and transportation. Traffic must be one-way from Industrial Boulevard westbound to Levee Street.

(c) Sidewalk standards for new construction.

(1) In general.

(A) Sidewalks complying with the standards of this subsection must be provided for all new construction.

(B) If a sidewalk is to be located in a front yard, a sidewalk easement must be dedicated to the city to assure its availability to the public for pedestrian access.

(C) Except as otherwise provided in this subsection, the requirements of Chapter 43, "Streets and Sidewalks," apply to all sidewalks.

(2) Location.

(A) Sidewalks must be located along the entire length of the street frontage.

(B) On state highways, sidewalks must be provided in the parkway, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, the property is exempt from this requirement.

(C) Sidewalks must be located between five feet and 10 feet from the back of the projected street curb, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must be located between five feet and 12 feet from the back of the projected street curb. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(D) In Subdistricts 1E, 1F, and 1G, design and construction must be level with any connecting sidewalk for sidewalks crossing drive approaches.

(3) Width.

(A) Sidewalk widths must match the width of existing sidewalks in front of adjacent properties at the point of convergence. Where there are different sidewalk widths on each side of the street frontage, the new sidewalk must taper or expand to meet the incongruous sidewalks.

(B) Sidewalks must have an unobstructed minimum width of four feet, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must have an unobstructed minimum width of six feet. For purposes of this provision, "unobstructed" means by structures or landscaping, excluding utility poles and service boxes.

(d) License to allow compliance with ADA requirements.

(1) If there is no other way to install ramps required by the Americans with Disabilities Act or similar state laws other than to install the ramps in the public right-of-way, the city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the Americans with Disabilities Act or similar state laws. An owner or tenant is not required to pay an initial or annual fee for this license, although

a fee may be charged for issuance of a building permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) Upon the installation of ramp in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(3) Each owner or tenant is responsible for maintaining any ramps in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain any ramps. The granting of a license for ramps under this subsection does not release the owner or tenant from liability for the installation or maintenance of ramps in the public right-of-way.

(e) Exemption for Subdistrict 2. The site design requirements of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2. (Ord. Nos. 25013; 25560; 26102)

SEC. 51P-621.116. SCREENING REGULATIONS.

(a) Parking lot screening.

(1) Except as otherwise provided in this section, Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," applies to all parking lots and parking structures.

(2) Fences may complement but not substitute for parking lot trees and shrubbery screening.

(3) The provision of screening for surface parking only applies to new construction. All surface parking must be screened from a street or access easement by using one

or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(A) Earthen berm planted with turf grass or groundcover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height per three feet of width.

(B) A fence constructed of one or more of the following: brick, stone, concrete masonry, stucco, concrete, wood, or other durable material. Wrought iron fences are allowed.

(C) Hedge-like evergreen plant materials recommended for local area use by the city arborist. 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 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(b) Screening of off-street loading spaces, dumpsters, and garbage storage areas.

(1) Except as otherwise provided in this subsection, screening of off-street loading spaces, dumpsters, and garbage storage areas must be provided in compliance with Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(2) All off-street loading spaces, dumpsters, and garbage storage areas must be screened from all public streets adjacent to the building site. Screening is not required on sides that are not visible from a public street.

(3) Screening of all off-street loading spaces, dumpsters, and garbage storage areas must be at least six feet in height.

(4) Screening is not required in the railbeds.

(c) Outdoor storage areas. Except for vehicle display, sales, and service uses and nursery, garden shop, and plant sales uses, all outdoor storage areas for commercial and business services uses and industrial uses must be entirely screened by an eight-foot solid screening fence, vegetative materials, or other alternative deemed appropriate by the building official.

(d) Exemption for Subdistrict 2. The screening regulations of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2. (Ord. Nos. 25013; 25560)

SEC. 51P-621.117. SIGNS.

(a) Except as otherwise provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) In Subdistrict 2, detached premise signs existing on the date of establishment of this special purpose district may remain, provided the sign and sign supports are maintained in a

state of good repair and neat appearance at all times. See Section 51A-7.210, "General Maintenance."

(c) Projecting attached premise signs for retail and personal service uses are allowed, provided they do not project more than five feet from the building facade and are between nine and 15 feet above the sidewalk. For purposes of this provision, a "projecting attached premise sign" means an attached premise sign projecting more than 12 inches from a building at an angle other than parallel to the facade. (Ord. Nos. 25013; 25560)

SEC. 51P-621.118. ADDITIONAL PROVISIONS.

(a) The entire Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner.

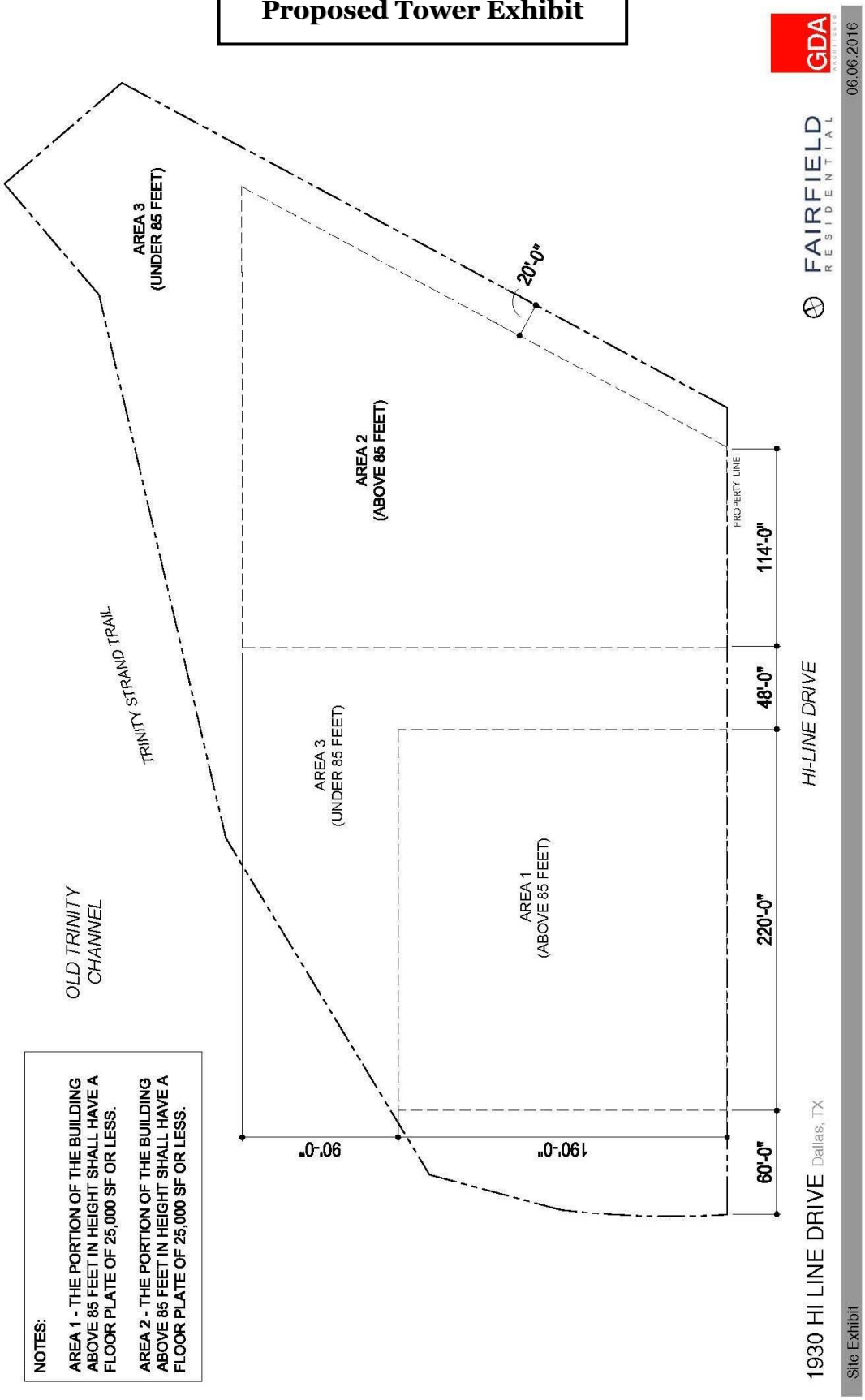
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 25013; 25560; 26102)

SEC. 51P-621.119. COMPLIANCE WITH CONDITIONS.

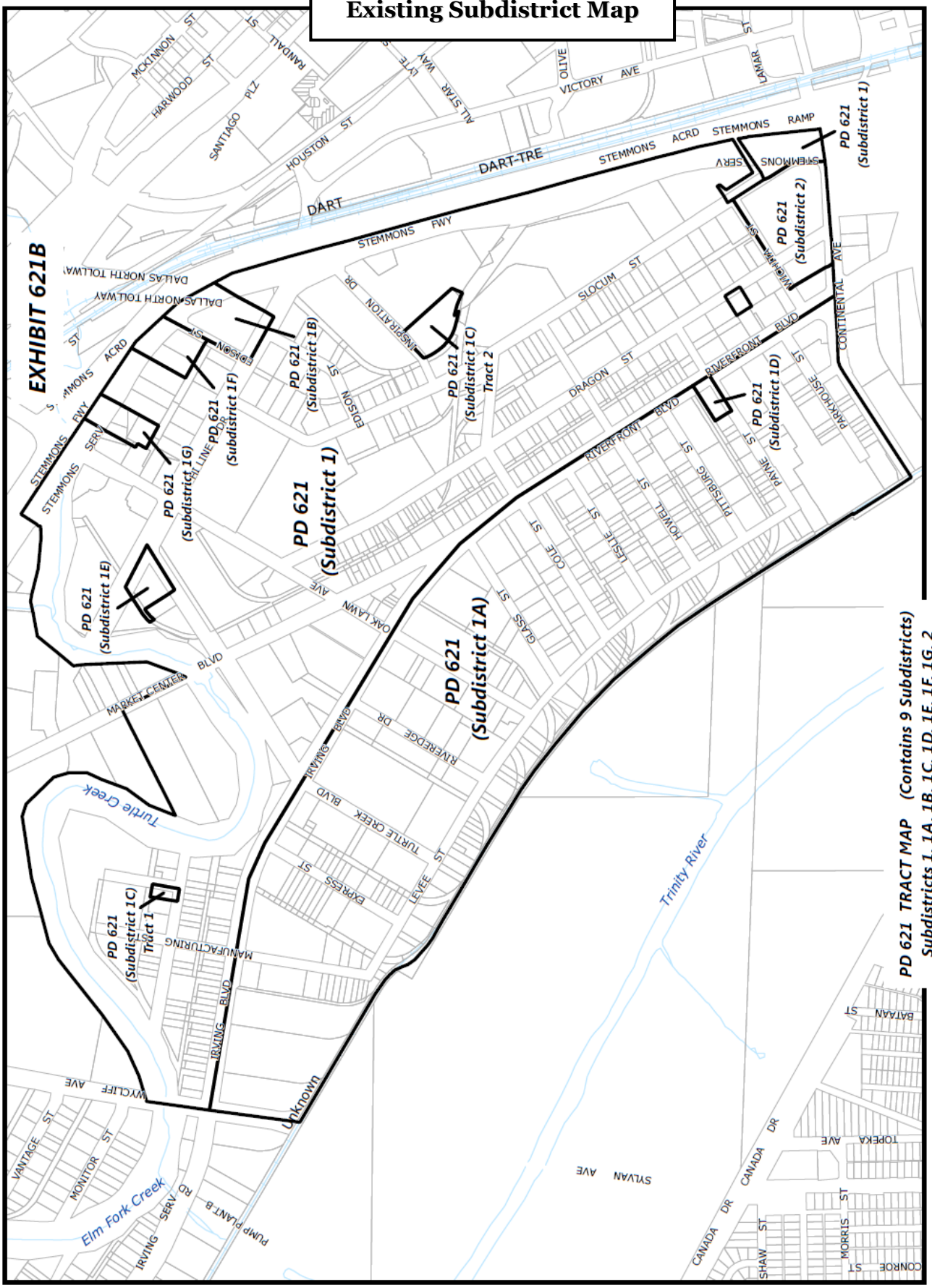
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

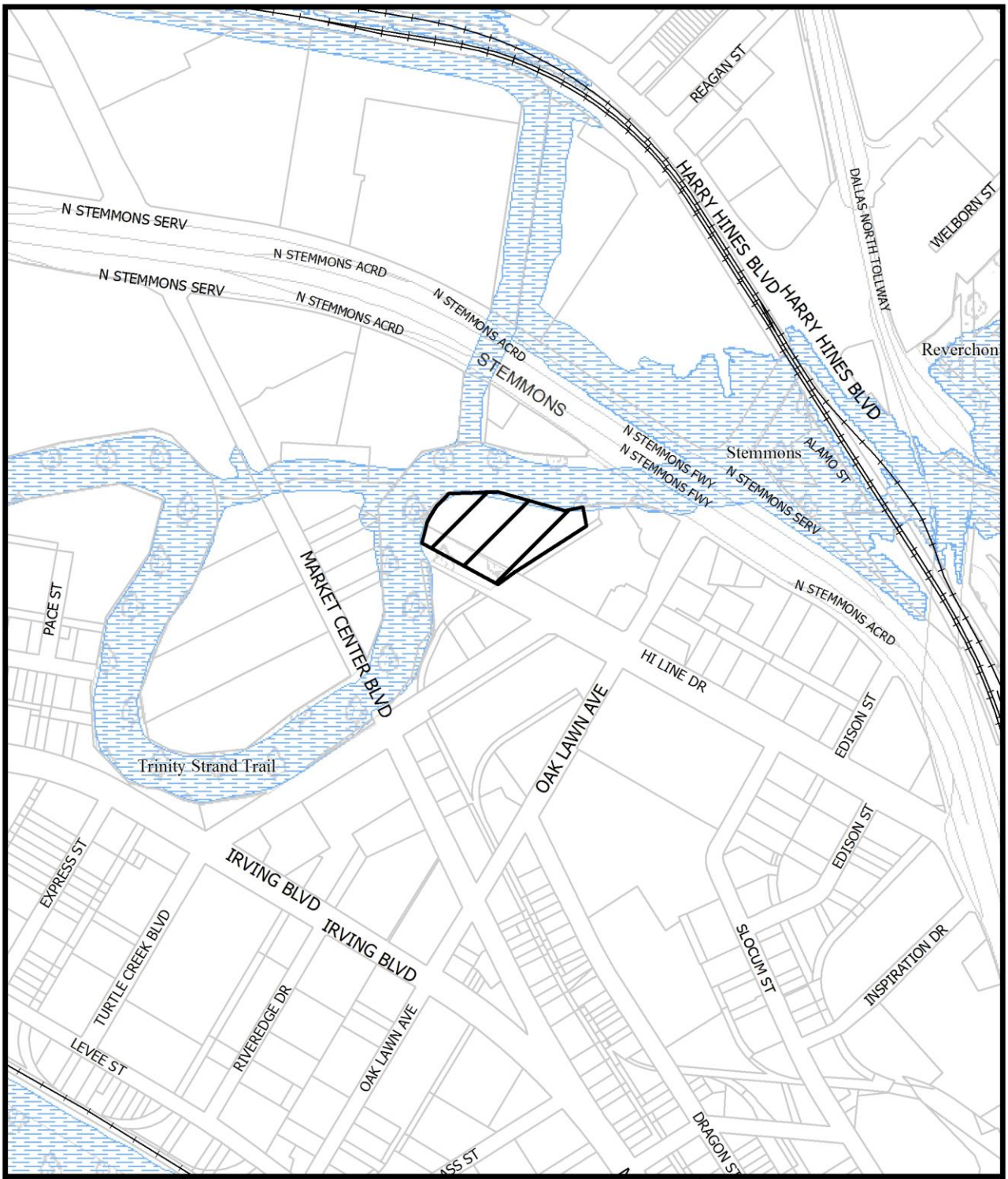
(b) The building official shall not issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use in this special purpose district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25013; 26102)

Proposed Tower Exhibit



Existing Subdistrict Map





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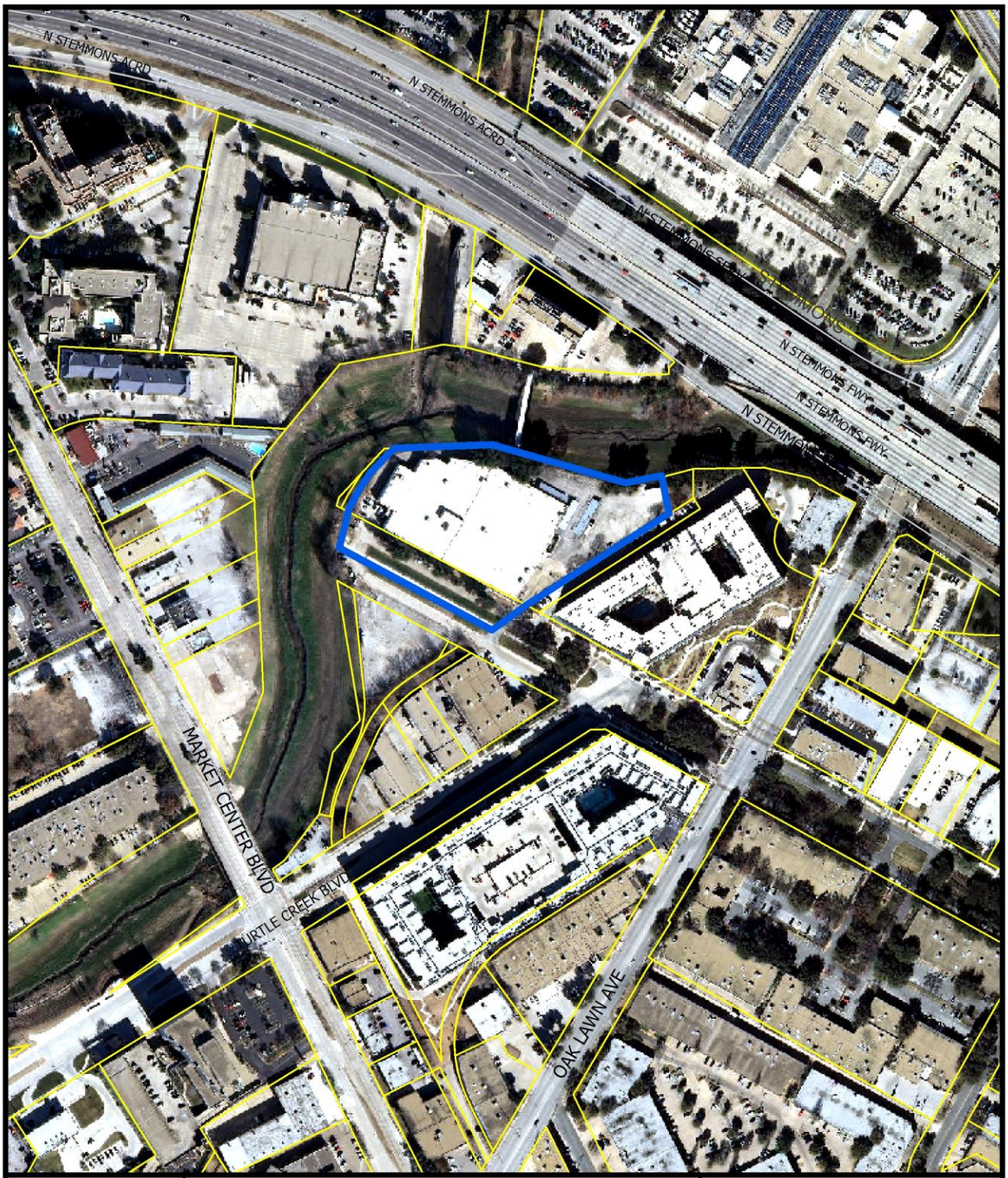
VICINITY MAP

Case no: Z156-228

Date: 4/29/2016



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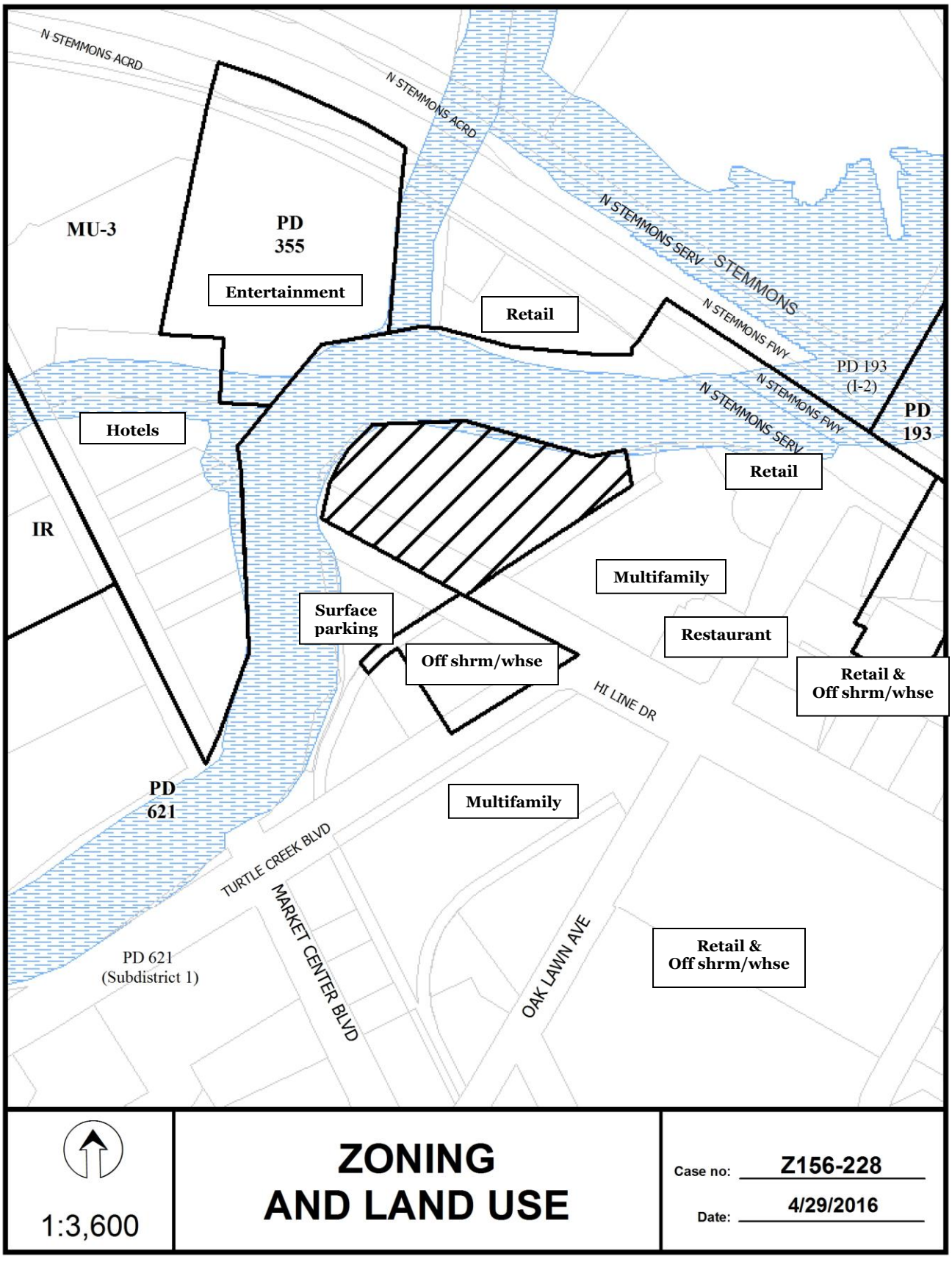
AERIAL MAP

Case no: Z156-228

Date: 4/29/2016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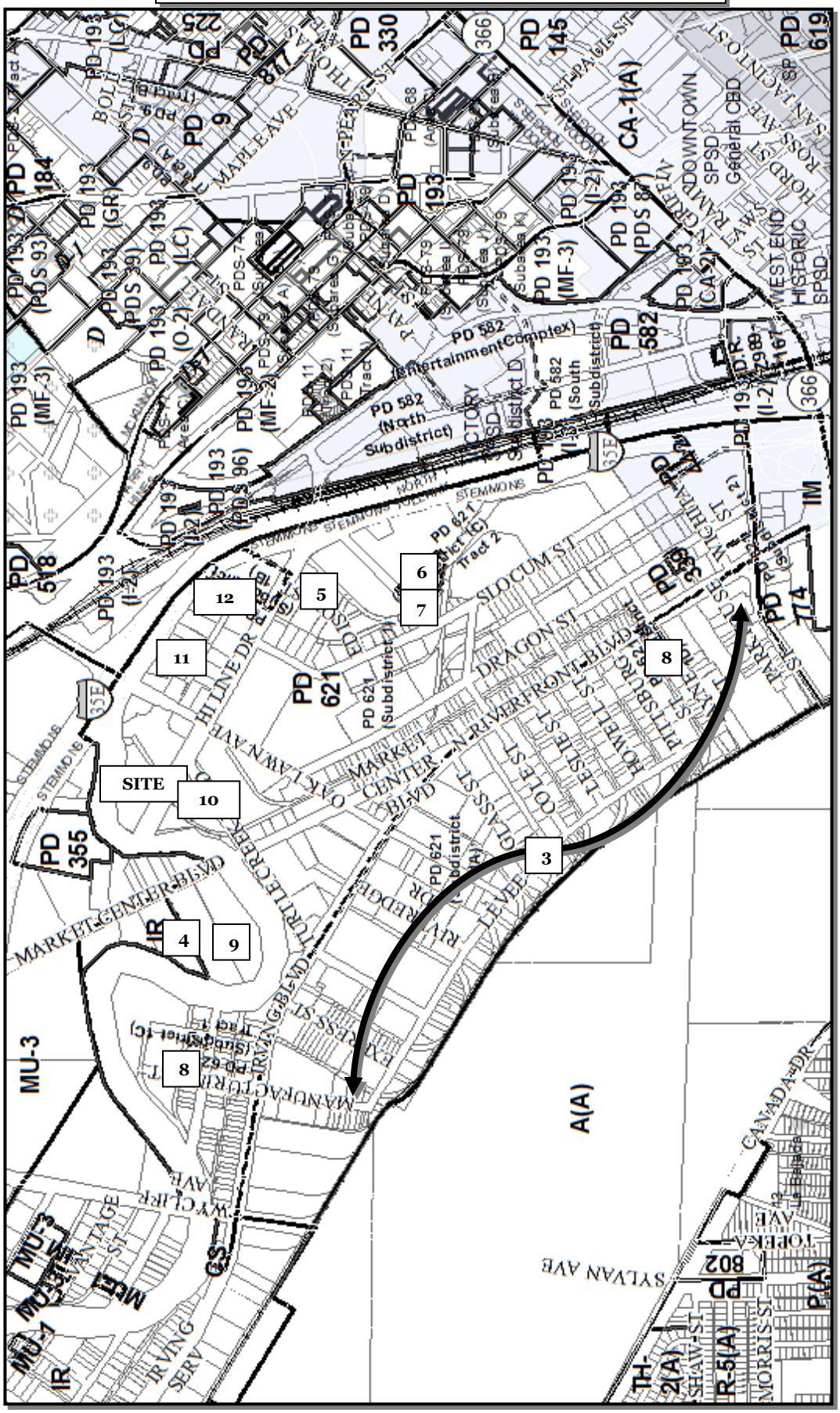
IR
Multifamily
Surface parking
Restaurant
Off shrm/whse
Retail & Off shrm/whse
HI LINE DR
PD 621
Multifamily
TURTLE CREEK BLVD
MARKET CENTER BLVD
OAK LAWN AVE
PD 621 (Subdistrict 1)
Retail & Off shrm/whse
1:3,600
ZONING AND LAND USE
Case no: Z156-228
Date: 4/29/2016

PDD No. 621 Subdistrict History



CPC Responses

26	Property Owners Notified (31 parcels)
2	Replies in Favor (3 parcels)
1	Replies in Opposition (1 parcels)
500'	Area of Notification
6/16/2016	Date

Z156-228
CPC

N
W E
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1:3,600

06/15/2016

Reply List of Property Owners

Z156-228

26 Property Owners Notified ***2 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	1935	HI LINE DR	FEIZY PROPERTIES LTD
O	2	1949	N STEMMONS FWY	FEIZY PROPERTIES LTD
	3	1959	N STEMMONS FWY	QUIK WAY RETAIL AS II LTD
	4	1628	OAK LAWN AVE	LUI2 DALLAS OAK LAWN VI
	5	1700	OAK LAWN AVE	DD DUNHILL LLC
	6	1401	TURTLE CREEK BLVD	AZOFF IRVING CO TR
	7	1405	TURTLE CREEK BLVD	BAYSWATER 1405 LLC
	8	1909	HI LINE DR	DD DUNHILL LAND LLC
	9	1923	HI LINE DR	SOUTHWESTERN BELL
	10	1922	HI LINE DR	BELL FUND IV 1900 HI LINE APARTMENTS LLC
	11	1551	OAK LAWN AVE	FUND DESIGN DISTRICT LLC
	12	1944	MARKET CENTER BLVD	CHARALAMBOPOULOS FAYE
	13	1950	MARKET CENTER BLVD	CHARALAMBOPOULOS FAY
X	14	2026	MARKET CENTER BLVD	KALAN INC
	15	2006	MARKET CENTER BLVD	SHENDELMAN CHUNG
	16	1926	MARKET CENTER BLVD	MARKET CENTER BLVD LLC
	17	2014	MARKET CENTER BLVD	DUKE DANIEL J & CHRISTINA
	18	2010	MARKET CENTER BLVD	CHANDIRAMANI NARAIN ETAL
	19	1300	TURTLE CREEK BLVD	AZOFF IRVING CO TR
	20	1621	OAK LAWN AVE	TOWER LAND & INV CO
	21	1900	HI LINE DR	BELL FUND IV 1900 HI LINE APARTMENTS LLC
	22	1900	HI LINE DR	DD DUNHILL LLC
	23	1707	OAK LAWN AVE	RECO PROPERTIES LLC
	24	2110	MARKET CENTER BLVD	ARC HOSPITALITY PORTFOLIO I NTC OWNER LP
	25	2021	N STEMMONS FWY	MEDIEVAL CASTLE INC
	26	2021	N STEMMONS FWY	MEDIEVAL CASTLE INC

AGENDA ITEM # 69

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 5

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 58 L

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subdistrict 2 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z156-239(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-239(OTH) **DATE FILED:** November 16, 2015

LOCATION: On the northeast corner of South Buckner Boulevard and Lake June Road.

COUNCIL DISTRICT: 5 **MAPSCO:** 58 - L

SIZE OF REQUEST: Approx. 0.5 acres **CENSUS TRACT:** 92.01

APPLICANT/OWNER: Circle K Stores Inc.

REPRESENTATIVE: Audra Buckley, Permitted Development.

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subdistrict 2 within Planned Development District No. 366 with a D-1 Liquor Control Overlay.

SUMMARY: The applicant is proposing to sell beer and wine in conjunction with the existing convenience store [Circle K Store].

CPC ACTION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store 3,500 square feet or less will not impact compatibility with the surrounding land uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store neither contributes to nor deters the welfare of adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not expected to be a detriment to the public health, safety or general welfare of the public.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed development complies with all applicable zoning regulations and standards of the City of Dallas.

Zoning History: There has been one zoning change in the area within the last five years.

1. Z134-148 On March 28, 2012, City Council approved the renewal of Specific Use Permit No. 1946 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property within Subarea 2 of Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on property on the South Buckner Boulevard and Lake June Road, southwest corner.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lake June Road	Principal Arterial	100 feet
S. Buckner Blvd.	Principal Arterial	100 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed change in the site plan will have no impact on the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being along a Transit or Multi-Modal Corridor

Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add "eyes on the street" that can aid public safety.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 366-D-1, Subarea 2	Retail
North	PD No. 366-D-1, Subarea 2	Retail, vehicle service center, personal service uses, and office
East	PD No. 366-D-1, Subarea 2	Retail uses
South	PD No. 366-D-1, Subarea 2	Retail uses
Southwest	PD No. 366-D-1, Subarea 2, SUP No. 1946	Retail uses, SUP to sell alcohol
West	PD No. 366-D-1, Subarea 2	Retail uses

Land Use Compatibility:

The request site is approximately .5 acres of land and is currently developed with a convenience store and a motor vehicle fueling station. The property is surrounded by retail, vehicle service center, personal service uses and office to the west; retail uses to the east, south and north. The applicant is proposing to sell beer and wine for off-premise consumption in conjunction with the existing general merchandise or food store.

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. The applicant is in the process of acquiring a convenience store license. The Police Department started processing the license the week of June 27, 2016. Staff is awaiting confirmation of the license.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PDD No. 366	No Min.	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 FAR for any combination of lodging, office, and retail and personal service uses	45' or 3 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two parking spaces for the motor vehicle fueling station. The existing structure is 1,150 square feet. The required parking is six parking spaces for the building portion of the use plus two spaces for the motor vehicle fueling station. Required parking must be provided as shown on the site plan.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request does not trigger any Article X requirements, as no new construction is proposed on the site.

Police Records:

Staff is including police records for the years 2011-2016

2011

UCR Offense	Count
Assault	1
Forge & Counterfeit	1
Vandalism & Criminal Mischief	2
Total	**4**

2011

UCR Offense	Count
Theft/Shoplift	1
Total	**1**

2012

UCR Offense	**Count**
Fraud	1
Vandalism & Criminal Mischief	1
Total	**2**

UCR Offense	**Count**
Other Thefts	1
Theft/Shoplift	1
Total	**2**

2013

UCR Offense	**Count**
Robbery-Individual	1
Theft/BMV	2
Total	**3**

2014

UCR Offense	**Count**
Assault	2
Total	**2**

2015

UCR Offense	**Count**
Embezzlement	1
Vandalism & Crim Mischief	1
Total	**2**

UCR Offense	**Count**
Robbery-Individual	1
Total	**1**

2016

UCR Offense	Count
Robbery-Individual	1
Total	**1**

CPC ACTION:
June 16, 2016

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Subdistrict 3 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road.

Maker: Anglin
Second: Houston
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Abtahi
Vacancy: 0
Conflict: 1 - Shidid

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 2
Speakers: None

PARTNERS AND PRINCIPLES

Circle K Stores, Inc.

President and Secretary	Geoffrey C. Haxel
Treasurer and Vice President	Kathy Cunnington
Sr. Vice President	Dennis Tewell
Vice President	Kelly McGuire
Assistant Secretary	Tim Peters

CPC PROPOSED CONDITIONS
Z156-239

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

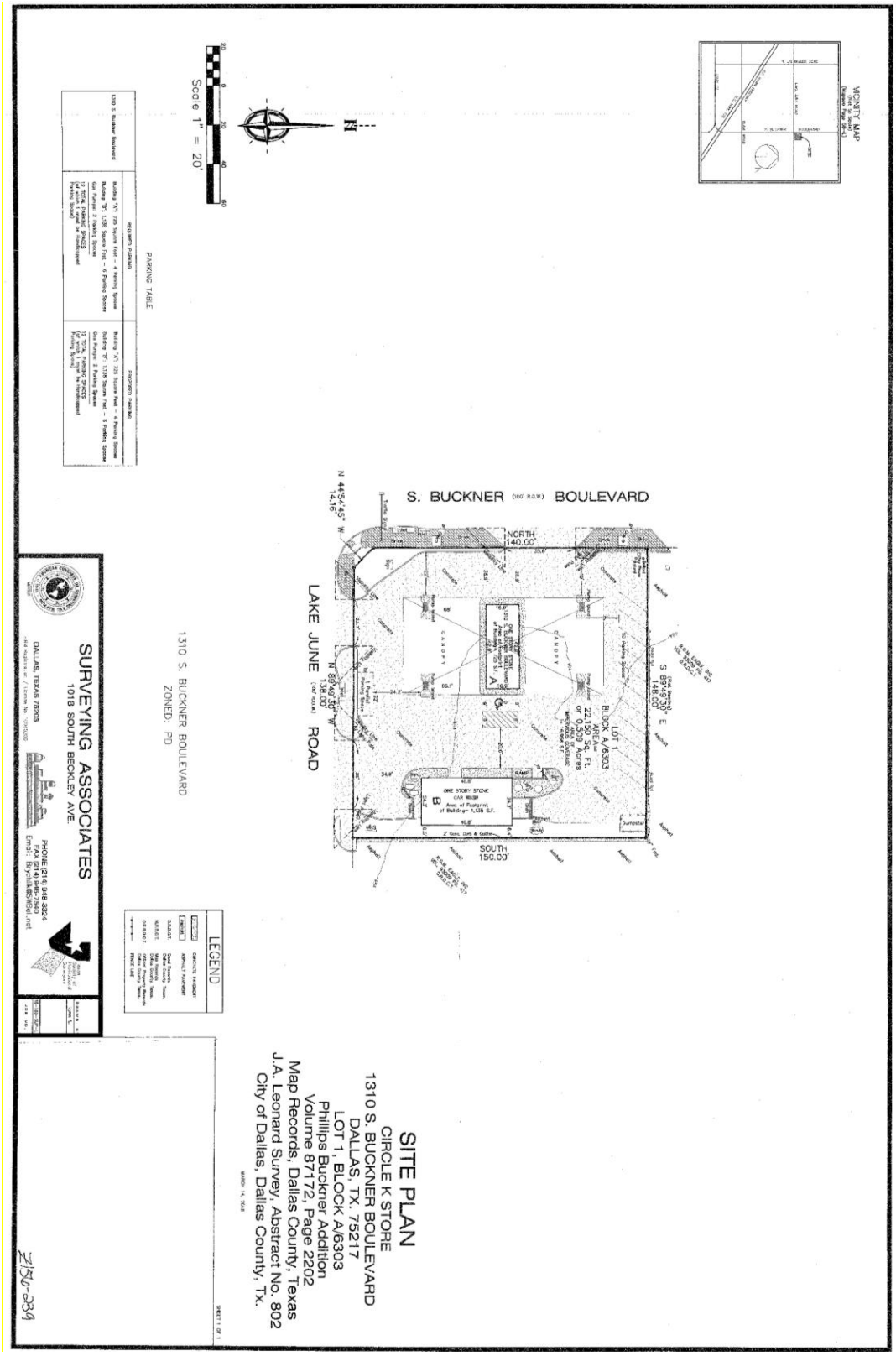
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on [two years] but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

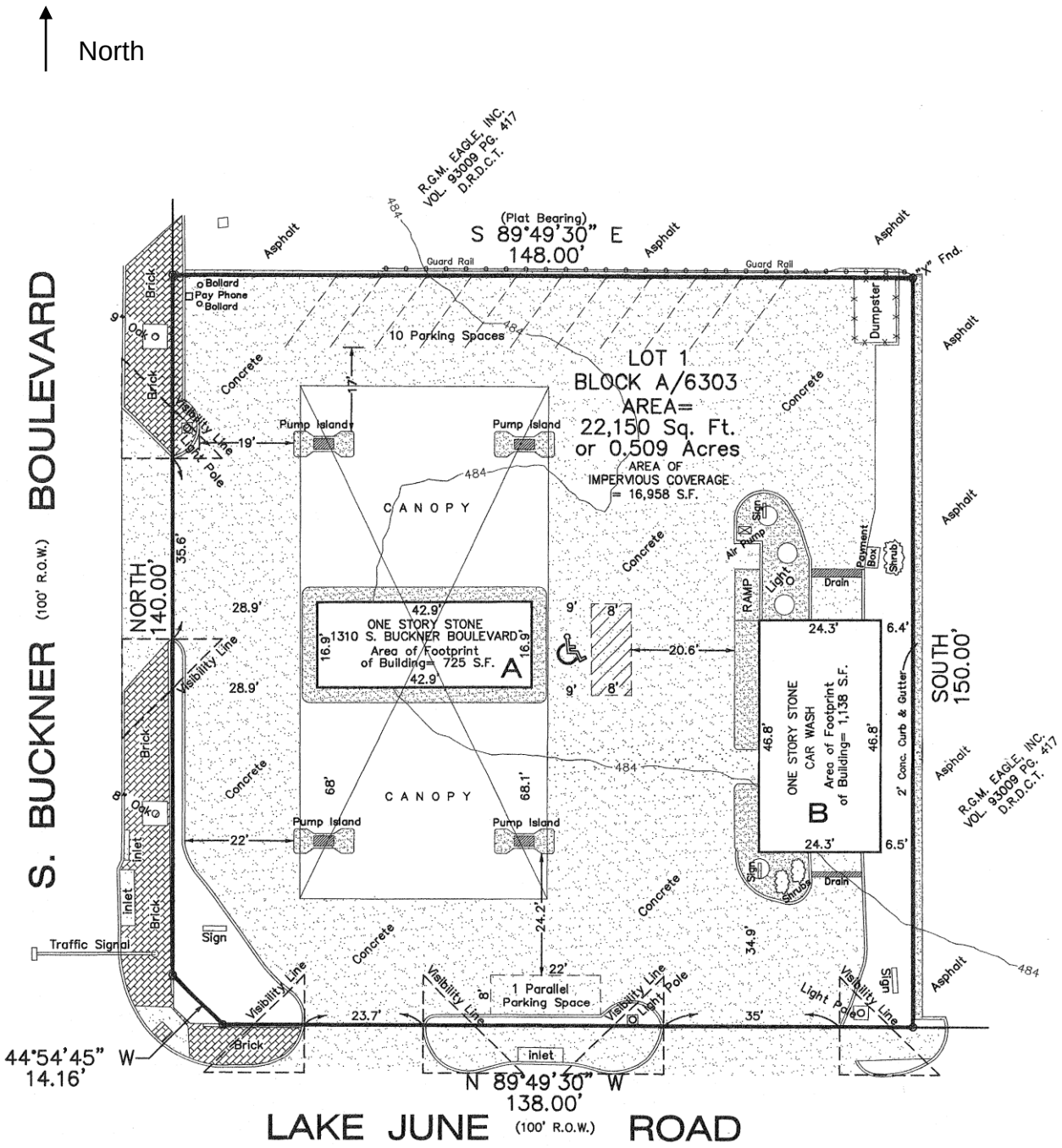
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

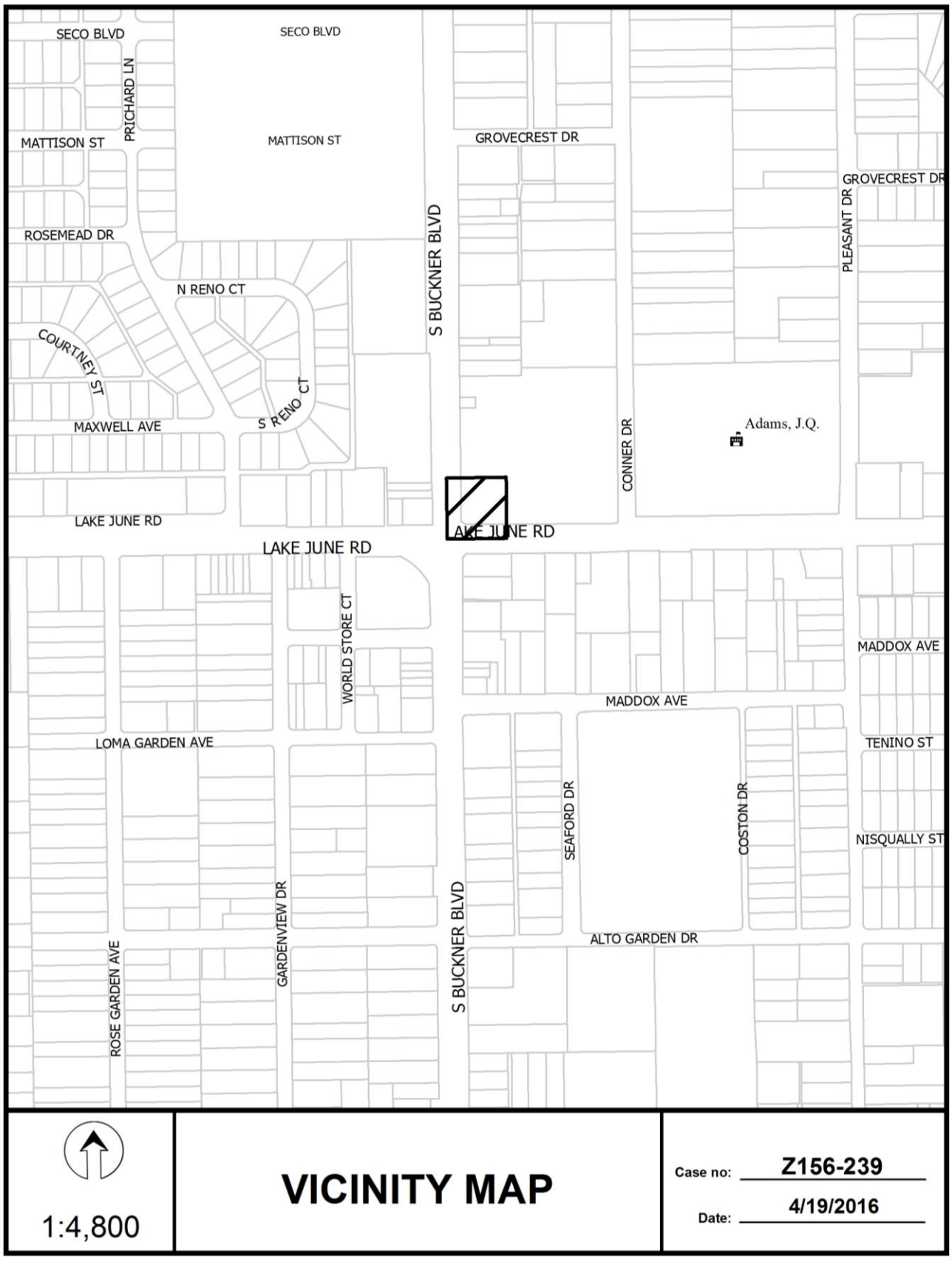
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

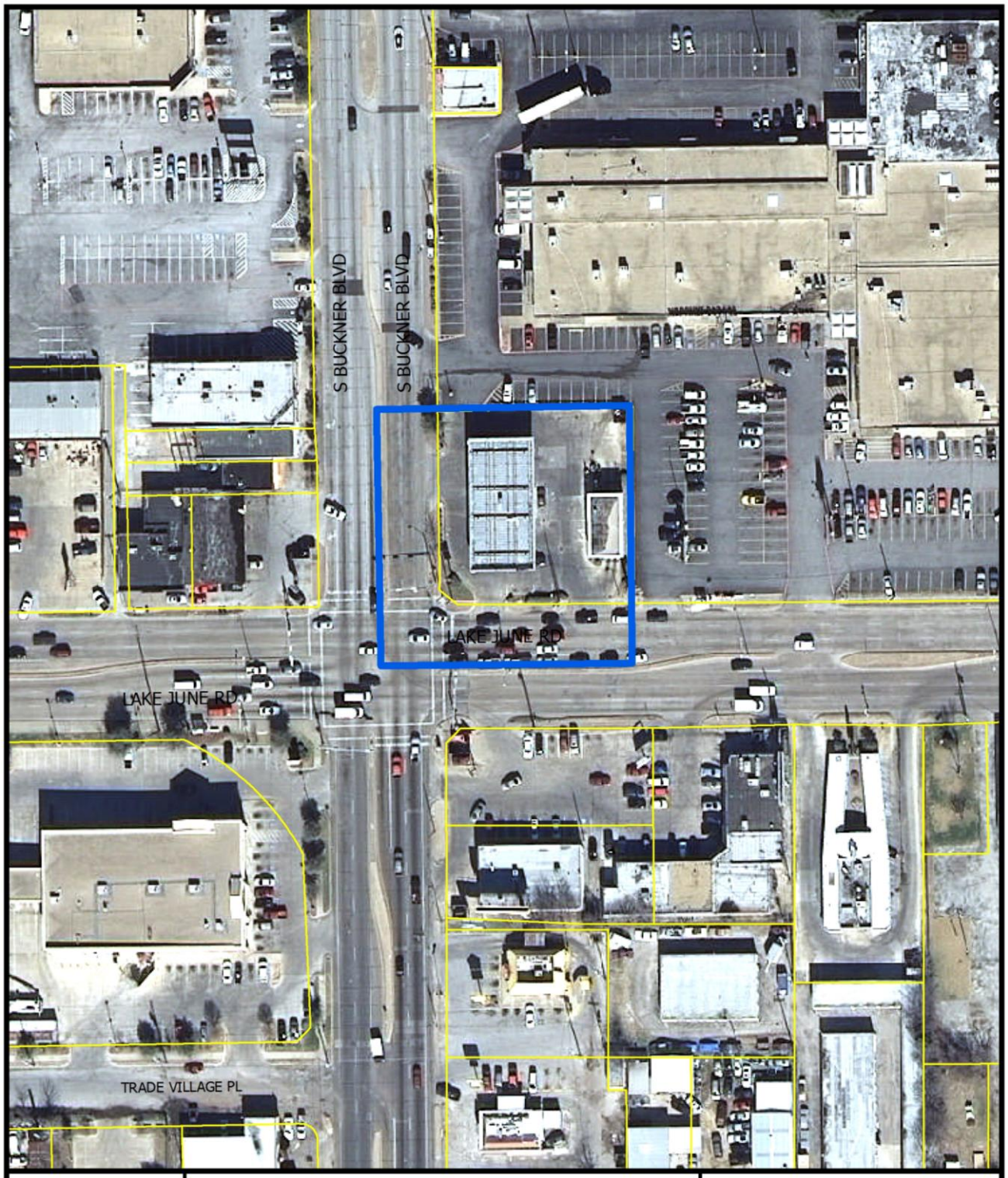
PROPOSED SITE PLAN



PROPOSED SITE PLAN - Enlargement




SECO BLVD
SECO BLVD
PRICHARD LN
MATTISON ST
MATTISON ST
GROVECREST DR
GROVECREST DR
PLEASANT DR
ROSEMEAD DR
S BUCKNER BLVD
N RENO CT
COURTNEY ST
S RENO CT
MAXWELL AVE
CONNER DR
Adams, J.Q.
LAKE JUNE RD
LAKE JUNE RD
LAKE JUNE RD
WORLD STORE CT
MADDOX AVE
MADDOX AVE
LOMA GARDEN AVE
TENINO ST
SEAFORD DR
COSTON DR
NISQUALLY ST
GARDENVIEW DR
S BUCKNER BLVD
ALTO GARDEN DR
ROSE GARDEN AVE
1:4,800
VICINITY MAP
Case no: Z156-239
Date: 4/19/2016

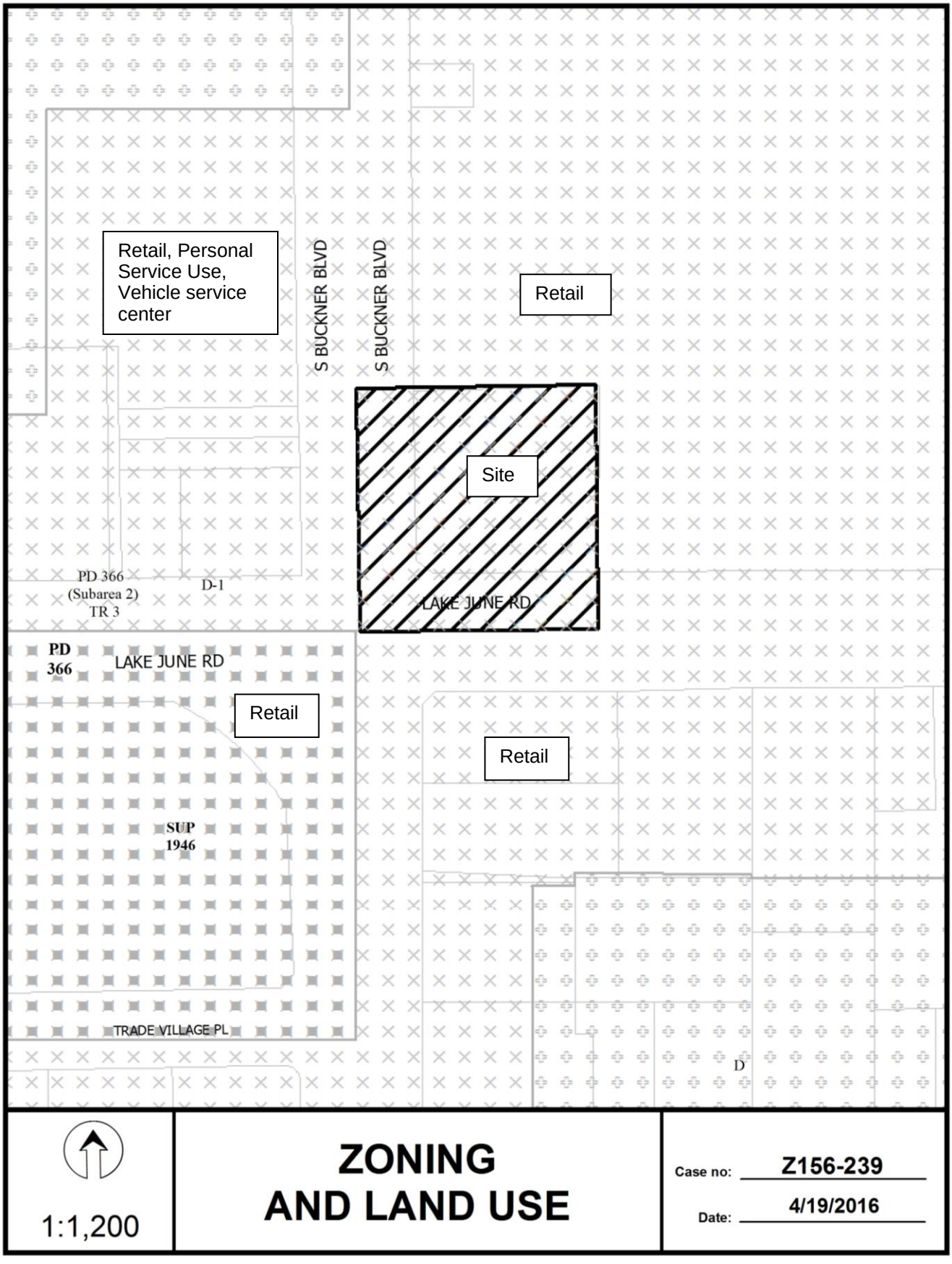


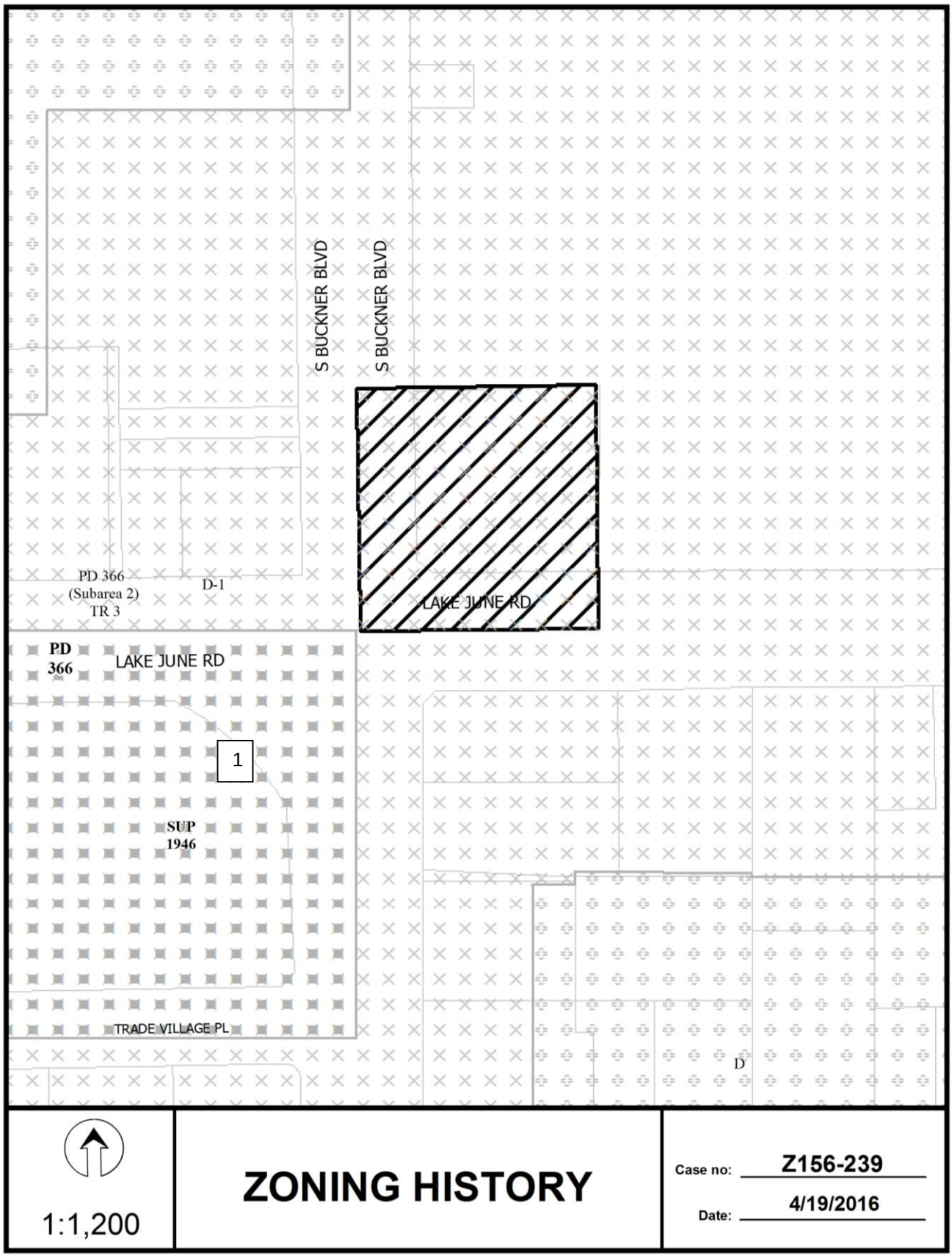
1:1,200

AERIAL MAP

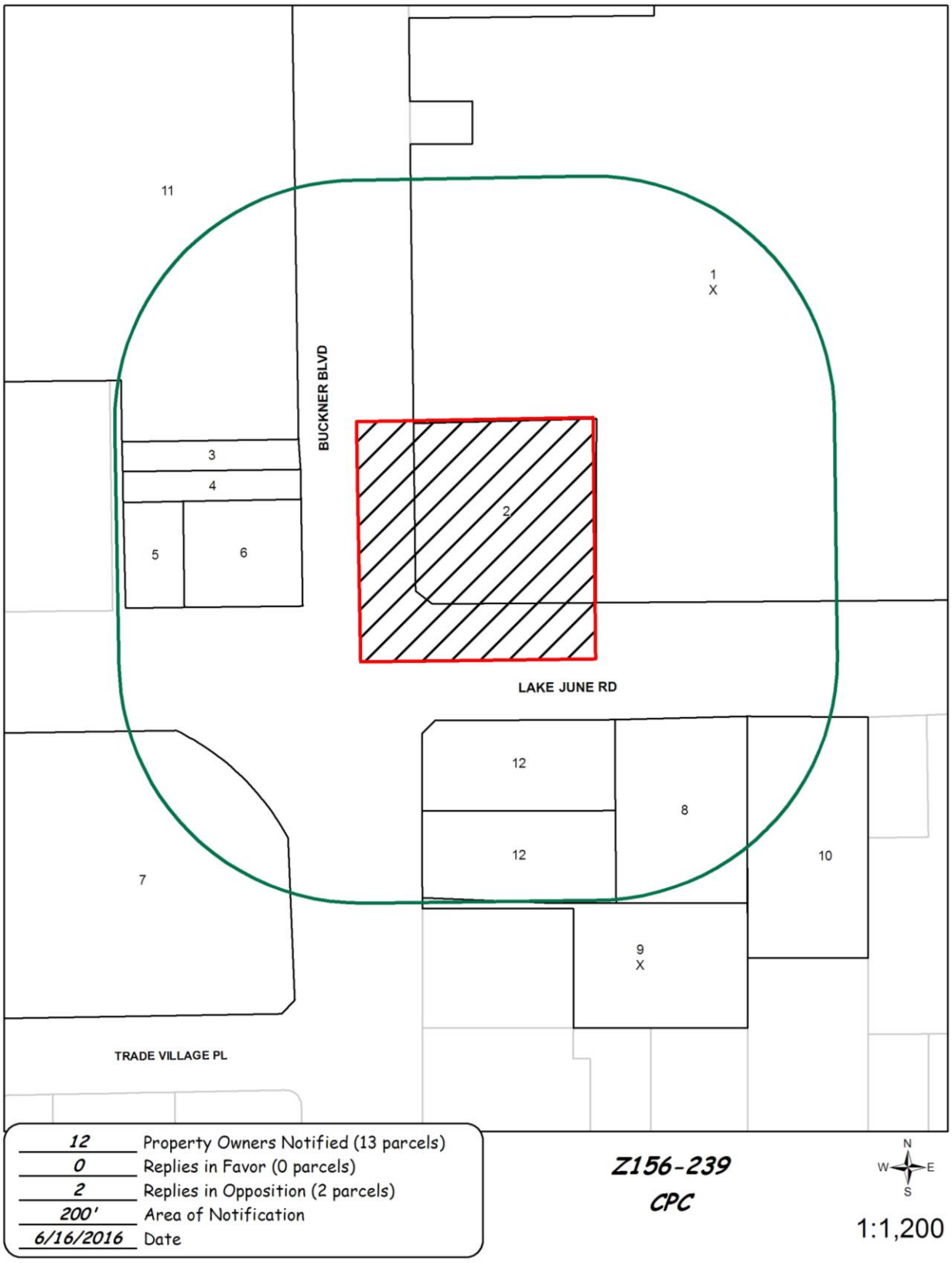
Case no: Z156-239

Date: 4/19/2016


Retail, Personal Service Use, Vehicle service center
S BUCKNER BLVD
S BUCKNER BLVD
Retail
Site
LAKE JUNE RD
PD 366 (Subarea 2) TR 3
D-1
PD 366
LAKE JUNE RD
Retail
Retail
SUP 1946
TRADE VILLAGE PL
D
1:1,200
ZONING AND LAND USE
Case no: Z156-239
Date: 4/19/2016


S BUCKNER BLVD
S BUCKNER BLVD
LAKE JUNE RD
PD 366
(Subarea 2)
TR 3
D-1
PD
366
LAKE JUNE RD
1
SUP
1946
TRADE VILLAGE PL
D
1:1,200
ZONING HISTORY
Case no: Z156-239
Date: 4/19/2016

CPC RESPONSES



06/15/2016

Reply List of Property Owners

Z156-239

12 Property Owners Notified ***0 Property Owners in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
X	1	1310	S BUCKNER BLVD	R G M EAGLE INC
	2	1310	S BUCKNER BLVD	CIRCLE K STORES INC
	3	1309	S BUCKNER BLVD	HINDI AMGAD HAMED &
	4	1311	S BUCKNER BLVD	SANTOS GUADALUPE &
	5	8027	LAKE JUNE RD	SHIDID SOLOMON TR &
	6	1301	S BUCKNER BLVD	YOUSEF ABDALLA ETAL
	7	1227	S BUCKNER BLVD	GOTTLIEB BUCKNER BLVD DRUGSTORE LLC
	8	8124	LAKE JUNE RD	REALEINS PROPERTIES LTD
X	9	1214	S BUCKNER BLVD	MADDOX STREET INVESTMENTS INC
	10	8126	LAKE JUNE RD	NEKAN ACCOUNTING
	11	1343	S BUCKNER BLVD	PVP NWC BUCKNER & LAKE JUNE LLC
	12	1250	S BUCKNER BLVD	REALEINS PROPERTIES LTD

AGENDA ITEM # 70

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 1

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 54 E

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z156-240(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-240(OTH) **DATE FILED:** March 3, 2016

LOCATION: Northwest corner of West Jefferson Boulevard and North Brighton Avenue

COUNCIL DISTRICT: 1 **MAPSCO:** 54 - E

SIZE OF REQUEST: Approx. 0.27 acres **CENSUS TRACT:** 46.00

APPLICANT: Moe Barakat

OWNER: Patrick Henson

REPRESENTATIVE: Parvez Malik, Business Zoom

REQUEST: An application to renew Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant is proposing to continue selling beer and wine in conjunction with the existing convenience store [U Stop Mart].

CPC RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store 3,500 square feet or less will not impact compatibility with the surrounding land uses. The area's existing land uses is comprised of small shops and businesses that serve the adjacent residential neighborhoods.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store neither contributes to nor deters the welfare of adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not expected to be a detriment to the public health, safety or general welfare of the public.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed development complies with all applicable zoning regulations and standards of the City of Dallas.

Zoning History: There has been one zoning change in the area within the last five years.

1. Z123-328 On January 18, 2014 the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on property located on the northwest corner of West Jefferson Boulevard and North Brighton Avenue. (subject site)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Jefferson Boulevard	Minor arterial	100 feet
North Brighton Avenue	Local	60 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed change in the site plan will have no impact on the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as an Urban Neighborhood Building Block.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR D-1	Retail
North	D(A)	Single family
East	R-7.5(A)	Single family
South	CR	Retail and personal services
West	CR-D	Auto related use

Land Use Compatibility:

The request site is approximately .27 acres of land and is currently developed with a 697 square feet convenience store and a motor vehicle fueling station. The property is surrounded by residential uses to the north and east, retail and personal service uses to the south and vehicle related use to the west. The applicant is proposing to continue the sale of beer and wine for off-premise consumption in conjunction with the existing general merchandise or food store and the motor vehicle fueling station.

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. The business is currently in compliance with this requirement.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR-D-1	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

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two parking spaces for the motor vehicle fueling station. The existing structure is 697 square feet. The required parking is three parking spaces for the building portion of the use plus two spaces for the motor vehicle fueling station. Required parking must be provided as shown on the existing site plan.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request does not trigger any Article X requirements, as no new construction is proposed on the site.

Screening:

The conditions require that the applicant provide an eight-foot solid screening fence along the property line abutting the single family residential district. The applicant is complying with this request.

Site Plan:

The existing site plan shows a proposed gate for fuel delivery, the driveway to be closed and a minimum of two planters where the ingress point once existed. The gate for fuel delivery is installed; the driveway is closed, a flower bed was built and the plantings are in good condition and maintained.

Police Records:
The police department provided the following police records from 2011 to 2016:

1909 W Jefferson Boulevard Police Records 2011-2016	
DATE1	**UCR_OFFDES**
2011	
8/14/2011	Not Coded MULTIPLE ROBBERY INCIDENT
3/11/2011	Not Coded MULTIPLE ROBBERY INCIDENT
2012	
5/15/2012	Not Coded MULTIPLE ROBBERY INCIDENT
2013	
3/8/2013	BURGLARY-BUSINESS
9/3/2013	Not Coded MULTIPLE ROBBERY INCIDENT
2014	
1/31/2014	ROBBERY-BUSINESS
5/12/2014	Not Coded MULTIPLE ROBBERY INCIDENT
2015	
3/4/2015	ROBBERY-BUSINESS
2016	
1/17/2016	BURGLARY-BUSINESS

CPC ACTION:
JUNE 16, 2016

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned CR-D-1 Community Retail with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue

Maker: Anglin
Second: Davis
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid*, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

*out of the room, shown voting in favor

Notices:	Area:	200	Mailed:	32
Replies:	For:	0	Against:	4

Speakers: None

PARTNERS AND PRINCIPLES

Applicant/Tenant

Patrick Henson – President/Secretary
Vanna Tang – V. President/Treasurer

PROPOSED CONDITIONS
SUP No. 2066
Z156-240

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 use 3,500 square feet or less.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

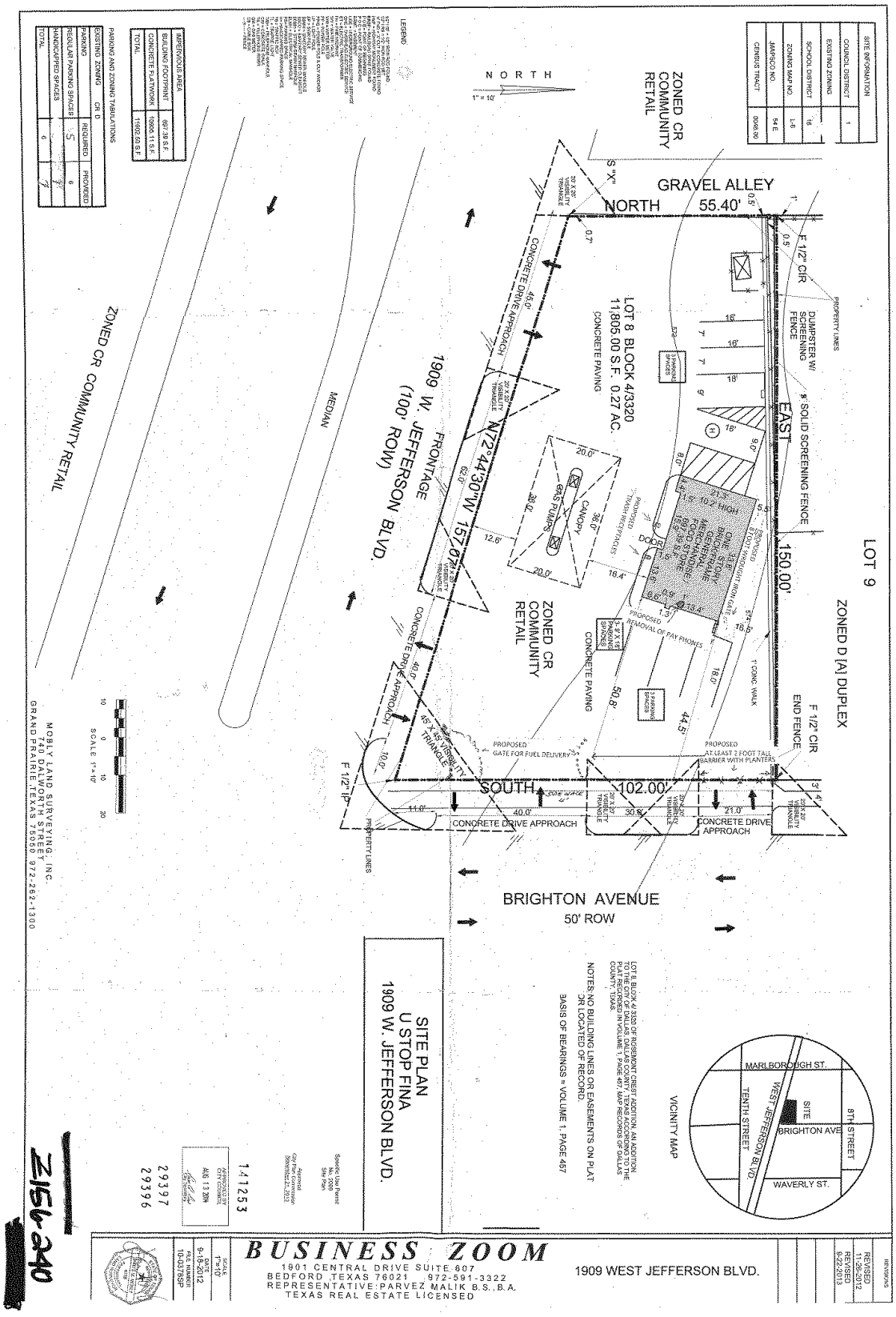
3. TIME LIMIT: This specific use permit expires on (two years) ~~August 13, 2016~~, but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a 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.)

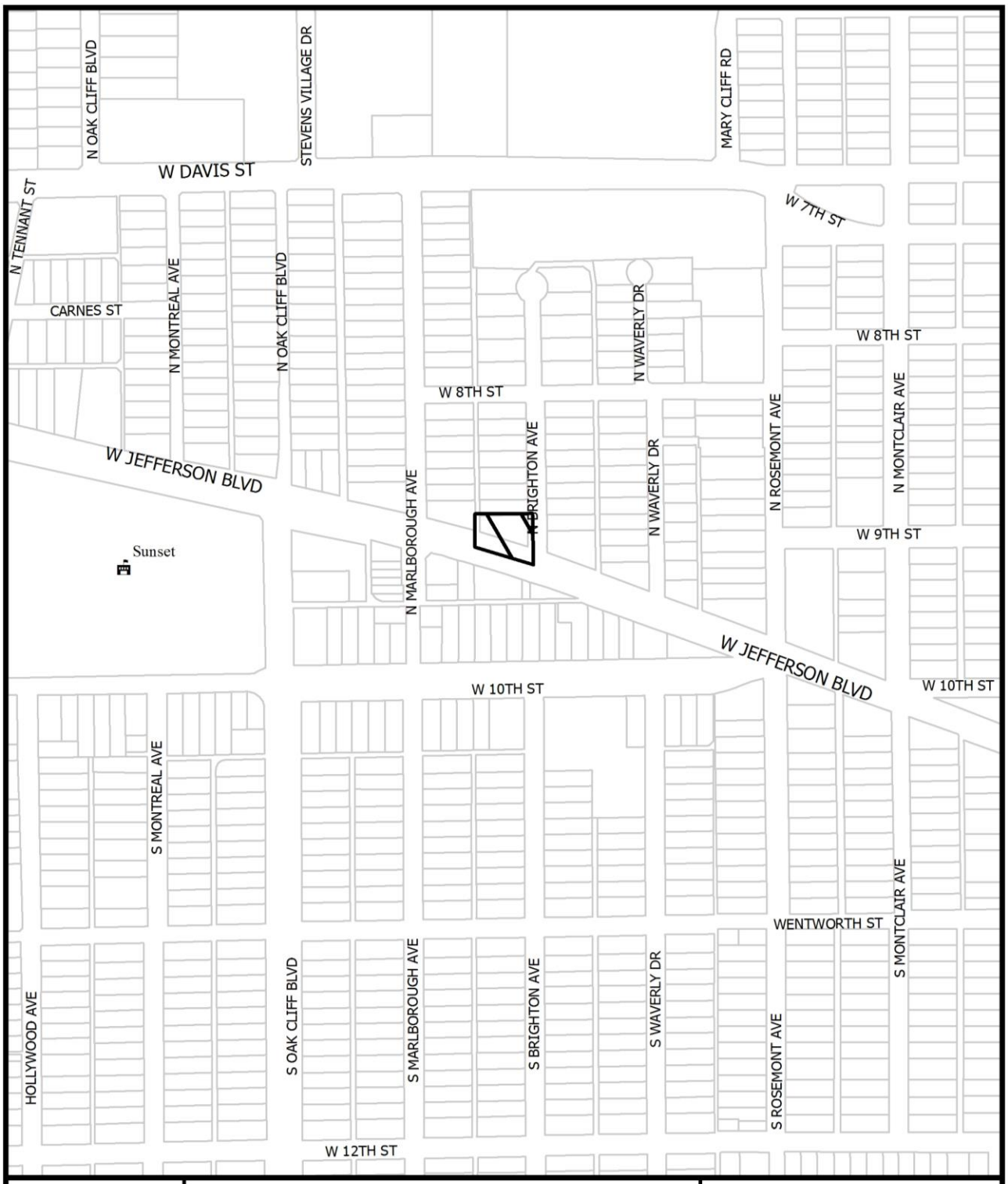
4. SCREENING: An eight-foot solid screening fence must be provided in the location shown on the site plan.

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





1:4,800

VICINITY MAP

Case no: Z156-240

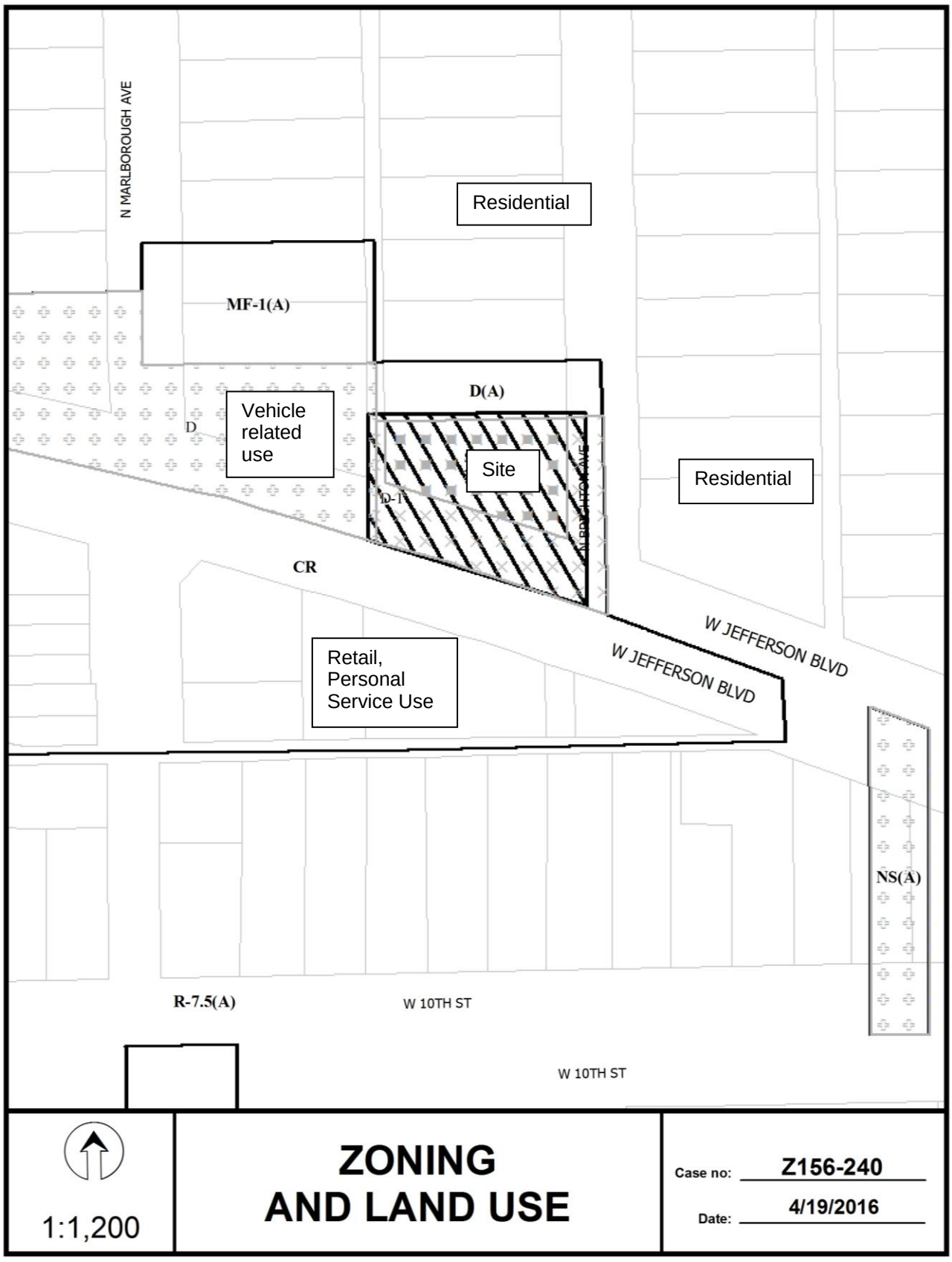
Date: 4/19/2016

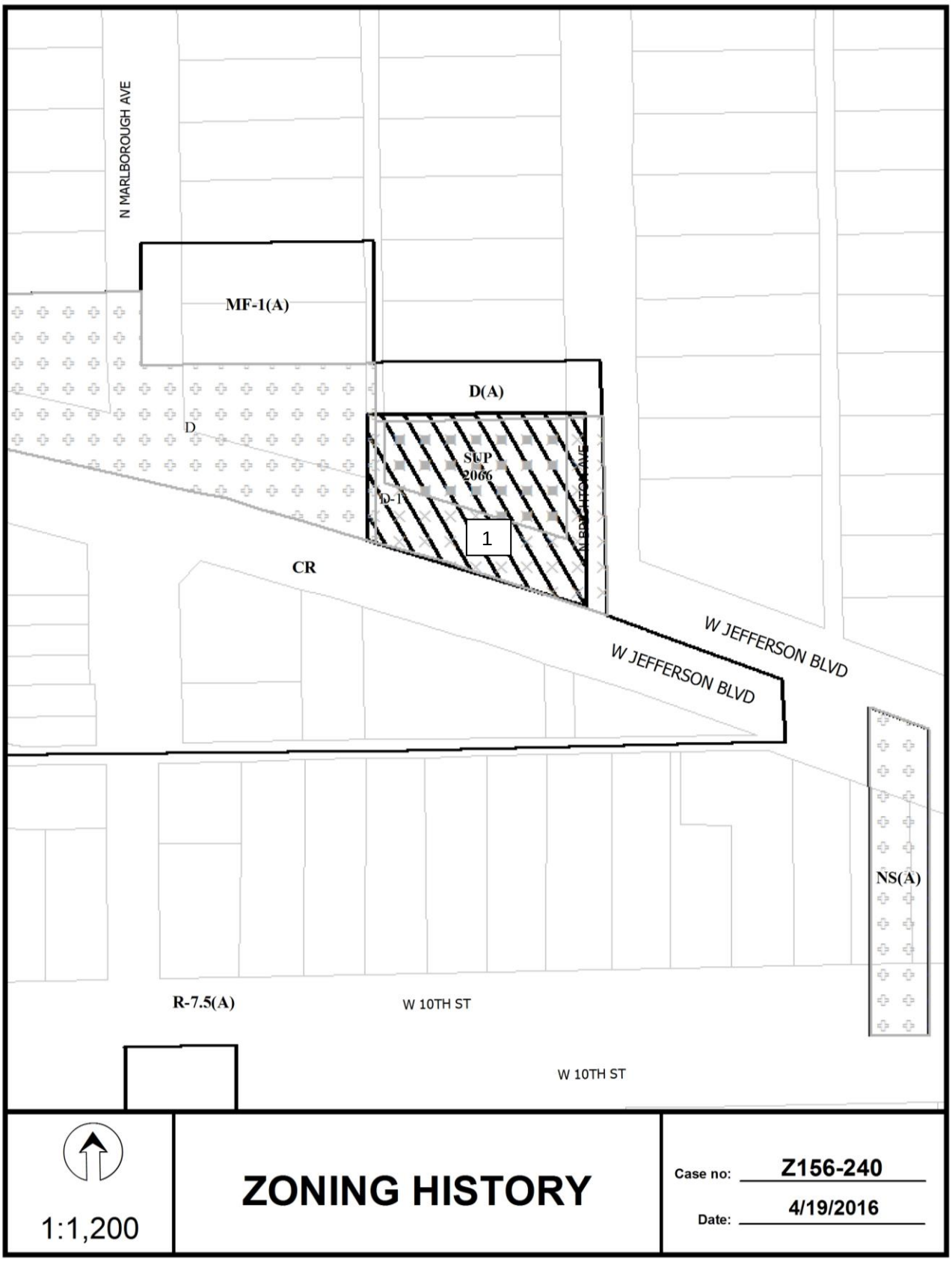
1:1,200

AERIAL MAP

Case no: Z156-240

Date: 4/19/2016


N MARLBOROUGH AVE
Residential
MF-1(A)
D(A)
Vehicle related use
D
Site
D-1
N BECKLEY AVE
Residential
CR
W JEFFERSON BLVD
W JEFFERSON BLVD
Retail, Personal Service Use
NS(A)
R-7.5(A)
W 10TH ST
W 10TH ST
1:1,200
ZONING AND LAND USE
Case no: Z156-240
Date: 4/19/2016


N MARLBOROUGH AVE
MF-1(A)
D(A)
D
SUP 2066
D-1
1
CR
W JEFFERSON BLVD
W JEFFERSON BLVD
NS(A)
R-7.5(A)
W 10TH ST
W 10TH ST
1:1,200
ZONING HISTORY
Case no: Z156-240
Date: 4/19/2016

CPC RESPONSES

32	Property Owners Notified (33 parcels)
0	Replies in Favor (0 parcels)
4	Replies in Opposition (4 parcels)
200'	Area of Notification
6/16/2016	Date

Z156-240
CPC

N
W E
S

1:1,200

06/15/2016

Reply List of Property Owners

Z156-240

32 Property Owners Notified ***0 Property Owners in Favor*** ***4 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	1909	W JEFFERSON BLVD	BARAKAT MOE
	2	211	N BRIGHTON AVE	AVILA JAIME &
	3	228	N BRIGHTON AVE	MCCOY SARA & KALLEN
	4	224	N BRIGHTON AVE	COUNCIL JOHN C
X	5	220	N BRIGHTON AVE	ANGEL ANGELA J
	6	216	N BRIGHTON AVE	BRADY ROSEANN
X	7	212	N BRIGHTON AVE	DOWPROCACCINI ANNA M &
	8	208	N BRIGHTON AVE	TAYLOR STEPHANIE S
	9	204	N BRIGHTON AVE	ALLEN DONALD LEE
	10	218	N MARLBOROUGH AVE	OLGUIN JULIAN
	11	216	N MARLBOROUGH AVE	LOZADA GERARDO
	12	210	N MARLBOROUGH AVE	MOSITOS LLC
	13	206	N MARLBOROUGH AVE	VALPARAISO HOLDINGS LLC
	14	1919	W JEFFERSON BLVD	SAMUEL PETER
	15	1919	W JEFFERSON BLVD	SAMUEL PETER & SUSHEILA
	16	217	N BRIGHTON AVE	EQUABLE INV CORP
	17	221	N BRIGHTON AVE	EDWARDS J B & MARSHA H
	18	225	N BRIGHTON AVE	FERNANDEZ MAUREEN F & ANTHONY
	19	229	N BRIGHTON AVE	HOUGHTON JAMIN & HILARIE
	20	108	N MARLBOROUGH AVE	BALLAS VICTOR
	21	1916	W JEFFERSON BLVD	BALLAS VICTOR &
	22	1910	W JEFFERSON BLVD	DIAZ OCTAVIO
	23	1900	W JEFFERSON BLVD	NOLAN PATRICK & ROSE ANNA
	24	1836	W JEFFERSON BLVD	VA CAPITAL LLC
	25	1917	W 10TH ST	GALLEGOS JESUS C ET AL
	26	1913	W 10TH ST	MACIAS JOSE A JR &

06/15/2016

Reply	*Label #*	*Address*		*Owner*
	27	1909	W 10TH ST	JIMENEZ ARNULFO JR &
X	28	1903	W 10TH ST	NILES KERRY W
	29	1827	W 10TH ST	BETANCOURT EVA L
	30	1825	W 10TH ST	PALOMO MANUEL LIFE ESTATE
	31	1821	W 10TH ST	CARR BRYAN
X	32	1817	W 10TH ST	MELGOZA JOSE JJ &

AGENDA ITEM # 71

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 12

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 3 D

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Services District and a resolution accepting deed restrictions volunteered by the applicant; and an ordinance granting a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an NS(A) Neighborhood Services District on the north line of Timberglen Road and west of Marsh Lane

Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant; and approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Z156-248(SM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-248(SM) **DATE FILED:** April 18, 2016

LOCATION: North line of Timberglen Road and west of Marsh Lane

COUNCIL DISTRICT: 12 **MAPSCO:** 3D

SIZE OF REQUEST: Approx. 0.8129 acres **CENSUS TRACT:** 216.16

OWNER: HCH Real Estate

REPRESENTATIVE/APPLICANT: Ben Sae

REQUEST: An application for a CS Commercial Services District with deed restrictions volunteered by the applicant and a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an NS(A) Neighborhood Services District.

SUMMARY: The applicant proposes to add overnight boarding and an outside play area services to an existing business [Petz Mania]

CPC RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant; and **approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant; and **approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The property currently operates a doggy day care facility where pet grooming, play, and retail are offered to its clients. Building Inspection has determined this use to be a personal service use as evident by the recently issued certificate of occupancy which also included a land use statement that verified that overnight stays were not allowed as part of the prescribed use. Upon further inspection of the property with a site visit and comparing the approved site plan, it was also discovered that the proposed site included "outside runs" or an outside play area for dogs in this case. Therefore, in order to allow animals overnight boarding and an outdoor play area, a CS District and specific use permit are required. Since the site is limited in size and adjacent to other properties that are normally not compatible with a CS District, the applicant has volunteered deed restrictions to mitigate potential conflicts between possible uses allowed by the zoning change and what was needed by the applicant. Staff recommends acceptance of the zoning change with the deed restrictions volunteered by the applicant as they will assist in preventing performance impacts on surrounding property.

2. *Traffic impact* – The request is not foreseen to cause additional impacts upon traffic with the deed restrictions offered as only a few additional uses are allowed with the request.

3. *Comprehensive Plan or Area Plan Conformance* – The request is consistent with the Commercial Center Corridor Building Block.

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The site was a former child-care facility. The child-care facility included indoor and outdoor play areas for minors. The conversion to a facility that cares for pets indoor and outdoor during the day time and boards animals inside overnight does not significantly impact surrounding properties beyond what existed when a child-care facility existed.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The request provides a much needed service to nearby residents who wish to have a safe and hospitable place for their pets while the owners are not able to care for them overnight.

3. *Not a detriment to the public health, safety, or general welfare* – Staff does not anticipate this request to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – No variances or modifications to other zoning requirements are necessary to approve this request.

Zoning History: There has been no recent zoning activity in the immediate area relevant to this request in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Dimension
Timberglen Drive	Minor Arterial	Special four lane, undivided, 60' ROW

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being located along a Commercial Center or Corridor.

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development. The request is consistent with this building block.

Surrounding Land Uses:

	Zoning	Land Use
Site	NS(A)	Personal Service
North	NS(A)	Undeveloped
South	CR	Motor vehicle fueling station with general merchandise or food store
West	MF-2(A)	Multifamily
East	NS(A), SUP No. 915	Vacant motor vehicle fueling station with general merchandise or food store and retail and personal service uses

Land Use Compatibility:

The 0.8129 acre site is currently developed with a surface parking lot in the southern portion, one story building in the middle, and an outdoor play area on the northern side. The property to the north is an undeveloped parcel. The properties to the east are a single-story shopping center and a vacant motor vehicle fueling station. The property to the south is a large and newly constructed motor vehicle fueling station with an associated general merchandise or food store and finally, the property to the west is a multifamily development that buffers the site to the units with surface parking.

A CS District is not typically recommended in the request site's location. However, the applicant has volunteered deed restrictions that eliminate the majority of the uses that would be allowed that were not allowed in the NS(A) District and has restricted height to two stories. The uses that are proposed to be not prohibited by the deed restrictions that are allowed in the CS District but prohibited in the NS(A) District are dry cleaning or laundry store; furniture store; general merchandise or food store greater than 3,500 square feet; nursery, garden shop, or plant sales. The applicant has also volunteered to prohibit some uses that are allowed by SUP in the NS(A) District but are allowed by right in the CS District. Those additionally prohibited uses are college dormitory, fraternity, or sorority house; Motor vehicle fueling station; electrical substation; police or fire station; post office; and radio, television or microwave tower. One use, private recreation center, club or area, was remains as permitted by right in the CS District, whereas it is only allowed by SUP in the NS(A) District.

Due to the restrictions imposed on the site by utilization of a site plan, hours of operation and other related aspects to the outdoor play area, staff recommends approval of the request.

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					
Existing							
NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office
Proposed CS with Deed Restrictions							
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

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200.

Landscaping:

Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code.

CPC ACTION – June 16, 2016:

Motion: It was moved to recommend **approval** of a CS Commercial Services District, subject to deed restrictions volunteered by the applicant; and **approval** of a Specific Use Permit for an animal shelter or clinic with outside runs for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an NS(A) Neighborhood Services District on the north line of Timberglen Drive and west of Marsh Lane.

Maker: Anglin
Second: Houston
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid*, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 8
Replies: For: 1 Against: 0

Speakers: None

List of partners/principals/officers

Applicant:

Petz Mania LLC

Principal: Tze Sae

Owner:

HCH Real Estate LLC:

Principal: S. Lewis Hill

Officers: B. Clyde Hensley

Matthew C. Cole

PROPOSED VOLUNTEERED DEED RESTRICTIONS

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DENTON)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, HCH Real Estate LLC , a Limited Liability Corporation ("the Owner"), is the owner of the following described property ("the Property"), being all of Lot 2 in City Block S/8751, City of Dallas ("City"), Denton County, Texas, and being that same tract of land conveyed to the Owner by Sunset Oaks Partnership, by deed dated 3/10/2006 , and recorded in Instrument No. 2006-28269 , in the Deed Records of Denton County, Texas, and being more particularly described as follows:

Lot 2, in Block S/8751 of Timberglen Village, an addition to the City of Dallas, Texas. More particularly described in Instrument # 2006-28269 in the Deed Records of Denton County, Texas.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

(1) The following uses are prohibited:

(A) Commercial and business service uses.

-- Building repair and maintenance shop.

-- Bus or rail transit vehicle maintenance or storage facility.

-- Catering service.

-- Commercial bus station and terminal.

-- Commercial cleaning or laundry plant.

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Job or lithographic printing.

-- Labor hall.

-- Machine or welding shop.

-- Machinery, heavy equipment, or truck sales and services.

-- Medical or scientific laboratory.

-- Technical school.

-- Tool or equipment rental.

-- Vehicle or engine repair or maintenance.

(B) Industrial uses.

-- Industrial (inside) for light manufacturing.

(C) Institutional and community service uses.

-- Halfway house.

-- Hospital.

(D) Lodging uses.

-- Overnight general purpose shelter.

(E) Office uses.

-- Financial institution with drive-in window.

(F) Residential uses.

-- College dormitory, fraternity, or sorority house.

(G) Retail and personal service uses.

-- Alcoholic beverage establishments.

-- Ambulance service.

-- Auto service center.

-- Business school.

-- Car wash.

-- Commercial amusement (inside).

-- Commercial amusement (outside).

-- Commercial motor vehicle parking.

-- Commercial parking lot or garage.

-- Convenience store with drive-through.

-- Drive-in theater.

-- General merchandise or food store 100,000 square feet or more.

-- Home improvement center, lumber, brick or building materials sales yard.

-- Household equipment and appliance repair.

-- Liquor store.

-- Mortuary, funeral home, or commercial wedding chapel.

-- Motor vehicle fueling station.

-- Outside sales.

-- Pawn shop.

-- Restaurant with drive-in or drive-through service.

-- Swap or buy shop.

-- Taxidermist.

-- Temporary retail use.

-- Theater.

-- Truck stop.

-- Vehicle display, sales, and service.

(H) Transportation uses.

-- Commercial bus station and terminal.

-- Heliport.

-- Helistop.

-- Railroad passenger station.

(I) Utility and public service uses.

-- Electrical substation.

-- Police or fire station.

-- Post office.

-- Radio, television or microwave tower.

(J) Wholesale, distribution, and storage uses.

-- Auto auction.

-- Building mover's temporary storage yard.

-- Contractor's maintenance yard.

-- Freight terminal.

-- Manufactured building sales lot.

-- Mini-warehouse.

-- Office showroom/warehouse.

-- Outside storage (with visual screening).

-- Petroleum product storage and wholesale.

-- Recycling buy-back center.

-- Recycling collection center.

-- Sand, gravel, or earth sales and storage.

-- Trade center.

-- Vehicle storage lot.

-- Warehouse.

(2) The following accessory uses are prohibited:

-- Accessory helistop.

-- Accessory medical/infectious waste incinerator.

-- Accessory pathological waste incinerator.

-- Amateur communication tower.

(3) Maximum number of stories above grade is two.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

Proposed CPC SUP Conditions (Z156-248)

1. USE: The only use authorized by this specific use permit is an animal shelter or clinic with outside runs, limited to boarding, indoor and outdoor training, and associated outdoor activities. Animal adoption, diagnosis, treatment, hospitalization, or outside boarding is prohibited.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on ____ (two years), but is eligible for automatic 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.)

4. ANIMAL WASTE CONTAINERS & DUMPSTERS:

   A. Animal waste containers and dumpsters must be provided in the locations shown on the attached site plan.

   B. Animal waste containers and dumpsters must be removed and monitored daily for noxious odors and treated to eliminate odors if noxious odors are present.

5. OUTSIDE RUNS:

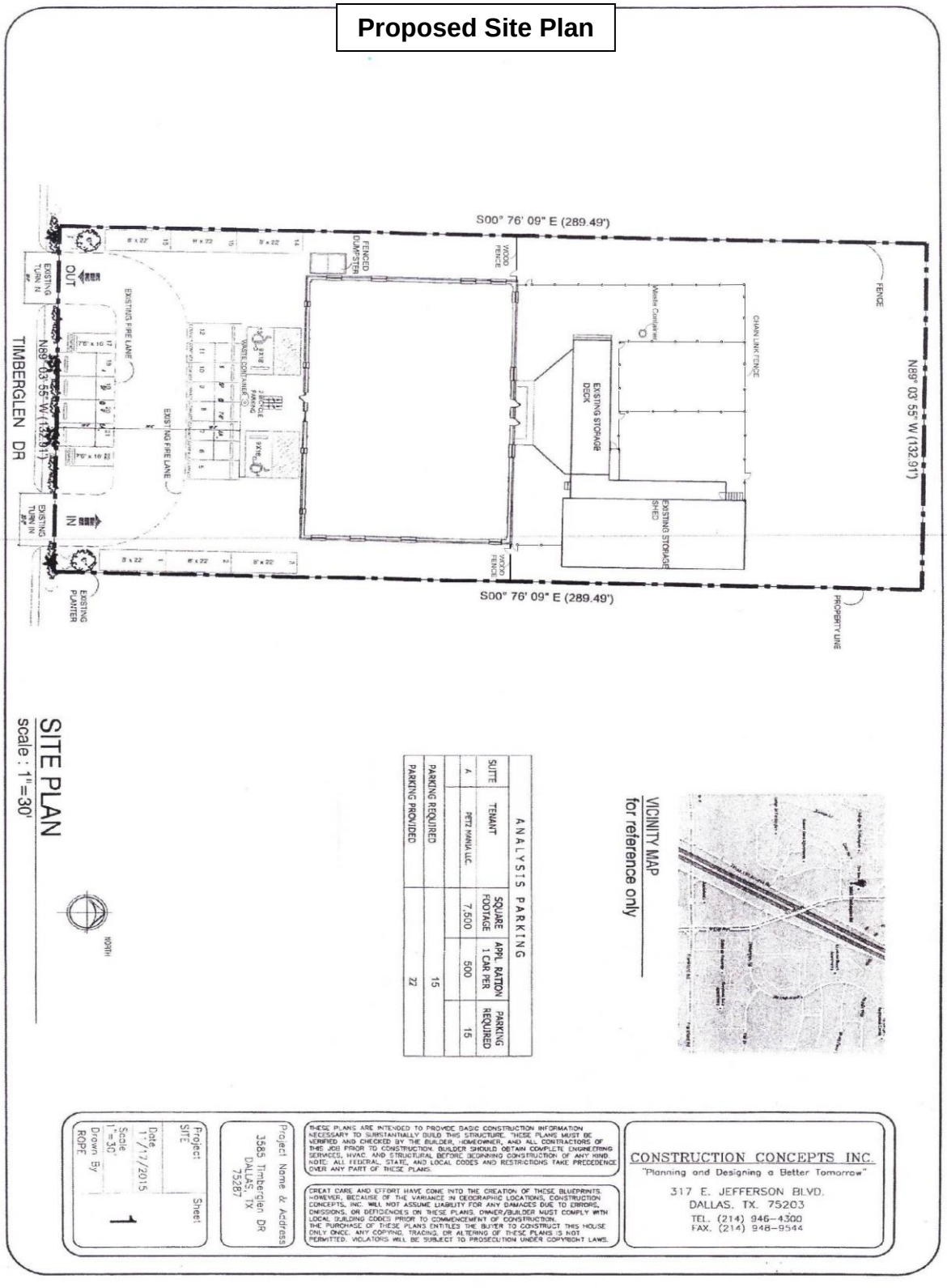
   A. Outside runs may only be used between 7:00 a.m. and 7:00 p.m., Monday through Friday and between 9:00 a.m. and 7:00 p.m. Saturday and Sunday.

   B. The maximum number of animals allowed in the outside runs area per attendant is eight. Animals must be attended at all times in the outside runs.

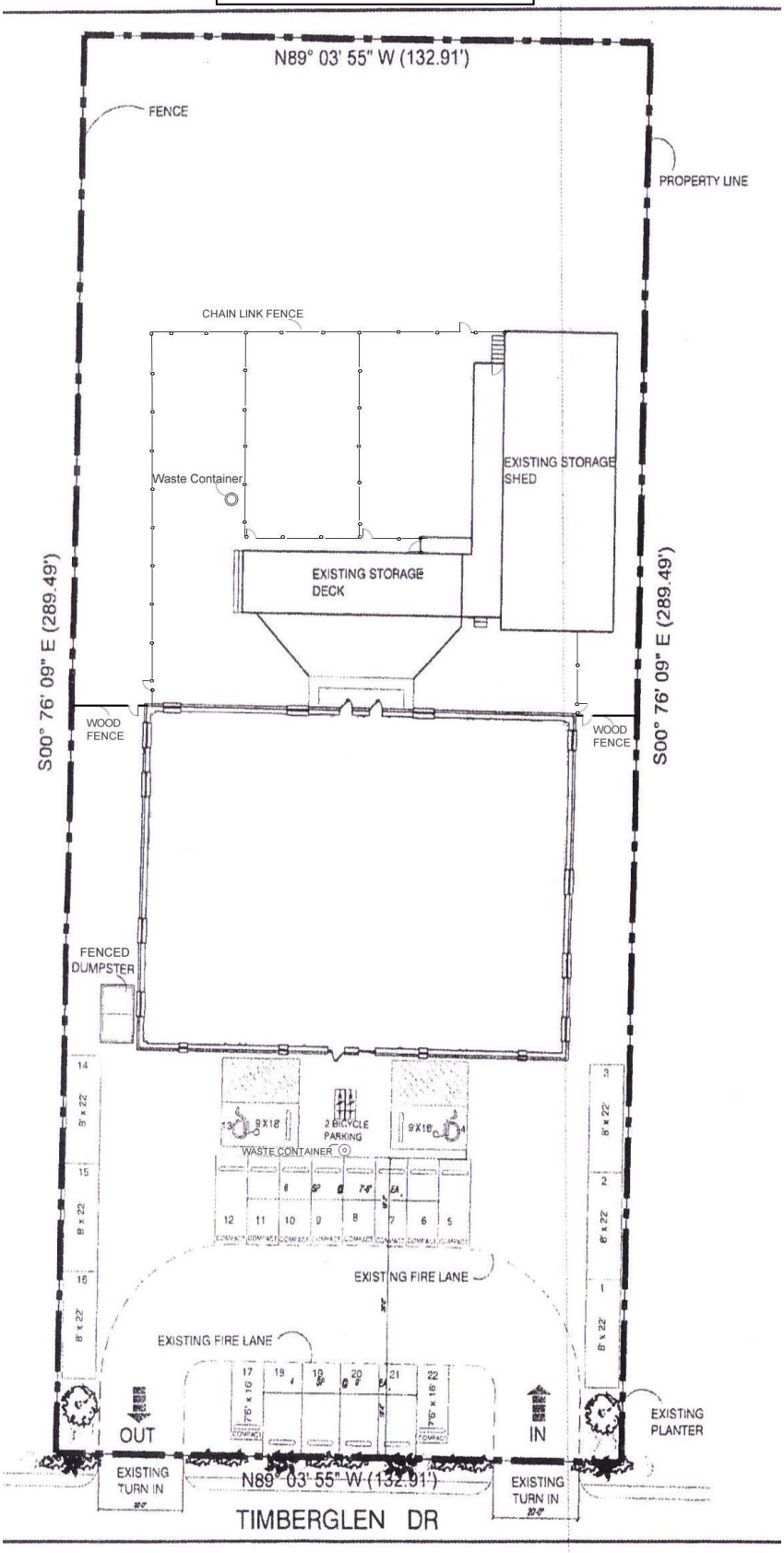
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

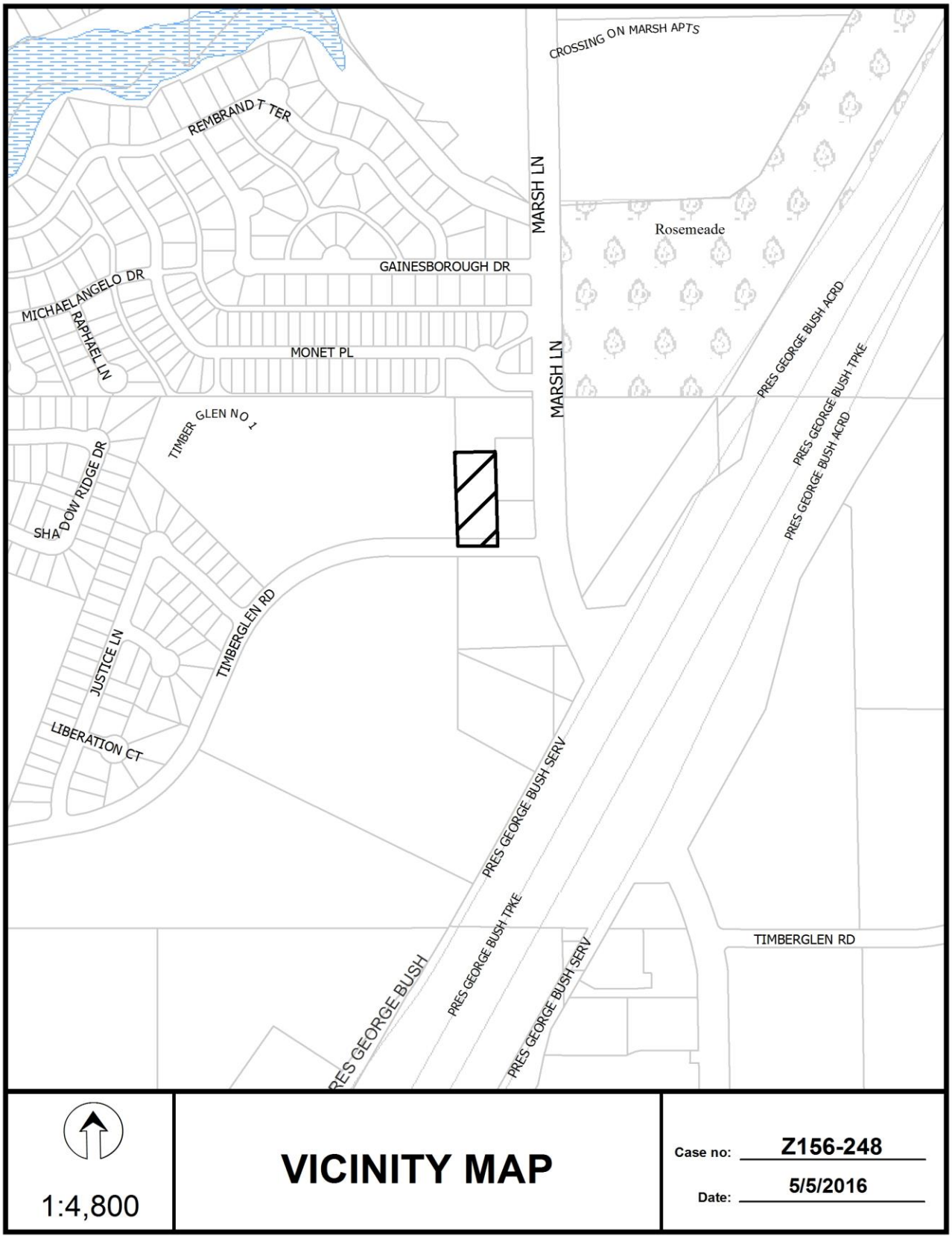
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

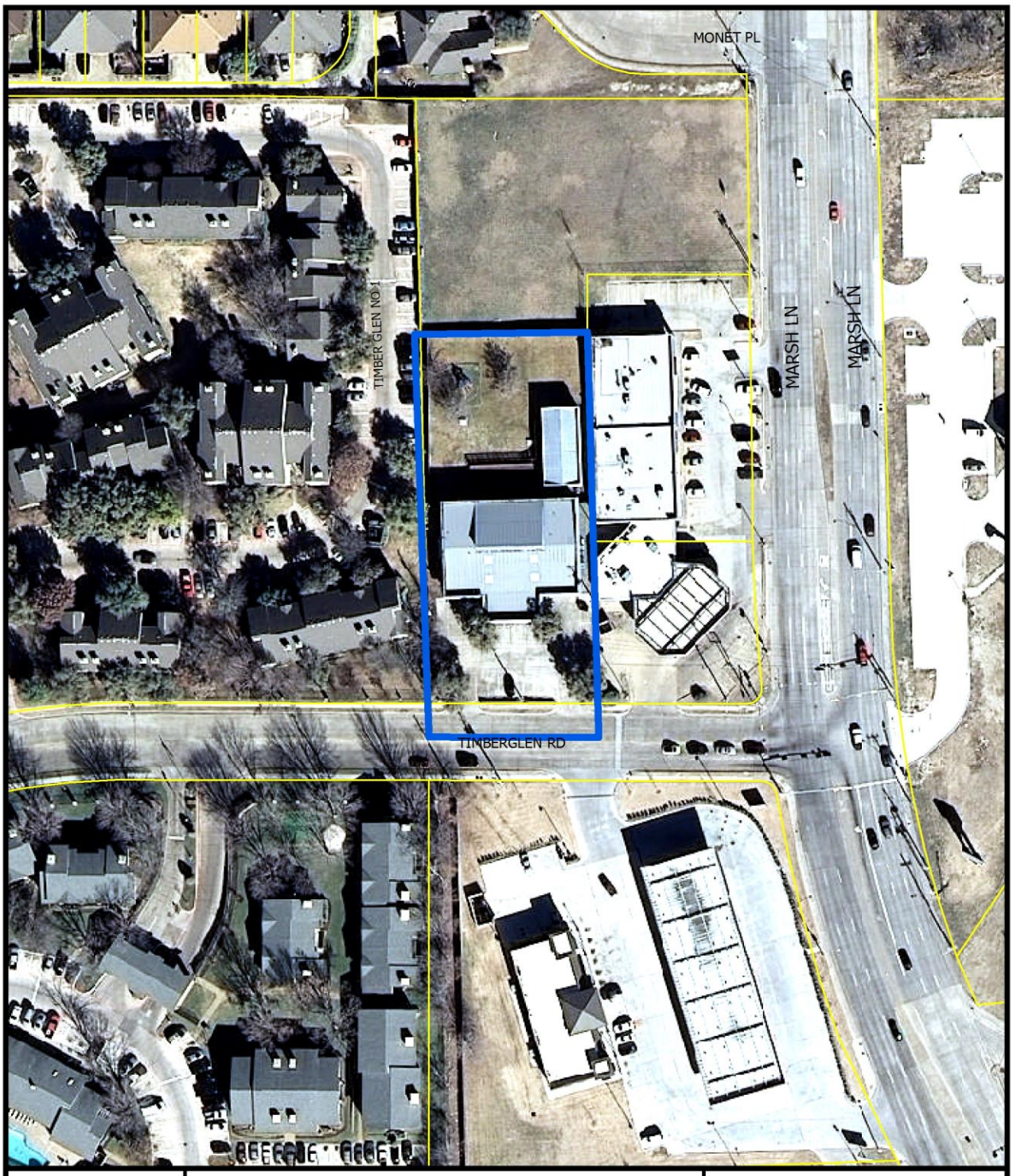
Proposed Site Plan



Proposed Enlarged Site Plan




CROSSING ON MARSH APTS
REMBRANDT TER
MARSH LN
Rosemeade
GAINESBOROUGH DR
MICHAELANGELO DR
RAPHAEL LN
MONET PL
MARSH LN
PRES GEORGE BUSH ACRD
PRES GEORGE BUSH TPKE
PRES GEORGE BUSH ACRD
TIMBER GLEN NO 1
SHADOW RIDGE DR
TIMBERGLEN RD
JUSTICE LN
LIBERATION CT
PRES GEORGE BUSH SERV
PRES GEORGE BUSH TPKE
PRES GEORGE BUSH SERV
TIMBERGLEN RD
RES GEORGE BUSH
1:4,800
VICINITY MAP
Case no: Z156-248
Date: 5/5/2016

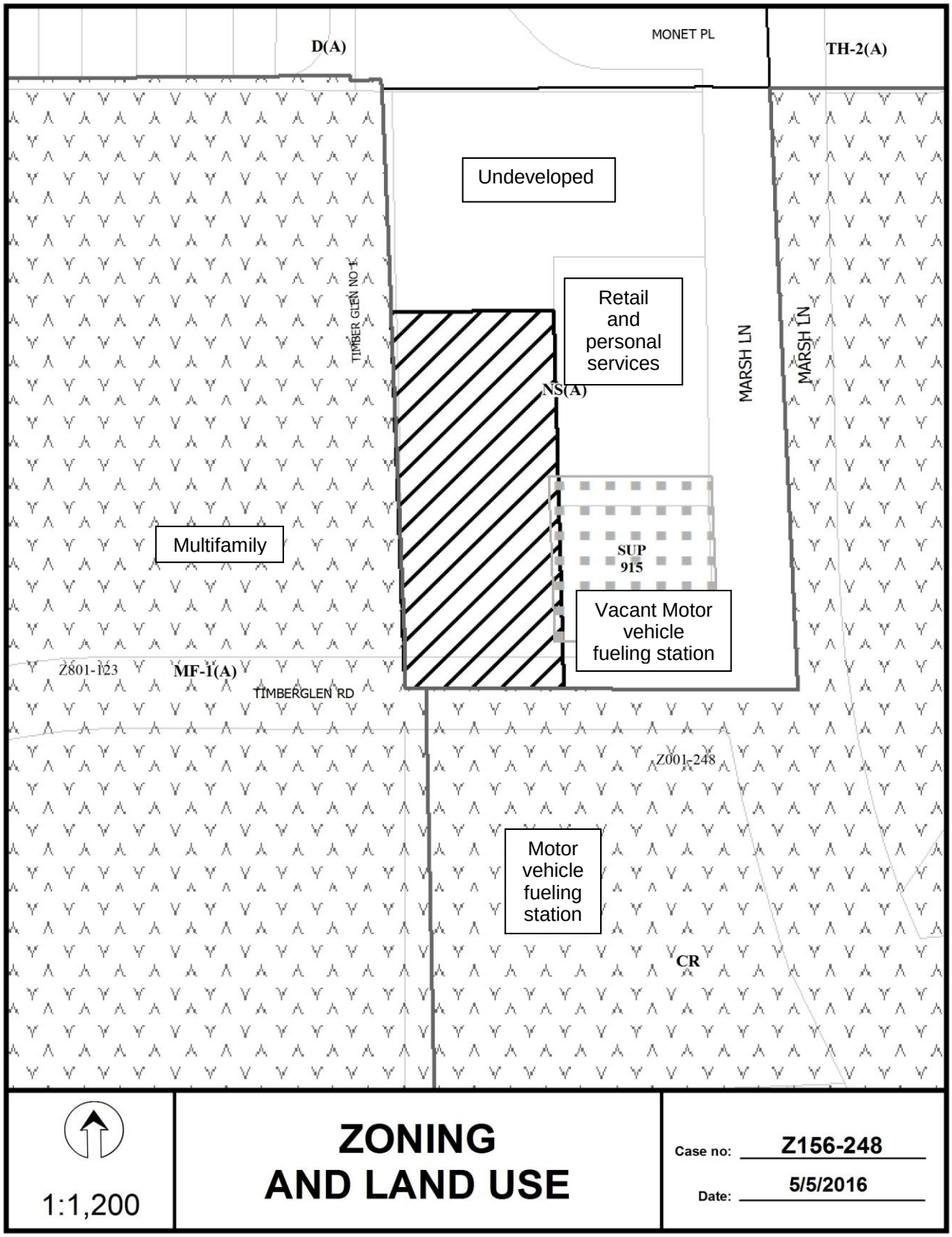


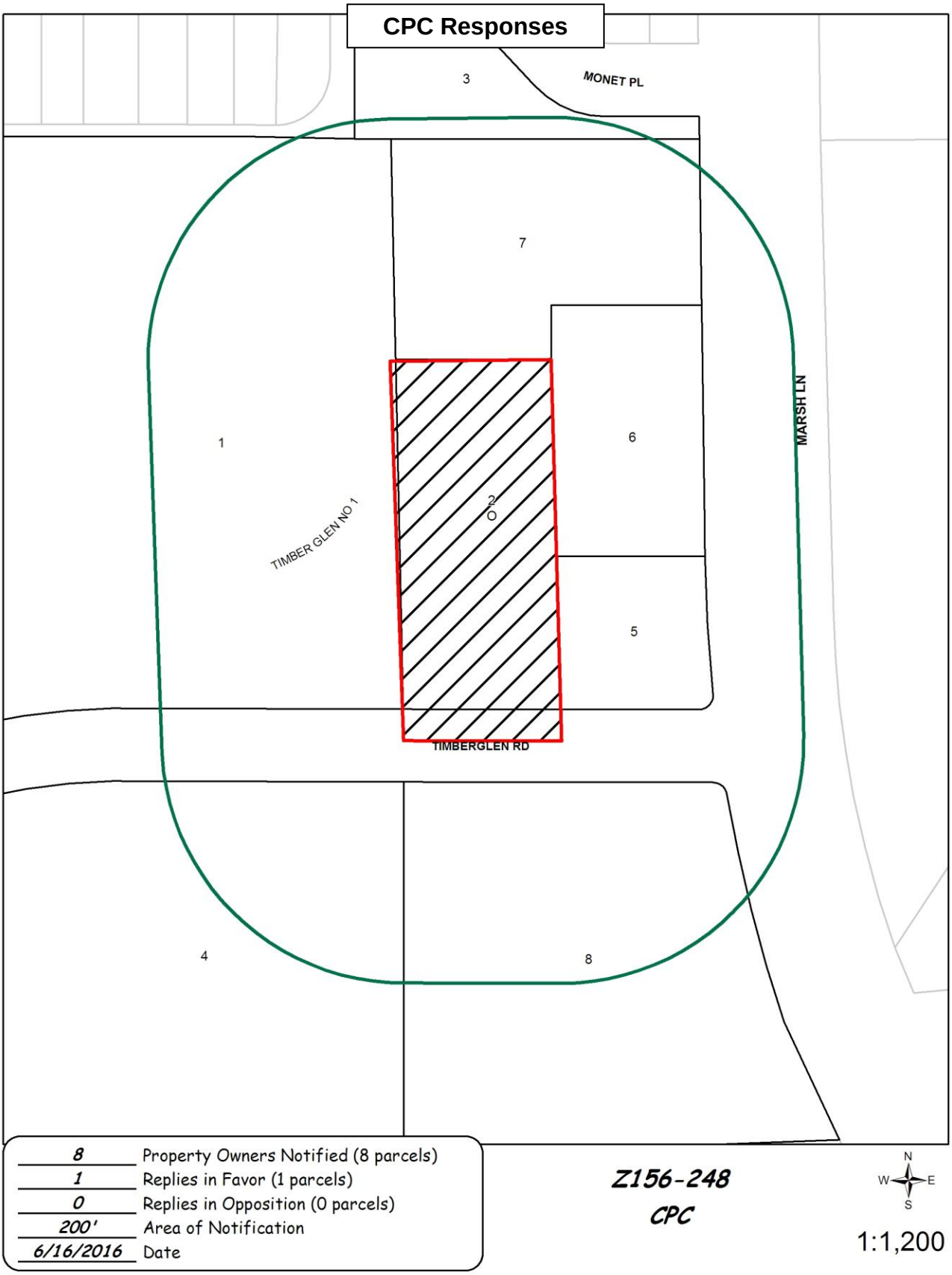
1:1,200

AERIAL MAP

Case no: Z156-248

Date: 5/5/2016


D(A)
MONET PL
TH-2(A)
Undeveloped
Retail and personal services
NS(A)
TIMBER GLEN NO 1
MARSH LN
MARSH LN
Multifamily
SUP 915
Vacant Motor vehicle fueling station
Z801-123
MF-1(A)
TIMBERGLEN RD
Z001-248
Motor vehicle fueling station
CR
1:1,200
ZONING AND LAND USE
Case no: Z156-248
Date: 5/5/2016


CPC Responses
3
MONET PL
7
1
6
MARSH LN
TIMBER GLEN NO 1
O-2
5
TIMBERGLEN RD
4
8
8 Property Owners Notified (8 parcels)
1 Replies in Favor (1 parcels)
0 Replies in Opposition (0 parcels)
200' Area of Notification
6/16/2016 Date
Z156-248
CPC
N
W
E
S
1:1,200

06/15/2016

Reply List of Property Owners

Z156-248

8 Property Owners Notified ***1 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3565	TIMBERGLEN RD	TIMBERGLEN PARTNERS LP
O	2	3585	TIMBERGLEN RD	HCH REAL ESTATE LLC
	3	2904-2906	MONET PL	FARMER, RICHARD A JR & WOOD, NANCY C
	4	3550	TIMBERGLEN RD	SUNSET OAKS GARDENS ASSOCIATES LLC
	5	18611	MARSH LN	ASHITA LLC
	6	18613	MARSH LN	RIDGELEA COMPLEX MANAGEMENT INC
	7		MARSH LN	ROSEMEADE PROP INC
	8	18599	MARSH LN	RACETRAC PETROLEUM INC

AGENDA ITEM # 72

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 1

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 54 K

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned an R-7.5(A) Single Family District, on the north line of Nolte Drive, east of South Edgefield Avenue
Recommendation of Staff and CPC: Approval
Z156-257(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-257(OTH) **DATE FILED:** April 28, 2016

LOCATION: North line of Nolte Drive, east of South Edgefield Avenue.

COUNCIL DISTRICT: 1 **MAPSCO:** 54 - K

SIZE OF REQUEST: Approx. 6,800 sq. ft. **CENSUS TRACT:** 51.00

OWNER/APPLICANT: Salvador Perez

REQUEST: An application for an R-5(A) Single Family District on property zoned an R-7.5(A) Single Family District

SUMMARY: The applicant is proposing to develop the property with a single family dwelling unit on a 6,800 square foot lot which is less than the minimum lot size required in the current zoning district. An R-7.5(A) Single Family District requires a minimum 7,500 square feet lot size.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will be consistent with the existing zoning and development in the area. The property is currently undeveloped. The applicant is requesting the zoning change in order to be able to plat the property to build a dwelling unit on the property. The current zoning district requires a 7,500 square feet minimum size lot. The lot size is 6,800 square feet. The proposed zoning district will not affect the surrounding properties or development of the property.

2. *Traffic impact* – The proposed zoning will not have a negative impact on the existing street system. The road capacity is adequate for the traffic generated by a single family dwelling unit.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan identifies the area as an Urban Neighborhood Building Block. The proposed development is consistent with the Urban Neighborhood Building Block.

Zoning History: There have been no recent zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Nolte Drive	Local	50 feet
S. Edgefield Avenue	Local	50 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction reviewed the proposed zoning will not have a negative impact on the existing street system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as an Urban Neighborhood Building Block.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

Surrounding Land Uses:

	Zoning	**Land Use**
Site	R-7.5(A)	Undeveloped
North	R-7.5(A)	Single family
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family & undeveloped
West	R-7.5(A), PD No. 645	Duplex, Single family & school

Land Use Compatibility:

The request site is approximately 6,800 square feet of land and is currently undeveloped. The existing zoning is R-7.5(A) Single Family District. The property is adjacent to a duplex to the west, and surrounded by single family residential, undeveloped and a school. The proposed zoning district and use of the property will be compatible with the surrounding zoning and development in the area.

The reason the applicant is requesting a zoning change to an R-5(A) Single Family District is because the lot size in an R-7.5(A) Single Family District is 7,500 square feet. Thus the property cannot be platted because it does not meet the lot size requirement. The applicant needs to change the zoning of the property in order to plat the property in to build a dwelling unit.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
Proposed							
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

CPC ACTION:

June 30, 2016

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned an R-7.5(A) Single Family District, on the north line of Nolte Drive, east of South Edgefield Avenue.

Maker: Murphy
Second: Anglin
Result: Carried: 13 to 0

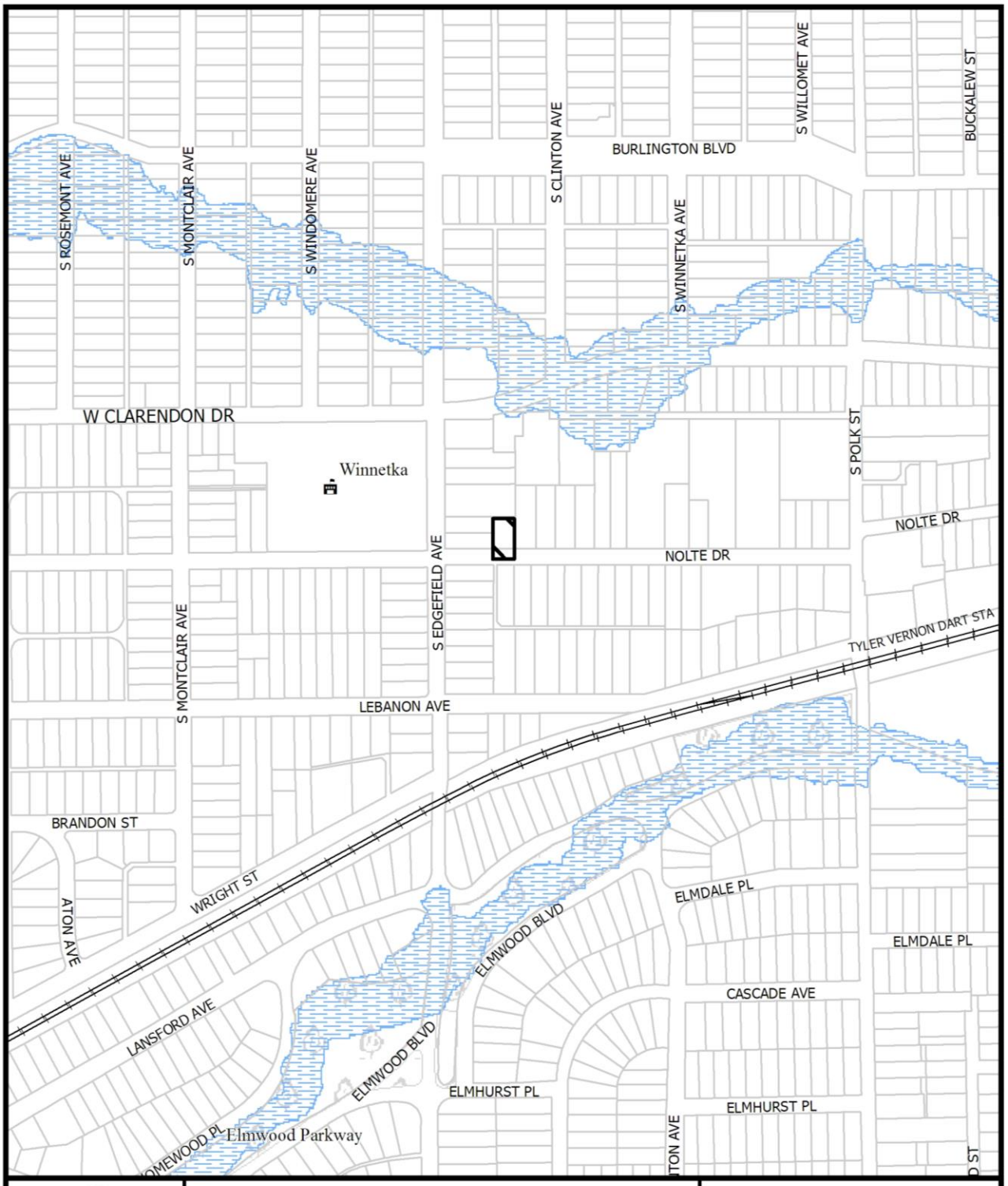
For: 13 - Anglin, Houston*, Shidid, Anantasomboon, Abtahi, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Rieves, Davis
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 18
Replies: For: 0 Against: 0

Speakers: None



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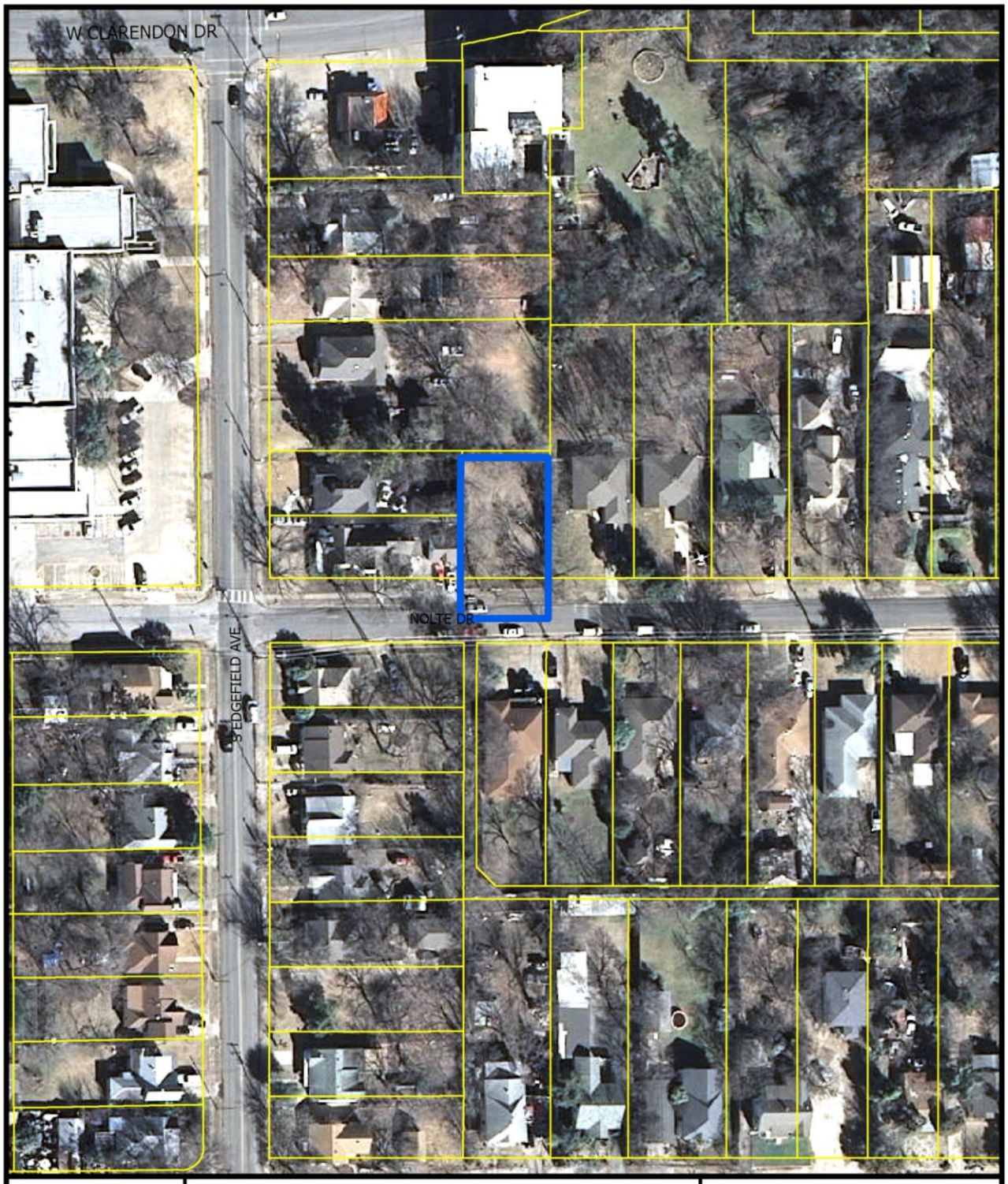
VICINITY MAP

Case no: Z156-257

Date: 5/20/2016



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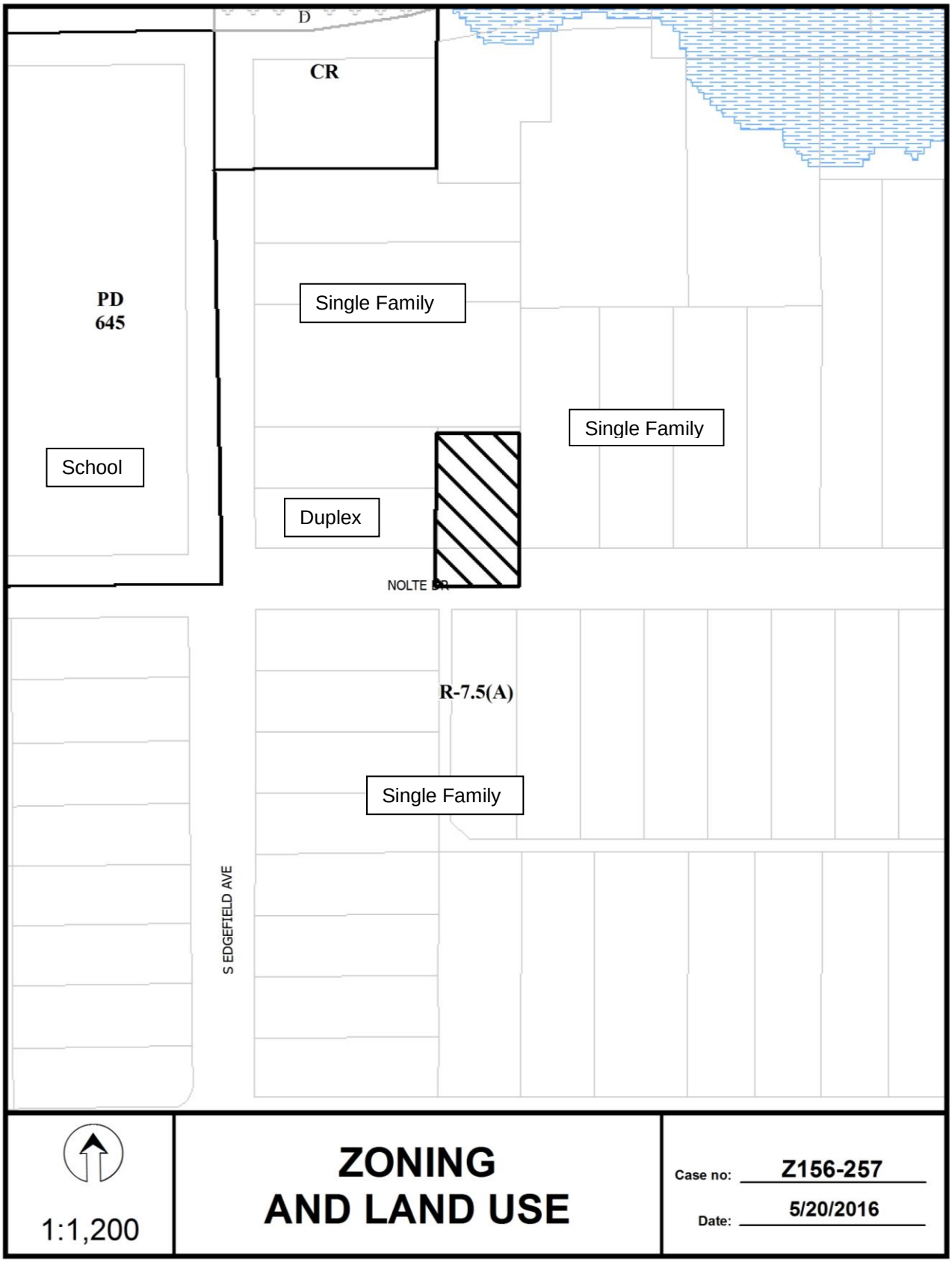
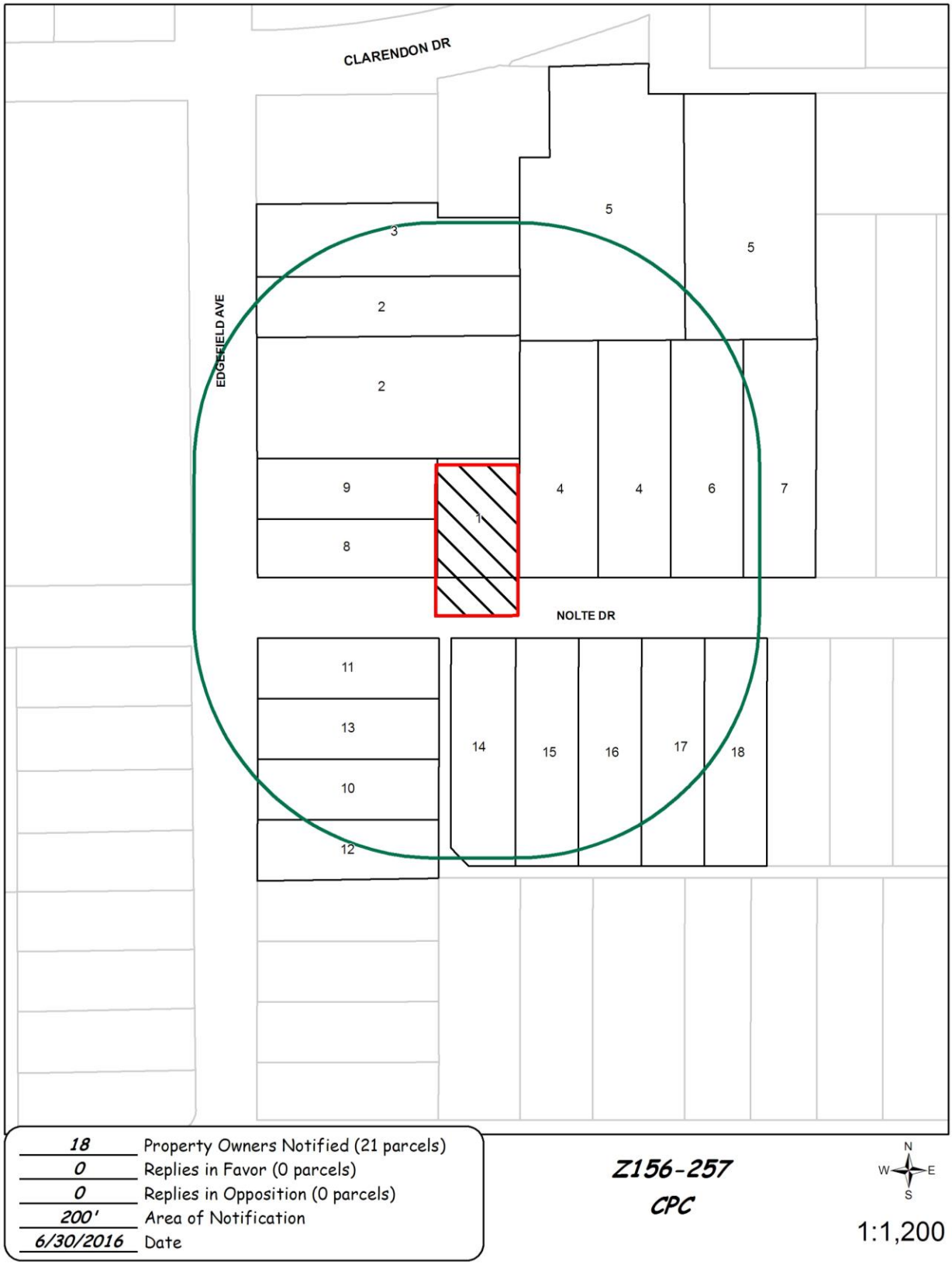
AERIAL MAP

Case no: Z156-257

Date: 5/20/2016


D
CR
PD
645
Single Family
Single Family
School
Duplex
NOLTE DR
R-7.5(A)
Single Family
S EDGEFIELD AVE
1:1,200
ZONING
AND LAND USE
Case no: Z156-257
Date: 5/20/2016

CPC RESPONSES



06/29/2016

Reply List of Property Owners

Z156-257

18 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	1313	NOLTE DR	SIMMONS PATRICK
	2	1108	S EDGEFIELD AVE	RIOS NOELIA I
	3	1104	S EDGEFIELD AVE	CHAVEZ TERESA
	4	1311	NOLTE DR	CORDOVA GEORGE
	5	1222	CHESTER ST	FELBER SUZANNE S
	6	1225	NOLTE DR	HERRERA RICARDO & ROSA
	7	1219	NOLTE DR	FLORES ALBINA
	8	1130	S EDGEFIELD AVE	ORTIZ ANITA
	9	1126	S EDGEFIELD AVE	RUBIO FLORENCIA
	10	1210	S EDGEFIELD AVE	HINGUANZO EMILIA R
	11	1202	S EDGEFIELD AVE	COUCH PROPERTIES LLP
	12	1214	S EDGEFIELD AVE	COUCH TAWANA
	13	1206	S EDGEFIELD AVE	JIMENEZ ESTELA
	14	1314	NOLTE DR	LOPEZ EVELIA
	15	1310	NOLTE DR	MATA SUNILDA M
	16	1306	NOLTE DR	DELEON ERNESTO O &
	17	1302	NOLTE DR	GOODWIN JAN
	18	1222	NOLTE DR	GUERRERO MIGUEL A &

AGENDA ITEM # 73

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34 Z

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses with office and retail uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by the Dallas North Tollway, Fairmount Street, and Knight Street
Recommendation of Staff: Approval, subject to a development plan, landscape plan, and staff's conditions
Recommendation of CPC: Approval, subject to a development plan, landscape plan, and conditions
Z156-164(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-164(OTH) **DATE FILED:** December 14, 2016

LOCATION: Area bounded by the Dallas North Tollway, Fairmount Street and Knight Street

COUNCIL DISTRICT: 2 **MAPSCO:** 34 - Z

SIZE OF REQUEST: Approx. 0.95 acres **CENSUS TRACT:** 5.00

APPLICANT / OWNER: Fair-Knight Partners Ltd.

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Planned Development Subdistrict for MF-2 Multiple Family Subistrict uses with office and retail uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to develop the property with an office building with a coffee shop on the ground level.

CPC RECOMMENDATION: **Approval**, subject to a development plan, landscape plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan, and staff's conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district and use of the property will be consistent with the existing development in the surrounding area and with the current development and redevelopment trends in the area. The property is surrounded by multiple family uses to the east; retail, undeveloped, multiple-family, restaurant, and a personal service use for a dance school to the south; and the North Dallas Tollway to the west.

2. *Traffic impact* – The proposed development is located on a local street. The existing street system can accommodate the traffic generated by the proposed use.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan states that this area is within the Urban Mixed-Use Building Block. The requested zoning district is consistent with the Urban Neighborhood Building Block.

4. *PDS request vs. straight zoning request.* The applicant is requesting a PDS in order to accommodate the development in an oddly shaped property. The applicant is proposing setbacks and height that a straight zoning change will not allow.

Zoning History: There have been six zoning changes in the vicinity within the last five years.

1. Z156-229 An application to expand Planned Development Subdistrict No. 78 for MF-2 Multiple-Family on property zoned an MF-2 Multiple Family District within Planned Development District No. 193 the Oak Lawn Special Purpose District on an area generally bounded by Fairmount Street to the southwest, Throckmorton Street on the northwest side, Brown Street on the northeast side (on a portion) and Reagan Street on the southeast side. CPC recommended approval of this application on July 21, 2016. The case will be scheduled for Council action in August.

2. Z145-107 On February 25, 2015, the City Council approved a Planned Development Subdistrict for MF-2 Multiple-family Subdistrict uses and repealed Specific Use Permit No. 1191 for a Child-care facility, Foster home, and Nursing home on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District located on the north corner of Knight Street and Brown Street.

3. Z134-325 On September 9, 2015, City Council approved the renewal of and an amendment to Specific Use Permit No. 1376 for a community service center on property zoned an MF-2 Multiple-Family Subdistrict and Planned Development Subdistrict No. 30, both within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north Corner of Reagan Street and Brown Street.

4. BDA 134-109 On October 21, 2014, the Board of Adjustment approved a special exception to the landscape regulations at 4343 (AKA 4321) Congress Avenue.

5. Z123-199 On June 12, 2013, the City Council approved rezoning into Subdistrict No. 78 for multiple family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No 193, the Oak Lawn Special Purpose District on area bounded by Brown Street, Knight Street, Fairmount Street and Douglas Street.

6. Z112-144 On March 28, 2012, the City Council approved an amendment to Planned Development Subdistrict No. 78 within Planned Development District No 193, the Oak Lawn Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Fairmount Street	Local	50 feet
Knight Street	Local	50 feet

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as Urban Neighborhood Building Block.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should

include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The proposed use of the property is in conformance with the Urban Neighborhood Building Block of the Comprehensive Plan.

Surrounding Land Uses:

	Zoning within PD No. 193	Land Use
Site	MF-2	Undeveloped
Northeast	PDS No. 78 , MF-2	Multiple-family, single family
Southeast	NS	Multiple-family, retail, undeveloped
Southwest	GR	Retail, personal service use
Northwest	GR	Dallas North Tollway

Land Use Compatibility:

The request site is approximately 0.95 acres and is currently undeveloped. The proposed use is for a 43,500 square feet office building and a 1,500 square feet coffee shop on the first floor opened to the public. The property is surrounded by single family and multiple-family to the northeast; multiple family, retail, undeveloped uses to the southeast; retail and a personal service use for a dance school to the southwest; and the North Dallas Tollway to the northwest. The proposed use will be compatible with the surrounding development.

The applicant is requesting an increase in height to 85 feet. The existing zoning limits the height to a maximum of 36 feet. Due to the odd shape of the property and its adjacency to the Tollway, staff supports the increase in height and proposed uses of the property.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PDD No. 193, MF-2	20 20 15	5 10 10 **	Min lot 1,000 sq. ft. 800 sq. ft. – E 1,000 sq. ft. – 1 BR 1,200 sq. ft. – 2 BR +150 sq. ft. each add BR	36'	60%	Proximity Slope Visual Intrusion	Multiple-family, duplex, single family
Proposed							
PDS MF-2	10 on Fairmount & Knight *	10'	N/A	85'	60%	Proximity Slope	Multifamily, duplex, single family, office, retail

* For the purpose of this PDS, Dallas North Tollway is not considered a front yard.

** See Section 51P.193.120

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking spaces must be provided in accordance with Division 51P-193-113 for the specific off-street parking and loading requirements for each use.

The applicant is proposing to include the proposed 10 on-street parking spaces as part of the required parking. The Sustainable Development and Construction Department has a policy of not allowing on-street parking to count toward required parking on properties within Planned Development District No. 193 unless an entire block is being developed. The City Plan Commission recommended the proposed on-street parking as part of the required parking for the proposed development.

Landscaping:

Landscaping of the property must be provided in accordance with proposed landscape plan. The applicant is proposing a landscape plan to be able to reduce the number of streets on Knight Street. Due to the shape of the property, the applicant will be able to provide all the required trees but one.

CPC ACTION:
June 2, 2016

Motion: It was moved to recommend **approval** a Planned Development Subdistrict for MF-2 Multiple Family District with office and retail uses, subject to a development plan, landscape plan, and staff's conditions with the following modifications: 1) Follow applicant's request on On-street parking, 2) Limited to a restaurant without drive-in window, 3) Limited to maximum 1500 sq. ft., 4) Hours of operation cease between 10:00 p.m. to 5:00 a.m., and 5) Remote Parking – no off-street parking may be used for another property outside of the subdistrict pursuant to a remote parking agreement on property zoned MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by the Dallas North Toll way, Fairmount Street, and Knight Street.

Maker: Rieves
Second: Houston
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Shidid, Abtahi, Haney, Jung, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Anantasomboon, Housewright
Vacancy: 0

Notices: Area: 500 Mailed: 125
Replies: For: 0 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Partners & Principles

Fair-Knight Venture, LLC, General Partner

John P. Thompson, Jr. Manager

PROPOSED CONDITIONS

Division S-___. PD Subdistrict ___.

SEC. S-___.101. LEGISLATIVE HISTORY.

PD Subdistrict ___ was established by Ordinance No. ___, passed by the Dallas City Council on ____.

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ___ is established on property located at the west corner of Fairmount Street and Knight Street. The size of PD Subdistrict ___is 0.95 acres.

SEC. S-___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(d) The frontage along Dallas North Tollway is considered a side yard.

(d) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(e) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-___.104. EXHIBITS.

The following exhibits are incorporated into this division:

(a) Exhibit S-___A: development plan.

(b) Exhibit S-___A: landscape plan.

SEC. S-___.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ___). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. S-___.106. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

(b) Office uses are allowed by right.

(c) Restaurant without drive-in window is allowed by right, limited to a maximum of 1,500 square feet. The restaurant must cease operations between 10:00 p.m. to 5:00 a.m. Sunday thru Saturday.

SEC. S-___.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) The following accessory uses are not permitted:

-- Amateur communication tower.
-- Open storage.
-- Private stable.

SEC. S-___.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided, the yard, lot, and space regulations for the MF-2 Multiple Family Subdistrict apply.

(b) Nonresidential structures.

(1) Front yard.

(A) A minimum front yard of 10 feet on Fairmount Street and Knight Street must be provided, as shown in the conceptual plan.

(B) Dallas North Tollway is not considered a front yard.

CPC Recommendation:

~~(C) Benches, stairs, railings and raised landscaping planters may encroach a maximum of 3 feet into the front yard in the general amount and configuration shown on the landscaping plan.~~

Applicant's Request:

(C) Benches, stairs, railings and raised landscaping planters may encroach a maximum of three feet into the front yard in the general amount and configuration shown on the landscaping plan.

(D) Cantilevered roof eves, balconies, and canopies may encroach up to five feet into the front yard.

(2) Side and rear yard.

(A) Except as provided, minimum side and rear yard is 10 feet.

(B) Cantilevered roof eves, balconies, and canopies may encroach up to five feet into the side yard.

(3) Height. Maximum height is 85 feet.

(4) Floor area. Maximum floor area is 45,000 square feet for non-residential uses.

(5) Lot coverage. Maximum lot coverage is 45 percent.

SEC. S-___.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided, consult Part I of this article for the specific off-street parking and loading requirements for each use.

CPC Recommendation:

(b) On-street parking. Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

(1) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed use development.

Staff Recommendation:

~~(b) On-street parking. Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.~~

~~(1) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed use development.~~

(c) Screening of off-street parking must be provided as shown on the landscape plan.

(d) Remote Parking: no off-street parking may be used for another property outside of the subdistrict pursuant to a remote parking agreement.

SEC. S-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-___.111. LANDSCAPING.

(a) Landscaping must comply with the attached landscape plan.

(b) Plant materials must be maintained in a healthy, growing condition.

SEC. S-___.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. S-___.113. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property must comply with Part I of this article.

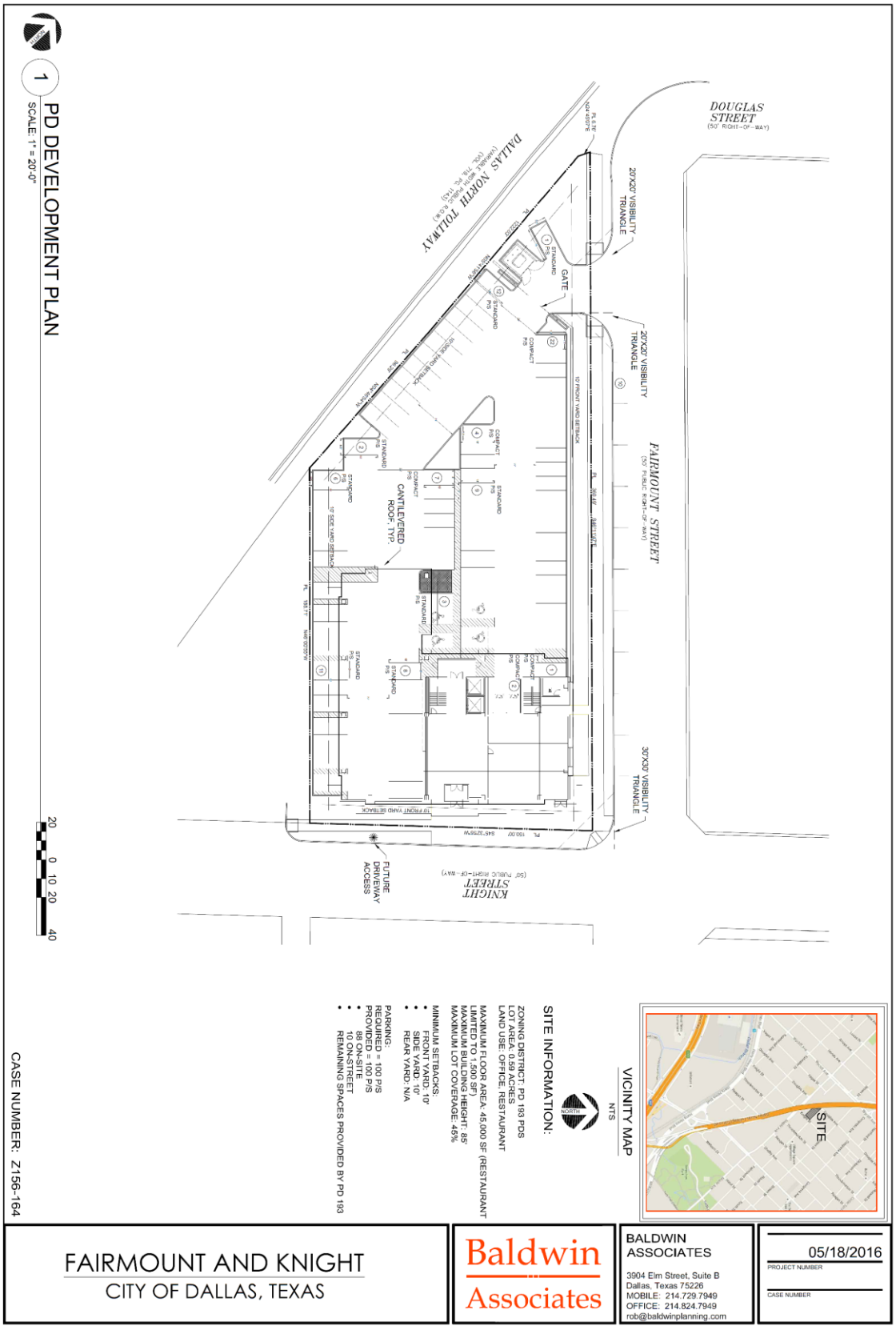
(d) Overhead utility lines must be buried underground.

SEC. S-___.114. COMPLIANCE WITH CONDITIONS.

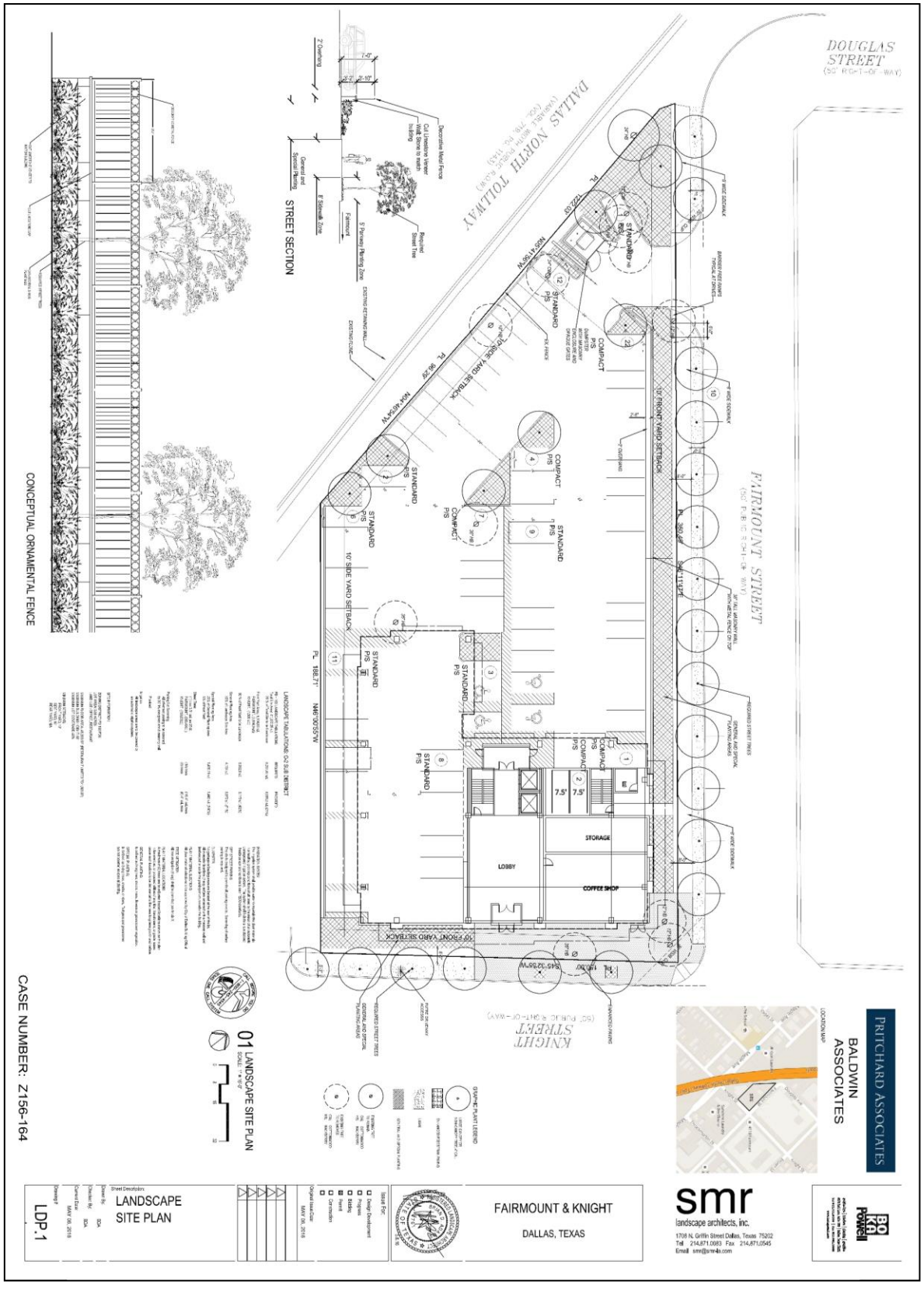
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

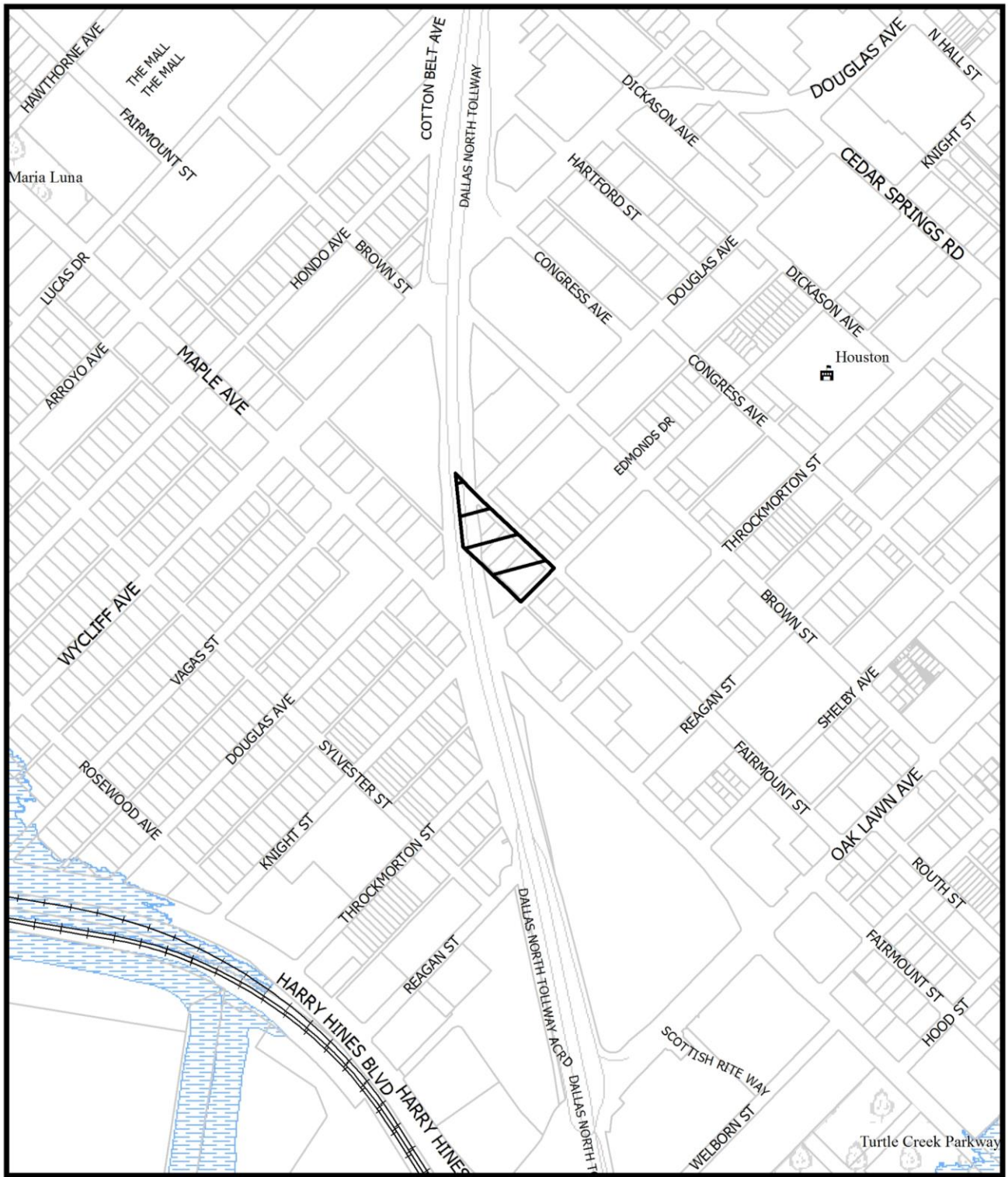
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN



PROPOSED LANDSCAPE PLAN





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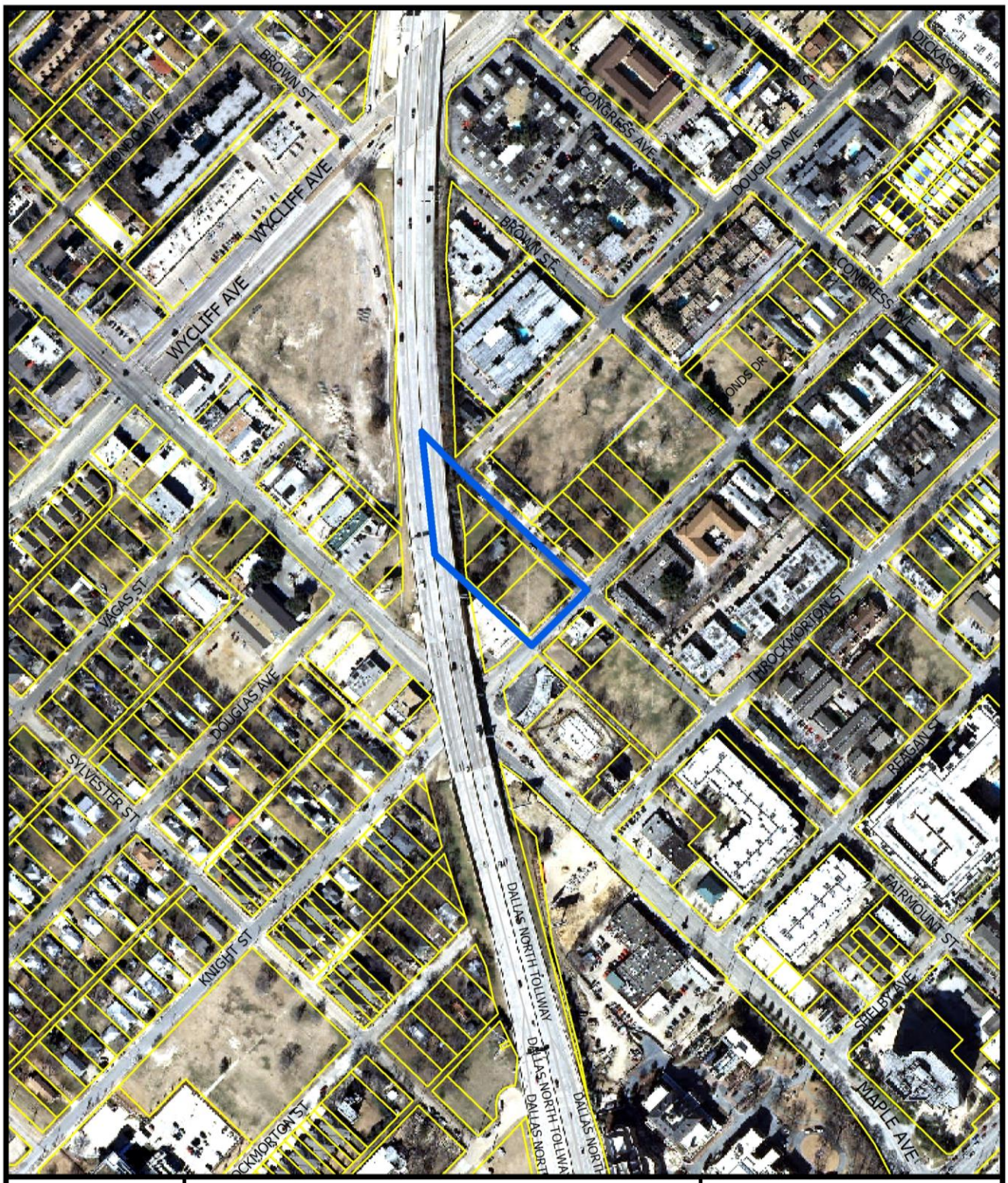
VICINITY MAP

Case no: Z156-164

Date: 5/16/2016



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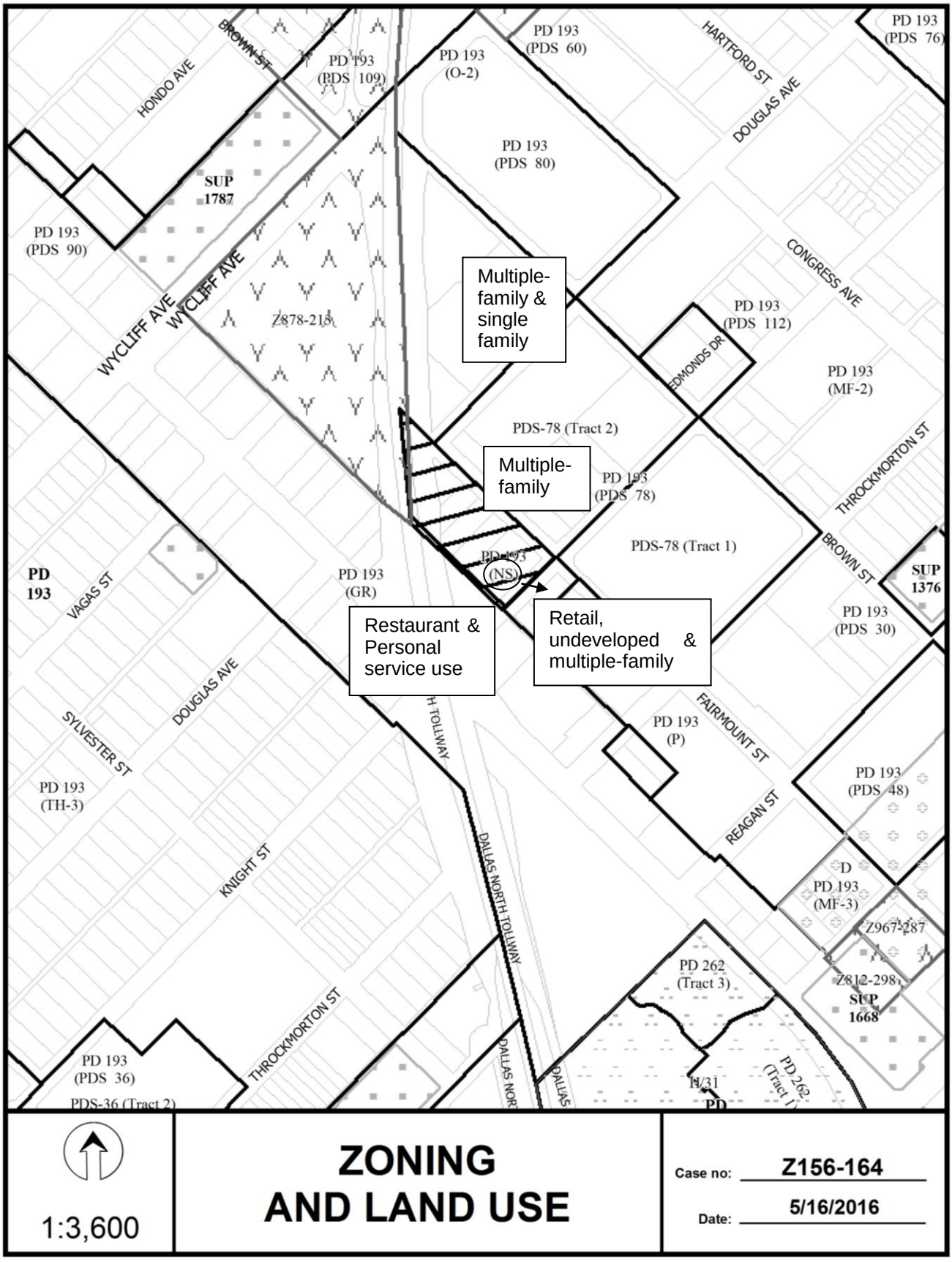
AERIAL MAP

Case no: Z156-164

Date: 5/16/2016


Multiple-family & single family
Multiple-family
Restaurant & Personal service use
Retail, undeveloped & multiple-family
PD 193 (PDS 109)
PD 193 (O-2)
PD 193 (PDS 60)
PD 193 (PDS 76)
HONDO AVE
BROWN ST
HARTFORD ST
DOUGLAS AVE
SUP 1787
PD 193 (PDS 80)
PD 193 (PDS 90)
WYCLIFF AVE
Z878-218
CONGRESS AVE
PD 193 (PDS 112)
EDMONDS DR
PD 193 (MF-2)
PDS-78 (Tract 2)
PD 193 (PDS 78)
THROCKMORTON ST
PDS-78 (Tract 1)
BROWN ST
SUP 1376
PD 193
VAGAS ST
PD 193 (GR)
PD 193 (NS)
PD 193 (PDS 30)
DOUGLAS AVE
SYLVESTER ST
H TOLLWAY
FAIRMOUNT ST
PD 193 (P)
PD 193 (PDS 48)
PD 193 (TH-3)
KNIGHT ST
REAGAN ST
DALLAS NORTH TOLLWAY
D
PD 193 (MF-3)
Z967-287
PD 262 (Tract 3)
Z812-298
SUP 1668
PD 193 (PDS 36)
PDS-36 (Tract 2)
THROCKMORTON ST
DALLAS NOR
DALLAS
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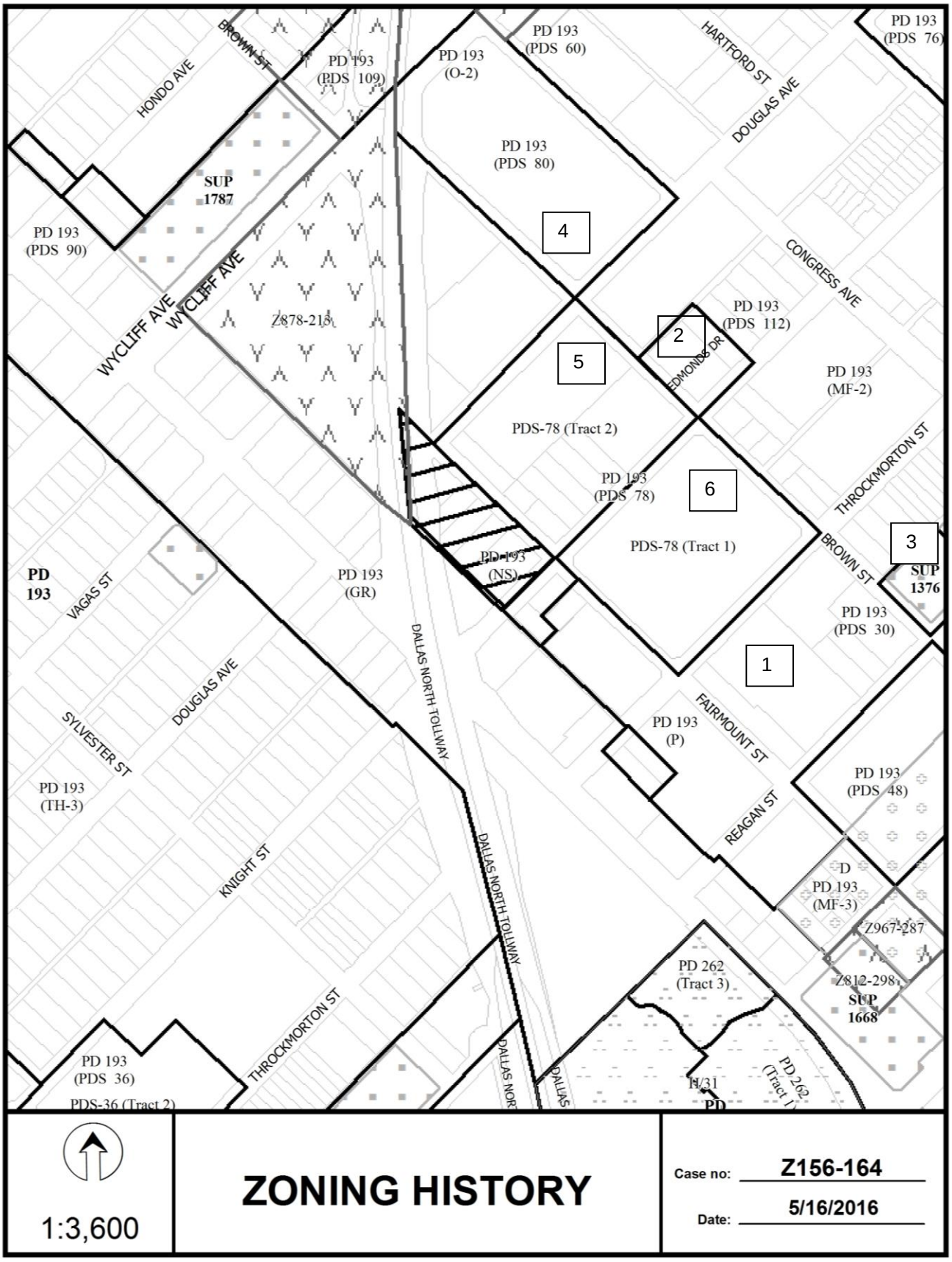
ZONING AND LAND USE
Case no: Z156-164
Date: 5/16/2016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PD 193 (PDS 60)
PD 193 (O-2)
PD 193 (PDS 109)
BROWN ST
HONDO AVE
DOUGLAS AVE
PD 193 (PDS 80)
SUP 1787
PD 193 (PDS 90)
WYCLIFF AVE
WYCLIFF AVE
Z878-215
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CONGRESS AVE
PD 193 (PDS 112)
2
5
EDMONDS DR
PD 193 (MF-2)
PDS-78 (Tract 2)
THROCKMORTON ST
PD 193 (PDS 78)
6
PDS-78 (Tract 1)
3
BROWN ST
SUP 1376
PD 193 (NS)
PD 193
VAGAS ST
PD 193 (GR)
PD 193 (PDS 30)
1
DALLAS NORTH TOLLWAY
DOUGLAS AVE
SYLVESTER ST
FAIRMOUNT ST
PD 193 (P)
PD 193 (PDS 48)
PD 193 (TH-3)
KNIGHT ST
REAGAN ST
D
PD 193 (MF-3)
Z967-287
DALLAS NORTH TOLLWAY
PD 262 (Tract 3)
Z812-298
SUP 1668
THROCKMORTON ST
PD 193 (PDS 36)
PDS-36 (Tract 2)
H/31 PD
PD 262 (Tract 1)
1:3,600
ZONING HISTORY
Case no: Z156-164
Date: 5/16/2016

CPC RESPONSES

06/06/2016

Reply List of Property Owners

Z156-164

125 Property Owners Notified ***0 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2507	KNIGHT ST	CHERTKOEV GOCHA
	2	4201	FAIRMOUNT ST	AHF OP ACQUISITIONS LLC
	3	4215	FAIRMOUNT ST	AHF OP ACQUISITION LLC
	4	2612	THROCKMORTON ST	VILLAGE SQUARE APARTMENTS LLC
	5	4014	FAIRMOUNT ST	VILLAGE SQUARE APARTMENTS LLC
	6	4024	MAPLE AVE	SOUTH TOLLWAY 3920 LP
	7	4122	MAPLE AVE	TECHNICALLY SCOTTISH I LTD
	8	4125	FAIRMOUNT ST	WALIZADA MOHAMMAD S &
	9	4121	FAIRMOUNT ST	PENFOLD CRAIG PPTIES INC
	10	2624	DOUGLAS AVE	AFA APARTMENTS LP
	11	2619	KNIGHT ST	AFA APARTMENTS LP
	12	2611	KNIGHT ST	AFA APARTMENTS LIMITED PS
	13	4210	FAIRMOUNT ST	AFA APARTMENTS LP
	14	2609	DOUGLAS AVE	MCCLAIN CAROLYN
	15	2516	WYCLIFF AVE	TEXAS TURNPIKE AUTHORITY
	16	4316	MAPLE AVE	MIA FINANCIAL CORPORATION
	17	4310	MAPLE AVE	HARVEY JOHNNY P
	18	4244	MAPLE AVE	BELL WARREN H TRUSTEE
	19	4242	MAPLE AVE	ANDOR PROPERTIES LLC
	20	4226	MAPLE AVE	GRTP LTD
	21	4222	MAPLE AVE	PRESCOTT INTERESTS LTD
	22	4251	MAPLE AVE	JUREK PROPERTIES LTD
	23	4231	MAPLE AVE	EBENEZER IGLESIA
	24	4211	MAPLE AVE	DALLAS COMMUNITY CENTER
	25	4211	MAPLE AVE	ALZATE ALDEMAR
	26	2438	DOUGLAS AVE	MARTINEZ CONSEPCION &

Reply	*Label #*	*Address*		*Owner*
X	27	2432	DOUGLAS AVE	GARZA CHRISTOPHER
	28	2430	DOUGLAS AVE	MEDRANO PROPERTIES LTD
	29	2429	KNIGHT ST	MEDRANO RICARDO & JANIE
	30	2435	KNIGHT ST	MEDRANO PROPERTIES LTD
	31	2440	KNIGHT ST	MATISE HOYT R
	32	2438	KNIGHT ST	GARCIA PATRICIA ANN
	33	2434	KNIGHT ST	SOSA FERNANDO & DORA H
	34	2525	REAGAN ST	IMT CAPITAL SEVILLE LP
	35	3819	MAPLE AVE	OLD PARKLAND UNIT K LLC
	36	4110	FAIRMOUNT ST	BEHRINGER HARVARD FAIRMOUNT
	37	4114	MAPLE AVE	ASHMORE RETAIL PROPERTIES INC
	38	4111	FAIRMOUNT ST	BEHRINGER HARVARD FAIRMOUNT
	39	4305	MAPLE AVE	4305 MAPLE AVENUE LLC
	40	4234	MAPLE AVE	DAO SON & TRAM
	41	3819	MAPLE AVE	OLD PARKLAND UNIT A LLC
	42	3949	OAK LAWN AVE	OLD PARKLAND UNIT B LLC
	43	3953	MAPLE AVE	OLD PARKLAND UNIT C LLC
	44	3963	MAPLE AVE	OLD PARKLAND UNIT D LLC
	45	4001	MAPLE AVE	TRT OLD PARKLAND LLC
	46	2215	OAK LAWN AVE	OLD PARKLAND UNIT G LLC
	47	2215	OAK LAWN AVE	OLD PARKLAND UNIT H LLC
	48	3819	MAPLE AVE	OLD PARKLAND UNIT K LLC
	49	4323	BROWN ST	SHEPHERD JANET
	50	2627	DOUGLAS AVE	HILL DANIEL
	51	2627	DOUGLAS AVE	PEDRAZA JAVIER
	52	2627	DOUGLAS AVE	LOPEZ STEVE
	53	2627	DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
	54	2627	DOUGLAS AVE	ADAMS MELVIN C
	55	2627	DOUGLAS AVE	TAYLOR KENT L
	56	2627	DOUGLAS AVE	BUSHNELL R WAYNE
	57	2627	DOUGLAS AVE	KERR LAURA ELIZABETH

Reply	*Label #*	*Address*		*Owner*
	58	2627	DOUGLAS AVE	AKBARI LEYLA
	59	2627	DOUGLAS AVE	STONE GARY
	60	2627	DOUGLAS AVE	COLEMAN RONALD M & JULIE
	61	2627	DOUGLAS AVE	SHEPHERD MICHAEL L
	62	2627	DOUGLAS AVE	CAKAJ ILIR
	63	2627	DOUGLAS AVE	MATA JOSE M
	64	2627	DOUGLAS AVE	LEGROS GAETAN LUC
	65	2627	DOUGLAS AVE	PHILLIPS STEVEN &
	66	2627	DOUGLAS AVE	CRUZ GUSTAVO
	67	2627	DOUGLAS AVE	NGUYEN LE BA
	68	2627	DOUGLAS AVE	WILLIAMS SANDIE
	69	2627	DOUGLAS AVE	MCELROY HOWARD WYNNE
	70	2627	DOUGLAS AVE	HENNIG GWEN
	71	2627	DOUGLAS AVE	TODD ANTHONY &
	72	2627	DOUGLAS AVE	BETANCOURT ADRIANA
	73	2627	DOUGLAS AVE	HAVARD DOUG
	74	2627	DOUGLAS AVE	TRAN LINDA VAN
	75	2627	DOUGLAS AVE	ZHONG CHUN LI PENG
	76	2627	DOUGLAS AVE	GUZMAN MARIO C
	77	2627	DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
	78	2627	DOUGLAS AVE	PETE LEO A
	79	2627	DOUGLAS AVE	HESS CRAIG
	80	2627	DOUGLAS AVE	COLEMAN RONALD M
	81	2627	DOUGLAS AVE	TRAN LINDA V
	82	2627	DOUGLAS AVE	CUNNINGHAM CRAIG
	83	2627	DOUGLAS AVE	MCHUGH JOHN
	84	2627	DOUGLAS AVE	DEJEAN GERALD G
	85	2627	DOUGLAS AVE	HUTTON JERRY B JR
	86	2627	DOUGLAS AVE	POTTS DIMITRI R
	87	2627	DOUGLAS AVE	QUINTANILLA JOE
	88	2627	DOUGLAS AVE	REYARANDA LLC

Reply	*Label #*	*Address*		*Owner*
	89	2627	DOUGLAS AVE	GANDY JASON
	90	2627	DOUGLAS AVE	COLEMAN RONALD M &
	91	2627	DOUGLAS AVE	RODRIGUEZ GRACIELA
	92	2627	DOUGLAS AVE	SMITH RONALD W
	93	2627	DOUGLAS AVE	GOLDBERG RUTH
	94	2627	DOUGLAS AVE	ZUNIGA JUAN ANTONIO & MARIA
	95	2627	DOUGLAS AVE	HERRERA JUAN LOPEZ &
	96	2627	DOUGLAS AVE	LACEY CATHRYN
	97	2627	DOUGLAS AVE	GANDY JASON
	98	2627	DOUGLAS AVE	CAKAJ ILIR
	99	2627	DOUGLAS AVE	MCHUGH JOHN
	100	2627	DOUGLAS AVE	PARRIS ABIGAIL
	101	2627	DOUGLAS AVE	SEVILLA MANAGEMENT LLC
	102	2627	DOUGLAS AVE	CASTELLANOS BRUNELLA N & CIRO
	103	2627	DOUGLAS AVE	LOPEZ ZULEMA
	104	4323	BROWN ST	HERNANDEZ DANIELLA N
	105	4323	BROWN ST	TILLERY JAMES WAYNE
	106	4323	BROWN ST	BROWNE JOSE A
	107	4323	BROWN ST	PARRA BERTHA
	108	4323	BROWN ST	SHEPHERD JANET
	109	4323	BROWN ST	SHEPHERD MICHAEL L
	110	4323	BROWN ST	AGUILAR ROXANA PALACIOS &
	111	4323	BROWN ST	REYARANDA LLC
	112	4323	BROWN ST	PRINCIPE SELENE A TRUST AGREEMENT
	113	4323	BROWN ST	SOISSON CHRISTIAN
	114	4323	BROWN ST	QUEZADA ARNOLDO & MARA BIATRIZ
	115	4323	BROWN ST	SLAGLE JODY GLYN
	116	4323	BROWN ST	SHEPHERD MICHAEL
	117	4323	BROWN ST	STEPHAN JERALD M
	118	4323	BROWN ST	CASTRO GEORGE L
	119	4323	BROWN ST	CUMMINGS JOHN LYNN

06/06/2016

Reply	*Label #*	*Address*		*Owner*
	120	4323	BROWN ST	MERCADO EDUARDO V
	121	4323	BROWN ST	PARRA MARITHZA
	122	4323	BROWN ST	CATHEY GARY A
	123	4323	BROWN ST	SOTELO ALFREDO H &
	124	4323	BROWN ST	FAUST DANNY K
	125	4323	BROWN ST	BUSTAMANTE CESAR MEDINA

AGENDA ITEM # 74

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 7

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 48 U

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned Subarea 6 within Planned Development District No. 366 with a D-1 Liquor Control Overlay on the east side of South Buckner Boulevard, south of Scyene Circle

Recommendation of Staff: Approval for a three-year period, subject to a site plan and staff's recommended conditions

Recommendation of CPC: Approval for an 18-month period, subject to a site plan and conditions

Z156-208(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-208(OTH) **DATE FILED:** February 17, 2016

LOCATION: On the east side of South Buckner Boulevard, south of Scyene Circle

COUNCIL DISTRICT: 7 **MAPSCO:** 48-U

SIZE OF REQUEST: ±1.22 acres **CENSUS TRACT:** 90.00

APPLICANT/ OWNER: Teresa Hernandez

REQUEST: An application for a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned Subarea 6 within Planned Development District No. 366 with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to use the property for a commercial amusement (inside) for a dance hall, for receptions such as quinceañeras, graduations, weddings, sweet sixteen and other types of family celebrations.

CPC ACTION: **Approval** for an 18-month period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed commercial amusement (inside) use will not impact compatibility with the surrounding land uses. The property is surrounded by undeveloped land, a thoroughfare, and a mini-warehouse use.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed commercial amusement (inside) use neither contributes to nor deters the welfare of adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The proposed commercial amusement (inside) use is not a detriment to the public health, safety or general welfare of the public.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed use complies with all applicable zoning regulations and standards of the City of Dallas.

Zoning History: There has been one zoning requests in the area within the last five years.

1. Z134-105 On November 10, 2015, the City Council approved a new subarea and a Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a one year period on property zoned Tract 2A, Subarea 1 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay for a period of one year, located on the northwest corner of Scyene Road and South Buckner Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Buckner Boulevard	Principal Arterial	Variable

Land Use:

	Zoning	Land Use
Site	PD No. 366 Subarea 6 with D-1	Vacant structure
North	PD No. 366 Subarea 6 with D, PD No. 75 and CR	Convalescent nursing home/ medical, multifamily & Retail
East	PD No. 366 Subarea 6 with D	Multifamily & Retail
South	PD No. 366 Subarea 6 with D	Retail and Mini-warehouse
West	PD No. 366 Subarea 2	Mini-warehouse

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

Multimodal corridors support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the

corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

In general, the applicant’s request for a Specific Use Permit for a commercial amusement (inside) is consistent with the Comprehensive Plan.

Land Use Compatibility:

The 1.22 acres request site is developed with a one story, 5,228 square feet building. The applicant proposes to utilize the property for a commercial amusement (inside) for two suites with a dance hall each. A commercial amusement (inside) for a dance floor is required to have an SUP within PD No. 366 Subarea 6.

The request site is surrounded by a medical/retirement facility, multifamily and retail to the north (across Scyene); Scyene Road and multifamily development to the east; mini-warehouse to the west (across from Buckner Boulevard); and mini-warehouse and retail to the south.

The applicant is proposing to use the property for family celebrations such as weddings, birthday parties, 15th and Sweet 16th birthday parties, baptisms, and graduations on Fridays, Saturdays and Sundays from 12:00 noon until 2:00 a.m. The City Plan Commission recommended that the dance hall operates from 12:00 noon to 2:00 a.m. Fridays and Saturdays; and from 12:00 noon to 8:00 p.m. Sundays thru Thursdays. The applicant is also providing Zumba and exercise classes seven days a week from 9:00 a.m. to 6:00 p.m. However, this use does not require a Specific Use Permit, it is a personal service use allowed by right in the zoning district.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. 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 request, subject to conditions and a site plan, complies with the general provisions for consideration of a Specific Use Permit.

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Parking:

The property will have two suites, each with a dance floor. Suite A is approximately 2,416 with a 180 square feet dance floor. Suite B is approximately 3,112 square feet and will have a 320 square feet dance floor. Parking must be provided pursuant to §51A-4.200 of the Dallas Development Code.

The commercial amusement (inside) requires one (1) space per 100 square feet of floor area; the dance hall portion requires one (1) space per 25 square feet of dance floor. For the two suites combined, 5,528 square feet, the parking requirements are 55 spaces. For the two dance floors combined, 500 square feet, the parking requirement is 20 spaces. A total of 75 parking spaces are required for the proposed uses. The applicant is providing 86 parking spaces as depicted in the site plan.

Landscaping:

Landscaping is required in accordance with PD No. 366. The applicant is not proposing any additions to the existing structure. The construction of the off-street parking will require a building permit, which will include the landscape of the site.

CPC ACTION:
June 30, 2016

Z156-208(OTH) Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a commercial amusement (inside) for a dance hall for an 18-month period, subject to a site plan and revised recommended conditions to include the following: 1) Require a licensed security guard be present for all events after 8:00 p.m., and 2) Hours of operation be Fridays, 12:00 p.m. to 2:00 a.m.; Saturdays, 12:00 p.m. to 2:00 a.m.; and all other days of the week from 12:00 p.m. to 8:00 p.m., on property zoned Subarea 6 with a D-1 Liquor Control Overlay within Planned Development District No. 366 on the east side of South Buckner Boulevard, south of Scyene Circle.

Maker:	Abtahi
Second:	Houston
Result:	Carried: 13 to 0
For:	13 - Anglin, Houston, Shidid, Anantasomboon, Abtahi, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley
Against:	0
Absent:	2 - Rieves, Davis
Vacancy:	0

Notices:	Area:	300	Mailed:	15
Replies:	For:	0	Against:	5

Speakers: For: Teresa Hernandez, 804 Trailwood Dr., Desoto, TX, 75115
Larry Johnson, 1331 Michigan Ave., Dallas, TX,
Against: Randy Ackerman, 8226 Douglas Ave., Dallas, TX, 75225

Proposed SUP Conditions
Z156-208

1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) for a two-suite dance hall.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

3. TIME LIMIT: This specific use permit expires on (18-months).

Staff Recommendation:

3. TIME LIMIT: This specific use permit expires on (three years).

4. DANCE FLOOR AREA: The dance floor area for suite A is limited to 180 square feet. The dance floor for suite B is limited to 320 square feet.

5. FLOOR AREA: The floor area for suite A is limited to 2,416 square feet. The floor area for suite B is limited to 3,112 square feet.

CPC recommendation:

6. HOURS OF OPERATION: The dance hall may only operate from 12:00 noon to 2:00 a.m. Fridays and Saturdays; and from 12:00 noon to 8:00 p.m. on Sundays.

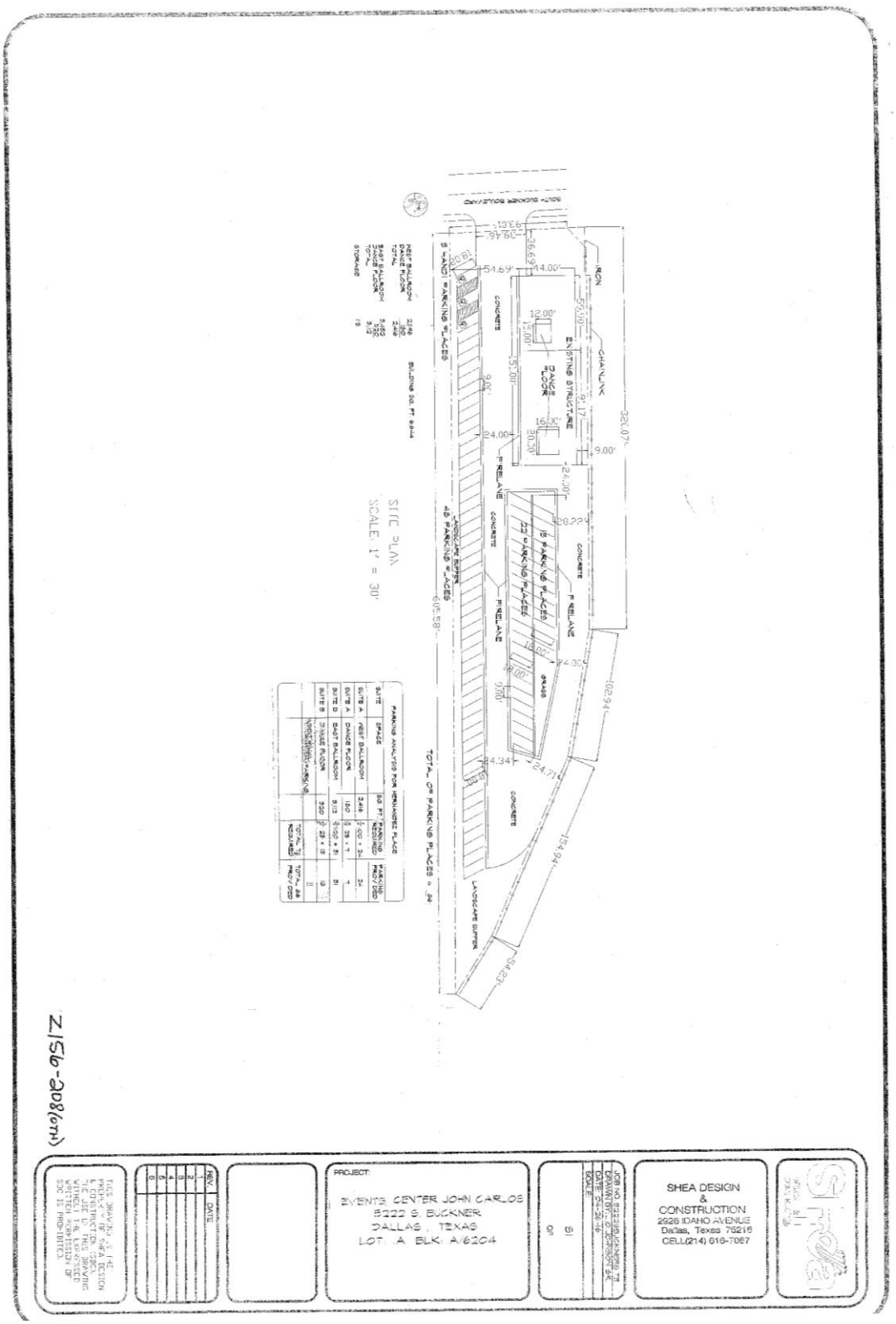
Applicant's Request:

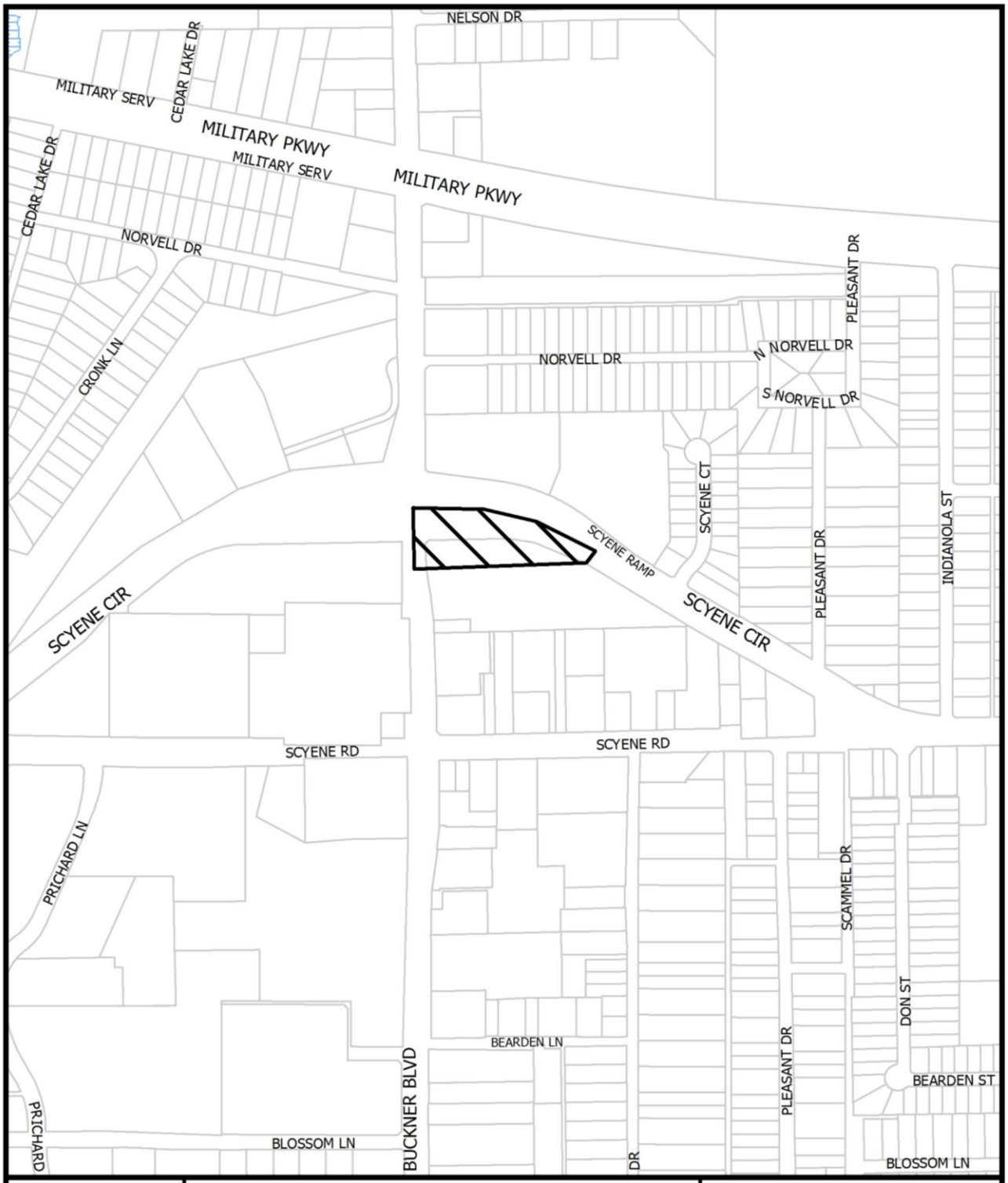
6. HOURS OF OPERATION: The dance hall may only operate from 12:00 noon to 2:00 a.m. Fridays, Saturdays and Sundays.

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.

PROPOSED SITE PLAN



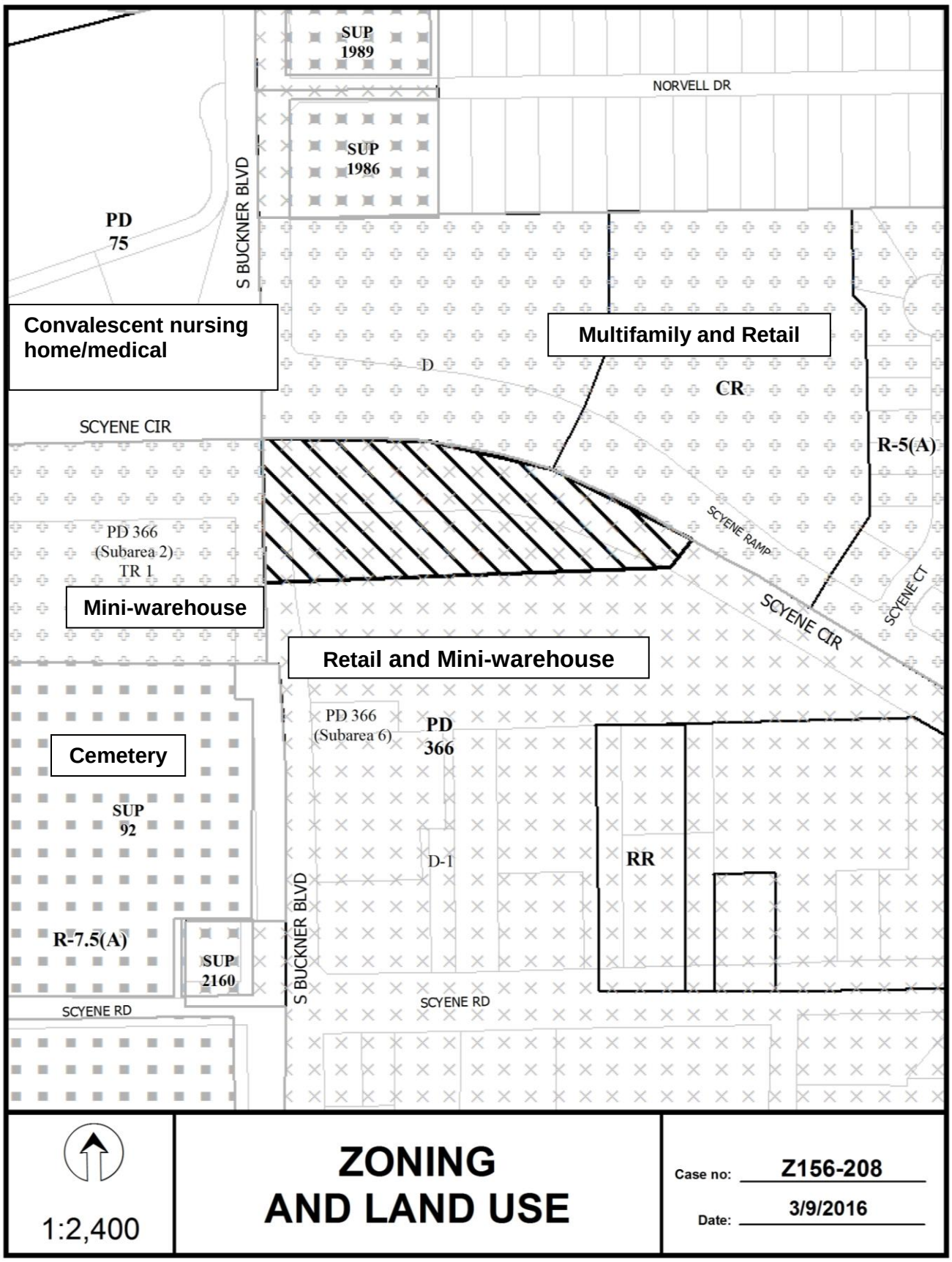

NELSON DR
MILITARY SERV
CEDAR LAKE DR
MILITARY PKWY
MILITARY SERV
MILITARY PKWY
CEDAR LAKE DR
NORVELL DR
CRONK LN
PLEASANT DR
NORVELL DR
N NORVELL DR
S NORVELL DR
SCYENE CT
SCYENE RAMP
PLEASANT DR
INDIANOLA ST
SCYENE CIR
SCYENE CIR
SCYENE RD
SCYENE RD
PRICHARD LN
SCAMMEL DR
DON ST
BEARDEN LN
PLEASANT DR
BEARDEN ST
BUCKNER BLVD
PRICHARD
BLOSSOM LN
DR
BLOSSOM LN
1:6,000
VICINITY MAP
Case no: Z156-208
Date: 3/9/2016

1:2,400

AERIAL MAP

Case no: Z156-208

Date: 3/9/2016


SUP 1989
NORVELL DR
SUP 1986
PD 75
S BUCKNER BLVD
Convalescent nursing home/medical
Multifamily and Retail
D
CR
SCYENE CIR
R-5(A)
SCYENE RAMP
PD 366 (Subarea 2) TR 1
Mini-warehouse
SCYENE CIR
SCYENE CT
Retail and Mini-warehouse
PD 366 (Subarea 6)
PD 366
Cemetery
SUP 92
D-1
RR
R-7.5(A)
SUP 2160
S BUCKNER BLVD
SCYENE RD
SCYENE RD
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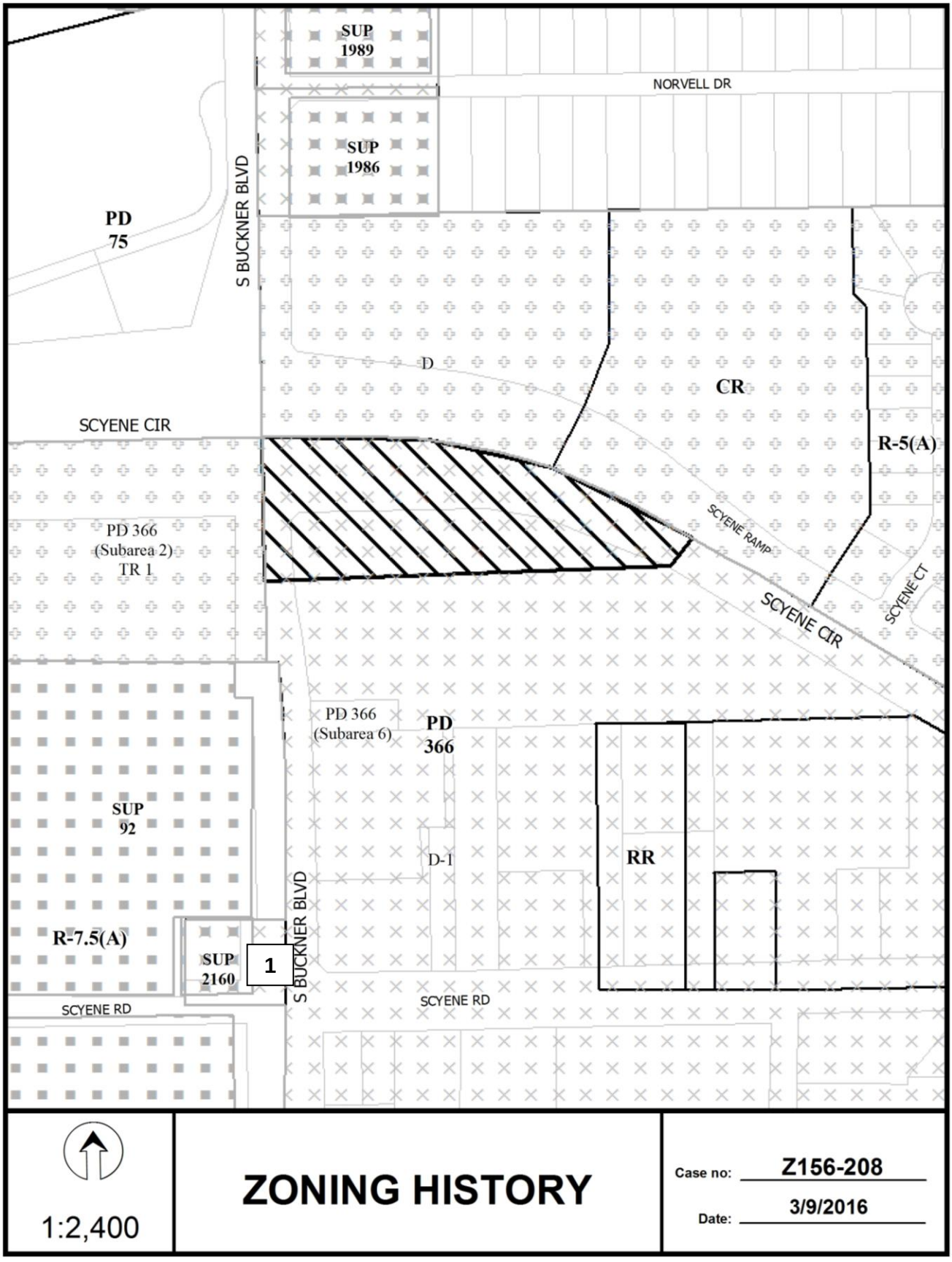
ZONING AND LAND USE
Case no: Z156-208
Date: 3/9/2016


SUP
1989
NORVELL DR
SUP
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PD
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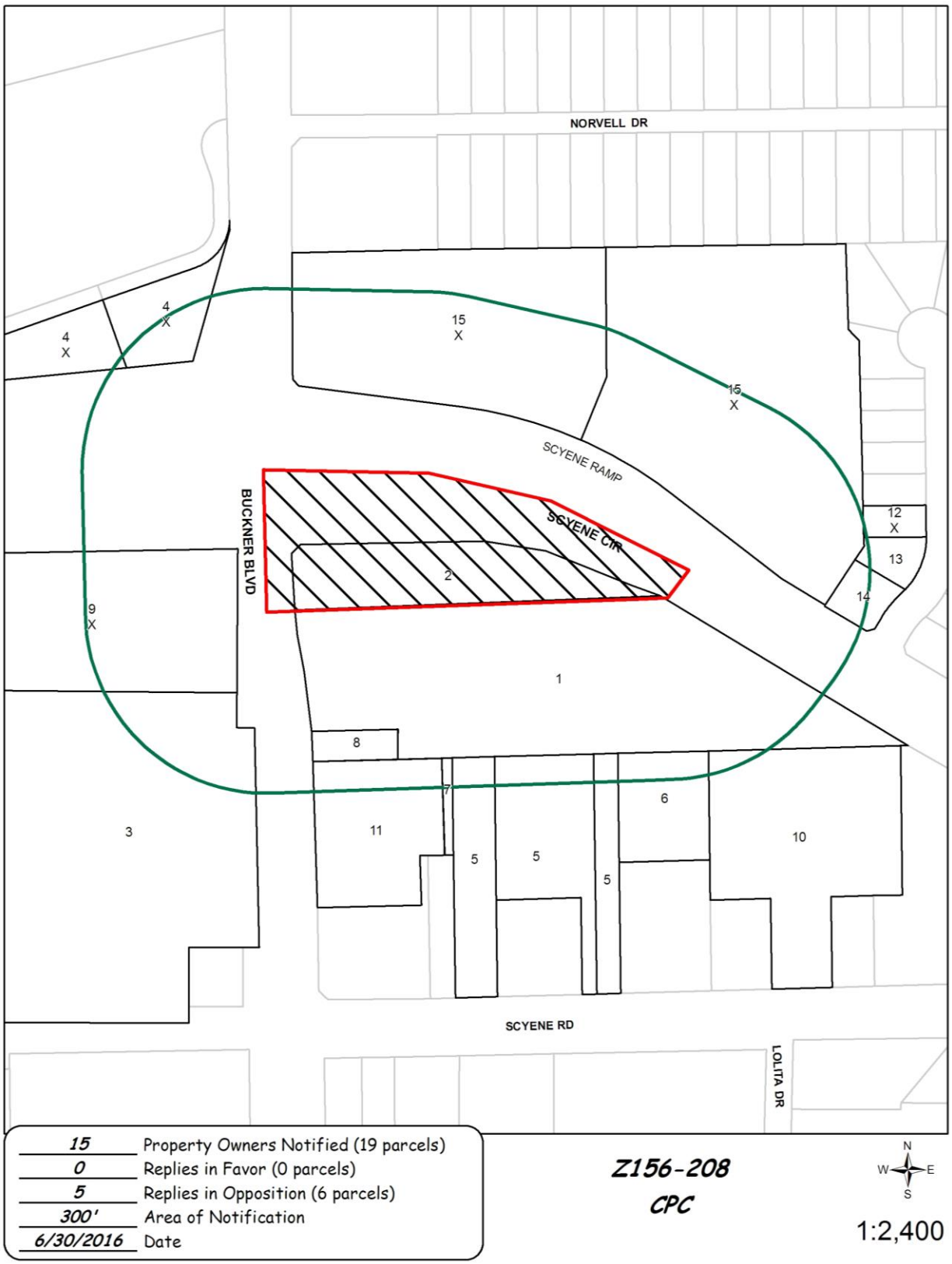
SCYENE CIR
R-5(A)
PD 366
(Subarea 2)
TR 1
SCYENE RAMP
SCYENE CT
SCYENE CIR
PD 366
(Subarea 6)
PD
366
SUP
92
D-1
RR
R-7.5(A)
SUP
2160
1
S BUCKNER BLVD
SCYENE RD
SCYENE RD
1:2,400
ZONING HISTORY
Case no: Z156-208
Date: 3/9/2016

CPC RESPONSES



06/29/2016

Reply List of Property Owners

Z156-208

15 Property Owners Notified ***0 Property Owners in Favor*** ***5 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3210	S BUCKNER BLVD	SH 708-716 LLC
	2	3230	S BUCKNER BLVD	MOSLEY L G & JYNNIFER
	3	3151	S BUCKNER BLVD	PLEASANT MOUND CEMETERY
X	4	3505	S BUCKNER BLVD	BUCKNER SCYENE SNF LTD
	5	8149	SCYENE RD	WIMBERLY JOANNE
	6	8151	SCYENE RD	VALDEZ ANGEL
	7	8127	SCYENE RD	JACKSON WILLIE RAY
	8	3118	S BUCKNER BLVD	UGWONALI FELIX C &
X	9	3241	S BUCKNER BLVD	ACCESS-BUCKNER LTD
	10	8201	SCYENE RD	FORD ROBERT L
	11	3110	S BUCKNER BLVD	FIRST CASH LTD
X	12	3311	SCYENE CT	RYAN TIM & KATHLEEN
	13	3307	SCYENE CT	COAHUILAS RAUL B
	14	3303	SCYENE CT	GUEVARA BENITO &
X	A1	3402	S BUCKNER BLVD	TACP DCREEK LP
X	A2	8181	SCYENE CIR	TACP DCREEK LP

AGENDA ITEM # 75

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 42 R

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue
Recommendation of Staff: Approval for a two-year period, subject to conditions
Recommendation of CPC: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions
Z156-241(WE)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, AUGUST 10, 2016
ACM: Ryan S. Evans

FILE NUMBER: Z156-241(WE) **DATE FILED:** March 29, 2016

LOCATION: Singleton Boulevard and Peoria Avenue, northwest corner

COUNCIL DISTRICT: 6 **MAPSCO:** 42R

SIZE OF REQUEST: Approx. 0.77 acres **CENSUS TRACT:** 106.01

APPLICANT / OWNER: Flores Ballroom

REPRESENTATIVE: Rodolfo R. Flores

REQUEST: An application for the renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to allow for the continued use of a dance floor within an existing structure that is operating as a ballroom/banquet hall [Flores Ballroom 4615].

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to conditions.

CPC RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing structure is being used as a ballroom/banquet hall. The request site is adjacent to community retail type uses that are on Singleton Boulevard. The surrounding area is developed with a mix of community retail, commercial, industrial and single family uses. The surface parking lot on the request site is a buffer between the commercial amusement (inside) use and the adjacent residential uses. The applicant proposes to continue this use on the property and is not requesting any changes to existing conditions or site plan.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The commercial amusement inside use is considered compatible with the adjacent land uses, and was not considered detrimental to the public health, safety, or general welfare of the city when the SUP was originally issued.

3. *Not a detriment to the public health, safety, or general welfare* – This use will not be a detriment to the public health, safety or general welfare of the community.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request site conforms to all applicable zoning regulations and standards.

Zoning History: There have been two zoning case in the area over the past five years.

1. Z112-128 On April 16, 2012, the City Council approved Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a dance hall for a two year period. [request site]

2. Z134-172 On August 13, 2014, the City Council approved Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a dance hall for a two year period. [request site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Singleton Boulevard	Principal Arterial	80 ft.	100 ft.
Peoria Avenue	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

COMPREHENSIVE PLAN: The Comprehensive Plan does not make a specific land use recommendation related to the request. The *forwardDallas!* Vision Illustration is comprised of a series of Building Blocks that show general land use patterns. They are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The Comprehensive Plan shows that the request site is on the outer edge of an Industrial area.

Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

Community Retail Districts may be appropriate at key intersections to support the surrounding neighborhood. Specific Use Permits are utilized to ensure compatibility of certain uses at the edges of these neighborhoods.

Land Use Compatibility: The surrounding land uses are residential to the north, vacant retail to the east, retail to the west, and industrial uses to the south. Adjacent property is sparsely developed with single-family uses and vacant parcels.

	Zoning	Land Use
Site	CR w/SUP No. 1954	Commercial amusement (inside)
North	R-5(A)	Single Family
South	IM	Industrial
East	CS	Commercial
West	CR	Retail and personal service

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

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

Landscaping: Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Since there is no additional impervious coverage, no additional landscaping is required.

Parking: The off-street parking requirements for a commercial amusement (inside) use is one space for each 100 square feet of floor area and a dance hall is one space per 25 square feet of floor area. The applicant is providing the required 109 off-street parking spaces.

CPC Action (June 2, 2016)

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue.

Maker: Anglin
Second: Houston
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Shidid, Abtahi, Haney, Jung, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Anantasomboon, Housewright
Vacancy: 0

Notices: Area: 300 Mailed: 26
Replies: For: 2 Against: 0

Speakers: None

LIST OF OFFICERS
Flores Ballroom

- Rodolfo Flores, Partner
- Marcus Flores, Partner
- David Flores, Partner

CPC SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is commercial amusement (inside) limited to a Class A dance hall.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation

3. TIME LIMIT: This specific use permit expires on [~~August 13, 2016~~] two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional two-year period, 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).

Staff's Recommendation

3. TIME LIMIT: This specific use permit expires on [~~August 13, 2016~~], (two-year period from the passage of this ordinance.

4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.

5. FLOOR AREA: The maximum dance floor area is 625 square feet in the location shown on the site plan.

6. HOURS OF OPERATION: The commercial amusement (inside) limited to a Class A dance hall may only operate between 8:00 a.m. and 10:00 p.m., Monday through Thursday, and between 8:00 a.m. and 1:00 a.m. (the next day), Friday and Saturday.

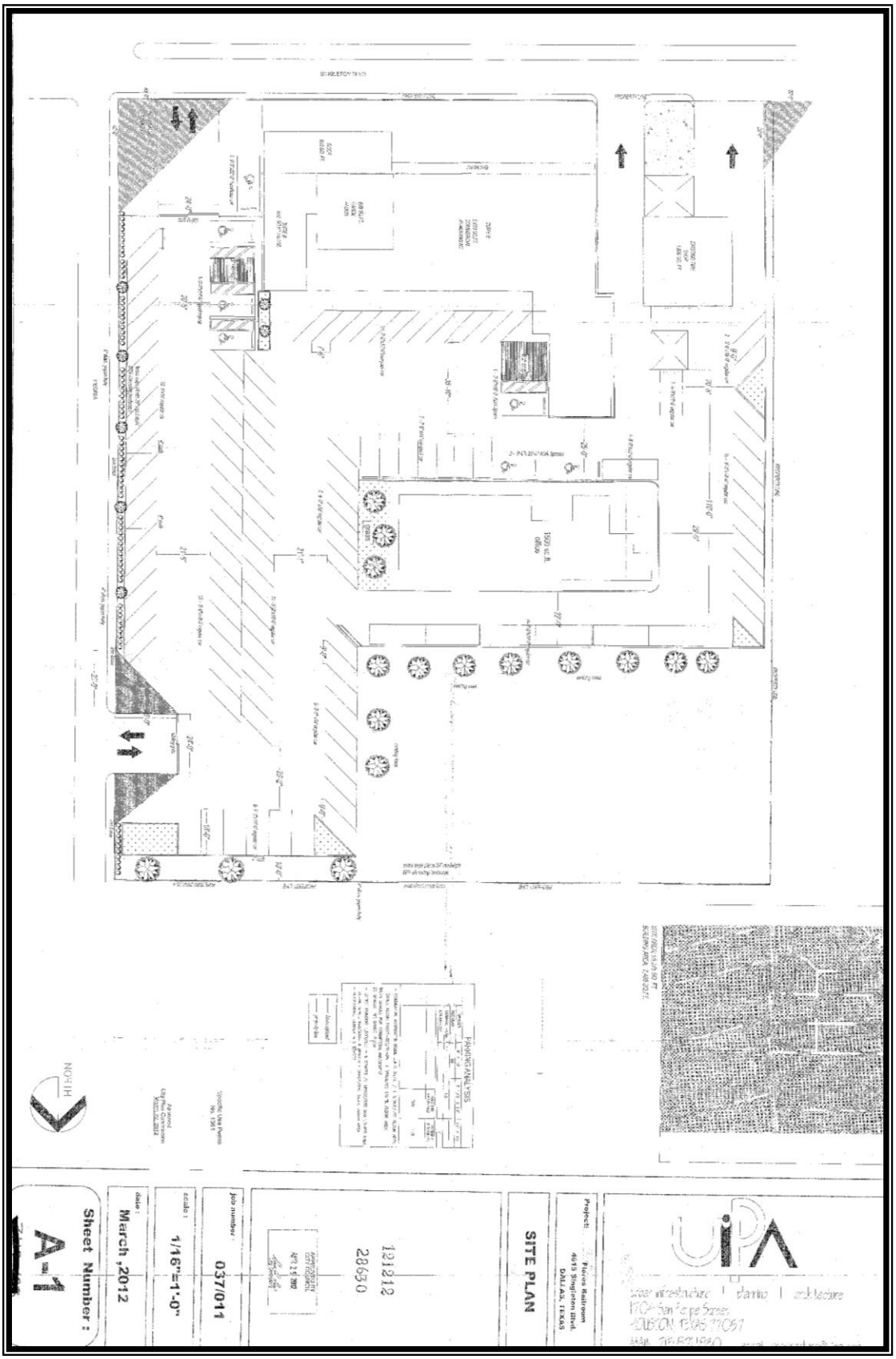
7. PARKING: Parking must be located as shown on the attached site plan. Delta credits may not be used to meet the off-street parking requirements.

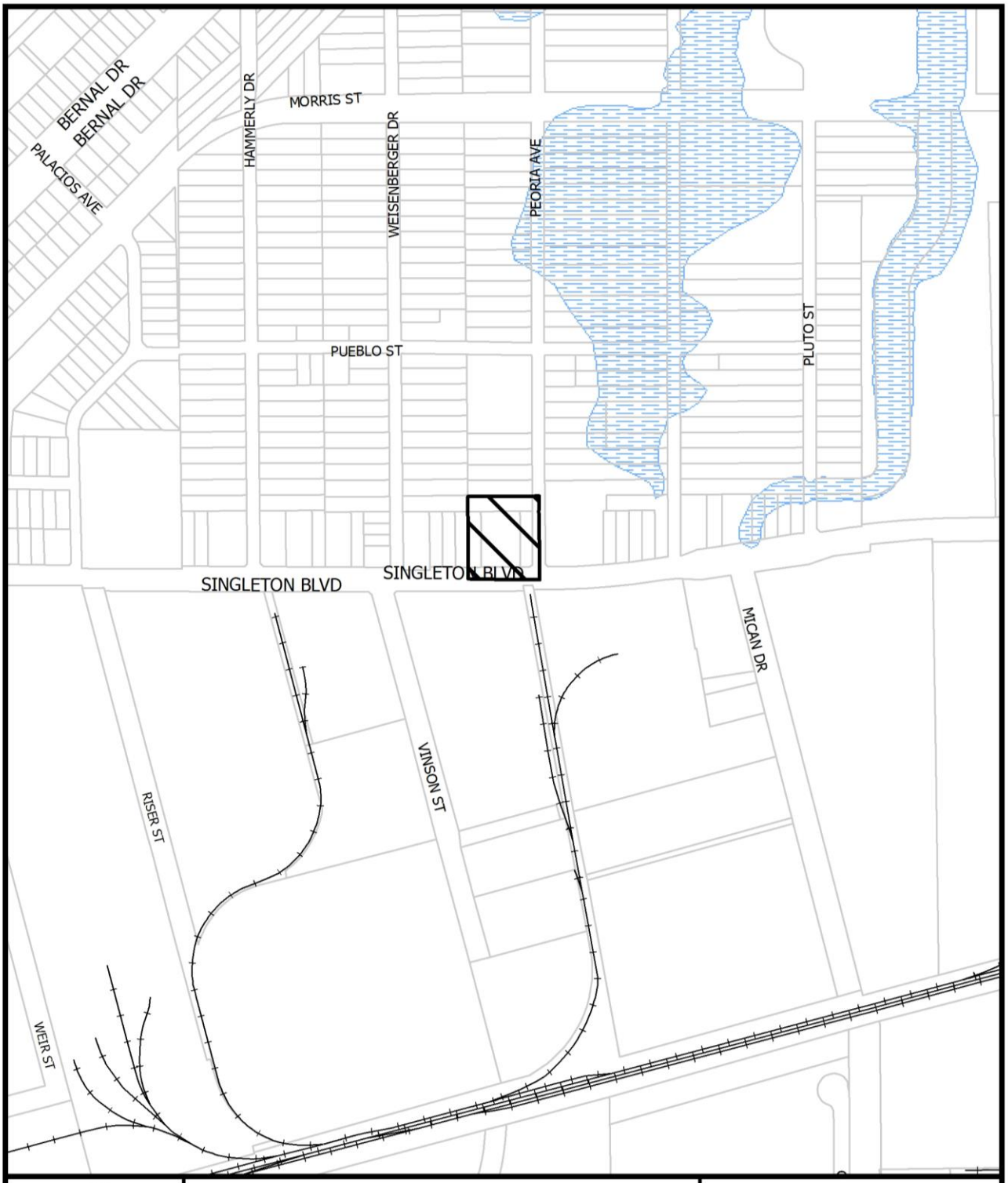
8. SCREENING: [~~Before the issuance of a certificate of occupancy,~~] A[~~a~~] solid screening fence must be maintained [~~installed~~] along the northern Property line in the locations shown on the attached site plan.

9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

APPROVED SITE PLAN





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VICINITY MAP

Case no: Z156-241

Date: 4/19/2016

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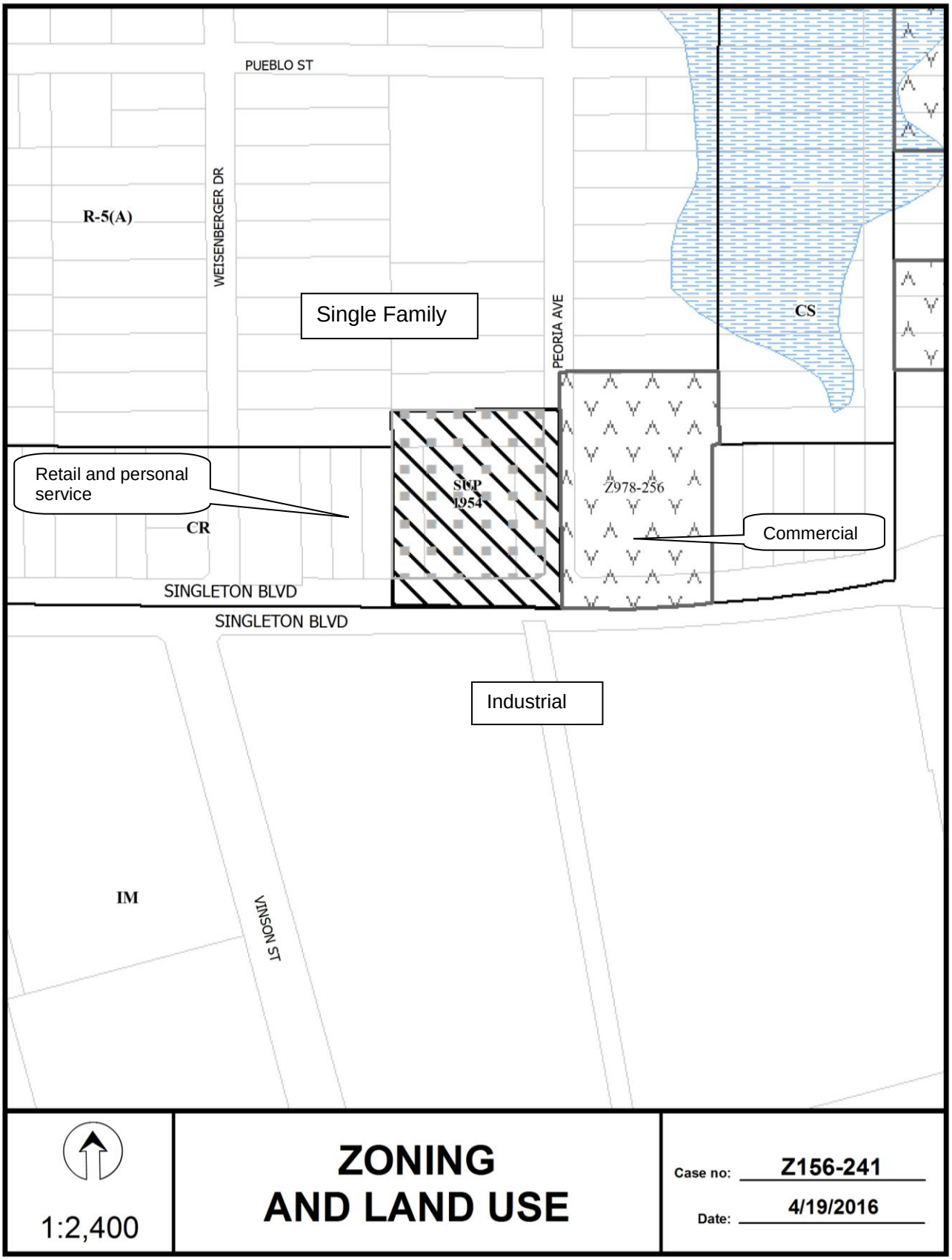
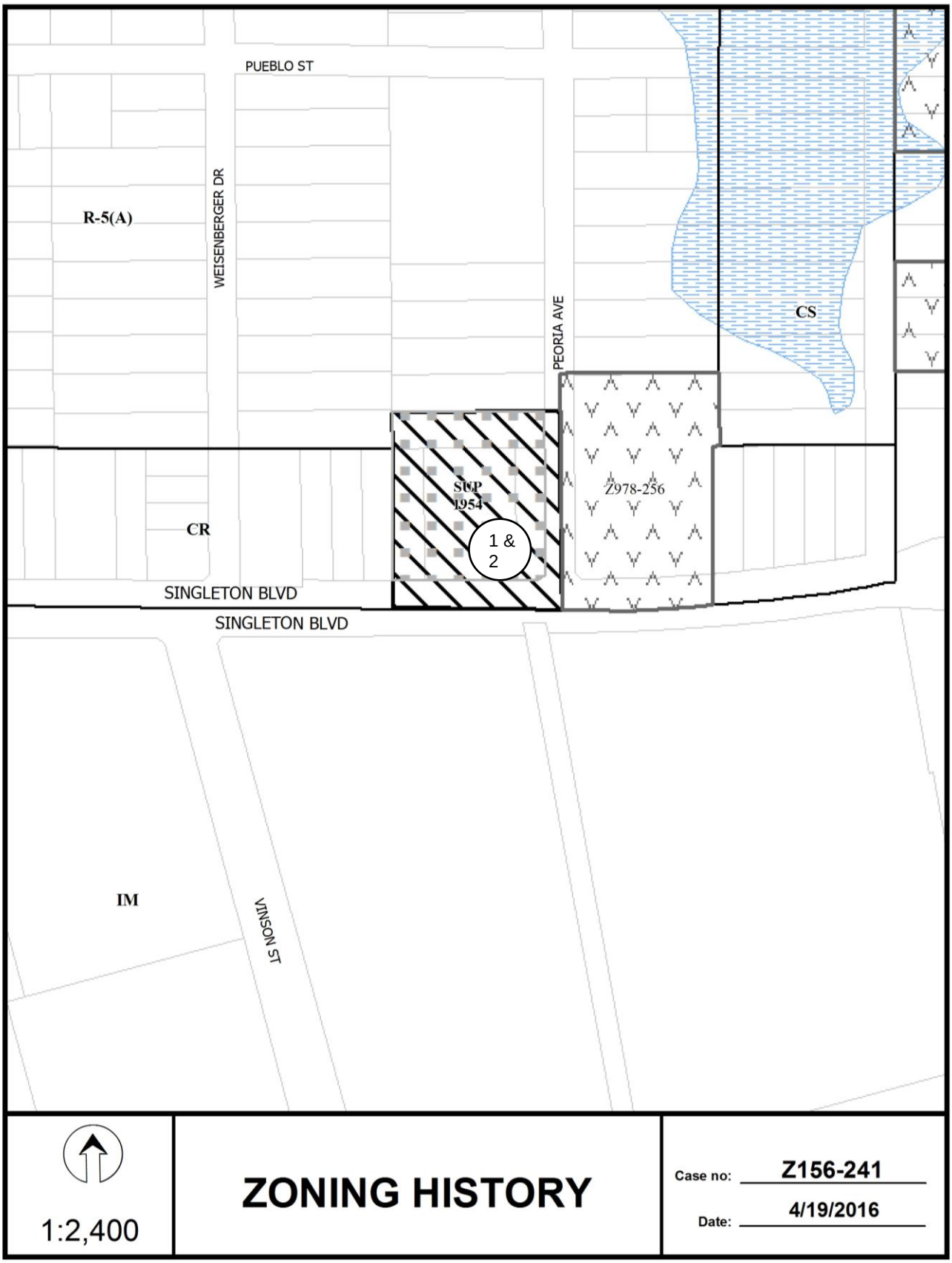
AERIAL MAP

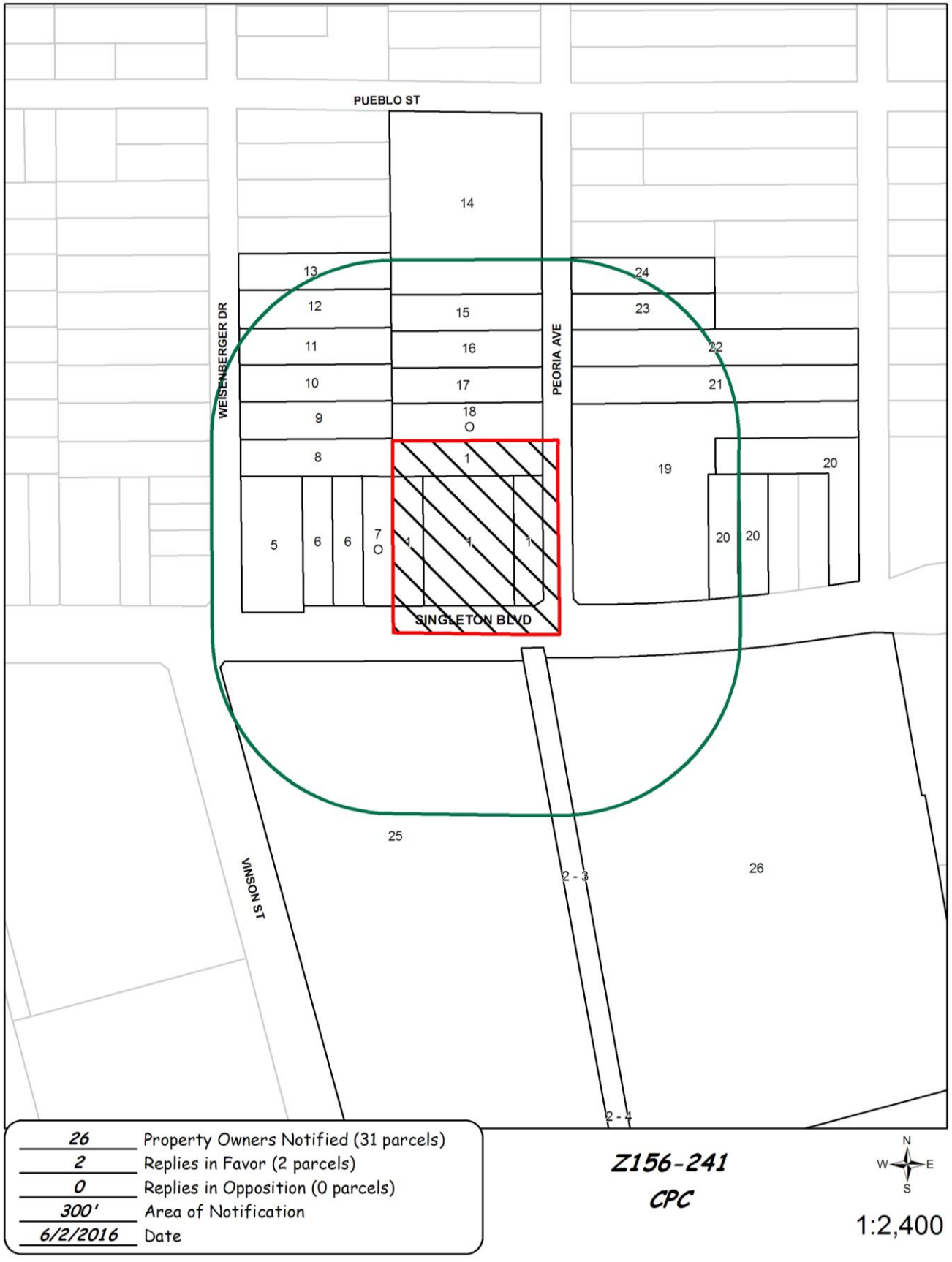
Case no: Z156-241

Date: 4/19/2016


PUEBLO ST
WEISENBERGER DR
R-5(A)
Single Family
PEORIA AVE
CS
Retail and personal service
SUP 1954
Z978-256
CR
Commercial
SINGLETON BLVD
SINGLETON BLVD
Industrial
IM
VINSON ST
1:2,400
ZONING AND LAND USE
Case no: Z156-241
Date: 4/19/2016


PUEBLO ST
WEISENBERGER DR
R-5(A)
PEORIA AVE
CS
SUP 1954
Z978-256
1 & 2
CR
SINGLETON BLVD
SINGLETON BLVD
IM
VINSON ST
1:2,400
ZONING HISTORY
Case no: Z156-241
Date: 4/19/2016

CPC RESPONSES



Notification List of Property Owners

Z156-241

26 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed

Reply	Label #	Address		Owner
	1	3021	PEORIA AVE	FLORES DAVID &
	2	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	3	9999	NO NAME ST	UNION PACIFIC RR CO
	4	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	5	4639	SINGLETON BLVD	CHU DAVID
	6	4631	SINGLETON BLVD	CHU DAVID C
O	7	4623	SINGLETON BLVD	CHU DAVID CHAEWUNG
	8	3020	WEISENBERGER DR	HERNANDEZ ADRIANA
	9	3026	WEISENBERGER DR	IBARRA LUVIA & RUBEN
	10	3030	WEISENBERGER DR	SANTIAGO MARIBEL HERNANDEZ DE
	11	3102	WEISENBERGER DR	MARTINEZ GABERIEL H
	12	3108	WEISENBERGER DR	PENA FLORENTINA EST OF
	13	3112	WEISENBERGER DR	QUEZADA ALEJANDRA P
	14	3125	PEORIA AVE	FIRST LAOTIAN BAPTIST CHURCH OF DALLAS
	15	3107	PEORIA AVE	DABOUB CATHERINE MARY
	16	3103	PEORIA AVE	SANCHEZ MARIO
	17	3031	PEORIA AVE	VARGAS ANTONIO & LUCILA
O	18	3025	PEORIA AVE	RAMOS JESUS ANTONIO &
	19	4535	SINGLETON BLVD	BENITEZ FREDIS
	20	4519	SINGLETON BLVD	VILLATOLE FREDIS BENITEZ
	21	3030	PEORIA AVE	SALAZAR MANUEL &
	22	3102	PEORIA AVE	LUNA JOHN JR &
	23	3108	PEORIA AVE	LUNA JOHN & GENOVEA
	24	3112	PEORIA AVE	LUNA JOHN & GENOVEVA
	25	4606	SINGLETON BLVD	G T INDUSTRIAL PROPERTIES INC
	26	4528	SINGLETON BLVD	HEAT TREATMENT SVCS INC

AGENDA ITEM # 76

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 H

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast side of Ross Avenue, northeast of Hall Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z156-242(JM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER:	Z156-242(JM)	**DATE FILED:**	March 31, 2016
LOCATION:	Southeast side of Ross Avenue, northeast of Hall Street		
COUNCIL DISTRICT:	14	**MAPSCO:**	45-H
SIZE OF REQUEST:	Approx. 12,060 sq. ft.	**CENSUS TRACT:**	16.00

APPLICANT / OWNER: Bar and Garden; BSK Schwarts, Ltd.

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: The applicant proposes to operate a liquor store use within an existing multi-tenant commercial building.

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.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The area is redeveloping. This use is compatible with the surrounding area as detailed below.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The requested use will complement the redeveloping area by adding shopping choices within walking distance for new multifamily structures and existing neighborhoods in the area.

3. *Not a detriment to the public health, safety, or general welfare* – The request is not foreseen to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request does not require any modifications to the applicable zoning regulations.

Zoning History:

1. Z145-272(WE) On September 22, 2015, the City Council approved a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the north corner of North Hall Street and Roseland Avenue.

2. Z145-340(WE) On January 13, 2016, the City Council approved a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the north corner of North Hall Street and Roseland Avenue.

3. Z156-129(SM) On April 13, 2016, the City Council denied a request for a Specific Use Permit for a vehicle or engine repair or maintenance use on property zoned Subarea 1B of Planned Development District No. 298, the Bryan Area Special Purpose District on the south corner of Ross Avenue and Villars Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ross Avenue	Community Collector	80 ft.	Existing
Hall Street	Minor Arterial	40 ft.	Existing

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PD No. 298 Subarea 1	5' min 15' max	0' or 10' Side 5' Rear	Per plan	120'	90%	Proximity Slope Visual Intrusion	Commercial, Business Services, Institutional, Lodging, Office, Recreational, Residential, Retail, & Utility Uses

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan designates the area of request in the Multi-modal corridor. This Building Block should encourage the redevelopment of aging auto-oriented single family neighborhoods. These areas offer dense mixed use and then transition to multifamily and single family housing at the edge. These corridors should diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit-orientation and access.

This request continues to support the mixed-use redevelopment of the area, providing unique shops in walking distance for new multifamily and existing single family structures.

Area Plan: The Bryan Area Study of 1988 determined that a Planned Development District was appropriate to help organize and enhance the development potential in an area of East Dallas adjacent to and northeast of the Central Business District. Beginning in March 2004, an evaluation study was conducted to determine if development was meeting the objectives of the Bryan Area Study and to make recommendations to adjust regulations that were falling short. The original study identified eight objectives: (1) promote urban character; (2) encourage residential development; (3) encourage redevelopment and commercial activity; (4) establish the Bryan Area as a regional health care complex of Dallas; (5) enhance the physical appearance and promote urban character within the Bryan Area; (6) reinforce the multi-cultural character of the Bryan Area; (7) focus commercial/retail redevelopment opportunities to the Village Center; and (8) establish linkages to regional activity centers.

Subsequent to that study, an evaluation study was conducted and found that objectives 3 and 7 were off track. Specifically, Ross Avenue was divided into a few subdistricts of differing regulations and the predominance of auto-related uses was identified as a redevelopment inhibitor. The recommendations of the evaluation study identified changes to PD No. 298 to encourage the desired development for the Ross Avenue

corridor, namely: (1) subdistricts 1, 2, and 3 were combined along Ross Avenue to encourage uniform regulations for this gateway corridor; (2) razor wire and barbed wired fencing was prohibited and desired fencing materials listed; and (3) compliance dates for nonconforming uses along Ross Avenue were determined necessary to achieve the desired urban scale development and improve opportunity to maximize development potential.

Redevelopment is occurring on Ross Avenue and this request supports the changing uses along the gateway corridor.

Land Use Compatibility:

	Zoning	Land Use
Site	PDD No. 298 Subdistrict 1	Proposed liquor store, retail, & restaurant
Northeast	PDD No. 298 Subdistrict 1	Vacant
Southeast	PDD No. 298 Subdistrict 6	Single family residential
Southwest	PDD No. 298 Subdistrict 1	Multifamily
Northwest	PDD No. 298 Subarea 1	Multifamily

The subject site is part of a multi-tenant commercial property which has been fully renovated. It will have a variety of store fronts serving the multiple multifamily structures in walking distance to the northwest and southwest. Additionally, these shops serve as a barrier between the high intensity multifamily and the single family properties to the east, all within the Bryan Area Special Purpose District and as intended by a Multi Modal Corridor Building Block.

The approximately 2,300 square foot building is zoned Subdistrict 1 of Planned Development District No. 298, the Bryan Place Special Purpose District, and is currently redeveloped with a multi-tenant structure. The proposed liquor store will complement the variety of shops for the community.

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.

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

PARTNERS FOR BAR & GARDEN

March 21, 2016

Mr. Rob Baldwin,
The partners of Bar & Garden are:

Lisa Johnson

Lauren Johnson

Jeffery Fritz

Marissa Mandel

Please let me know if you need any additional information.

Thanks,

Lisa Johnson
214-901-2433

Z156-242

PARTNERS FOR BSK SCHWARTZ LTD.

March 2, 2016

Mr. Rob Baldwin

The owners of 3310 – 3314 Ross Avenue, Dallas , Texas are the partners of BSK Schwartz Ltd. Are:

Ben Schwartz

Steve Schwartz

Kim Smith

Schwartz Barshop Management LLC, a Texas Limited Liability company

Please let me know if you need any additional information.

Thanks,

Ben Schwartz
619-884-6987

Z156-242

CPC Action
June 16, 2016

Motion: It was moved to recommend **approval** of a Specific Use Permit for a liquor store for a two-year period, subject to a site plan and staff's recommended conditions on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast side of Ross Avenue, northeast of Hall Street.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves*, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 34
Replies: For: 4 Against: 2

Speakers: For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a liquor store.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

3. TIME LIMIT: This specific use permit expires TWO YEARS from adoption of the ordinance.

Applicant's Request:

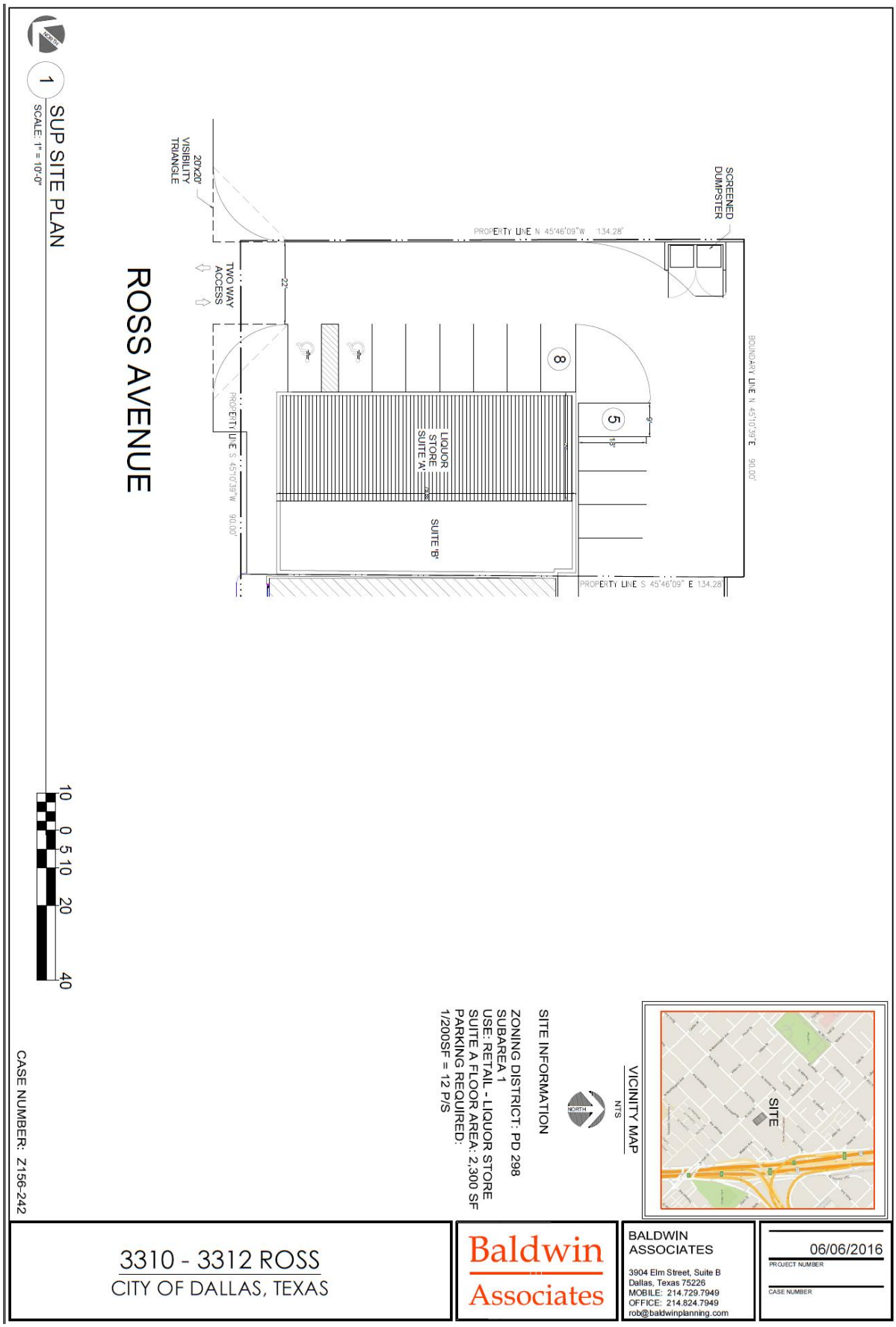
3. TIME LIMIT: This specific use permit expires TWO YEARS from adoption of the ordinance, but is eligible for automatic renewal for additional FIVE-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file 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.)

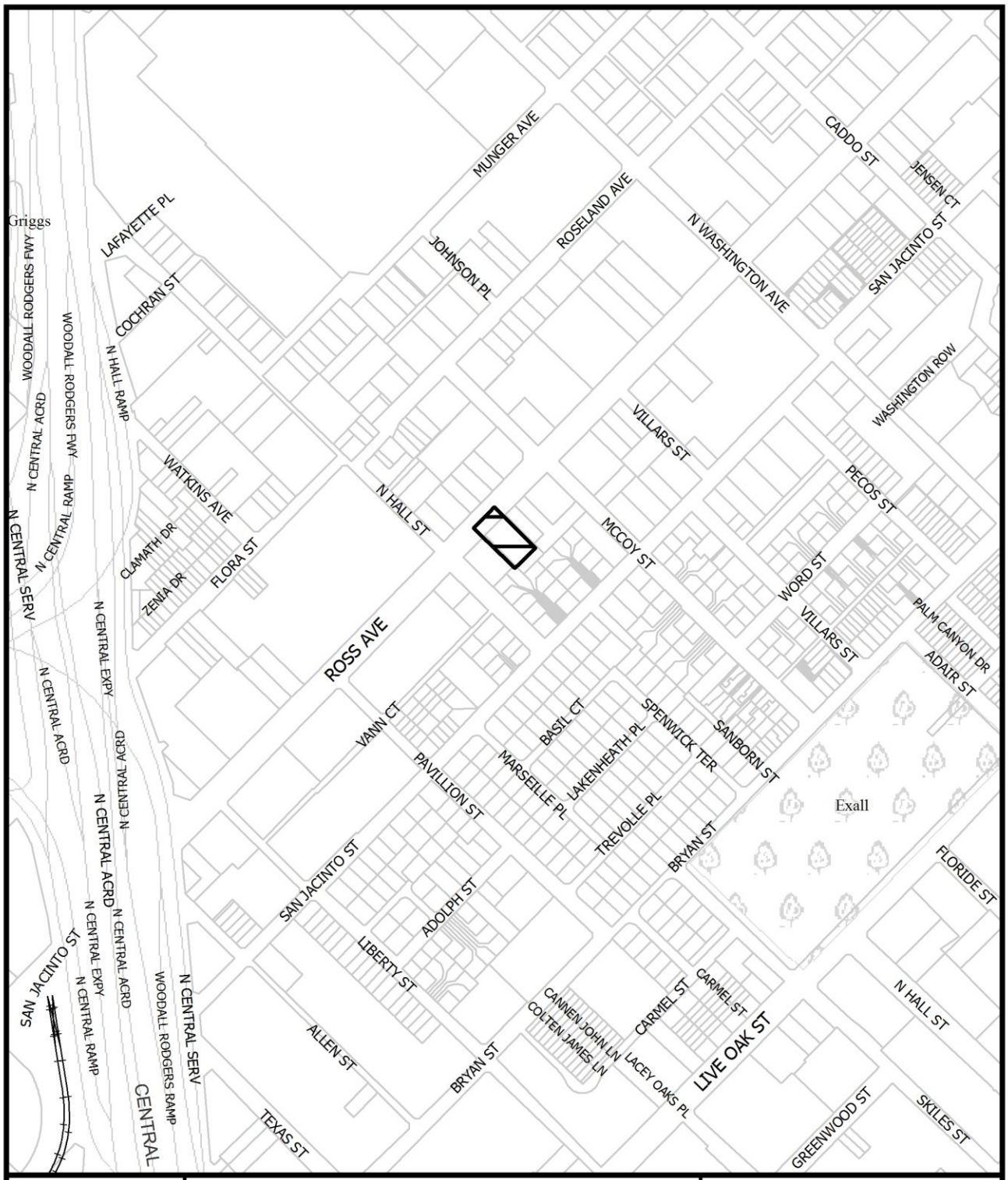
4. FLOOR AREA: The maximum floor area for a liquor store is 2,300 square feet in the location shown on the site plan.

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.

PROPOSED SITE PLAN





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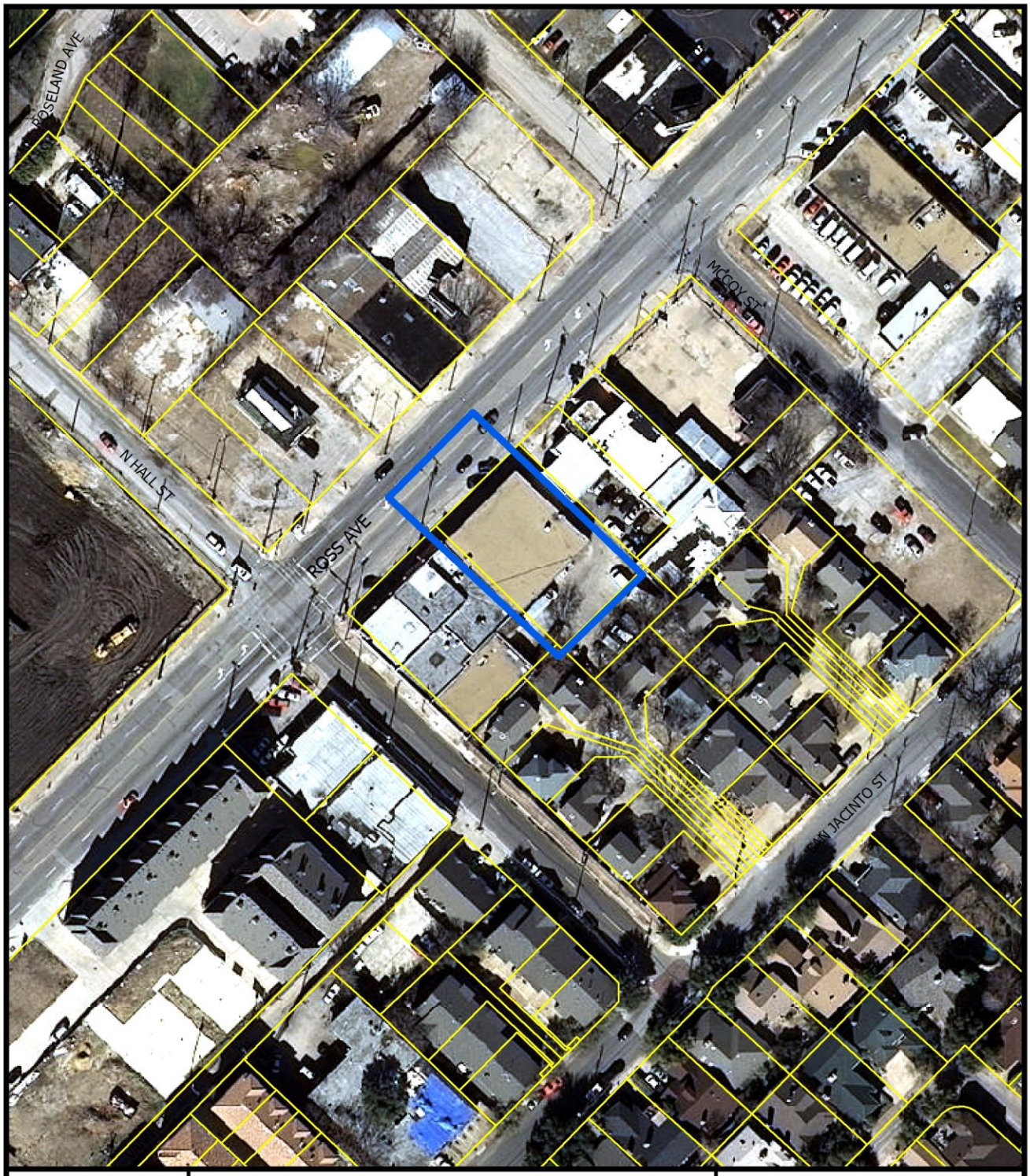
VICINITY MAP

Case no: Z156-242

Date: 5/27/2016



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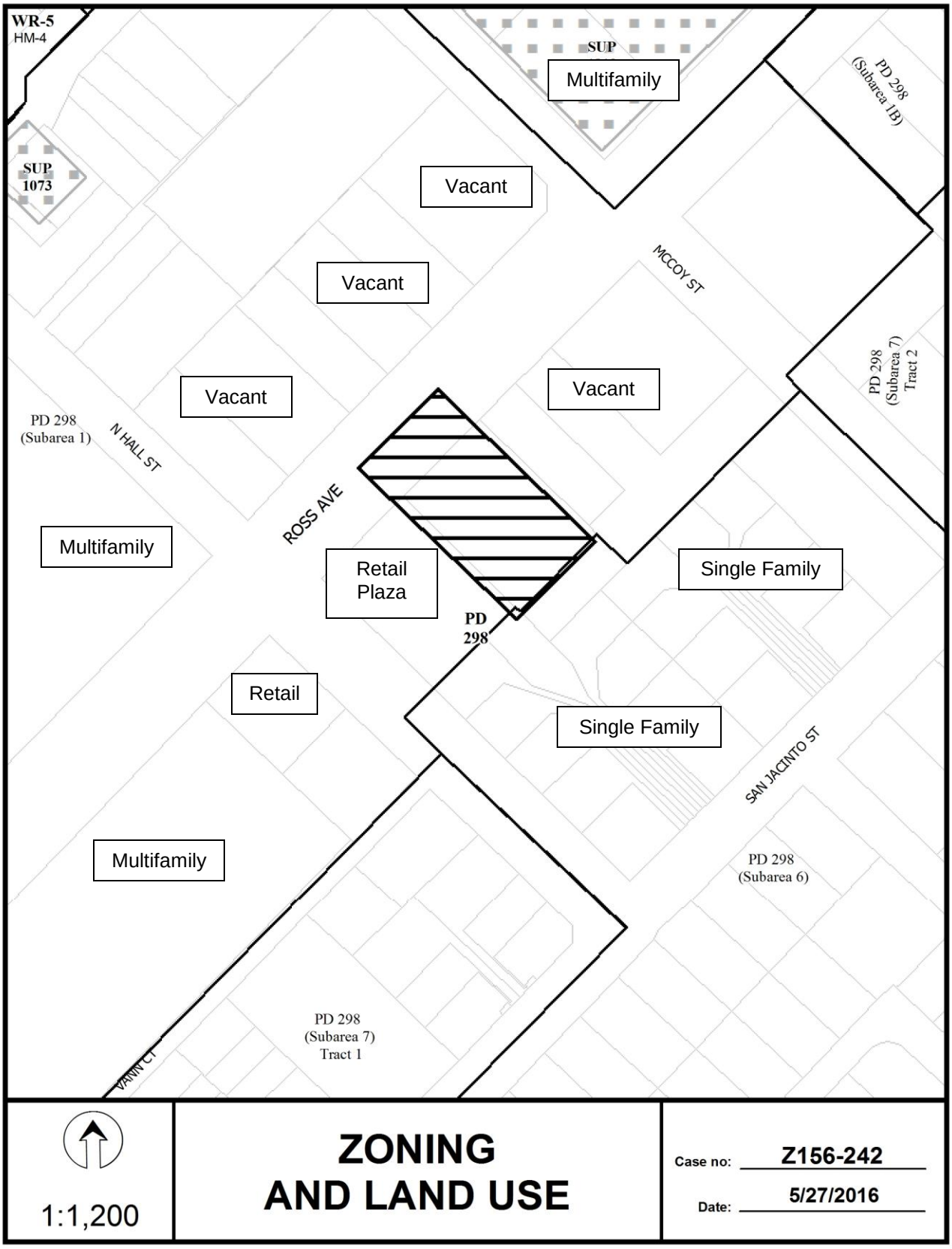
AERIAL MAP

Case no: Z156-242

Date: 5/27/2016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HM-4
SUP
1073
SUP
Multifamily
PD 298
(Subarea 1B)
Vacant
Vacant
MCCOY ST
Vacant
Vacant
PD 298
(Subarea 7)
Tract 2
PD 298
(Subarea 1)
N HALL ST
ROSS AVE
Multifamily
Retail
Plaza
Single Family
PD
298
Retail
Single Family
SAN JACINTO ST
Multifamily
PD 298
(Subarea 6)
PD 298
(Subarea 7)
Tract 1
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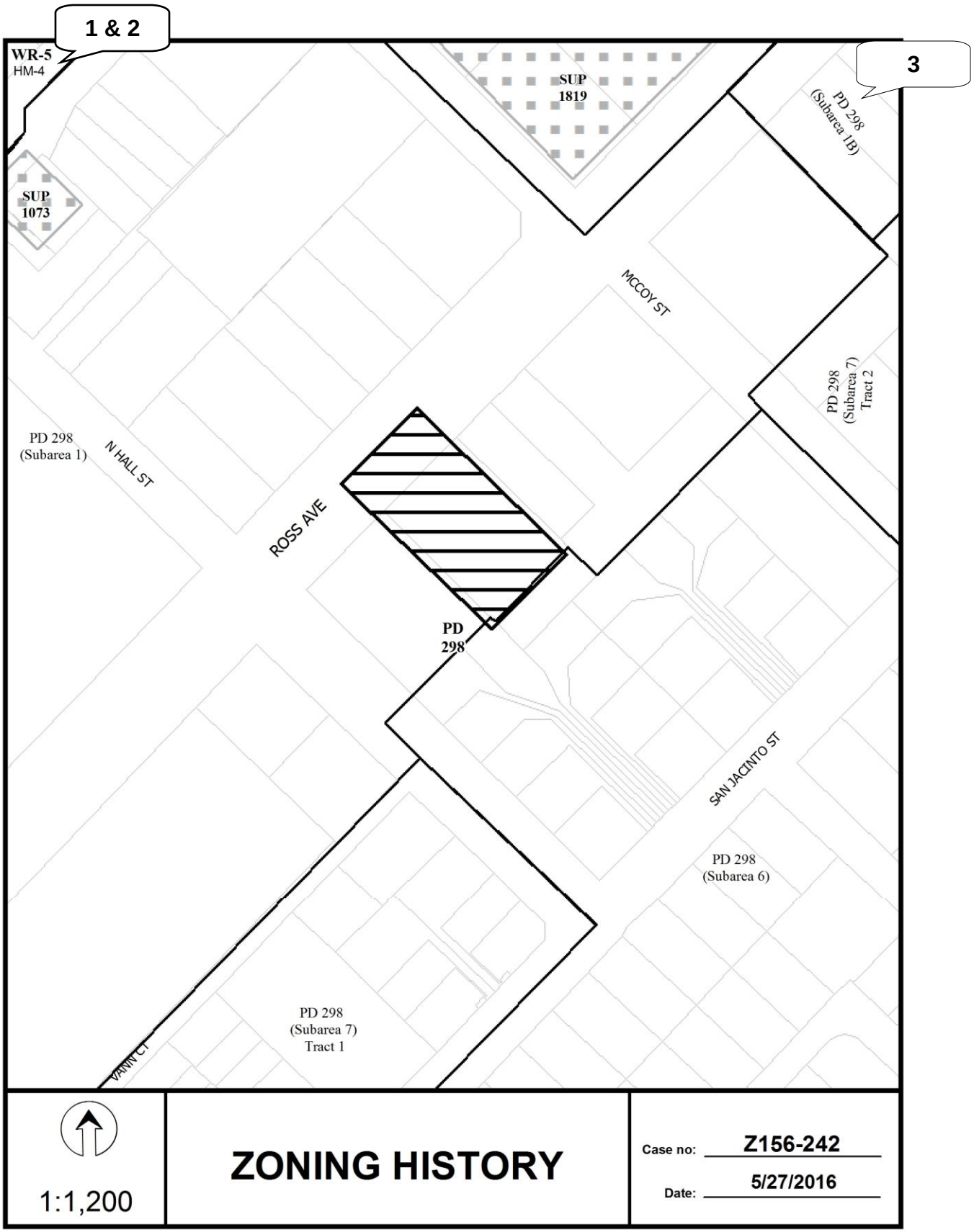
1:1,200
ZONING
AND LAND USE
Case no: Z156-242
Date: 5/27/2016


1 & 2
3
WR-5
HM-4
SUP
1819
PD 298
(Subarea 1B)
SUP
1073
MCCOY ST
PD 298
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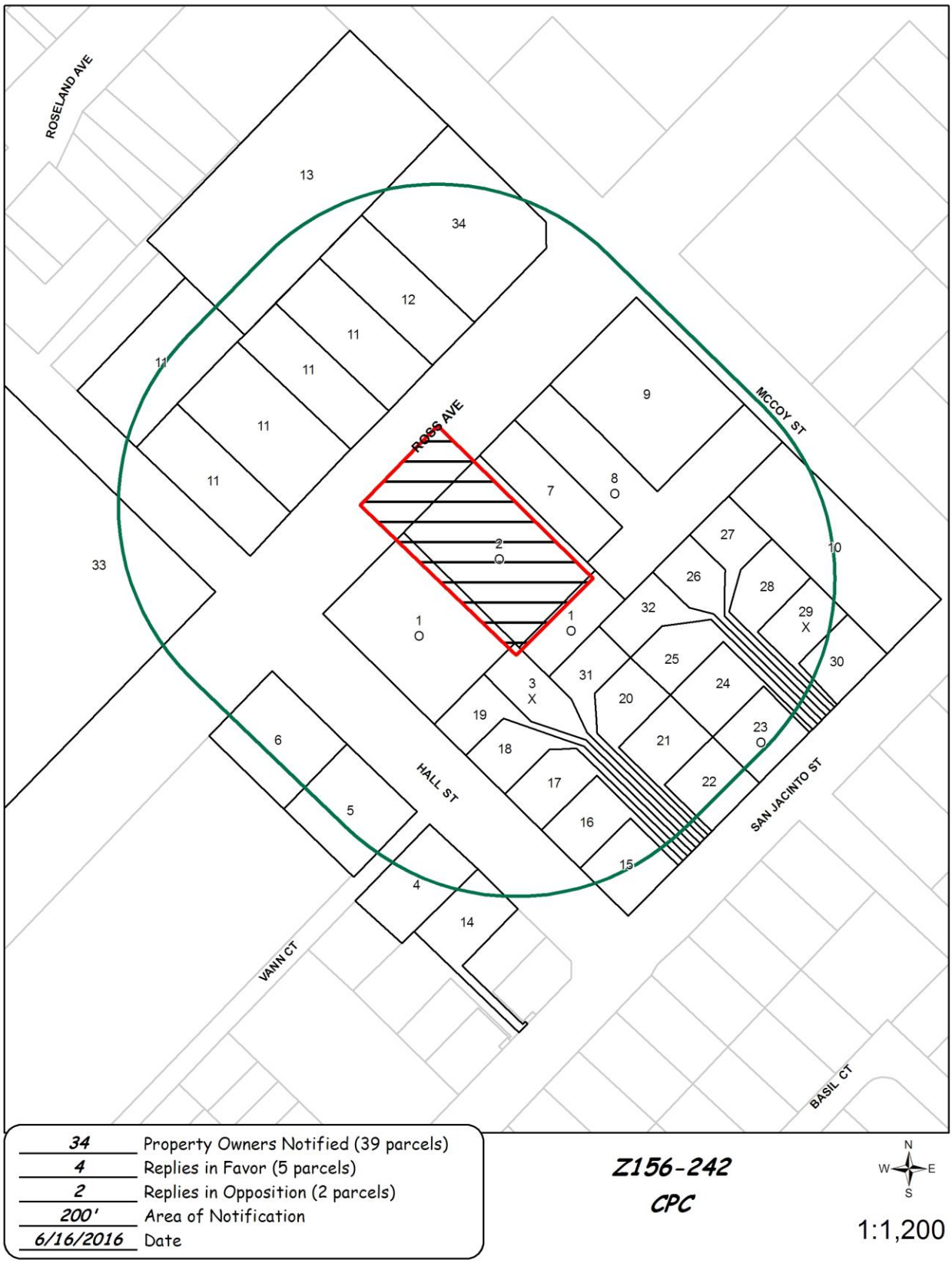
Tract 2
PD 298
(Subarea 1)
N HALL ST
ROSS AVE
PD
298
SAN JACINTO ST
PD 298
(Subarea 6)
PD 298
(Subarea 7)
Tract 1
VANN CT
1:1,200
ZONING HISTORY
Case no: Z156-242
Date: 5/27/2016

CPC RESPONSES



06/15/2016

Reply List of Property Owners

Z156-242

34 Property Owners Notified ***4 Property Owners in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	3300	ROSS AVE	BSK SCHWARTZ LTD
O	2	3310	ROSS AVE	BSK SCHWARTZ LTD
X	3	3323	SAN JACINTO ST	MAZZOLA RICHARD J
	4	1609	N HALL ST	MORENO JERRY C & DELIA M
	5	1619	N HALL ST	ROSS HALL LLC
	6	1623	N HALL ST	ROSS HALL LLC
	7	3400	ROSS AVE	HERNANDEZ JULIO
O	8	3404	ROSS AVE	PARKS JAMES B JR
	9	3410	ROSS AVE	DFW MLA OPPORUNITY FUND
	10	1607	MCCOY ST	MACEDONIA BAPTIST CHURCH
	11	3311	ROSS AVE	ROSEDALE APARTMENTS LLC
	12	3405	ROSS AVE	1507 DRAGON STREET LLC
	13	1711	MCCOY ST	GIRMA ASKE
	14	3243	SAN JACINTO ST	LARKO NIX MARY E
	15	3303	SAN JACINTO ST	ALLEN ALAN D
	16	3307	SAN JACINTO ST	MITCHELL REBECCA
	17	3311	SAN JACINTO ST	ABTAHI ROBERT
	18	3315	SAN JACINTO ST	SINGER FLORIZA FLORES &
	19	3319	SAN JACINTO ST	EVANS JENNIE M E
	20	3331	SAN JACINTO ST	HUGGHINS GAYLA J
	21	3335	SAN JACINTO ST	VAZQUEZ ZAIRA &
	22	3339	SAN JACINTO ST	PURDY JUDY H
O	23	3343	SAN JACINTO ST	BARRON KENNETH L
	24	3403	SAN JACINTO ST	MOORE TERRY L
	25	3407	SAN JACINTO ST	WHITE NATHAN
	26	3415	SAN JACINTO ST	FISHER ROBERT J & MELINDA M

06/15/2016

Reply	*Label #*	*Address*		*Owner*
	27	3419	SAN JACINTO ST	TOLANDER GREGORY ALAN & KRISTEN GAIL
	28	3423	SAN JACINTO ST	LUIK STEPHEN WILLIAM
X	29	3427	SAN JACINTO ST	AZFER ADNAN &
	30	3431	SAN JACINTO ST	MONTOYA CHRISTIAN &
	31	3327	SAN JACINTO ST	FRANCESCHETTI ALESSIO
	32	3411	SAN JACINTO ST	SMITH J WAYNE & SHARON A
	33	1707	N HALL ST	SHF I ICON LLC
	34	3407	ROSS AVE	R & F INVESTMENTS II LTD

AGENDA ITEM # 77

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 46 J

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2111 for a tattoo parlor and body piercing studio on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, west of Exposition Avenue

Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions

Z156-258(WE)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, AUGUST 10, 2016
ACM: Ryan S. Evans

FILE NUMBER: Z156-258(WE) **DATE FILED:** April 29, 2016

LOCATION: North line of Main Street, west of Exposition Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 46-J

SIZE OF REQUEST: Approx. 6,163 sq. ft. **CENSUS TRACT:** 204.00

APPLICANT: Billyjack Gunter

OWNER: Jernigan Realty Corporation, Inc.

REPRESENTATIVE: Tom Metcalfe

REQUEST: An application for the renewal of Specific Use Permit No. 2111 for a tattoo parlor and body piercing studio on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The request is to continue the operation of a tattoo parlor and body piercing studio [AE Tattoo] within the existing 4,200 square foot building.

CPC RECOMMENDATION: **Approval** for a three-year period, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The requested tattoo and body piercing studio use is compatible with the adjacent retail, restaurant, and personal service uses. The use should not impact the surrounding area negatively from a land use perspective. The primary uses in PDD No. 269 consist of restaurants, commercial, retail and personal service, bars, lounge and taverns with and without dance halls, and office uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed use should contribute to the viability of the area to offer services that complement those permitted within the Deep Ellum/Near East Side PDD.

3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that the uses would be a detriment to the public health, safety or general welfare of the community.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

Zoning History: There have been three recent zoning changes requested in the area within the last five years.

1. Z134-288 On October 22, 2014, the City Council approved Specific Use Permit No. 2111 for a body piercing studio and tattoo studio on property within Tract A of Planned Development District No. 269, Deep Ellum/Near East Side Special Purpose District on the north line of Main Street, west of Exposition Avenue [request site].

2. Z123-373 On January 22, 2014, the City Council approved a Specific Use Permit for a bar, lounge or tavern on property within Tract A of Planned Development District No. 269, Deep Ellum/Near East Side Special Purpose District on the east corner of Main Street and North Exposition Avenue.

3. Z123-267 On May 28, 2014, the City Council approved amendments to certain use regulations and development standards within Planned Development District No. 269, the Deep Ellum/ east Side District.

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Main Street	Minor Arterial	60 ft.	60 ft.
Exposition Avenue	Collector	100 ft.	100 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

COMPREHENSIVE PLAN: The comprehensive plan does not make a specific land use recommendation related to the request; however, the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depict general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The request site is located in an Urban Mixed-Use Building Block

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 269, SUP No. 2111	Tattoo and body piercing studio
North	PDD No. 269, H/32	Masonic Lodge
South	PDD No. 269	Retail & personal service, Parking
East	PDD No. 269	Parking, Auto related use
West	PDD No. 269, H/32	Retail & personal service, Parking

Land Use Compatibility:

On May 28, 2014, the City Council approved an amendment to Planned Development District No. 269 which requires a Specific Use Permit for the requested uses as well as prohibiting another similar uses within 300 feet. The tattoo and body piercing studio meets the distance requirement. On October 22, 2014, the City Council approved Specific Use Permit No. 2111 for a body piercing studio and tattoo studio for a two year period.

The applicant's request is to on continue to operate a tattoo parlor and body piercing studio [AE Tattoo] within the existing 4,200 square foot building. The adjacent land uses includes a masonic lodge and the DART rail line (CBD-Fair Park Link) to the north; commercial and retail uses to the west and south; commercial uses, parking lot and vacant structures to the east. There are no additional changes to the SUP conditions except for establishing a new time period.

The request complies with the general provisions of PDD No. 269.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

Landscaping: The request site will not trigger any landscaping that will comply will Article X. The existing development is not increasing any floor area or impervious surface.

Dallas Police Department: The Police Department has no records of any incidents at the request site during the past 2 years.

CPC Action (June 30, 2016)

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2111 for a tattoo parlor and body piercing studio for a three-year period, subject to staff's recommended conditions on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, west of Exposition Avenue.

Maker: Ridley
Second: Murphy
Result: Carried: 13 to 0

For: 13 - Anglin, Houston, Shidid, Anantasomboon*, Abtahi, Haney, Jung, Housewright, Schultz*, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Rieves, Davis
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 18
Replies: For: 4 Against: 4

Speakers: None

LIST OF OFFICIERS

AE Tattoo

- Billyjack Gunter Owner

Jernigan Realty Corporation, Inc.

- Al Jernigan President

CPC PROPOSED SUP CONDITIONS

1. USE: The only uses authorized by this specific use permit are a body piercing studio and a tattoo studio.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPCs Recommendation

3. TIME LIMIT: This specific use permit expires on [~~October 22, 2016~~] three years from the passage of this ordinance.

Applicant's Proposal

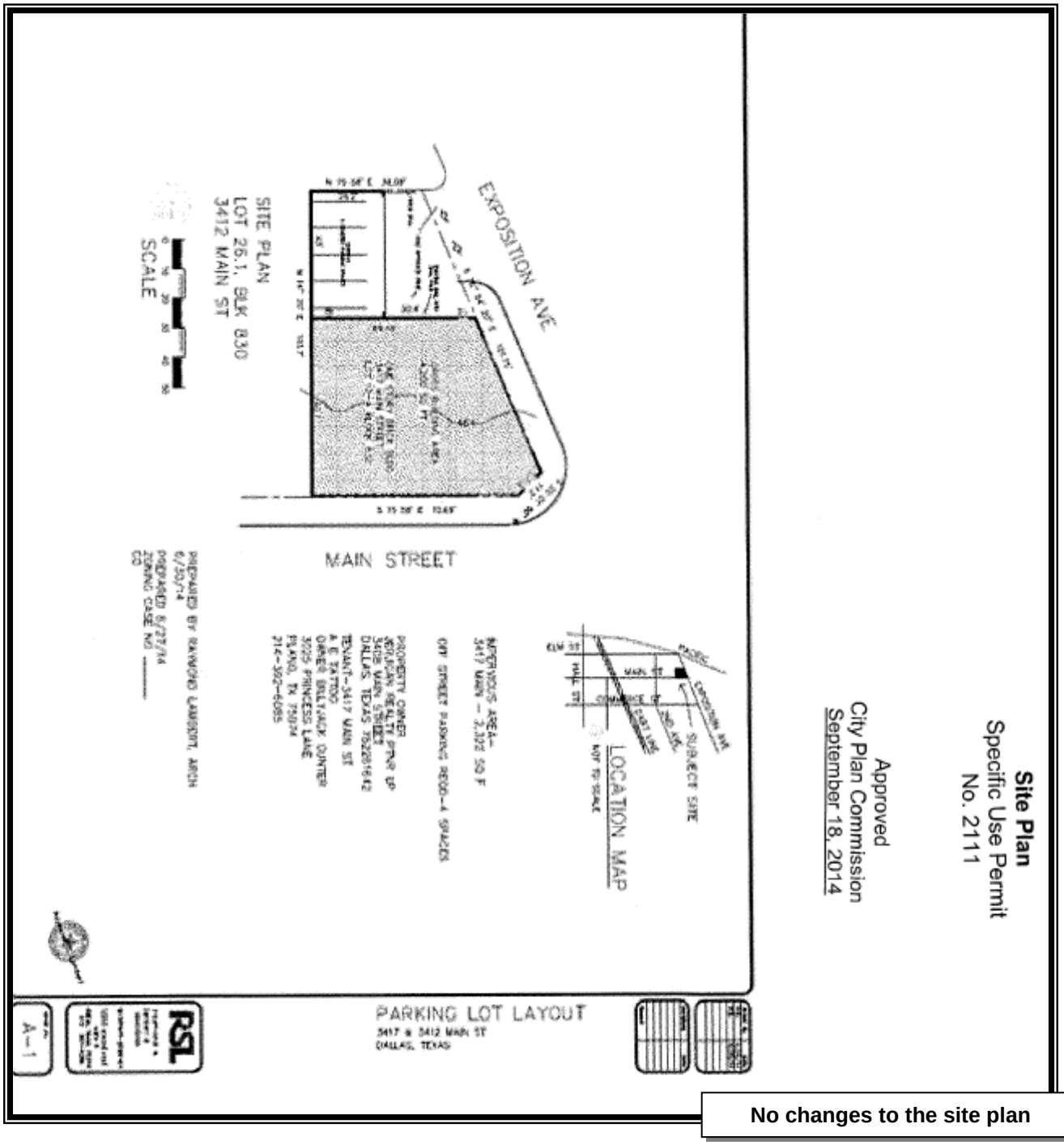
3. TIME LIMIT: This specific use permit expires on [~~October 22, 2016~~] three-year period from the passage of this ordinance), but is eligible for one automatic renewal for additional five-year period, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal 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. FLOOR AREA: The maximum floor area is 4,200 square feet in the location shown on the attached site plan.

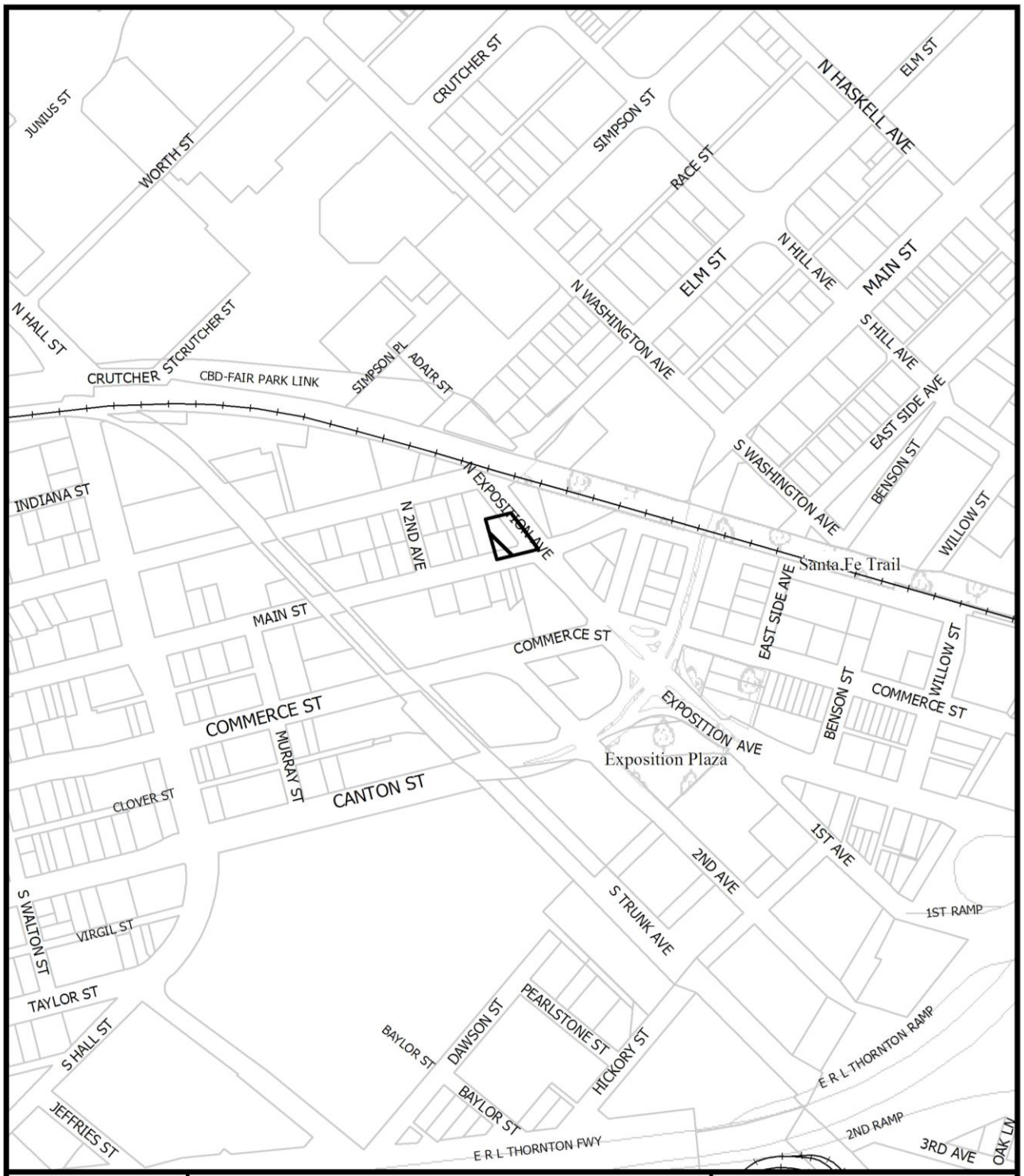
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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.

EXISITING SITE PLAN



No changes to the site plan



1:4,800

VICINITY MAP

Case no: Z156-258

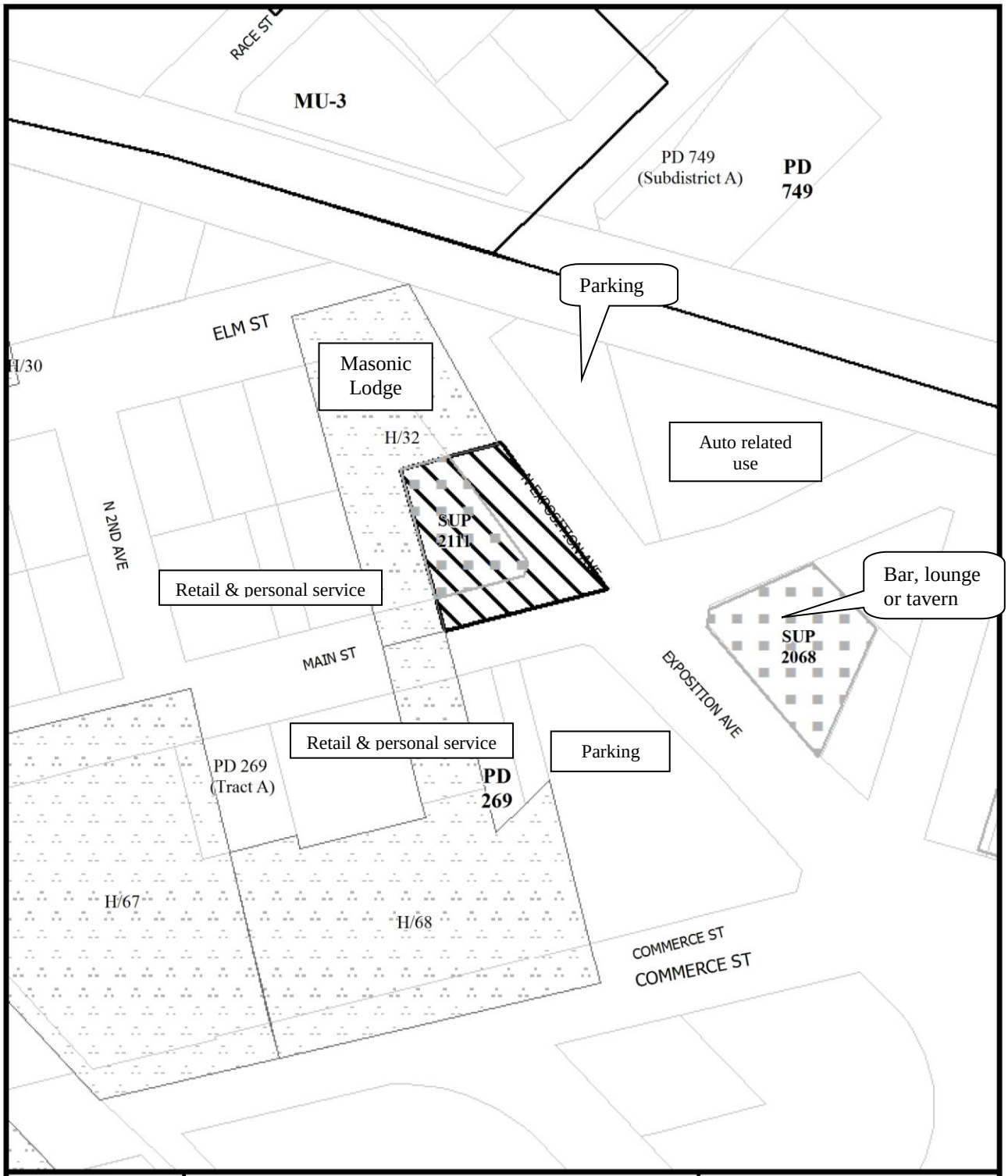
Date: 5/20/2016

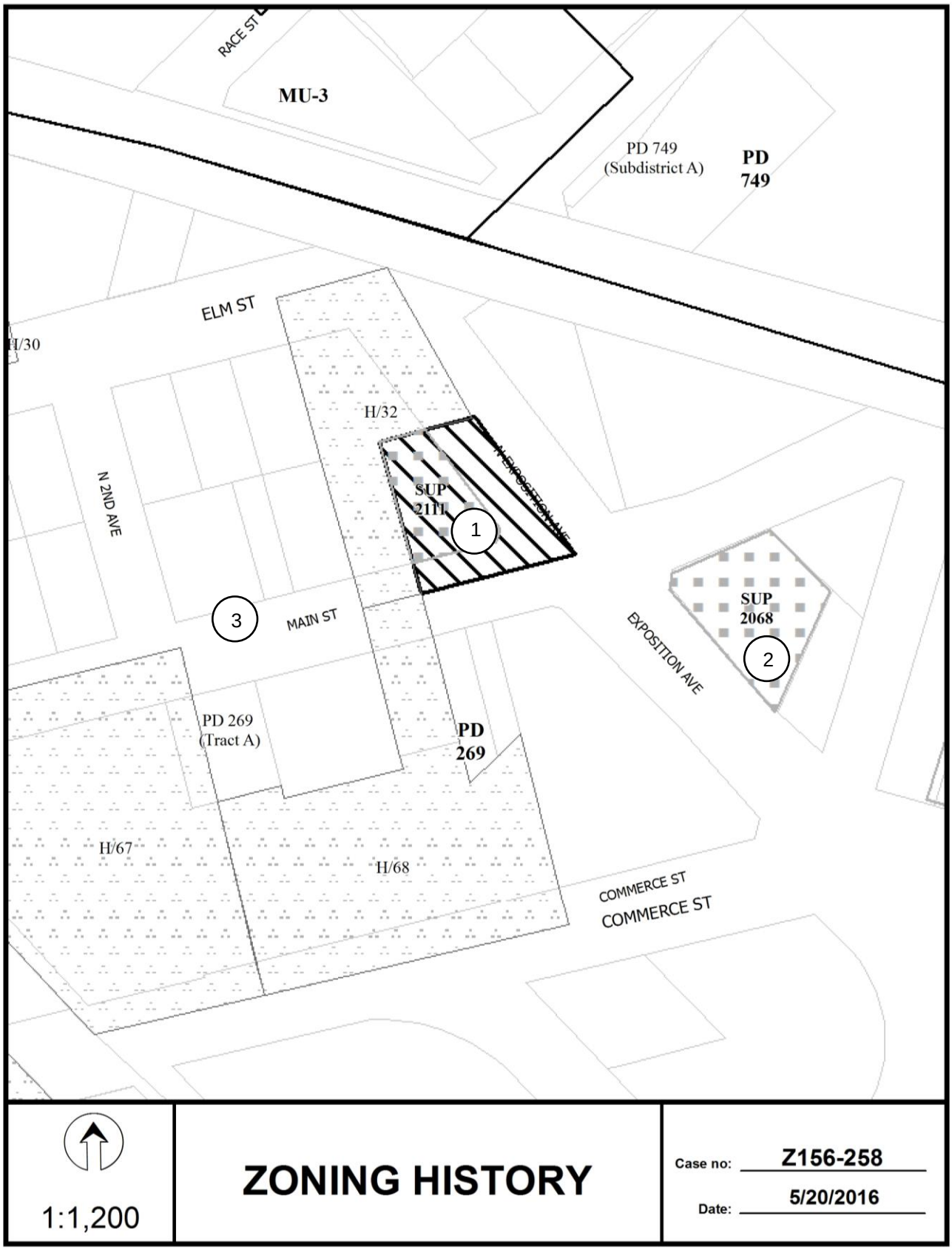
1:1,200

AERIAL MAP

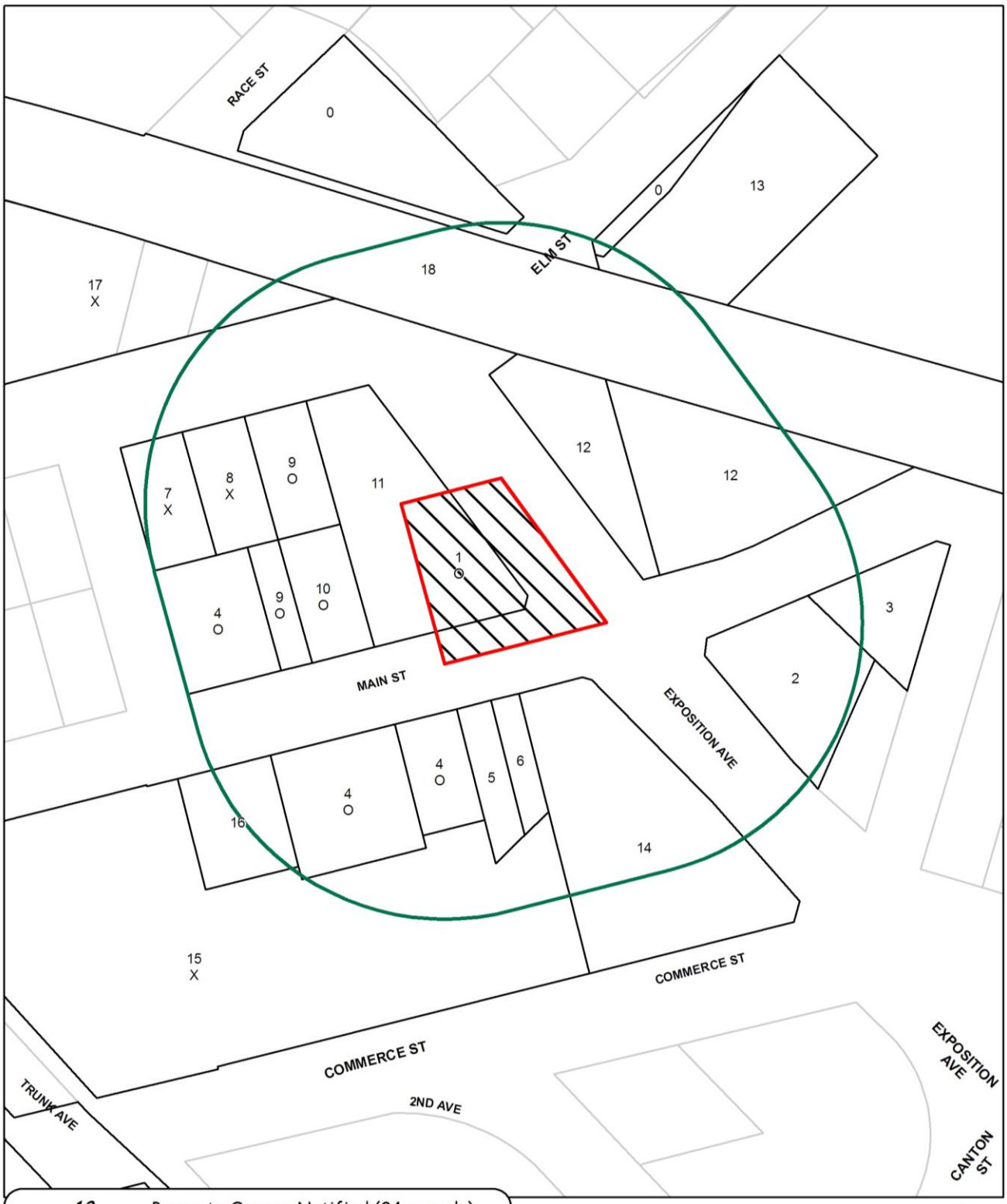
Case no: Z156-258

Date: 5/20/2016


MU-3
PD 749
(Subdistrict A)
PD
749
Parking
ELM ST
H/30
Masonic
Lodge
H/32
Auto related
use
N 2ND AVE
SUP
2111
Retail & personal service
Bar, lounge
or tavern
SUP
2068
MAIN ST
EXPOSITION AVE
Retail & personal service
Parking
PD 269
(Tract A)
PD
269
H/67
H/68
COMMERCE ST
COMMERCE ST
1:1,200
ZONING
AND LAND USE
Case no: Z156-258
Date: 5/20/2016


RACE ST
MU-3
PD 749
(Subdistrict A)
PD
749
ELM ST
H/30
H/32
N 2ND AVE
SUP
2111
1
EXPOSITION AVE
SUP
2068
2
3
MAIN ST
EXPOSITION AVE
PD 269
(Tract A)
PD
269
H/67
H/68
COMMERCE ST
COMMERCE ST
1:1,200
ZONING HISTORY
Case no: Z156-258
Date: 5/20/2016

CPC RESPONSES



18	Property Owners Notified (24 parcels)
4	Replies in Favor (7 parcels)
4	Replies in Opposition (4 parcels)
200'	Area of Notification
6/30/2016	Date

Z156-258
CPC

N
W E
S

1:1,200

Notification List of Property Owners

Z156-258

18 Property Owners Notified 4 Property Owners in Favor 4 Property Owners Opposed

Reply	*Label #*		*Address*	*Owner*
O	1	3417	MAIN ST	JERNIGAN REALTY PTNRS LP
	2	3600	MAIN ST	COLDBEER IN DEEP ELLUM LP
	3	3606	MAIN ST	COLDBEER IN DEEP ELLUM LP
O	4	3404	MAIN ST	JERNIGAN REALTY PTNR LP
	5	3416	MAIN ST	CHOW JUNE C &
	6	3418	MAIN ST	WITHERSPOON DAVID
X	7	3400	ELM ST	WESTDALE PPTIES AMERICA 1
X	8	3404	ELM ST	WESTDALE PPTIES AMERICA I
O	9	3407	MAIN ST	AL JERNIGAN INVESTMENTS INC
O	10	3409	MAIN ST	AL JERNIGAN INVESTMENTS INC
	11	3414	ELM ST	SONS OF HERMANN
	12	3502	PACIFIC AVE	COLDBEER IN DEEP ELLUM LP
	13	3700	ELM ST	BAYLOR HEALTHCARE SYSTEM
	14	3435	COMMERCE ST	COLDBEER IN DEEP ELLUM LP
X	15	3300	MAIN ST	WESTDALE DEEP ELLUM LOFTS LTD
	16	3400	MAIN ST	WESTDALE DEEP ELLUM LOFTS
X	17	3333	ELM ST	WESTDALE PROPERTIES
	18	555	2ND AVE	DART

AGENDA ITEM # 78

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 K

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street

Recommendation of Staff and CPC: Approval for a two-year period, subject to a traffic management plan and conditions

Z156-214(OTH)

Note: This item was considered by the City Council at a public hearing on June 22, 2016, and was deferred until August 10, 2016, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-214(OTH) **DATE FILED:** February 26, 2016

LOCATION: North corner of North Winnetka Avenue and McBroom Street

COUNCIL DISTRICT: 6 **MAPSCO:** 44 - K

SIZE OF REQUEST: ± 0.45 acres **CENSUS TRACT:** 101.02

APPLICANT/OWNER: Wesley-Rankin Community Center

REPRESENTATIVE: Michael R. Coker Company

REQUEST: An application to amend Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153.

SUMMARY: Currently, the property holds SUP No. 1456 for an approximately 3,559 square foot community service center and Specific Use Permit No. 2153 for a child-care facility. The applicant proposes to operate an open-enrollment charter school for grades pre-K to third grade on the property in addition to the community service center and child-care.

CPC RECOMMENDATION: **Approval** for a two-year period, subject to a traffic management plan and conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a traffic management plan and conditions.

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing and proposed uses are compatible in scale to the surrounding uses. The applicant is not making any modifications to the existing building.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed open-enrollment charter school is not anticipated to negatively impact the adjacent properties and will provide a valuable service to this area of the city.

3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is not anticipated to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respect to all applicable zoning regulations and standards* – The facility will be primarily used as a service for the immediate neighborhood and will be accessed mostly by pedestrian traffic. The applicant is requesting a parking reduction for the proposed use. Staff reviewed the parking analysis and traffic management plan submitted by the applicant and considered it to be sufficient for the proposed and existing uses on the property.

Surrounding Zoning History:

There has been one recent zoning request in the area within the last five years.

1. Z145-266 On August 26, 2015, the City Council approved Specific Use Permit No. 2153 for a child-care facility for a two-year period on the request site.

Two-year waiver:

The applicant was not required to submit a waiver to be able to submit a new application to amend the existing SUP. Sec. 51A-4-701(d)(2) of the Dallas Development Code establishes a two year limitation for an applicant to be able to submit a new zoning application for the same property. However, there are a few exceptions to the rule. One rule is that if the City Council grants a specific use permit and imposes a time limit of two years or less, the two year limitation is waived.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
McBroom Street	Minor Arterial	50 feet
North Winnetka	Minor Arterial	50 feet

Traffic:

The Engineering Section of the Department of Sustainable Construction and Development has reviewed the traffic management plan and the parking analysis provided by the applicant's representative and determined that the proposed use will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being within the Residential Building Block.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

An open-enrollment charter school is a service that supports a residential neighborhood. The applicant's proposal is consistent with the Comprehensive Plan.

STAFF ANALYSIS:

Surrounding Land Use:

	Zoning	Land Use
Site	R-5(A) with SUP No. 1456 & SUP No. 2153	Community service center (SUP No. 1456), child-care facility (SUP No. 2153)
North	R-5 (A)	Church
East	R-5 (A)	Park
South	R-5 (A)	Single family
West	R-5 (A)	Single family

Land Use Compatibility:

The 3,433 square feet one-story building is located in a residential area. The existing uses of the property are a child-care facility and a community service center. The applicant is requesting an amendment to SUP No. 2153 to allow for an open-enrollment charter school. The community service center is allowed by SUP No. 1456 and the child-care facility is allowed by SUP No. 2153. The three uses are proposed to operate during different times of the year and should not interfere with the other uses.

The Wesley-Rankin Community Center is a community center focused facility that provides services to the local families with summer programs and child-care in the neighborhood. The community service center will operate during the summer time. The child-care facility and the open-enrollment charter school operate from August through early June and serve children living in the immediate area. The proposed open-enrollment charter school will have a Montessori curriculum which includes multi-age classrooms.

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 proposed use for the site is appropriate and complies with the residential neighborhood building block of the comprehensive plan. Uses such as the proposed ones are allowed by SUP in a residential district. Staff is recommending a two-year period so we can review the impact of the use and its compatibility with the surrounding area.

Parking:

Staff reviewed the parking analysis provided by the applicant's representative and supports the existing parking provided on the site. The Code allows the parking requirement to be set by the Specific Use Permit for schools and child-care facility. SUP No. 1456 for the community service center requires four parking spaces. Included in the report is the parking analysis submitted by the applicant to support the parking reduction for the proposed uses. The applicant is requesting a reduction of 10 parking spaces: three for the open-enrollment charter school and seven for the child-care facility. The proposed and existing uses will share the provided parking spaces. The City's traffic engineer approved the parking reduction for the uses. Four parking spaces must be provided as shown in the existing/proposed site plan. The community service center, the child-care facility, and the open-enrollment school serve the neighborhood, and the majority of the people walk to the center or park on the street.

Landscaping:

Specific Use Permit No. 2153 for a community service center was approved on August 26, 2015 with a landscape plan. The applicant is not proposing any additions or improvements to the site. Therefore, the requested use does not trigger any changes in the landscape plan.

Traffic Management Plan:

The traffic engineer of Sustainable Development and construction has approved the TMP as shown in the included TMP document. Due to the low number of patrons and the transportation mode utilized by the patrons, the traffic engineer has approved the proposed TMP.

CPC ACTION:
May 19, 2016

Note: The Commission considered this item individually. Later in the meeting this item was reconsidered.

Motion I: In considering an application to amend Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street, it was moved to **hold** this case under advisement until June 2, 2016.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Anantasomboon, Abtahi, Jung, Housewright*, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Shidid, Haney
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 1

Speakers: None

Z156-214(OTH) Reconsideration

Motion to Reconsider: It was moved to **reconsider** the action taken earlier in the meeting, to **hold** under advisement until June 2, 2016, consideration of an application to amend Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street.

Maker: Anantasomboon
Second: Abtahi
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Anantasomboon, Abtahi, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Shidid, Haney
Vacancy: 0

Reconsideration Motion: It was moved to recommend **approval** an application to amend Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school for a two-year period, subject to a traffic management plan and revised conditions on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street.

Maker: Anantasomboon
Second: Abtahi
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Anantasomboon, Abtahi, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Shidid, Haney
Vacancy: 0

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 1

Speakers: None

PRINCIPLES/OFFICERS

2016 Board of Directors

Billy Young, President
Kathy Gudmundsson, Vice President
Bill Lesikar, Treasurer
Kathy S. Cleaveland, Secretary
Laird Johnson, Program Outcomes
Tim Johnston, Community School
Sarah Squires, Executive Director

Michael R. **COKER** Company

3111 Canton Street
Suite 140
Dallas, Texas 75226

Parking Analysis
Wesley-Rankin Community Center
Lumin Wesley-Rankin Community School
3326 Winnetka Ave., Dallas, TX 75212

The Wesley Rankin Community Center is a space that is designed to serve the community in and around the facility. The Community Center currently holds two specific use permits that allow the facility to operate a community service center, SUP No. 1456, and a child care facility, SUP No. 2153.

The community service center only operates from the middle of June through the end of July and offers summer programs for local youth. The child care facility operates from August through early June and provides child care for toddlers living in the immediate area of the facility. These uses do not overlap or occur simultaneously.

The community center has 4 parking spaces provided on site and because the community service center and the child care facility/proposed school do not operate at the same time, additional parking is not needed.

Many of the families that are served by the community center and the child care facility/proposed school live in the immediate area and walk to and from the facility. Some of the families have multiple children riding in the same car, further reducing the need for additional parking stalls.

Specific Use Permit 1456 – Community Service Center – Operating Mid-June through the end of July

Required Parking = 1 space per 200 s.f. of floor area = 3433 s.f./200 = 17
Required/Provided Parking = 4 spaces per SUP

Specific Use Permit 2153 – Child Care Facility – Operating August through early June

Required Parking = 1 space per 500 s.f. of floor area = 3433 s.f./500 = 7
Required/Provided Parking = 4 spaces per SUP

Specific Use Permit 2153 – Proposed open-enrollment charter school – Operating August through early June

Required Parking = 1.5 spaces per classroom: 2 classrooms x 1.5 = 3
Proposed/Provided Parking = 4 spaces

PROPOSED CONDITIONS
SUP No. 2153

1. USE: The only uses authorized by this specific use permit is a child-care facility and an open enrollment charter school limited to grades pre-K through 3rd.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

3. TIME LIMIT: This specific use permit is approved only for a period that expires on two years ~~August 21, 2017~~.

Applicant's request:

3. TIME LIMIT: This specific use permit is approved only for a period that expires on two years ~~August 21, 2017~~ and 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. In order 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 period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan.

5. HOURS OF OPERATION: The child-care facility and the open-enrollment charter school may only operate between 7:00 a.m. and 10:00 p.m., Sunday through Saturday.

6. CLASSROOMS: The maximum permitted number of classrooms is 2.

7. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.

8. OFF-STREET PARKING: Off-street parking must be located as shown on the attached site plan. No additional off-street parking is required.

8. TRAFFIC MANAGEMENT PLAN:

(a) In general. The operation of the open-enrollment charter school must comply with the attached traffic management plan.

(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, 2018 After the initial traffic study, the Property owner or operator shall submit updates of the traffic study every two years by August 1 of that 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.

(d) 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.

9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Michael R. **COKER** Company

3111 Canton Street
Suite 140
Dallas, Texas 75226

Traffic Management Plan Summary
Wesley-Rankin Community Center
Lumin Wesley-Rankin Community School
3326 Winnetka Ave., Dallas, TX 75212

Drop-off and Pick-up Hours
The school operates on a staggered dismissal schedule. There are 27 students in 2015-16 and we will grow to up to our maximum of 47 students by 2017-18. On typical school days, here is the schedule:

	Drop-off	Pick-up	# of children (2017-18)*
Toddlers	8:00 am-8:10am	11:30am-11:40am	12
PreK	7:55 am-8:10am	11:30am-11:40am	18
Kindergarten	7:55 am-8:10am	3:00pm-3:15pm	7
First Grade	7:55 am-8:10am	3:30pm-3:40pm	10

*There are siblings and some walking families included in these numbers, so 47 students is closer to 35-40 vehicles.

Ingress and Egress Points
There is access to the school parking lot on McBroom Street. This parking lot is for the school administration and is not used for pick-up and drop-off.

Drop-off and Pick-up Locations
The drop-off and pick-up location for all children is through the entrance door on McBroom Street. Parents park adjacent to the curb for drop off and pick up. **There is no queuing of vehicles in the street.**

Drop-off and pick-up by car:
The PreK, Kindergarten, and First Grade children are driven by their parents and dropped off and picked up by car at the McBroom Street entrance.

Drop-off and pick-up by parking and walking:
The parents of the Toddler children park on Winnetka adjacent to the curb and walk their children to the entrance door on McBroom Street for drop-off. At pick-up, the parents park in the same location and walk to the door and walk their child back to the car.

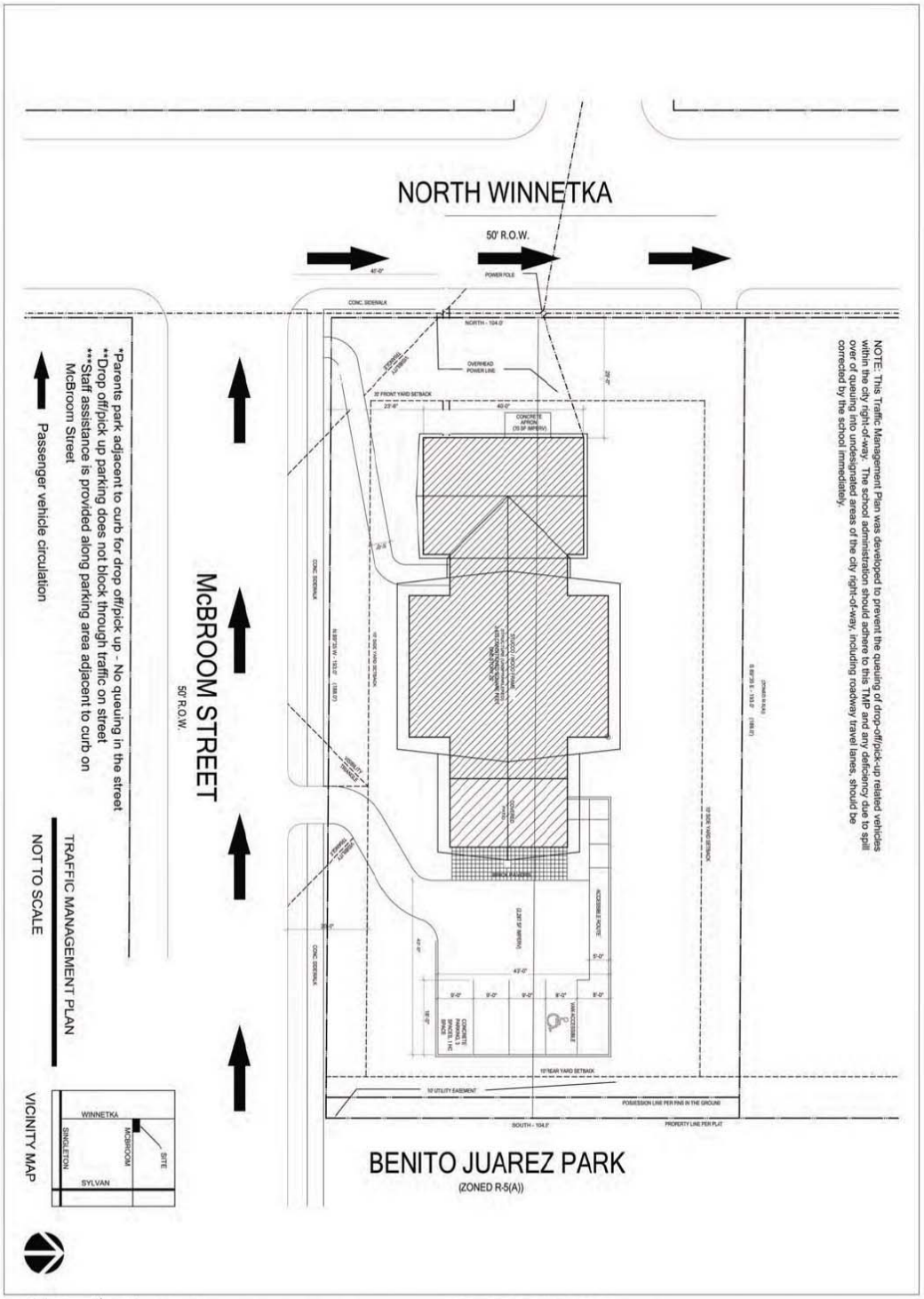
Circulation
The main circulation pattern is in front of the building on McBroom Street. All vehicles enter by heading west on McBroom Street from Conroe Street. After drop-off or pick-up, the vehicles then continue to go west on McBroom Street. For the Toddler

classroom, the vehicles head north on Winnetka and park adjacent to the curb which is the closest point to the classroom building serving the toddlers.

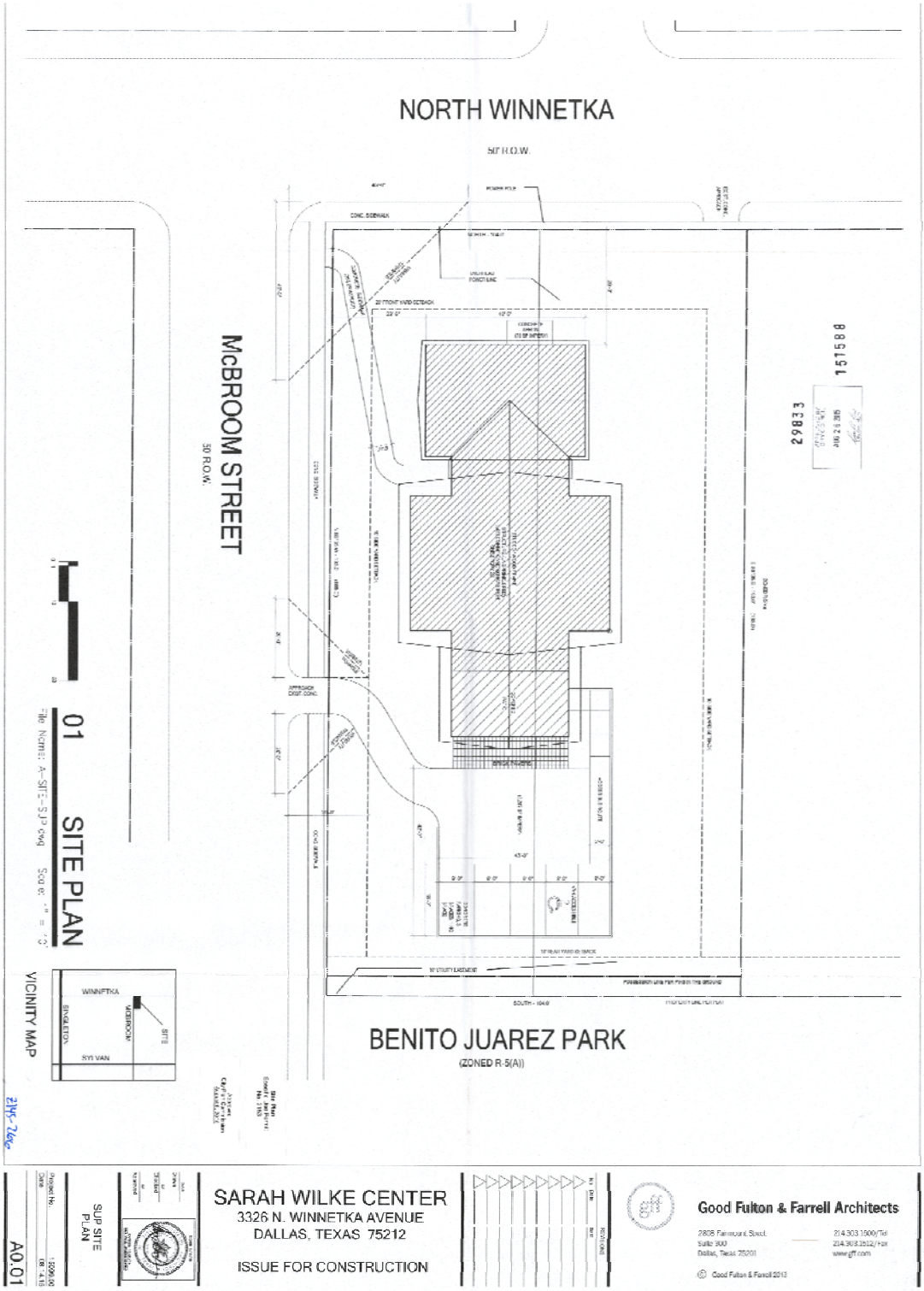
Staff Assistance

During all drop-off and pick-up times there is a staff member assisting the PreK, Kindergarten and Elementary children into and out of vehicles. The parents of the Toddler children are responsible for unloading and loading of their children as well as walking with them to the classroom.

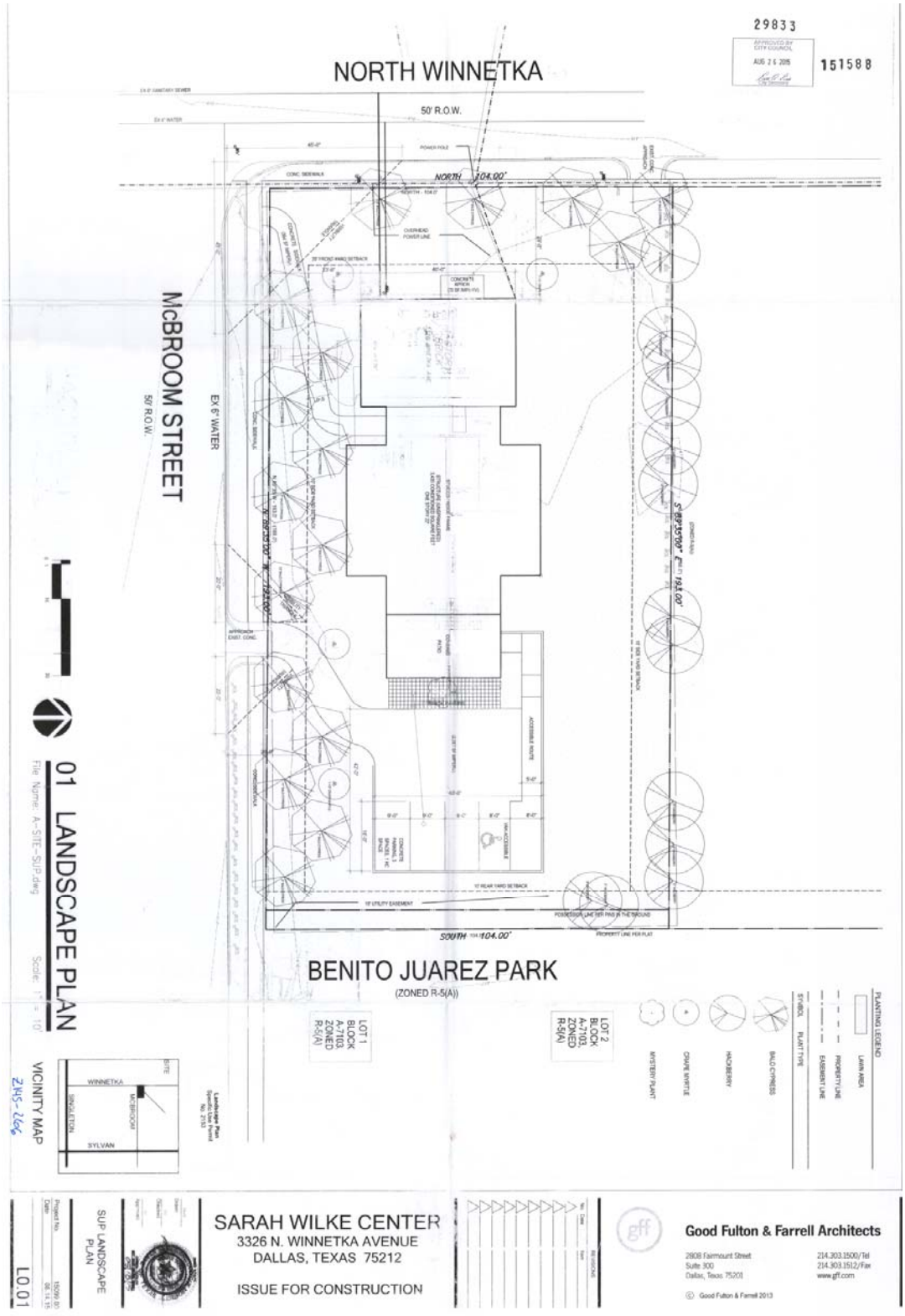
TRAFFIC MANAGEMENT PLAN



EXISTING SITE PLAN



EXISTING LANDSCAPE PLAN



EXISTING SUP No. 1456

SECTION 2. That this specific use permit is granted upon the following conditions:

1. USE: The only use authorized by this specific use permit is a community service center.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit is approved for a 10-year period and is eligible for automatic renewal for additional 10-year periods, pursuant to Section 51A-4.219, as amended. In order 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: Section 51A-4.219 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 section for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan.

5. OFF-STREET PARKING: A minimum of four 9'x18' standard-size parking spaces must be provided in the location shown on the attached site plan.

6. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.

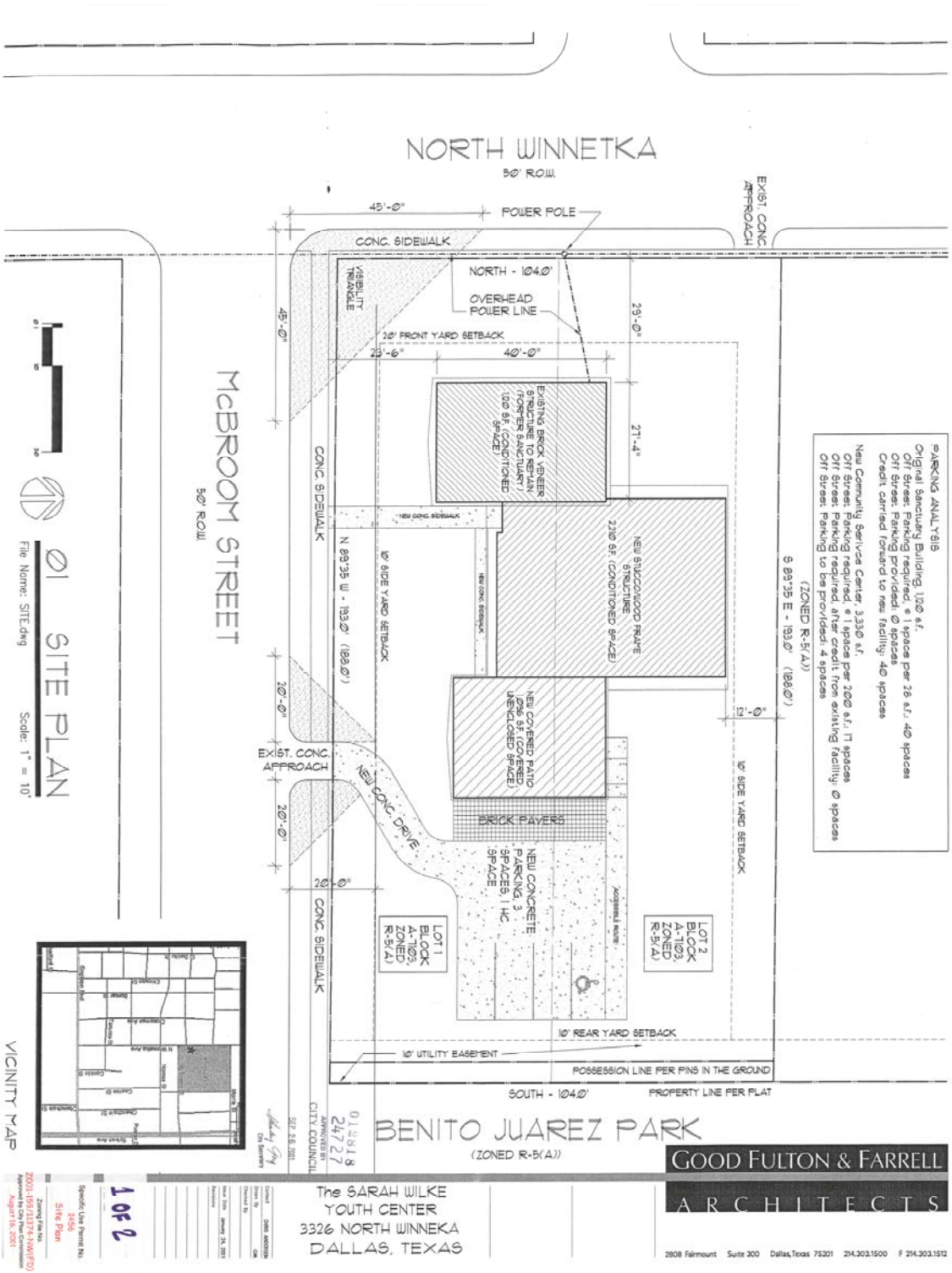
7. HOURS OF OPERATION: The permitted hours of operation are 7:00 a.m. to 10:00 p.m.

8. NUMBER OF EMPLOYEES: The maximum permitted number of full-time employees is two.

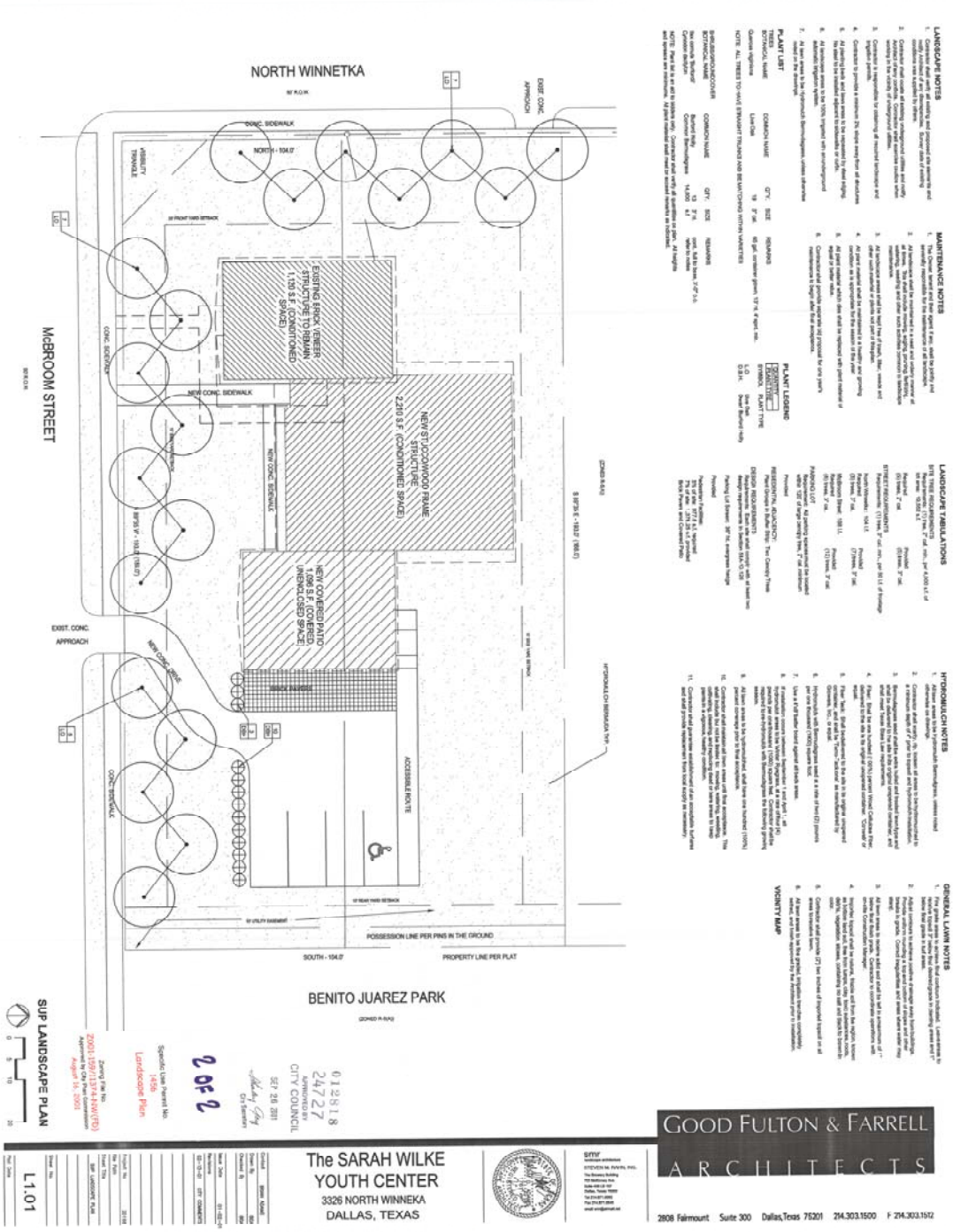
9. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

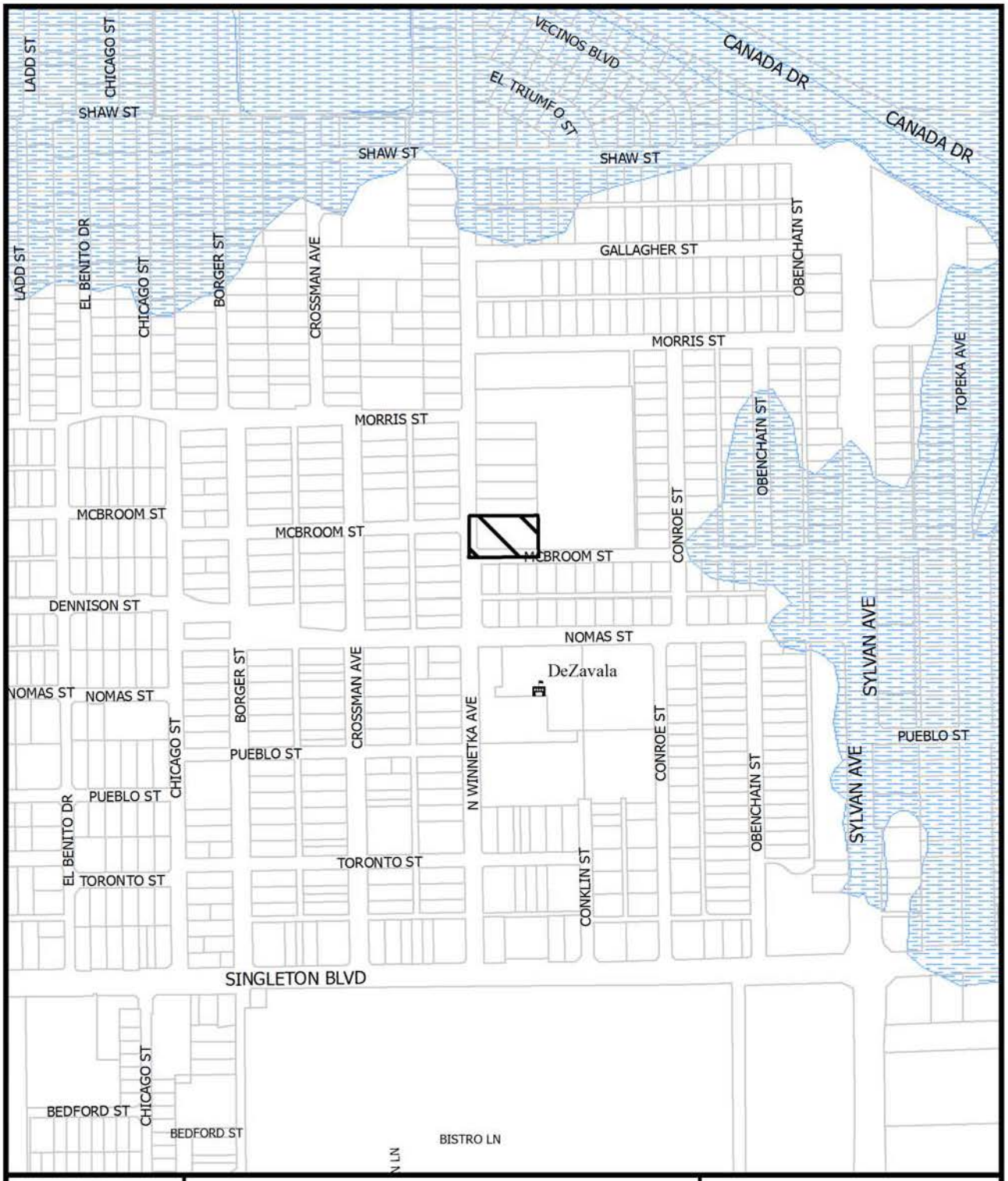
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN SUP NO.1456



EXISTING LANDSCAPE PLAN SUP No. 1456





1:4,800

VICINITY MAP

Case no: Z156-214

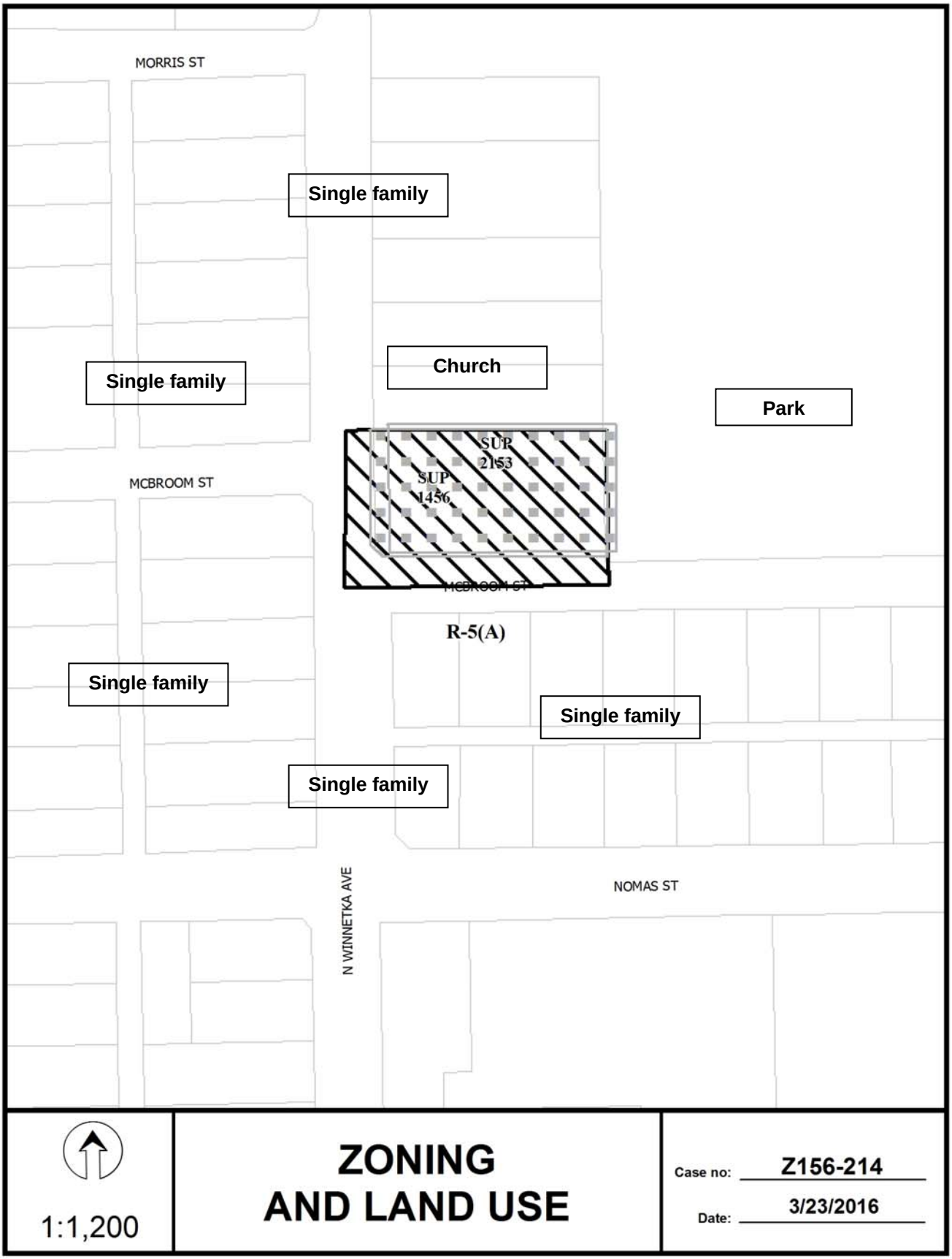
Date: 3/23/2016

1:1,200

AERIAL MAP

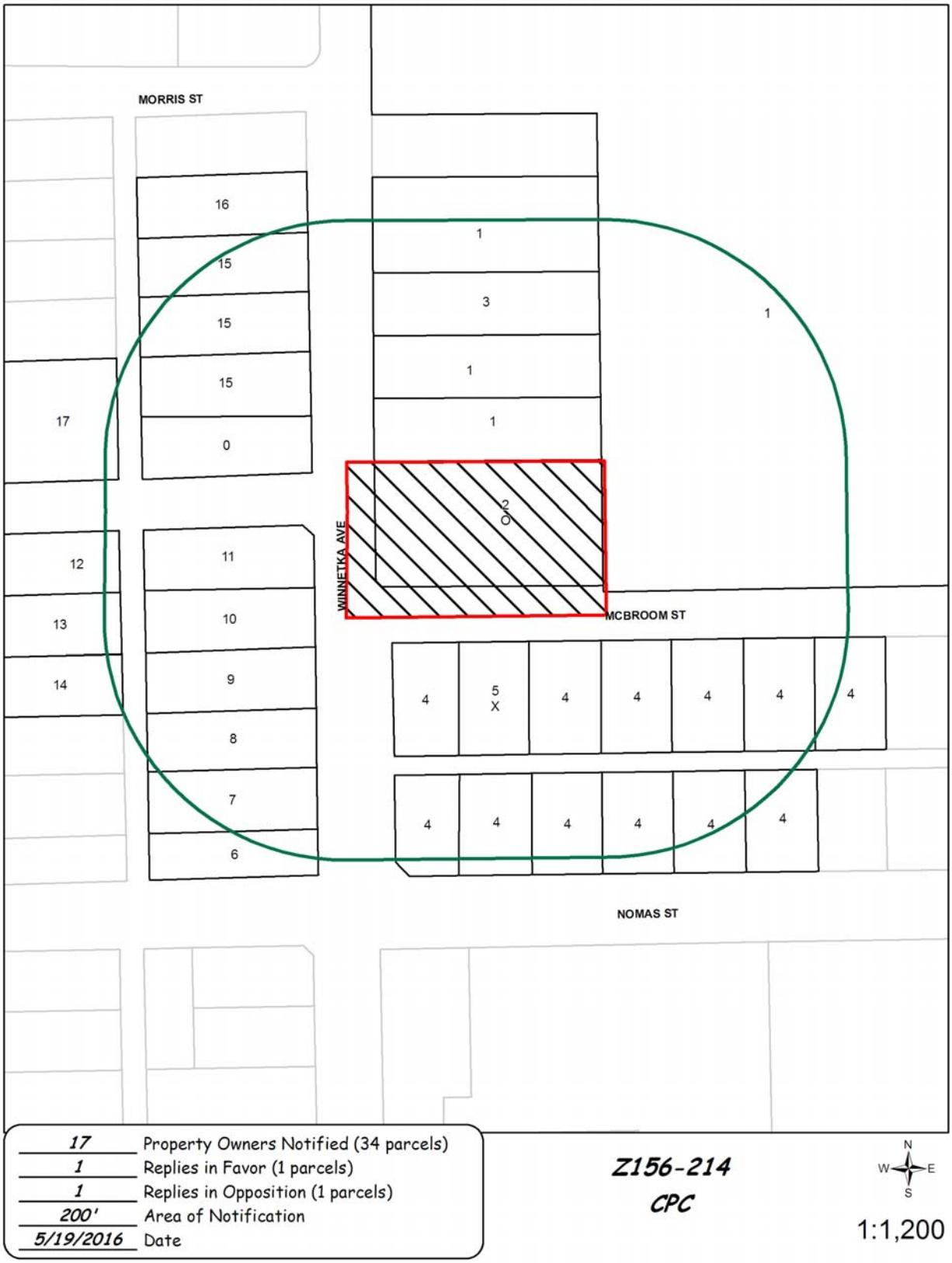
Case no: Z156-214

Date: 3/23/2016


MORRIS ST
Single family
Single family
Church
Park
SUP 2153
SUP 1456
MCBROOM ST
MCBROOM ST
R-5(A)
Single family
Single family
Single family
N WINNETKA AVE
NOMAS ST
1:1,200
ZONING AND LAND USE
Case no: Z156-214
Date: 3/23/2016

MORRIS ST
MCBROOM ST
SUP 2153
SUP 1456
1
MCBROOM ST
R-5(A)
N WINNETKA AVE
NOMAS ST
1:1,200
ZONING HISTORY
Case no: Z156-214
Date: 3/23/2016

CPC RESPONSES



05/18/2016

Reply List of Property Owners

Z156-214

17 Property Owners Notified ***1 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3352	N WINNETKA AVE	Dallas ISD
O	2	3326	N WINNETKA AVE	WESLEY RANKIN COMMUNITY
	3	3338	N WINNETKA AVE	IGLESIA CHRISTIANA
	4	1020	MCBROOM ST	HMK LTD
X	5	1016	MCBROOM ST	TORRES ALVARO
	6	3303	N WINNETKA AVE	RINCON SERGIO GUADALUPE
	7	3305	N WINNETKA AVE	ALEJANDRO SALOME M EST OF
	8	3311	N WINNETKA AVE	AYALA JOSE ANGEL II & KRYSTAL ALEJANDRO
	9	3313	N WINNETKA AVE	PANAMENO ANDRES A &
	10	3319	N WINNETKA AVE	ROJAS JULIAN
	11	3323	N WINNETKA AVE	SORIANO JULIO & SANDRA
	12	3322	CROSSMAN AVE	ALEJANDRO ARMANDO
	13	3318	CROSSMAN AVE	LOZANO ADRIANA
	14	3314	CROSSMAN AVE	AGUIN ELIZABETH Y
	15	3335	N WINNETKA AVE	BANDA MARIA C &
	16	3347	N WINNETKA AVE	GARCIA JERRY ZENON &
	17	3330	CROSSMAN AVE	MARTINEZ NORMA ALICIA

AGENDA ITEM # 79

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 36 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subareas I and II within Planned Development District No. 799, on property at the southeast corner of East Lovers Lane and Matilda Street
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and revised conditions
Z145-326(JM)

FILE NUMBER: Z145-326(JM) **DATE FILED:** August 14, 2015

LOCATION: Southeast corner of East Lovers Lane and Matilda Street

COUNCIL DISTRICT: 14 **MAPSCO:** 36-B

SIZE OF REQUEST: Approx. 12.85 Acres **CENSUS TRACT:** 79.13

APPLICANT/OWNER: Lovers Medical Investors, LP-Jonathan Perlman, Sole Officer

REPRESENTATIVE: Dallas Cothrum

REQUEST: An application to amend Subareas I and II within Planned Development District No. 799.

SUMMARY: The applicant is requesting a PDD amendment for consideration of the following: 1) permit dumpsters to encroach into a required yard (Subarea I); 2) increase in density (Subarea II); 3) increase in structure height and the number of stories (creating a new Subarea II-A within Subarea II); and 4) increase in floor area for nonresidential uses (limited to the newly created Subarea II-A).

CPC RECOMMENDATION: **Approval**, subject to a revised conceptual plan and revised conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan and revised conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – As the property is currently developed with residential uses across two subareas and a medical clinic being developed on the third, impact on adjacent properties (lighting, noise, odor) is not anticipated.

2. *Traffic impact* – The proposed increase in density will create an increase in vehicle trips/day as compared to existing entitlements; however, the existing roadway system can accommodate the additional trips.

3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

Zoning History:

File Number	Request, Disposition, and Date
1. Z134-110	On June 25, 2014, the City Council approved a PDD, The Village Special Purpose District, subject to conditions.
2. Z134-111	On May 14, 2014, the City Council approved a PDD for MF-1(A) Multifamily District Uses, subject to a development plan and conditions.
3. Z134-112	On May 14, 2014, the City Council approved a PDD for MF-1(A) Multifamily District Uses, subject to a development plan and conditions.

Thoroughfare Street	Existing & Proposed ROW
Lovers Lane	Minor Arterial; 100’ & 100’ ROW
Milton Street	Local; 50’ ROW
Matida Drive	Local; 50’ ROW
Amesbury Drive	Local; 50’ ROW

STAFF ANALYSIS

Comprehensive Plan: The request site is located in an area considered an Urban Mixed-Use Building Block. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Land Use Compatibility:

On September 24, 2008, the City Council approved a PDD for the property. Development consists of three subareas: Subarea I is currently being developed with a medical clinic or ambulatory surgical center use; Subarea II is developed with retirement housing and a convalescent and nursing homes, hospice care, and related institutions use; and, Subarea III is developed with multifamily uses. The applicant initially requested the following revisions: 1) permit dumpsters to encroach into a required yard (Subarea I); 2) increase in density (Subarea II); 3) increase in structure height and the number of stories (Subarea II); and 4) increase in floor area for nonresidential uses (Subarea II).

Current revisions to the application can now be summarized per the following: 1) permit dumpsters to encroach into a required yard (Subarea I); 2) increase in density (newly created Subarea II-A within existing Subarea II); 3) increase in structure height and the number of stories (newly created Subarea II-A within existing Subarea II); and 4) increase in floor area for nonresidential uses (newly created Subarea II-A within existing Subarea II).

The applicant has indicated that there are no specific plans for an existing or potential tenant for the property at this time. With regard to No. 3, the applicant revised the submission to create a new subarea to minimize the impact of this portion of the request.

The entire site enjoys 100 percent street frontage. As such, the PDD requires specific streetscape and wide, unobstructed sidewalks to serve development and adjacent properties as residents traverse the area. As DART's Lovers Lane Station (Red Line) is situated to the west (approximately 1,350 feet from the Milton/Matilda intersection to the rail platform), the development is considered a transit oriented development (within one-quarter mile from a rail station).

Lovers Lane is a thoroughfare that separates much of the intensity of the various street frontages, whereby intensity tends to lessen as it is developed north and south of the respective frontages. With respect to this PDD boundary, the area transitions very quickly to two and three story residential uses (PDD No. 913; 48 feet/four stories) to the southeast and south. The nonresidential development west of the site (PDD No. 610) provides for MU-3 District standards but is currently developed with retail uses. It should be noted there is not a residential area in close proximity as is the situation with this property. Lastly, PDD No. 916 provides for much of its reduced structure height along the Lovers Lane frontage (as well as following the balance of its perimeter boundary).

As now revised, the applicant's submittal related to No. 3, above, accomplishes much of staff's recent concerns. The vertical intensity is better managed by removing the possibility of a 100 foot-tall structure anywhere within the subarea and within 20 feet of the southern property line. Now, an approximate 450 foot setback will exist between the proposed addition and the two story residential uses along the south line of Milton Street (365 feet to the southern property line; 50 foot Milton Street right-of-way; and an approximate building setback of 35 feet for the existing multifamily uses).

Traffic: PDD No. 799 was created, in part, to the accepted analysis addressed in the initial traffic impact analysis (January, 23, 2008) as well as an update (March 7, 2011) submitted in conjunction with a previous amendment to the PDD.

The applicant and traffic engineer have worked to ensure the most recent TIA and update adequately provide for the floor area increase associated with this request. As such, it should be noted that 4,000 square feet of the requested 20,000 square feet will be classified as a limited retail use. This use will function to serve the existing residential base located on the property in that there will be no separate main entrance nor exterior signage. It is envisioned this use will not generate vehicle trips normally associated with what would be considered a general merchandise or food store greater than 3,500 square feet. In summary, the requested increase is accepted by the Engineering Section of the Department of Sustainable Development and Construction.

CPC ACTION

Previously held under advisement by the City Plan Commission on January 21, 2016, February 18, 2016, March 3, 2016, and March 17, 2016; approved on April 7, 2016.

April 7, 2016

Motion: It was moved to recommend **approval** of an amendment to Subareas I and II, subject to a revised conceptual plan and revised conditions with the following modification: 1) Page 4-13, Subparagraph 3, Floor Area, (B), include additional ordinance provisions to read "For purpose of the this section, Section 4.218(b) does not apply.", 2) Allow medical clinic or ambulatory surgical center as a limited use only, in Subarea II-A, 3) In Subarea II-A, under Front, side or rear yard, include staff's recommendation that reads: "Awnings and canopies may encroach five feet into the required yard along Lovers Lane with a minimum of eight feet of clearance above grade.", 4) Maximum floor area of 10,000 sq. ft. for a medical clinic or ambulatory surgical center, 5) No off-street parking is required for an accessory community center within Planned Development District No. 799, on property at the southeast corner of East Lovers and Matilda Street.

Maker: Ridley
Second: Anglin
Result: Carried: 8 to 6

For: 8 - Anglin, Houston*, Anantasomboon, Abtahi, Housewright, Peadon, Ridley, Tarpley

Against: 6 - Davis, Shidid, Haney, Jung, Schultz, Murphy
Absent: 0
Vacancy: 1 - District 2

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 217
Replies: For: 3 Against: 59

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: Norma Minnis, 8807 Vinewood Dr., Dallas, TX, 75228
John Allegro, 5136 Amesbury Dr., Dallas, TX, 75206
Against (Did not speak): Genie Rousseau, 5811 E. University, Dallas, TX, 75206

CPC RECOMMENDED AMENDING CONDITIONS
ARTICLE 799.

PD 799.

SEC. 51P-799.101. LEGISLATIVE HISTORY.

PD 799 was established by Ordinance No. 27357, passed by the Dallas City Council on September 24, 2008. (Ord. Nos. 27357; 28419)

SEC. 51P-799.102. PROPERTY LOCATION AND SIZE.

PD 799 is established on property generally bounded by Matilda Avenue, Lovers Lane, Amesbury Drive, and Milton Street. The size of PD 799 is approximately 12.85 acres. (Ord. Nos. 27357; 28419)

SEC. 51P-799.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) AUTO LIFT means a self-service automated device that is used to stack two cars vertically within the confines of a single parking space, resulting in an additional off-street parking space.

(2) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(3) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(4) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(5) MEDICAL, EVALUATION, ASSESSMENT, TREATMENT, AND REHABILITATION CENTER means a facility limited to a special hospital or medical rehabilitation center that offers long term, skilled, non-acute care or rehabilitation in connection with nearby retirement housing or a nearby convalescent and nursing home, hospice care, and related institutions. The facility may not offer acute care or substance abuse treatment and recovery.

(6) ROOF COURTYARD means a recreational area on top of a structure that is open to the sky and may include landscaping, a pool, and other amenities.

(7) STOOP means a small porch leading to the entrance of a residence.

(8) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, alley, or driveway.

(9) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

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

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 27357; 28419)

SEC. 51P-799.104. CREATION OF SUBAREAS.

This district is divided into four [~~three~~] Subareas: Subarea I, Subarea II, Subarea II-A, and Subarea III. The subareas are shown on the conceptual plan (Exhibit 799A) and described in the property description (Exhibit 799B). If there is a conflict between the boundaries shown on the conceptual plan and the boundaries described in the property description, the property description controls. (Ord. Nos. 27357; 28419)

SEC. 51P-799.105. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 799A: conceptual plan.

(2) Exhibit 799B: property description. (Ord. Nos. 27357; 28419)

SEC. 51P-799.105.1. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 799A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 28419)

SEC. 51P-799.106. DEVELOPMENT PLAN.

A development plan for each subarea or part of a subarea must be approved by the city plan commission before the issuance of any building permit to authorize work in that subarea or part of a subarea. If there is a conflict between the text of this article and a development plan, the text of this article controls. Development plans for subareas may be submitted in phases. (Ord. Nos. 27357; 28419)

SEC. 51P-799.107. MAIN USES PERMITTED.

(a) Subarea I. The following uses are the only main uses permitted:

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Church.
-- Library, art gallery, or museum.

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[Limited to a maximum of three drive-through lanes.]*
-- Medical clinic or ambulatory surgical center.
-- Office. *[Bail bond office is prohibited.]*

(8) Recreation uses.

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

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside runs. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Personal service uses. *[Massage establishment and tattoo or body piercing studio uses are prohibited.]*
-- Restaurant without drive-in or drive-through service.
-- Restaurant with drive-in or drive-through service. *[Maximum of one drive-through lane, additional lanes by SUP only.]*

-- Temporary retail use.

(11) Transportation uses.

-- Private street or alley.
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[Must be mounted on the roof of or attached to a building or parking structure.]*
-- Tower/antenna for cellular communication. *[Must be mounted on the roof of or attached to a building or parking structure.]*

(13) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied. Treat as if in MU-1 Mixed Use Zoning District.]*
-- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied. Treat as if in MU-1 Mixed Use Zoning District.]*

(b) Subarea II and Subarea II-A. The following uses are the only main uses permitted:

-- Adult day care.
-- Convalescent and nursing homes, hospice care, and related institutions.
-- General merchandise or food store 3,500 square feet or less. *[Limited Use only in Subarea II-A]*
-- General merchandise or food store greater than 3,500 square feet. *[Limited Use only in Subarea II-A]*
-- Local utilities.
-- Medical clinic or ambulatory surgical center. *[Limited Use only in Subarea II-A]*
-- Medical, evaluation, assessment, treatment, and rehabilitation clinic.
-- Multifamily.
-- Private recreation center, club, or area. *[SUP]*
-- Private street or alley.
-- Public park, playground, or golf course.
-- Radio, television, or microwave tower. *[Must be mounted on the roof of or attached to a building or parking structure.]*
-- Retirement housing.
-- Tower/antenna for cellular communication. *[Must be mounted on the roof of or attached to a building or parking structure.]*

(c) Subarea III. The following uses are the only main uses permitted:

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Local utilities.
-- Multifamily.
-- Private recreation center, club, or area. *[SUP]*
-- Private street or alley.
-- Public park, playground, or golf course.
-- Radio, television, or microwave tower. *[Must be mounted on the roof of or attached to a building or parking structure.]*
-- Retirement housing.
-- Single family.
-- Tower/antenna for cellular communication. *[Must be mounted on the roof of or attached to a building or parking structure.]*

(Ord. Nos. 27357; 28419)

SEC. 51P-799.108. ACCESSORY USES.

(a) In general. As a general rule, an accessory use is permitted in any subarea 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.

(b) Subarea I. The following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- Bail bond office.
-- Day home.
-- General waste incinerator.

(c) Subarea II and Subarea II-A. The following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- Day home.
-- General waste incinerator.

(d) Subarea III. The following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display or sale of merchandise.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- Day home.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(Ord. Nos. 27357; 28419)

SEC. 51P-799.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. The following regulations apply to all subareas:

(1) Setbacks. The setbacks apply to the perimeter of the Property only. Setbacks are not required between subareas or lots.

(2) Lot size. No minimum lot size.

(3) Residential proximity slope. The residential proximity slope regulations in Section 51A-4.412 apply only to the perimeter of the Property.

(4) Urban form. No urban form setback is required.

(5) Lot coverage.

(A) The combined maximum lot coverage of all subareas is 72 percent.

(B) Surface parking lots and underground parking structures are not included in lot coverage.

(C) Above ground parking structures are included in lot coverage calculations unless the above ground parking structure

(i) includes a roof courtyard; and

(ii) does not exceed 17 feet in height.

(b) Subarea I.

(1) Front, side, or rear yard.

(A) Except awnings and stoops, minimum setback from the north Property line along Lovers Lane is 15 feet, as shown on the conceptual plan.

(B) Except awnings, dumpsters, and stoops, minimum setback from the west Property line along Matilda Street is 60 feet, as shown on the conceptual plan.

(2) Floor area. Maximum floor area is 17,500 square feet, excluding a mechanical equipment room.

(3) Height. The maximum structure height is 34 feet, eight inches, excluding mechanical equipment or parapet walls designed to hide mechanical equipment or to provide architecture integrity or building articulation. Mechanical equipment is limited to eight additional feet in height.

(4) Stories. Maximum number of stories above grade is two.

(c) Subarea II.

(1) Front, side, or rear yard.

(A) Minimum setback from the north Property line along Lovers Lane is 15 feet as shown on the conceptual plan.

(B) Minimum setback from the west Property line along Matilda Street is 15 feet as shown on the conceptual plan.

(C) Minimum setback from the south Property line along Milton Street is 20 feet as shown on the conceptual plan. Porte-cocheres, passenger drop-off and pick-up areas, covered parking, or similar structures may encroach five feet into the required yards.

(2) Density. Maximum number of dwelling units is 348. For the purposes of this Subarea, each retirement housing or independent living apartment or room counts as one dwelling unit regardless of the number of beds. For all other uses, each bed counts as a dwelling unit.

(3) Height.

(A) Maximum structure height is 54 feet. Architectural features, mechanical equipment screening, roof courtyard amenities, radio, television, or microwave tower, tower/antenna for cellular communication, and rooftop access may project a maximum of 10 feet above the maximum structure height.

(B) Mechanical equipment, skylights, and solar panels on roofs must be integrated into the building design, screened, or setback so that they are not visible from a point five feet, six inches above grade at the Property line.

(4) Stories. Maximum number of habitable stories is four. No maximum number of stories for parking structures, but parking structures and habitable structures combined must comply with the height requirements in Paragraph (3).

(c-1) Subarea II-A.

(1) Front, side, or rear yard.

(A) Except as provided in this paragraph, minimum setback from the north Property line along Lovers Lane is 65 feet as shown on the conceptual plan.

(1) Porte-cocheres may encroach 30 feet into the required yard along Lovers Lane.

(2) Stoops may encroach five feet into the required yard along Lovers Lane.

(3) Awnings and canopies may encroach five feet into the required yard along Lovers Lane with a minimum of eight feet of clearance above grade.

(B) No minimum side or rear yard setback.

(2) Density. Maximum number of dwelling units is 136. For the purposes of this Subarea, each retirement housing or independent living apartment or room counts as one dwelling unit regardless of the number of beds. For all other uses, each bed counts as a dwelling unit.

(3) Floor area.

(A) Except as provided in this paragraph, maximum floor area for all nonresidential uses is 20,000 square feet.

(B) Maximum floor area for a general merchandise or food store greater than 3,500 square feet is 4,000 square feet. For purposes of this floor area maximum, this is an aggregate floor area for this use as well as the general merchandise or food store less than 3,500 square feet. For purposes of this paragraph, Chapter 51A-4.218(b) does not apply.

(C) Maximum floor area for a medical clinic or ambulatory surgical center is 10,000 square feet. For purposes of this paragraph, Chapter 51A-4.218(b) does not apply.

(4) Height.

(A) Except as provided in this paragraph, maximum structure height is 100 feet. Architectural features, mechanical equipment screening, roof courtyard amenities, radio, television, or microwave tower, tower/antenna for cellular communication, and rooftop access may project a maximum of 10 feet above the maximum structure height.

(B) Mechanical equipment, skylights, and solar panels on roofs must be integrated into the building design, screened, or setback so that they are not visible from a point five feet, six inches above grade at the Property line.

(C) Maximum structure height for a porte-cochere is 18 feet.

(5) Stories. Maximum number of habitable stories is nine. No maximum number of stories for parking structures, but parking structures and habitable structures combined must comply with the height requirements in Paragraph (4).

(d) Subarea III.

(1) Front, side, and rear yard.

(A) Minimum setback along Lovers Lane is 15 feet.

(B) Minimum setback along Amesbury Street is 15 feet.

(C) Minimum setback along Milton Street is 20 feet.

(2) Density. Maximum number of dwelling units is 336.

(3) Height. Except as provided in this paragraph, maximum structure height is 58 feet, six inches. Architectural features, mechanical equipment screening, roof courtyard amenities, radio, television, or microwave tower, towner/antenna for cellular communication, and rooftop access may project a maximum of 10 feet above the maximum structure height.

(4) Stories.

(A) Maximum number of habitable stories is four. No minimum number of stories for parking structures, but parking structures and habitable structures combined must comply with the height requirements in Paragraph (3).

(B) Facades facing Lovers Lane must have an appearance of three stories. (Ord. Nos. 27357; 28419)

SEC. 51P-799.110. OFF-STREET PARKING AND LOADING.

(a) In general.

(1) 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.

(2) A maximum of 25 percent of the required off-street parking spaces may be compact.

(3) For purposes of required parking and loading, the entire Property is considered one lot.

(b) Subarea I.

(1) Parking reduction.

(A) If more than three pedestrian amenities listed in Subparagraph (D) are provided in Subarea I, a use within Subarea I may be granted a five percent reduction in required off-street parking. An additional five percent reduction of required off-street parking reduction may be granted for each additional amenity provided up to a maximum of 20 percent.

(B) Bicycle parking is a required amenity if a use is seeking a parking reduction.

(C) Pedestrian amenities must be provided within the curb-to-building area, within a plaza, or along private streets, drives, or pedestrian ways and must be placed far enough from the street curb to not create a physical barrier or obstruction.

(D) The following pedestrian amenities may count toward a parking reduction:

(i) Bicycle parking at one five-bicycle unit per 500 feet of frontage.

(ii) Awning/canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the frontage; or a

combination of street trees and evergreen shrubs with a minimum of one small tree per 25 feet of frontage and a minimum of one shrub per five feet of frontage.

(iii) Benches at one per 200 feet of frontage.

(iv) Trash receptacles at one per 200 feet of frontage.

(v) Free-standing or wall-mounted pedestrian street lamps at one per 200 feet of frontage.

(vi) Enhanced sidewalk with stamped concrete or brick pavers for the full width of the sidewalk along the entire frontage.

(vii) Public art or water features costing no less than $2,500, at one per subarea.

(viii) Drinking fountains at one per 800 feet of sidewalk.

(ix) Electric car recharging location.

(x) Public access to wireless internet service at no cost.

(2) Parking rows. No more than two rows of parking are permitted in front of a structure.

(c) Subarea II and Subarea II-A.

(1) For retirement housing uses, 0.56 parking spaces per unit is required. No additional required parking for accessory portions of a retirement housing use, including private recreation, community center, entertaining areas, dining, or similar common areas is required.

(2) For convalescent and nursing homes, hospice care, and related institution uses, 0.25 parking spaces per unit are required. No additional required parking for accessory portions of a convalescent and nursing home or hospice use, including private recreation, community center, entertaining areas, dining, or similar common areas is required.

(3) For a medical, evaluation, assessment, treatment, and rehabilitation clinic use, one parking space per 333 square feet of floor area is required.

(3.1) Accessory community center (private). No off-street parking is required.

(4) A maximum of two rows of parking is allowed between a structure facade and Matilda Street.

(5) A maximum of one row of parking is allowed between a structure facade and Lovers Lane.

(6) A maximum one row of parking is allowed between a structure facade and Milton Street.

(7) Tandem parking is permitted.

(8) Packed parking and auto lifts are permitted. For packed parking, a minimum of one attendant must be available at all times to maneuver, park, and deliver vehicles.

(d) Subarea III.

(1) For multifamily uses, 1.5 parking spaces per unit is required. No additional required parking for accessory portions of a multifamily use, including private recreation, community center, entertaining areas, or similar common areas is required.

(2) No parking is allowed between a structure facade and Amesbury Drive.

(3) No parking is allowed between a structure facade and Milton Street.

(4) Parking is only allowed between a structure facade and Lovers Lane within the 20 percent of frontage that is immediately adjacent to Subarea II.

(5) Tandem parking is permitted.

(6) Packed parking and auto lifts are permitted. For packed parking, a minimum of one attendant must be available at all times to maneuver, park, and deliver vehicles.

(7) A notched or fully indented loading and unloading area is allowed on Milton Street but may not exceed 60 feet in length. Signage limiting the loading and unloading area to the exclusive use by the multifamily use is required. In this area, the sidewalk may be reduced to a clearance of four feet. (Ord. Nos. 27357; 28419)

SEC. 51P-799.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 27357; 28419)

SEC. 51P-799.112. LANDSCAPING, SIDEWALKS, AND PEDESTRIAN AMENITIES.

(a) In general.

(1) Except as provided in this section, landscaping must be provided in accordance with Article X.

(2) Plant materials must be maintained in a healthy, growing condition.

(3) For each subarea or portion of a subarea subject to an approved development plan, landscaping must be installed within six months after the issuance of a certificate of occupancy.

(4) Sections 51A-10.125, "Mandatory Landscaping Requirements," and 51A-10.126, "Design Standard," do not apply.

(5) Street trees count as site trees.

(b) Trees.

(1) Number of trees. The minimum number of trees required on Milton Street, Amesbury Drive, and Lovers Lane is determined by dividing the number of feet of street frontage, excluding visibility triangles and ingress and egress points, by 25 for each frontage.

(2) Location of trees.

(A) Trees must be planted at least 10 feet from any structure and must be spaced as uniformly as practical and may be located between the back of curb and sidewalk or between the sidewalk and any structure.

(B) A minimum five-and-one-half-foot-wide planting zone must be provided parallel to Milton Street, Amesbury Drive, and Lovers Lane except in Subarea I. A minimum of 60 percent of the planting zone must contain living trees, turf, grass, flowers, or ground cover vegetation that is recommended by the building official.

(3) Type of trees.

(A) Except where the building official determines small trees are appropriate, parkway trees must be large trees with a minimum height of 12 feet and a minimum caliper of four inches at the time of planting.

(B) Large trees must be one of the following species:

Acer barbatum	'Caddo' Maple
Acer rubrum	Red Maple
Fraxinus texensis	Texas Ash
Ginko biloba	Ginkgo
Pistacia chinensis	Chinese Pistache
Pinus thunbergii	Japanese Black Pine
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak
Taxodium distichum	Pond Cypress
Taxodium distichum	Bald Cypress
Ulmus crassifolia	Cedar Elm
Ulmus parvifolia	Lacebark Elm

Acer rubrum ' October Glory'	October Glory Maple
Liquidambar Styraciflua	Sweetgum
Magnolia grandiflora	Southern Magnolia
Magnolia grandiflora	Claudia Wannamaker Magnolia
Quercus virginiana 'Highrise'	Highrise Live Oak
Ulmus parvifolia 'Drake'	Drake Elm
Ulmus parvifolia	'EmerII'Allee Elm

(C) Small tree means a tree of a species that normally reaches a height of less than 30 feet upon maturity.

(4) Planting requirements.

(A) If trees are planted in an area with less than 65 square feet of permeable planting area, Cornell University structural soils, applied as specified by the Urban Horticultural Institute of Cornell University, must be used, or other similar methods or technologies approved by the building official.

(B) Any tree planted within 18 inches of pavement must have a tree grate that is at least five feet by five feet.

(5) Tree replacement.

(A) Trees planted in any Subarea may count towards the tree replacement requirements in Division 51A-10.130.

(B) Large parkway trees may count towards the tree replacement requirements in Division 51A-10.130.

(6) Tree mitigation.

(A) To qualify for a reduction in the number of replacement trees, the building official must determine that the tree protection requirements in Article X have been met.

(B) To preserve existing tree canopies, existing large trees with a caliper of 20 inches or greater that are preserved may reduce the number of replacement inches by a factor of 1.5. For example, a tree with a caliper of 20 inches that is preserved reduces the tree replacement requirement by 30 caliper inches. Trees must be protected prior to and during construction with the minimum standards in Article X. Any credits are subject to inspection by the building official.

(C) Yaupon holly (*Ilex vomitoria*) is not considered a protected tree. Relocation of yaupon hollies is encouraged.

(D) If the property owner submits an application for a building permit for a structure within six months after the issuance of an approved tree replacement

application, tree mitigation may be completed before the final certificate of occupancy is issued on the Property, or within 36 months, whichever is sooner.

(E) Tree mitigation is not required for trees within 10 feet of a building wall.

(c) Sidewalks.

(1) Sidewalks must be provided in the locations shown on a development plan.

(2) In Subarea I, sidewalks may be located adjacent to retail uses.

(3) ADA approved tree well grates may be provided in sidewalks and are not considered an obstruction.

(4) The following minimum sidewalk widths must be provided as follows:

(A) Along Lovers Lane in Subarea I, eight feet; and in Subarea II, eight feet.

(A) Along Lovers Lane in Subarea I, eight feet; and in Subarea II and Subarea II-A, eight feet.

(B) Along Matilda in Subarea I, eight feet.

(C) Along Amesbury in Subarea III, eight feet.

(D) Along Milton in Subareas II and III, eight feet.

(5) A minimum of five feet of unobstructed sidewalk is required.

(d) Pedestrian amenities.

(1) Pedestrian amenities may be located in any Subarea and along any frontage, and may be located within the planting zone or on the sidewalk.

(2) At least 10 pedestrian street lamps (free-standing or wall-mounted) must be provided.

(3) A minimum of two of the following pedestrian amenities must also be provided:

(A) At least three light fixtures in addition to the 10 pedestrian street lamps required in Paragraph (2).

(B) At least two park benches or seat walls.

(C) At least two bicycle racks.

(D) At least five trash receptacles.

(e) Roof courtyards. At least 40 percent of roof courtyards in Subarea II, Subarea II-A, and Subarea III must consist of water features, swimming pools, plant materials, or similar landscape feature.

(f) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for

keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(g) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 27357; 28419)

SEC. 51P-799.113. SIGNS.

(a) Subarea I.

(1) Except as provided in this subsection, signs must comply with the provisions for business zoning districts.

(2) Non-monument signs are permitted.

(3) Detached signs may not be illuminated between 12:00 a.m. (midnight) and 6:00 a.m. and may not move, flash, rotate, or change illumination more than once per hour. Detached signs may not have a luminance of more than 200 foot-lamberts.

(b) Subareas II, II-A, and III.

(1) Except as provided in this subsection, signs must comply with the provisions for non-business zoning districts.

(2) Two additional blade signs are permitted in Subarea II for retirement housing or convalescent and nursing homes, hospice care, and related uses. One may be attached along Lovers Lane and the other along Matilda Street. Blade signs must be attached to a main structure and may not exceed 50 square feet in effective area.

(2.1) Two additional blade signs are permitted in Subarea II-A for retirement housing or convalescent and nursing homes, hospice care, and related uses. Blade signs must be attached to a main structure and may not exceed 50 square feet in effective area.

(3) Two additional blade signs are permitted in Subarea III. Effective area may not exceed 50 square feet.

(4) Detached signs may not be illuminated between 12:00 a.m. (midnight) and 6:00 a.m. and may not move, flash, rotate, or change illumination more than once per hour. Detached signs may not have a luminance of more than 200 foot-lamberts. (Ord. Nos. 27357; 28419)

SEC. 51P-799.114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

(c) Exterior parking structure facades must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in the exterior parking structure facade may not exceed 50 percent of the total parking structure facade area. Except garage entrances and exits, openings in parking structure facades that are visible from a public right-of-way may not exceed 45 percent of the total parking structure.

(d) To ensure compatibility with the surrounding land uses, facades facing rights-of-way must be 80 percent masonry excluding windows, trim, and doors. Masonry includes stone, brick, concrete, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials. For

purposes of this provision, stucco and Exterior Finish Insulations System (EFIS) materials are not considered masonry.

(e) Garbage dumpsters must be screened with materials consistent with the main structure of a subarea or located inside a garage. Garbage dumpsters in Subarea I must be located a minimum of two feet from the south Property line. ~~south of the main structure.~~

(f) In Subarea I, a maximum of three drive-through lanes for all uses combined are allowed by right. Any additional lanes require an SUP.

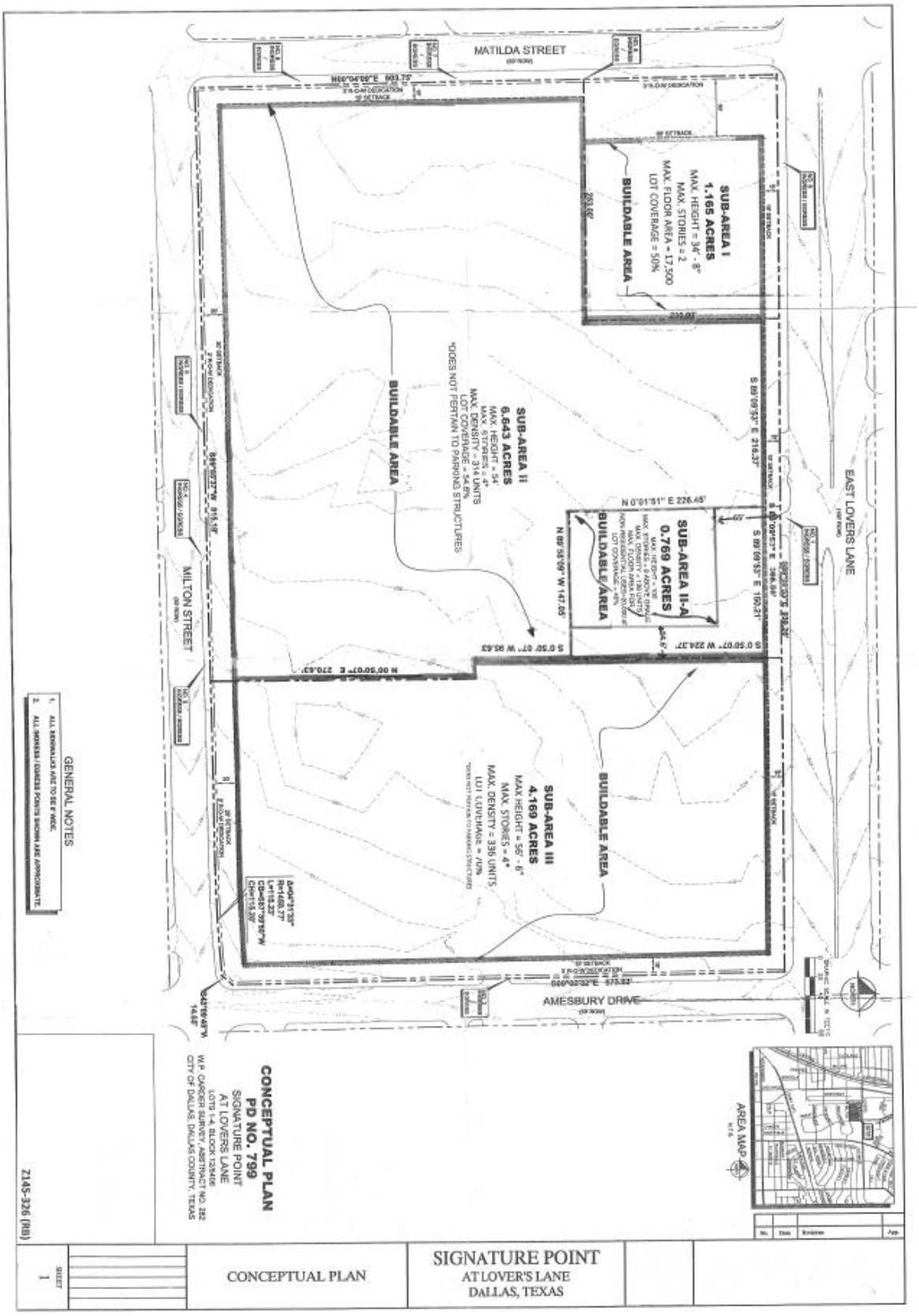
(g) The first 15 feet of depth of structures with facades facing Lovers Lane must be habitable space.

(h) Utilities must meet be located underground whenever possible. (Ord. Nos. 27357; 28419)

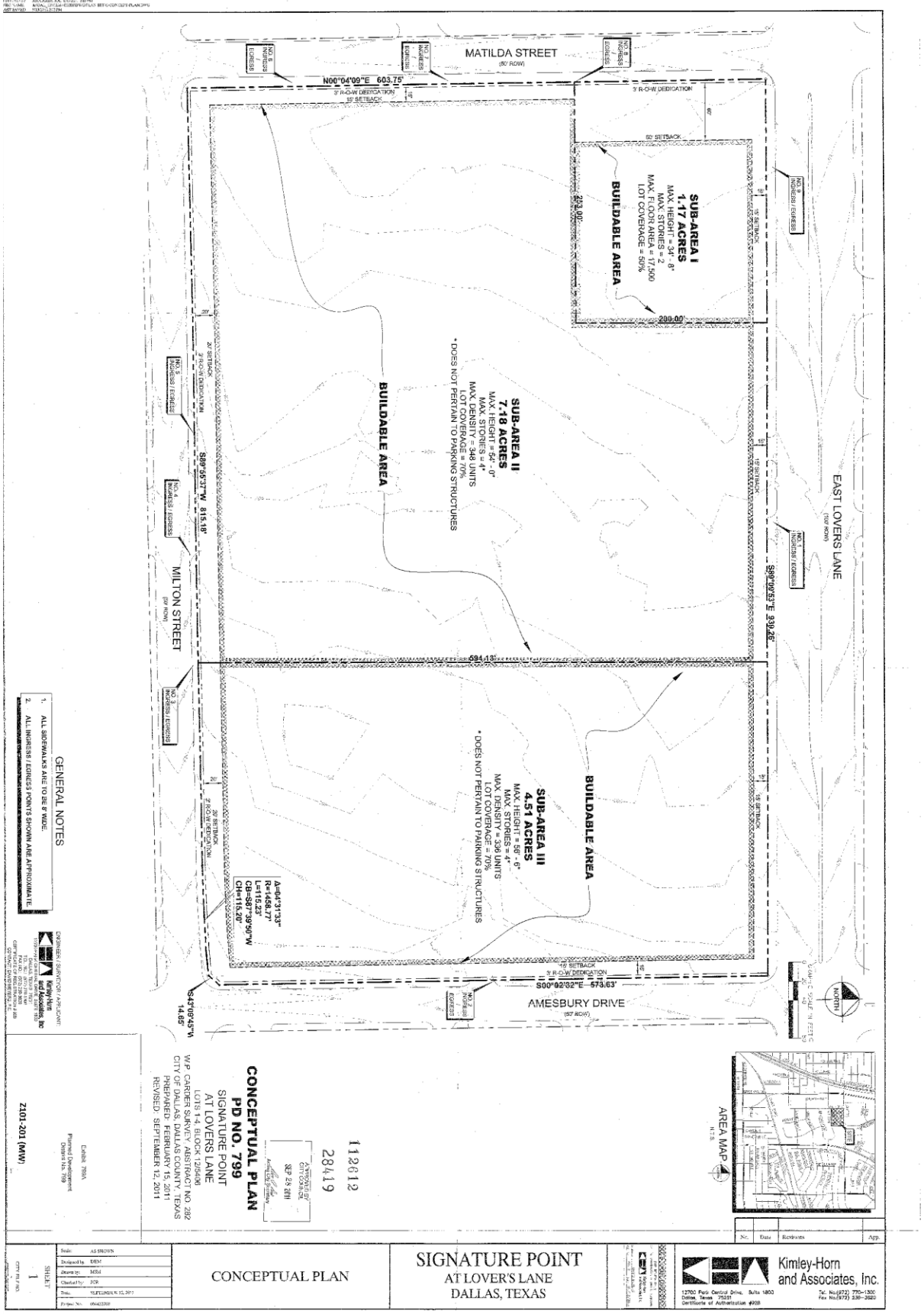
SEC. 51P-799.115. COMPLIANCE WITH CONDITIONS.

(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 director of public works and transportation.

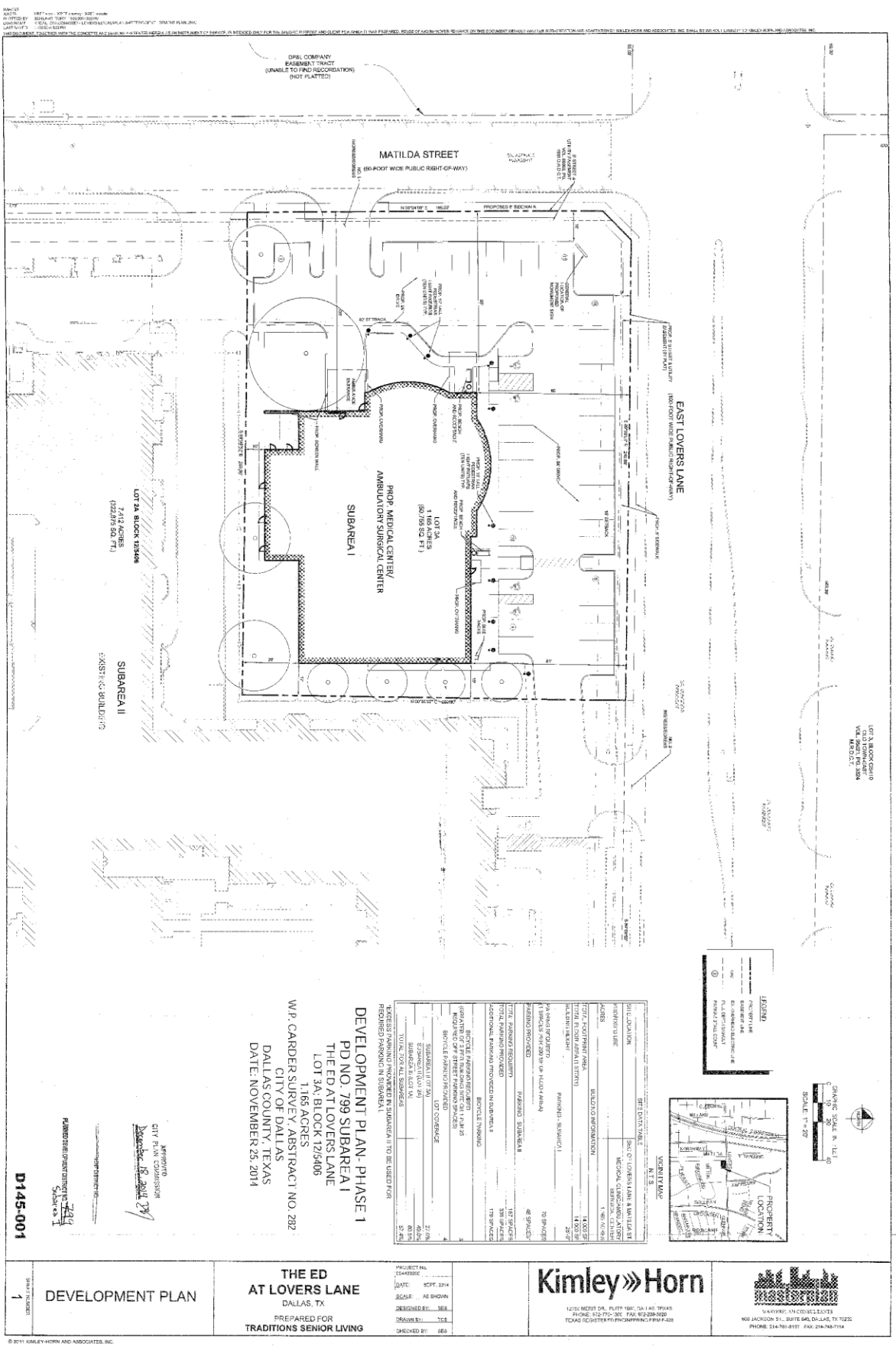
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 27357; 28419)



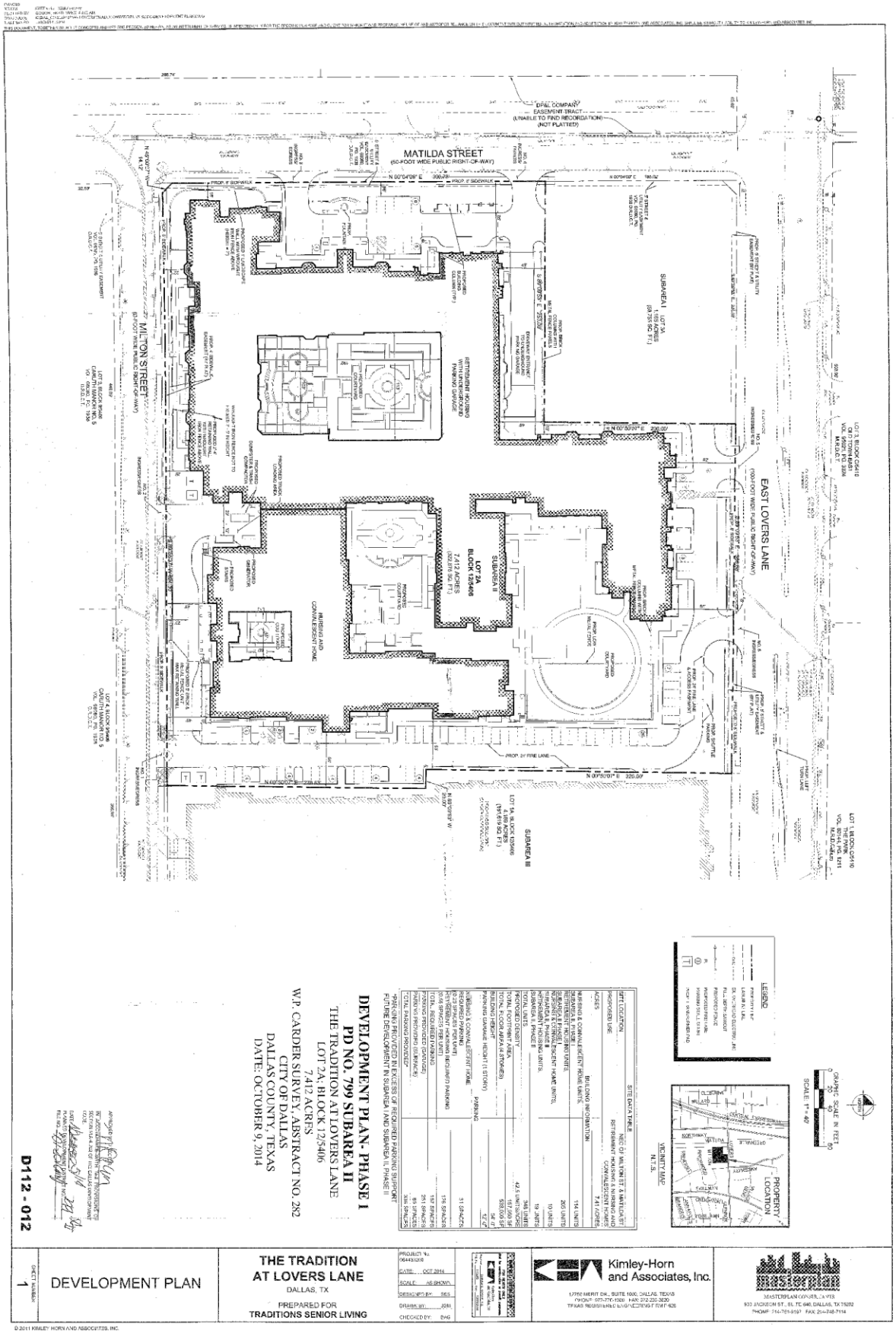
Proposed Conceptual Plan

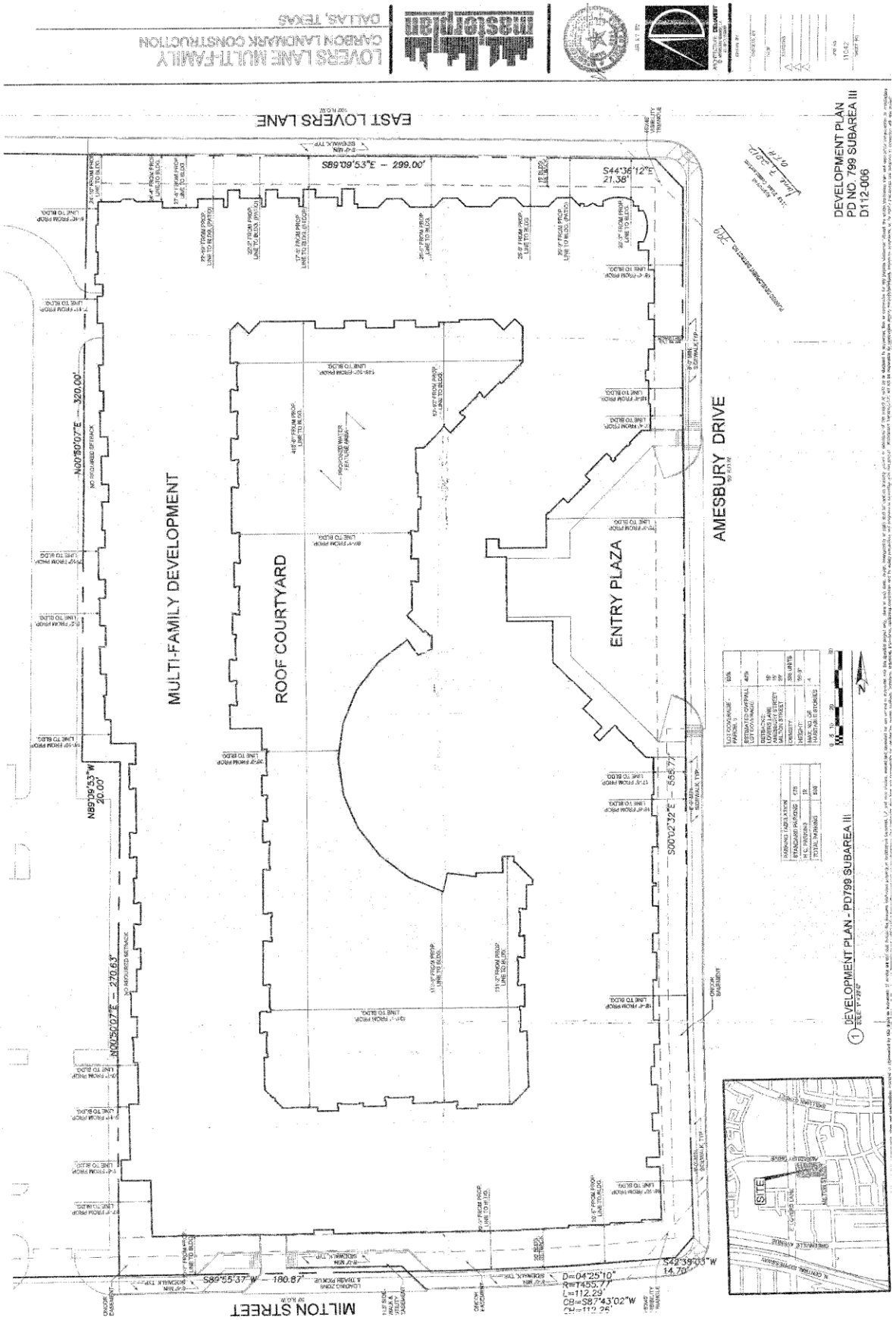


Existing Conceptual Plan

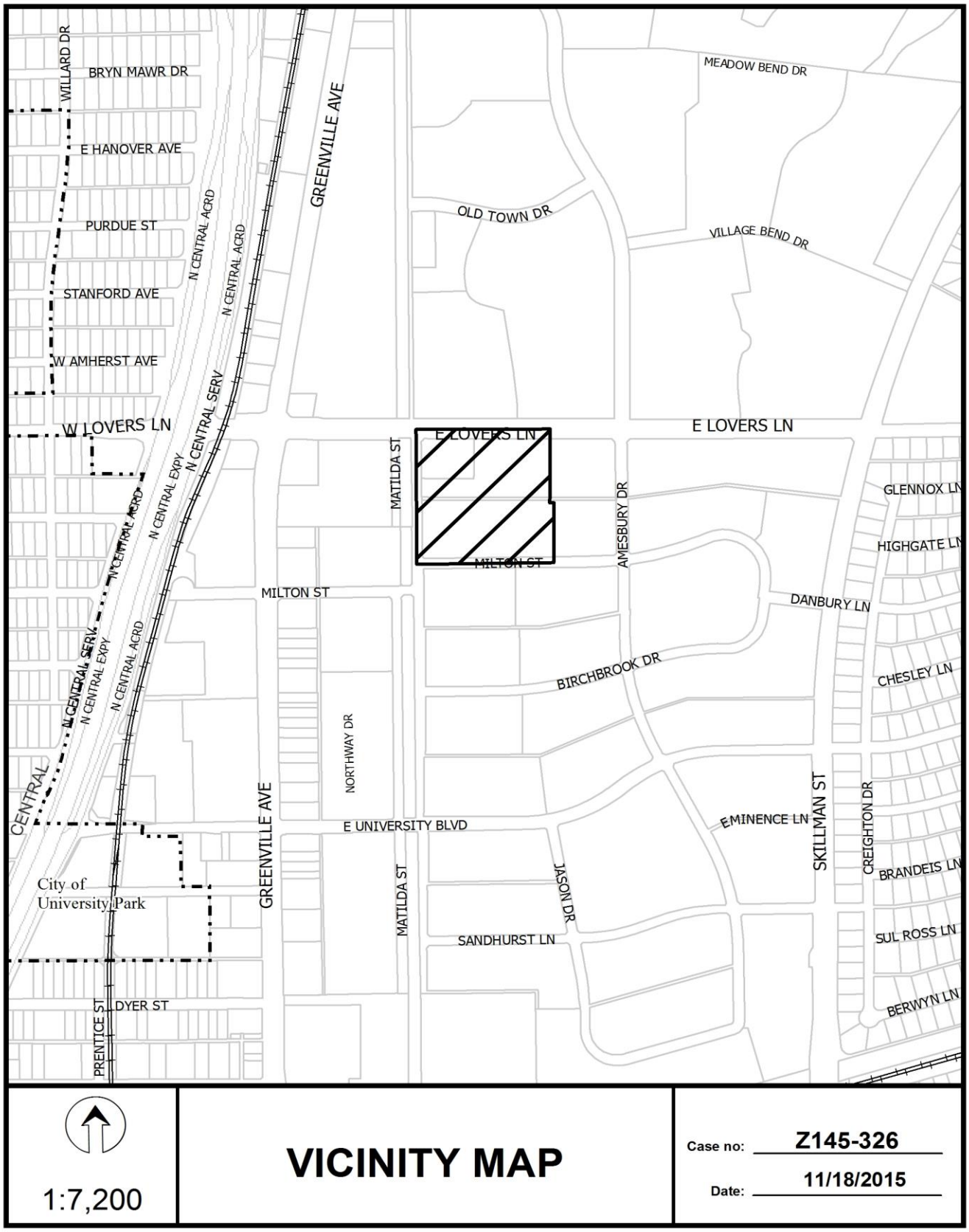


Existing Subarea I Development Plan


MATILDA STREET
(60-FOOT WIDE PUBLIC RIGHT-OF-WAY)
MILTON STREET
(60-FOOT WIDE PUBLIC RIGHT-OF-WAY)
EAST LOVERS LANE
(100-FOOT WIDE PUBLIC RIGHT-OF-WAY)
DP&L COMPANY
EASEMENT TRACT
(UNABLE TO FIND RECORDATION)
(NOT PLATTED)
SUBAREA I (LOT 3A
1.169 ACRES
(50,915 SQ. FT.))
SUBAREA II
LOT 2A
BLOCK 12/5406
7.412 ACRES
(322,876 SQ. FT.)
SUBAREA III
LOT 1A, BLOCK 6/5486
4.69 ACRES
(191,619 SQ. FT.)
RETIREMENT HOUSING WITH UNDERGROUND PARKING GARAGE
NURSING AND CONVALESCENT HOME
PROPOSED POOL
PROPOSED COURTYARD
PROPOSED TRASH ENCLOSURE
PROPOSED GENERATOR
PROPOSED PAVING
PROPOSED 21' FIRE LANE
PROP. 5' SIDEWALK
PROP. 6' STREET & UTILITY EASEMENT (BY PLAT)
PROP. 8' SIDEWALK & ACCESS EASEMENT
PROP. 10' SIDEWALK & ACCESS EASEMENT
PROP. 12' SIDEWALK & ACCESS EASEMENT
PROP. 24' FIRE LANE & ACCESS EASEMENT
PROP. SHUTTLE PARKING
PROP. 6' STREET LIGHTING EASEMENT
PROP. 8' STREET LIGHTING EASEMENT
PROP. 10' STREET LIGHTING EASEMENT
PROP. 12' STREET LIGHTING EASEMENT
PROP. 15' STREET LIGHTING EASEMENT
PROP. 20' STREET LIGHTING EASEMENT
PROP. 24' STREET LIGHTING EASEMENT
PROP. 30' STREET LIGHTING EASEMENT
PROP. 36' STREET LIGHTING EASEMENT
PROP. 42' STREET LIGHTING EASEMENT
PROP. 48' STREET LIGHTING EASEMENT
PROP. 54' STREET LIGHTING EASEMENT
PROP. 60' STREET LIGHTING EASEMENT
PROP. 66' STREET LIGHTING EASEMENT
PROP.



Existing Subarea III Development Plan



1:7,200

VICINITY MAP

Case no: Z145-326

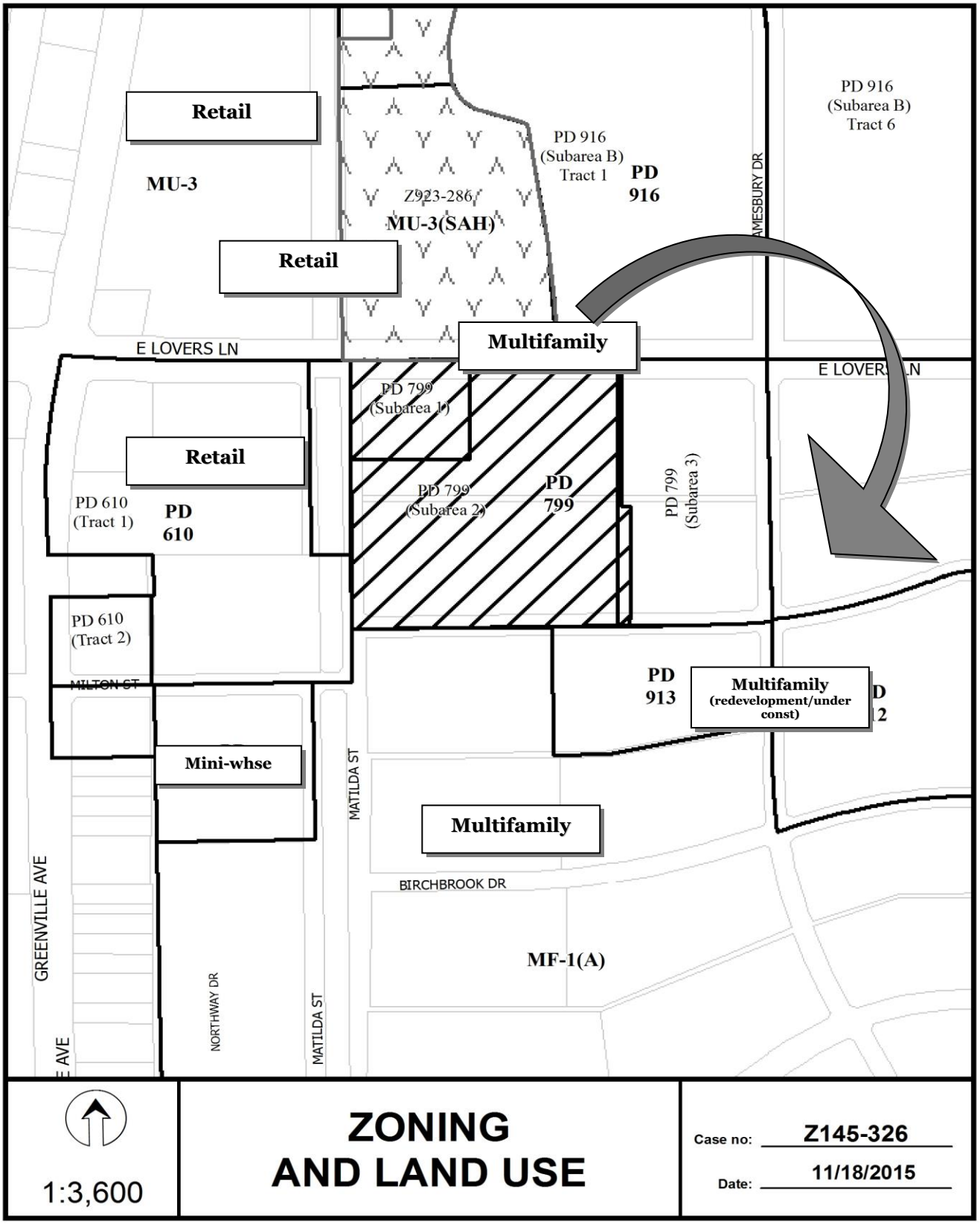
Date: 11/18/2015

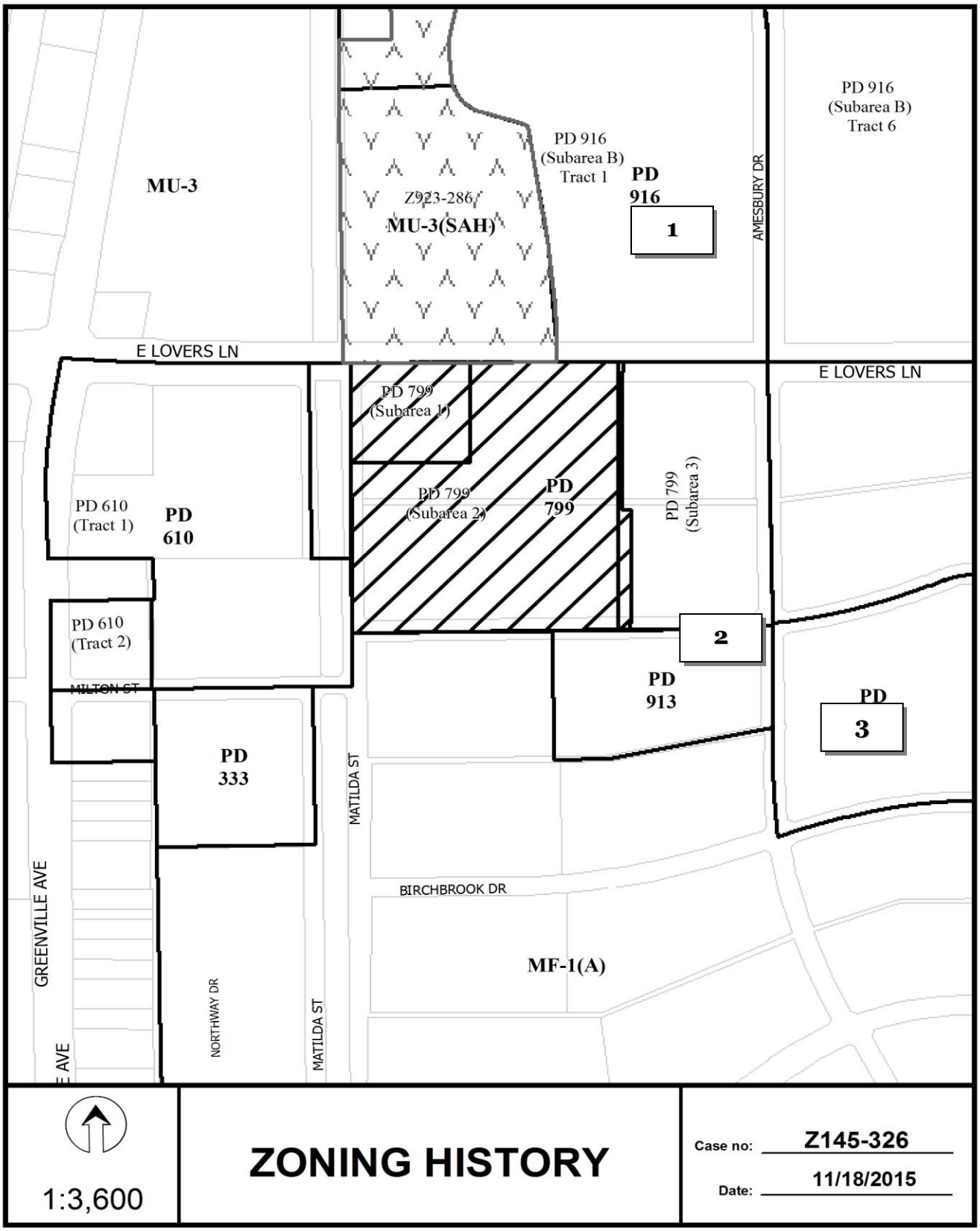
1:3,600

AERIAL MAP

Case no: Z145-326

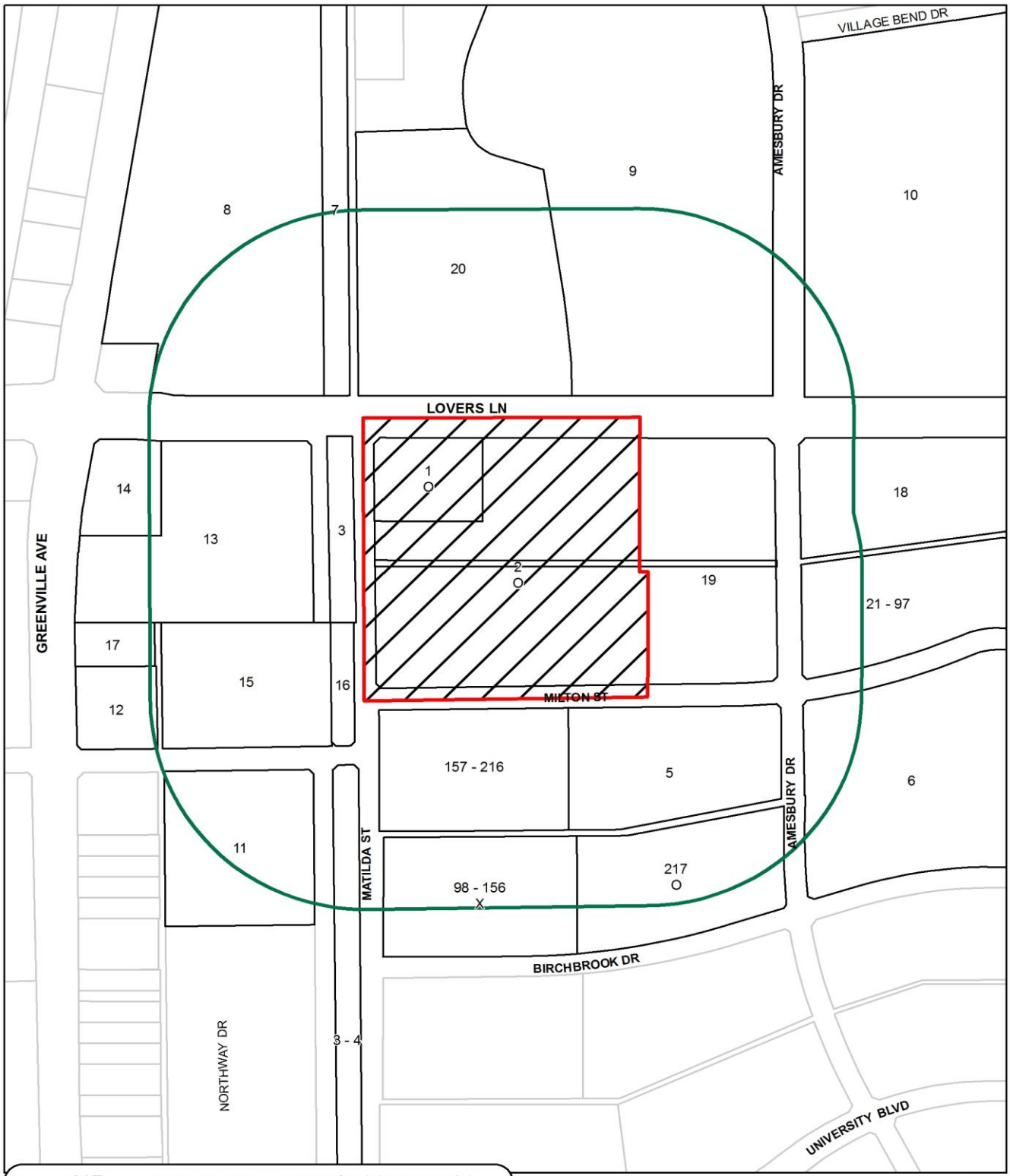
Date: 11/18/2015


Retail
MU-3
PD 916
(Subarea B)
Tract 1
PD
916
Z923-286
MU-3(SAH)
PD 916
(Subarea B)
Tract 6
AMESBURY DR
Retail
Multifamily
E LOVERS LN
E LOVERS LN
PD 799
(Subarea 1)
Retail
PD 610
(Tract 1)
PD
610
PD 799
(Subarea 2)
PD
799
PD 799
(Subarea 3)
PD 610
(Tract 2)
MILTON ST
PD
913
Multifamily
(redevelopment/under
const)
Mini-whse
MATILDA ST
Multifamily
BIRCHBROOK DR
GREENVILLE AVE
MF-1(A)
NORTHWAY DR
MATILDA ST
1:3,600
ZONING
AND LAND USE
Case no: Z145-326
Date: 11/18/2015


MU-3
Z923-286
MU-3(SAH)
PD 916
(Subarea B)
Tract 1
PD
916
1
PD 916
(Subarea B)
Tract 6
AMESBURY DR
E LOVERS LN
E LOVERS LN
PD 799
(Subarea 1)
PD 799
(Subarea 2)
PD
799
PD 799
(Subarea 3)
PD 610
(Tract 1)
PD
610
PD 610
(Tract 2)
2
MILTON ST
PD
913
PD
3
PD
333
MATILDA ST
BIRCHBROOK DR
GREENVILLE AVE
MF-1(A)
NORTHWAY DR
MATILDA ST
1:3,600
ZONING HISTORY
Case no: Z145-326
Date: 11/18/2015

Z145-326(JM)

CPC RESPONSES



217	Property Owners Notified (25 parcels)
3	Replies in Favor (3 parcels)
59	Replies in Opposition (1 parcels)
500'	Area of Notification
4/7/2016	Date

Z145-326
CPC

N
W E
S

1:3,600

04/06/2016

Reply List of Property Owners

Z145-326

217 Property Owners Notified ***3 Property Owners in Favor*** ***59 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	5836	E LOVERS LN	LOVERS MEDICAL INVESTORS LP
O	2	5850	E LOVERS LN	LOVERS TRADITION II LP
	3	4500	GREENVILLE AVE	TEXAS UTILITIES ELEC CO
	4	4500	GREENVILLE AVE	TEXAS UTILITIES ELEC CO
	5	5025	AMESBURY DR	STILLWATER AP2 DEVELOPMENT LLC
	6	5020	AMESBURY DR	STILLWATER AP1 DEVELOPMENT LLC
	7	5700	E LOVERS LN	TEXAS UTILITIES ELEC CO
	8	5500	GREENVILLE AVE	OT TX GREENVILLE LP
	9	5349	AMESBURY DR	PC VILLAGE APTS DALLAS LP
	10	5350	AMESBURY DR	LINCOLN PROPERTY CO
	11	5720	MILTON ST	SH 710 LLC
	12	5114	GREENVILLE AVE	MUSSO & CIVELLO ET AL
	13	5750	E LOVERS LN	LINCOLN LAG LTD
	14	5200	GREENVILLE AVE	HEDRICK L W TRUST
	15	5750	LOVERS LN	LINCOLN LAG LTD
	16	4500	GREENVILLE AVE	LINCOLN LAG LTD
	17	5118	GREENVILLE AVE	LINCOLN LAG TWO LTD
	18	6044	E LOVERS LN	BEHRINGER HARVARD LOVERS LANE REIT I LLC
	19	5936	E LOVERS LN	CT LOVERS LANE APARTMENTS LP
	20	5809	E LOVERS LN	OT TEXAS GREENVILLE LP
	21	5130	AMESBURY DR	CHAVEZ CONSUELO BERNAL
	22	5130	AMESBURY DR	REINHART COLIN
	23	5130	AMESBURY DR	AVIVA INVESTMENTS LP
	24	5132	AMESBURY DR	COUSINO JAY FREDERICK &
	25	5132	AMESBURY DR	LABARBA FRANK JR
	26	5132	AMESBURY DR	SALGADO GARY

04/06/2016

Reply	*Label #*	*Address*		*Owner*
	27	5130	AMESBURY DR	JONES TERRY P & REBECCA B
	28	5130	AMESBURY DR	COUSINO JAY & LORI
	29	5130	AMESBURY DR	PARKER LORI
	30	5132	AMESBURY DR	SEAL SETH COLTON
	31	5132	AMESBURY DR	G4 LLC
	32	5132	AMESBURY DR	MORANTE JAVIER
	33	5136	AMESBURY DR	BUFORD R LEE
	34	5136	AMESBURY DR	WANG YI
	35	5138	AMESBURY DR	RICCOBONI ANTHONY & JEANINE
	36	5138	AMESBURY DR	RICKRICH WHITE LLC
	37	5138	AMESBURY DR	COUSINO JAY
	38	5136	AMESBURY DR	GILBREATH CYNTHIA
	39	5136	AMESBURY DR	STRAIN ELIZABETH A
	40	5138	AMESBURY DR	CCHIRCA ANTOMIO
	41	5138	AMESBURY DR	PHILLIPS ROGER
	42	5140	AMESBURY DR	BARONET ALICE K
	43	5140	AMESBURY DR	CHAVEZ RIGOBERTO &
	44	5142	AMESBURY DR	KRANICH GEORGE W
	45	5142	AMESBURY DR	KRANICH GEORGE W
	46	5142	AMESBURY DR	ERNST BOBBIE JEAN
	47	5140	AMESBURY DR	WOODALL CHASE & LESLIE
	48	5140	AMESBURY DR	CVIJETIC GORAN
	49	5142	AMESBURY DR	FERIA JULIA V
	50	5142	AMESBURY DR	GARZA ERICK
	51	5142	AMESBURY DR	KENNEDY CAROLE K
	52	5148	AMESBURY DR	AVIVA INVESTMENTS LP
	53	5148	AMESBURY DR	FELLOWS HOWARD F JR &
	54	5148	AMESBURY DR	BARNHART RICK & KRISTIN
	55	5148	AMESBURY DR	KELLER PHILLIP LANCE
	56	5148	AMESBURY DR	JOHNSON MARGARET E
	57	5148	AMESBURY DR	KAROVA RENI TZVETANOVA

04/06/2016

Reply	*Label #*	*Address*		*Owner*
	58	5148	AMESBURY DR	NEGA AKLIL
	59	5148	AMESBURY DR	BROTHERTON KATHERINE
	60	5150	AMESBURY DR	KANSKA AGNIESZKA
	61	5150	AMESBURY DR	FAITH DORIS
	62	5150	AMESBURY DR	SABOGAL ANDREW
	63	5150	AMESBURY DR	GRAY GARY T
	64	5150	AMESBURY DR	LINDLEY TODD P
	65	5150	AMESBURY DR	LOZANO JR LINO GARZA &
	66	5150	AMESBURY DR	DONLIN PATRICK
	67	5150	AMESBURY DR	SIKORSKI JOSEPH
	68	5154	AMESBURY DR	COLE MICHAEL
	69	5154	AMESBURY DR	DEVITO JILL
	70	5154	AMESBURY DR	MORENO BARBARA
	71	5154	AMESBURY DR	GRIMES STACEY L
	72	5154	AMESBURY DR	ORTEGA TABITHA C & JOSE B
	73	5154	AMESBURY DR	HOLMES WILLIAM H
	74	6001	MILTON ST	GHENNET MICHELE
	75	6003	MILTON ST	SCHORN DESIREE WELCH
	76	6005	MILTON ST	VANGRUBER YAEL
	77	6007	MILTON ST	DAMETIE TADELE
	78	6009	MILTON ST	DUNN ZENEBECH
	79	6011	MILTON ST	GREEN CLIFFORD JOHN
	80	6015	MILTON ST	NORMAN THOMAS E
	81	6017	MILTON ST	DAVENPORT LESLIE C
	82	6019	MILTON ST	HUPP ANW & EKAERINA KONOVALOVA
	83	6021	MILTON ST	IBRAHIM MARY
	84	6023	MILTON ST	SMITH CLAELE
	85	6025	MILTON ST	CARTER KEVIN R & BARBARA
	86	6033	MILTON ST	DAMARYS QUINTANA D
	87	6035	MILTON ST	SMITH MARLYS L
	88	6037	MILTON ST	HERNANDEZ WENDY

04/06/2016

Reply	*Label #*	*Address*		*Owner*
	89	6039	MILTON ST	ROBBINS MYRA ELIZABETH
	90	6041	MILTON ST	COCANOUGHER ANDREW MARK
	91	6043	MILTON ST	FRERICH BRADLEY J
	92	6045	MILTON ST	PATTERSON FAMILY LTD PS
	93	6047	MILTON ST	NAKPAIRAT SOPON & ANN M
	94	6049	MILTON ST	RESENDEZ JENNIFER & SCOTT WILSON
	95	6051	MILTON ST	CORSE CATHY DOWDY TR
	96	6053	MILTON ST	MERCHED CHADI J
	97	6055	MILTON ST	MADERO MIGUEL ALBERTO
X	98	5805	BIRCHBROOK DR	BLACKMAN CLAIRE R
X	99	5805	BIRCHBROOK DR	SMITH CHRISTINA
X	100	5811	BIRCHBROOK DR	MCMILLAN DARLENE J
X	101	5811	BIRCHBROOK DR	LUEDTKE GRETCHEN M
X	102	5805	BIRCHBROOK DR	STAFFORD TRAVIS W
X	103	5805	BIRCHBROOK DR	KALKER AVIE
X	104	5811	BIRCHBROOK DR	MCDANIEL STEPHEN D &
X	105	5811	BIRCHBROOK DR	ELLIOTT WENDY
X	106	5819	BIRCHBROOK DR	EMMONS MIKE
X	107	5819	BIRCHBROOK DR	JONES TRICIA L
X	108	5833	BIRCHBROOK DR	PLIMPTON PAMELA
X	109	5833	BIRCHBROOK DR	FANTINI DAVID P
X	110	5825	BIRCHBROOK DR	CLUMPNER JSTIN & ATASIA L VILLESCAS
X	111	5833	MILTON ST	BELL ELLEN M
X	112	5833	BIRCHBROOK DR	TWAY DUANE C & CONSTANCE
X	113	5010	MATILDA ST	AGUILAR JOSE I
X	114	5010	MATILDA ST	MCBEATH SHERRY L
X	115	5010	MATILDA ST	CARLSTROM ERIC C
X	116	5010	MATILDA ST	ZAVITKOVSKY F KARL &
X	117	5016	MATILDA ST	MORGAN BRYAN II
X	118	5016	MATILDA ST	BLANKENSHIP JAMES T &
X	119	5020	MATILDA ST	DUPUY CHARLOTTE B

04/06/2016

Reply	*Label #*	*Address*		*Owner*
X	120	5020	MATILDA ST	VERSCHOYLE JOAN
X	121	5016	MATILDA ST	REYNOLDS ROBERT F & HOANG
X	122	5016	MATILDA ST	PEDIGO PATRICK J &
X	123	5020	MATILDA ST	LI TIANYI
X	124	5020	MATILDA ST	WHISNANT DENISE
X	125	5026	MATILDA ST	ZABY VINCENT RAY
X	126	5026	MATILDA ST	BRYSON MARK H
X	127	5026	MATILDA ST	JONES BRADY
X	128	5026	MATILDA ST	HOANG TINA THANH
X	129	5032	MATILDA ST	THOMPSON LAURALEE
X	130	5032	MATILDA ST	TSADA NEGUSE &
X	131	5032	MATILDA ST	FORTENBERRY AUSTIN
X	132	5032	MATILDA ST	FORTENBERRY AUSTIN EVIN
X	133	5038	MATILDA ST	FANTINI DAVID
X	134	5038	MATILDA ST	MEINHARDT CONNIE
X	135	5038	MATILDA ST	ANSLEY WILLIAM F
X	136	5038	MATILDA ST	BENAVIDES NATHAN
X	137	5044	MATILDA ST	SHEEHAN MARY L TRUSTEE
X	138	5044	MATILDA ST	DRISKELL STANLEY B SR
X	139	5050	MATILDA ST	ALLEN STEPHANIE M
X	140	5050	MATILDA ST	BURCH RICHARD M &
X	141	5056	MATILDA ST	TAYLOR TIMOTHY F
X	142	5056	MATILDA ST	GARCIA ERIC
X	143	5062	MATILDA ST	FRANKLIN JOSHUA
X	144	5062	MATILDA ST	SOTELO ANTONIA
X	145	5068	MATILDA ST	ROBERTSON JESSICA R
X	146	5068	MATILDA ST	DICKINSON DUDLEY
X	147	5044	MATILDA ST	MONGARAS JAMES J
X	148	5044	MATILDA ST	HARMAN ASHLEY
X	149	5050	MATILDA ST	MANGER TEDDY DAVE
X	150	5050	MATILDA ST	YANG VICTOR

04/06/2016

Reply	*Label #*	*Address*		*Owner*
X	151	5056	MATILDA ST	ANSTEAD CLIFFORD R
X	152	5056	MATILDA ST	GOLDIN LILIA
X	153	5062	MATILDA ST	KIDANE TESFAMARIAN &
X	154	5062	MATILDA ST	IBRAHIM DANA L
X	155	5068	MATILDA ST	ASSEFA HAILE A
X	156	5068	MATILDA ST	WELCH JULIE
	157	5804	MILTON ST	JACKSON OLIVIA ZENA
	158	5804	MILTON ST	MKAY CHARLES E
	159	5808	MILTON ST	SELVADURAI JOHNSON J & SABRINA
	160	5808	MILTON ST	ROSE SHEILA DIANNE
	161	5804	MILTON ST	FANTA SOLOMON
	162	5804	MILTON ST	ACEVEDO MARIA C
	163	5808	MILTON ST	YILMA ALEMNESH F
	164	5812	MILTON ST	BAKEWELL THOMAS B
	165	5812	MILTON ST	BERNSTEIN IRL D &
	166	5816	MILTON ST	FIELDS MARION LYNN
	167	5816	MILTON ST	COFFEY BARBARA
	168	5820	MILTON ST	DANIEL RAVI
	169	5820	MILTON ST	BUTTS DWAYNE M
	170	5816	MILTON ST	MCCULLY MICHAEL JOHN
	171	5816	MILTON ST	BAGG DAVID S
	172	5820	MILTON ST	WULF JOSHUA
	173	5820	MILTON ST	BENSKIN NORA &
	174	5098	MATILDA ST	JONES RANDY L & LU ANN
	175	5098	MATILDA ST	PORRAS MARLENE YEPEZ
	176	5098	MATILDA ST	DIAZ OSCAR
	177	5098	MATILDA ST	COLEMAN BENNIE J JR
	178	5090	MATILDA ST	HUTTASH HARRY JAMES
	179	5090	MATILDA ST	MOORE PARWIN
	180	5088	MATILDA ST	VANDERHEYDEN TERRANCE
	181	5088	MATILDA ST	DELGADO CABRERA JUAN

04/06/2016

Reply	*Label #*	*Address*		*Owner*
	182	5090	MATILDA ST	HAYNES KELLY
	183	5090	MATILDA ST	SHELMIRE DOROTHY M
	184	5088	MATILDA ST	CHONG YANWAH
	185	5088	MATILDA ST	HOANG MINH THI
	186	5086	MATILDA ST	COTTLE LAWRENCE W JR
	187	5086	MATILDA ST	MULLER DANIEL V
	188	5086	MATILDA ST	KHLAF HUSAM
	189	5086	MATILDA ST	VATSKAY JOHN R & JULIE ANNE TROST
	190	5084	MATILDA ST	LUNA GERARDO
	191	5084	MATILDA ST	PATEL VIREN S
	192	5084	MATILDA ST	MACALUSO MATTIE G
	193	5084	MATILDA ST	ABREHAM HAILE S MR
	194	5082	MATILDA ST	BASU AMIT & EUGENIA D
	195	5082	MATILDA ST	HUTTASH JAMES ADAM
	196	5082	MATILDA ST	GILVALENZUELA LIBRADA
	197	5082	MATILDA ST	LOWRANCE CHRISTOPHER K
	198	5072	MATILDA ST	SAVAGE SHANNON COOPER
	199	5072	MATILDA ST	BARRIOS ALBERT &
	200	5074	MATILDA ST	SUPUNYABOOT SUNISA
	201	5074	MATILDA ST	DAVIS JANIS
	202	5076	MATILDA ST	WEISS JERRY I
	203	5076	MATILDA ST	AGANLIC MUHAMED
	204	5078	MATILDA ST	PEDIGO PATRICK J & SAMIA
	205	5078	MATILDA ST	ZUHEIRI HAIDAR AL
	206	5080	MATILDA ST	BOGGS NANCY A
	207	5080	MATILDA ST	ROCK HIVE LLC
	208	5072	MATILDA ST	BIADAILIGNE HABTAMU
	209	5072	MATILDA ST	BARRIOS ALBERT &
	210	5074	MATILDA ST	EATON DONNA &
	211	5074	MATILDA ST	ROUNGRONG PORNTHIP &
	212	5076	MATILDA ST	KING PAUL &VICKIE MASSIE

04/06/2016

Reply	*Label #*	*Address*		*Owner*
	213	5076	MATILDA ST	GRIMES MATHEW
	214	5078	MATILDA ST	REDA FREWEINI ASMEROM
	215	5078	MATILDA ST	PUMPHANG KRAISORN
	216	5080	MATILDA ST	CHEN LIJUN
O	217	5909	BIRCHBROOK DR	LA CIMA NEWPORT PARTNERS LLC

AGENDA ITEM # 80

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 8

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 70 H; M; 70A E; J

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z156-135(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-135(OTH) **DATE FILED:** November 16, 2015

LOCATION: Southwest line of Lasater Road, northwest of Stark Road

COUNCIL DISTRICT: 8 **MAPSCO:** 70-H, M; 70A-E, J

SIZE OF REQUEST: Approx. 62 acres **CENSUS TRACT:** 170.04

APPLICANT: David Booth, DR Horton Homes

OWNER: Frank Scheer, First Security Bank

REPRESENTATIVE: Tom John, JBI Partners

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an A(A) Agricultural District.

SUMMARY: The applicant is proposing to develop the property with single family dwelling units. The applicant originally applied for an R-5(A) Single Family District. After discussion with the Commissioner for the district, the applicant revised the request for a Planned Development District.

CPC RECOMMENDATION: **Approval**, subject to a conceptual plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a conceptual plan and conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning should have no negative impacts upon surrounding property in the area. The property is surrounded by undeveloped land and residential uses.

2. *Traffic impact* – The rezoning of this property will likely impact the surrounding roadways. At the time of platting and permitting, specific roadway design standards for the proposed capacity will be required to mitigate the impact.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan identifies the area as a Residential Neighborhood Building Block. The proposed development is consistent with the Residential Neighborhood Building Block.

Zoning History: There have been no zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lasater Road	Local	N/A
Bute Street	Local	N/A

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction reviewed the proposed zoning and determined that a more detailed TIA will be necessary at the time of platting and permitting to determine the required roadway improvements based upon the number of lots and proposed plat phasing.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as a Residential Neighborhood Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood "pocket parks" provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut-through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped
Northeast	City of Seagoville	Undeveloped and single family
Southeast	City of Seagoville	Undeveloped
Southwest	A(A) & R-16(A)	Single family and undeveloped
Northwest	A(A) & MH(A)	Undeveloped and mobile homes

Land Use Compatibility:

The request site is approximately 62 acres of land and is currently undeveloped. The property is located on the edge of the city limits of the City of Dallas and the City of Seagoville. The applicant is proposing to build single family dwelling units. The existing zoning of the property is A(A) Agricultural District which allows for single family residential uses; however, the lot size requirement in the A(A) District is a minimum of three acres. The request has changed from an R-5(A) District to a Planned Development District for R-7.5(A) Single Family District uses to impose certain conditions for the development of the property. The property is surrounded by undeveloped land to the northeast; undeveloped land to the southeast; undeveloped

land and single family to the southwest; and undeveloped land and mobile homes to the northwest. The proposed zoning district and use of the property will be compatible with the surrounding area.

The applicant is proposing certain conditions for the development of the land. However, the property is split between the City of Dallas and the City of Seagoville. Therefore, those conditions that the applicant is proposing on the conceptual plan for the portion located in the City of Seagoville cannot be enforced by the City of Dallas.

Following are the conditions that the applicant proposes in the development of the property. Some of the proposed items cannot be included as part of the conditions due to the fact that they are not land use issues.

The following standards are included as part of the conditions of the proposed PD:

1. Provide a fence along the southwest line of the property.
2. Maintain an approximate acre of land to preserve the existing trees/remaining trees on the southwest corner of the property as shown in the conceptual plan;
3. Eighty percent of the material for the dwelling units must be brick or stone. If any siding is used, it shall be of cement. If a chimney is built to the ground and faces the street, it shall be 100 percent brick or stone.
4. Front yard setbacks must be sodded.
5. A minimum of two, 3" caliper canopy trees shall be provided for each lot. These trees may be counted towards meeting any mitigation requirements if any trees have to be removed to accommodate a detention pond or other City requirements.

The following items cannot be part of the PD conditions and/or cannot be enforced by the City of Dallas either because it is not a land use issue of because the property is located in the City of Seagoville:

1. The required trees per lot may not be counted towards meeting any mitigation requirements if any trees have to be removed to accommodate the detention pond or other City requirements.
2. The open spaces shall be owned and maintained by a Homeowner Association. This item is part of the platting process. The open space proposed in the Development plan is located within the City of Seagoville boundary; therefore, the City of Dallas does not have any jurisdiction in that portion of the property.
3. Provide a 5 feet trail along the southern portion of the property. The 5 feet trail proposed in the Development plan is located within the City of Seagoville boundary; therefore, the City of Dallas does not have any jurisdiction in that portion of the property.
4. Detention/Open space. The applicant is proposing a detention/open space area along the southern portion of the property. The proposed detention/open space area proposed in the Development plan is located within the City of Seagoville boundary; therefore, the City of Dallas does not have any jurisdiction in that portion of the property.
5. Provide playground equipment in the open space area.
6. Minimum floor area per unit is 1,800 square feet.

7. Minimum garage size is 400 square feet.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agricultural	50’	20’/50’	1 Dwelling Unit/3 Acres	24’	10%		Agricultural & single family
Proposed							
PD for R-7.5(A) Single Family	25’	Side 5’ Rear 10’	1 Dwelling Unit/ 7,500 sq. ft.	30’	45%		Single family

Parking:

The applicant is not requesting any parking reductions or changes. Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200.

Landscaping:

Landscape requirements must be provided in accordance with Article X and the additional provisions established in the proposed PD Conditions. The PD conditions specifically call for the number and caliper of the trees to be provided in the front yard of each dwelling lot. In this case, the applicant is proposing to provide two, two-inch caliper large trees. Article X requires a minimum of three trees with a minimum of two inch caliper per lot with at least two of the trees located in the front yard.

CPC ACTION:
June 2, 2016

Motion: It was moved to recommend **approval o**f a Planned Development District for R-7.5(A) Single Family District uses, subject to a conceptual plan and conditions on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road.

Maker:	Haney
Second:	Abtahi
Result:	Carried: 14 to 0

For:	14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy, Ridley, Tarpley
Against:	0
Absent:	1 - Housewright
Vacancy:	0

Notices:	Area:	500	Mailed:	27
Replies:	For:	2	Against:	0

Speakers: For: Jerry Sylo, 16301 Quorum, Addison, TX, 75001
William Freeman, 13815 Kleberg Rd., Dallas, TX, 75129
Against (Did not speak): Winston Bline, 6220 Gaston Ave., Dallas, TX, 75214

PARTNERS AND PRINCIPLES

REMINGTON MILL
KEY EXECUTIVES FOR DRHI, INC

Mr. David V. Auld
Chief Exec. Officer and President

Mr. Bill W. Wheat
Chief Financial Officer and Exec. VP

Mr. Michael J. Murray
Chief Operating Officer and Exec. VP

Mr. Ted I. Harbour
Chief Legal Officer

Jessica Hansen
VP of Communications

Ciera Bank Officers
First Security Bank, who is the listed as the owner of the property, merged with two other banks into a holding company known as Ciera Bank. Officials with executive authority for Ciera Bank area listed below.

Graham, Texas Office
Bruce Stephens-Chairman
Kyle Peavy-Executive Vice President
Donna Goray-Chief Financial Officer
Robert Coleman-Regional President

Fort Worth Office
Charlie Powell-Regional President/Chief Operating Officer
Justin Cowart-Senior Vice President
Flower Mound Office
Frank Scheer-Regional President
Rhonda Cain-Executive Vice President

PROPOSED CONDITIONS

"ARTICLE _____.

PD _____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

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

SEC. 51P- ____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at _____. The size of PD _____ is approximately _____ acres.

SEC. 51P- ____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

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

(c) This district is considered to be a residential zoning district.

SEC. 51P- ____.104. EXHIBIT.

The following exhibit is incorporated into this article:

Exhibit ___A: conceptual plan.

SEC. 51P- ____.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ___A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P- ____.106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- ____.107. MAIN USES PERMITTED.

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.

SEC. 51P-____.108. 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-_____.109. YARD, LOT, AND SPACE REGULATIONS.

Unless otherwise stated in this paragraph, 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.

(b) Rear yard. Minimum yard is 10 feet.

SEC. 51P- ____.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- ____.111. FENCE AND OTHER DESIGN STANDARDS.

The following items must be incorporated in the development of the property:

(a) A six feet masonry fence must be built on the property along Lasater Road.

(b) A six foot solid wood fence must be built along the northern property line.

(c) A six foot fence made of tubular steel or a similar material must be provided along the western property line, where single family lots are adjacent to the property line.

(d) A minimum of 80 percent of the facade of each dwelling unit must be brick or stone. Any siding material must be cement.

(e) Any chimneys built on the outside and fronting the street must be 100 percent brick or stone.

SEC. 51P- ____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.113. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Tree preservation. A minimum of one acre of the existing trees must be preserved in accordance with Article X. The location of the trees to be preserved must be southwest corner of the property, as shown on the conceptual plan.

CPC Recommendation:

~~(c) A minimum of two, three caliper inch canopy trees must be provided in the front yard of each individual lot. These trees may count towards the mitigation requirements to accommodate the development of the property.~~

Applicant's Request:

(c) A minimum of two, three caliper inch canopy trees must be provided in the front yard of each individual lot. These trees may count towards the mitigation requirements to accommodate the development of the property.

SEC. 51P- ____.114. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P- ____.115. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

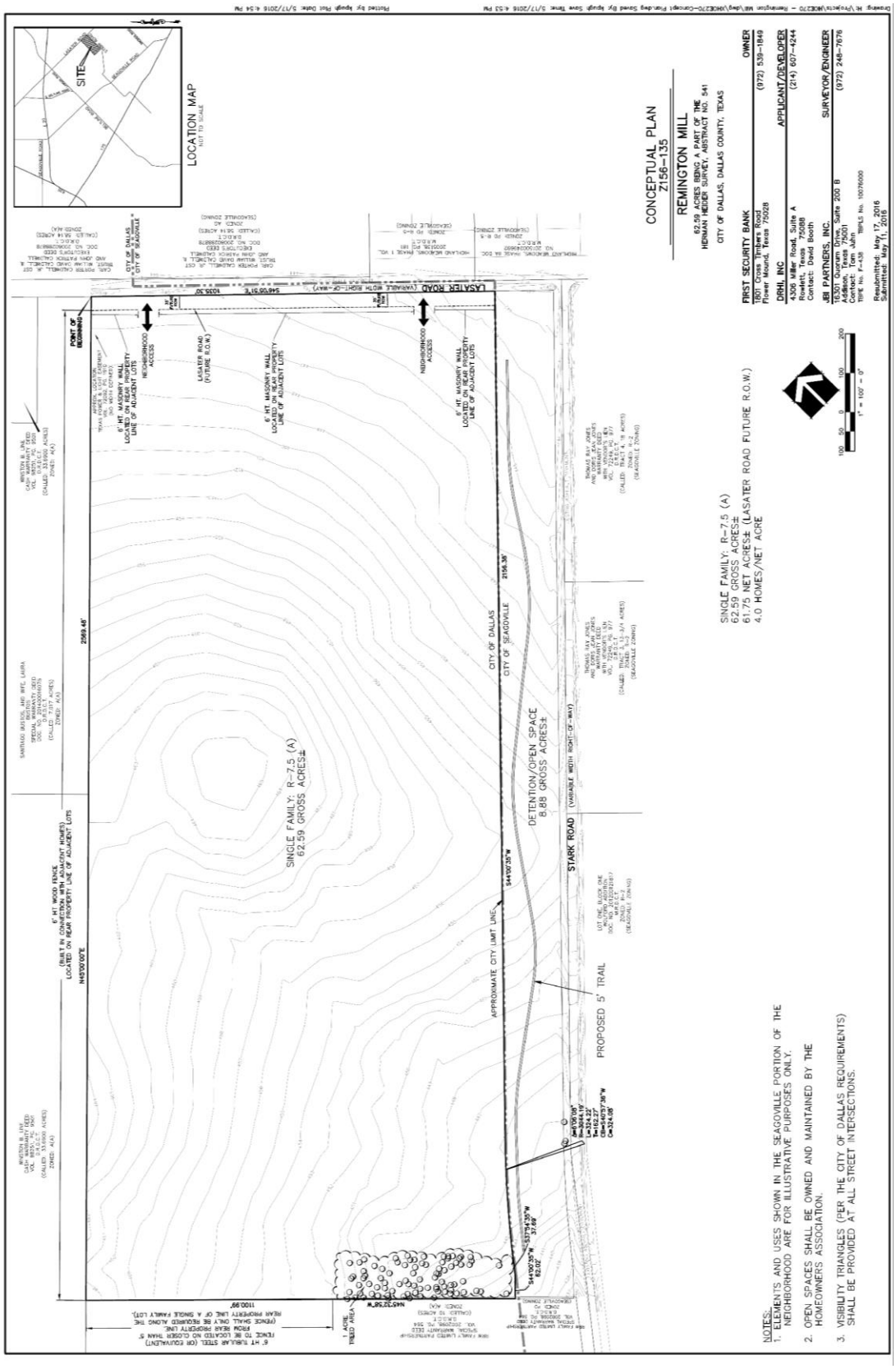
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

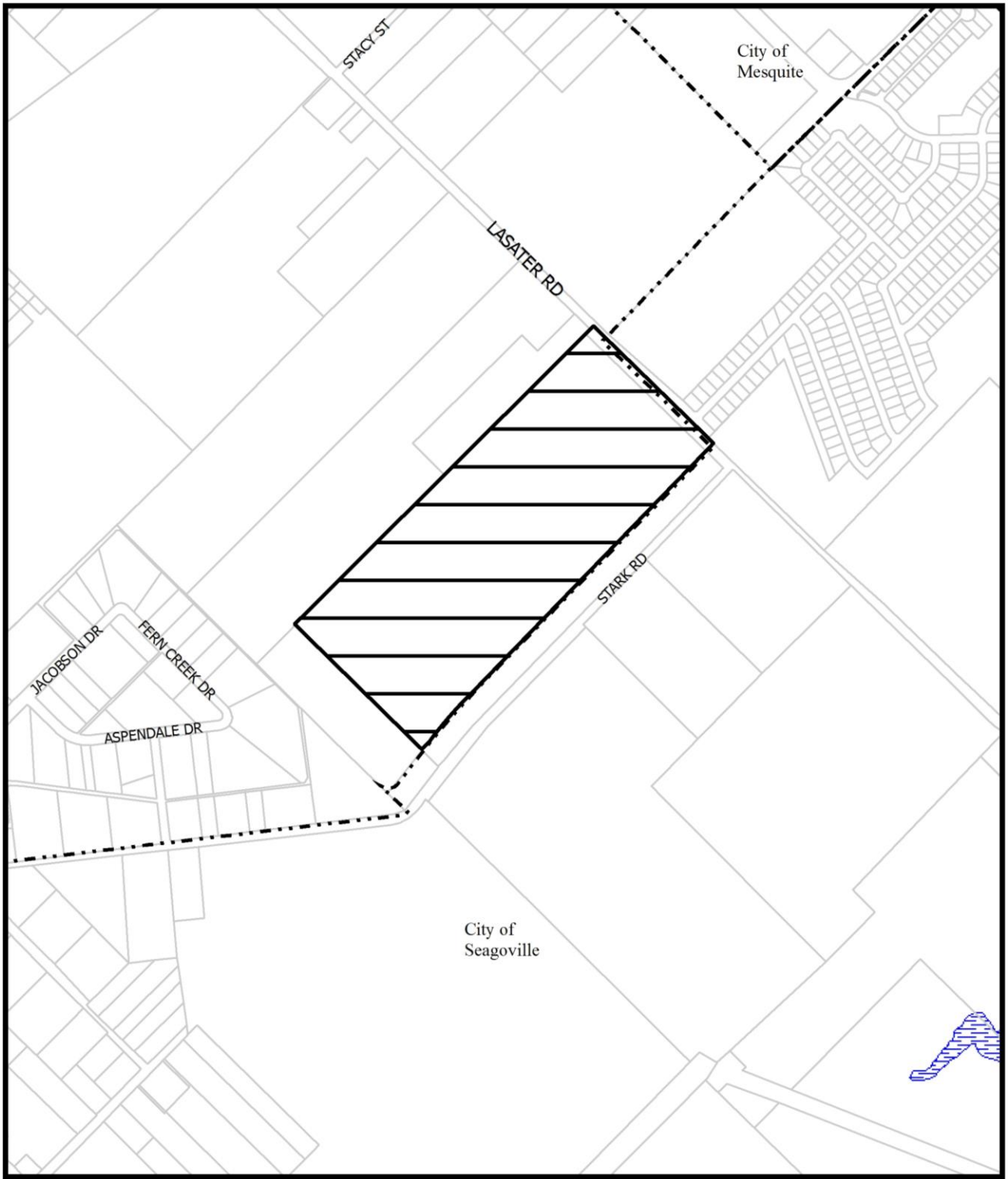
SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

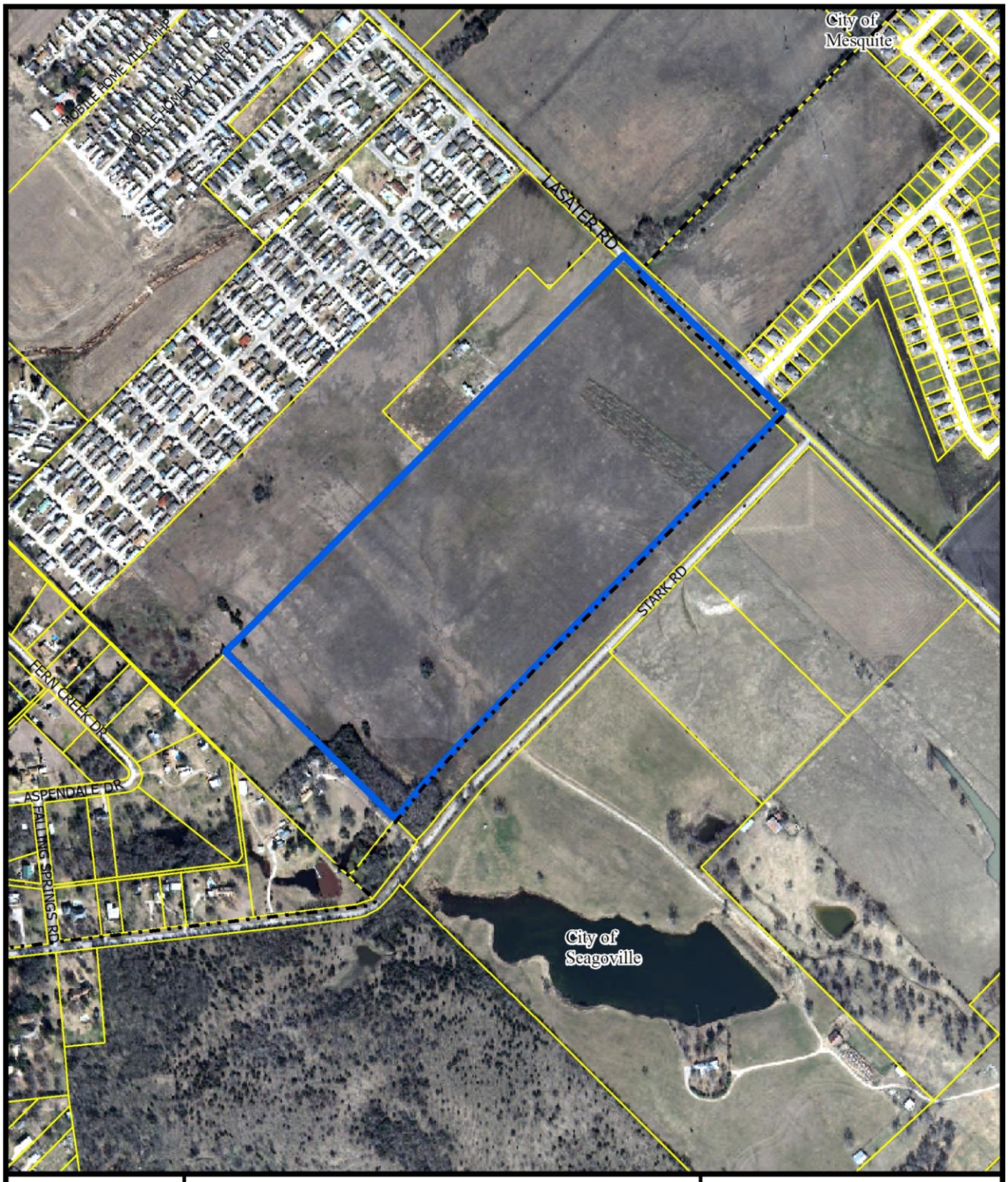
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

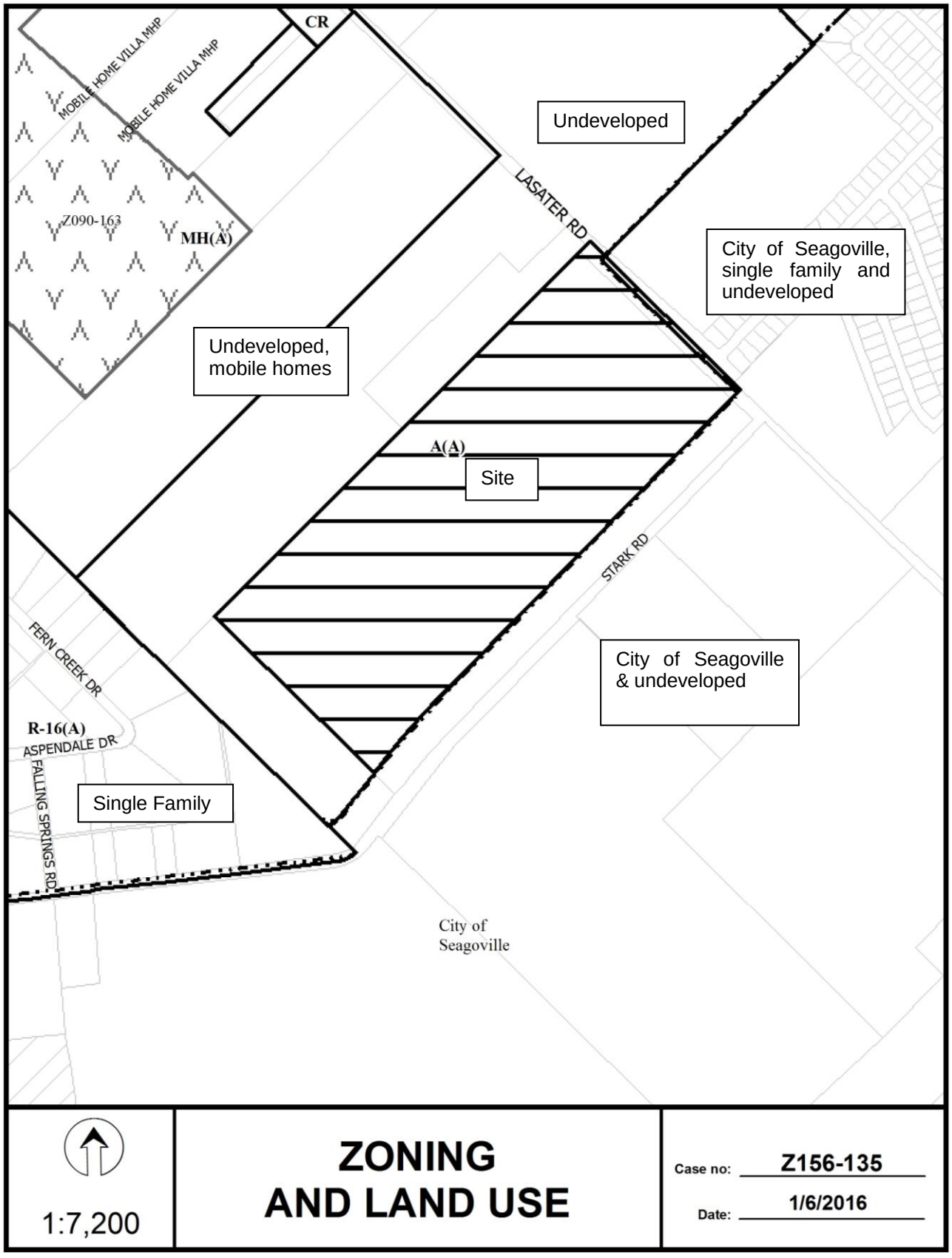
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city."

PROPOSED CONCEPTUAL PLAN

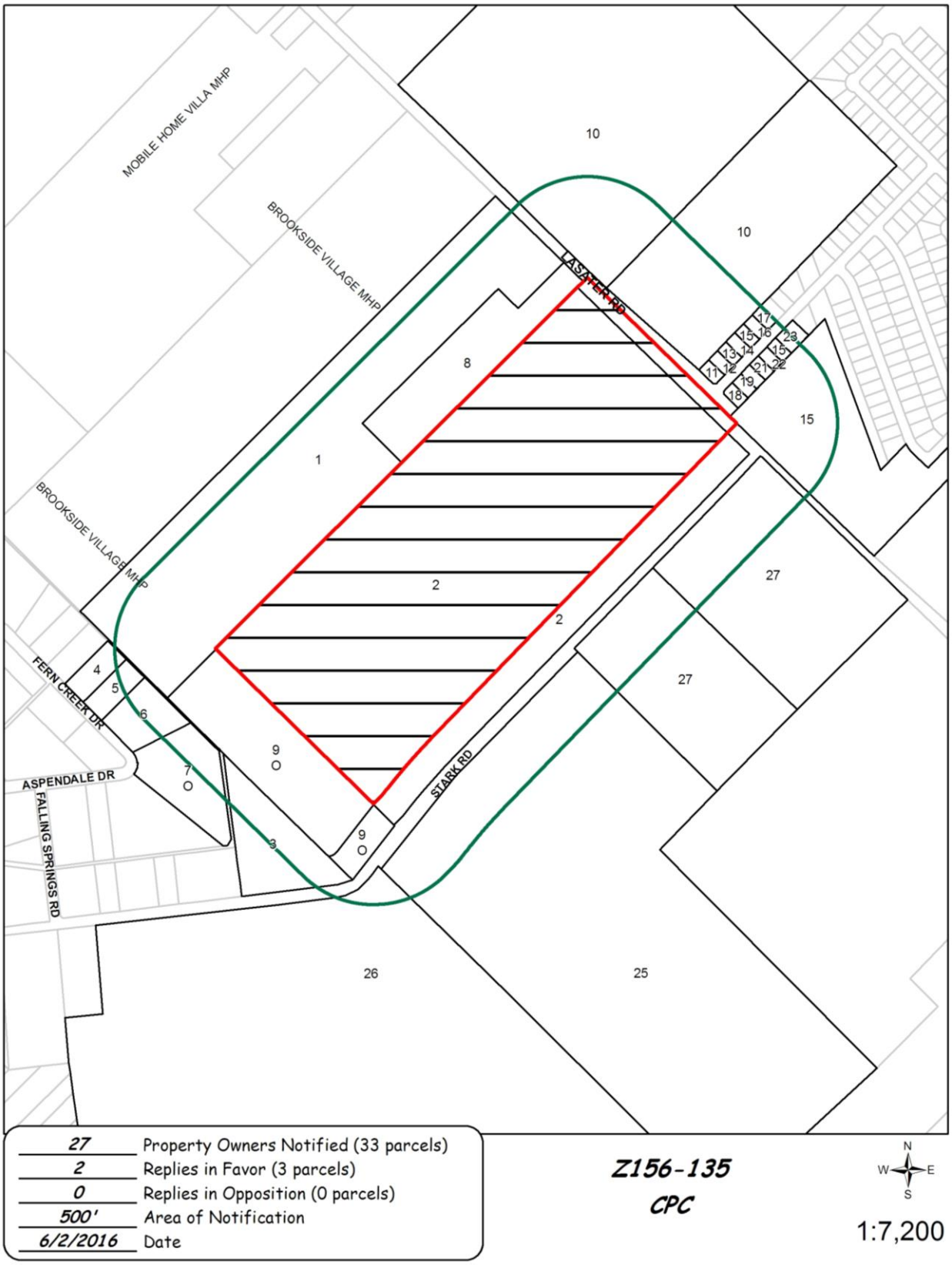



STACY ST
City of
Mesquite
LASATER RD
STARK RD
JACOBSON DR
FERN CREEK DR
ASPENDALE DR
City of
Seagoville
1:9,600
VICINITY MAP
Case no: Z156-135
Date: 1/6/2016


City of Mesquite
LASATER RD
STARK RD
FERN CREEK DR
ASPENDALE DR
FALLING SPRINGS RD
City of Seagoville
1:7,200
AERIAL MAP
Case no: Z156-135
Date: 1/6/2016


CR
MOBILE HOME VILLA MHP
MOBILE HOME VILLA MHP
Z090-163
MH(A)
Undeveloped
LASATER RD
City of Seagoville, single family and undeveloped
Undeveloped, mobile homes
A(A)
Site
STARK RD
City of Seagoville & undeveloped
FERN CREEK DR
R-16(A)
ASPENDALE DR
FALLING SPRINGS RD
Single Family
City of Seagoville
1:7,200
ZONING AND LAND USE
Case no: Z156-135
Date: 1/6/2016

CPC RESPONSES



06/06/2016

Reply List of Property Owners

Z156-135

27 Property Owners Notified ***2 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	15002	LASATER RD	LINE WINSTON B
	2	1110	STARK RD	FIRST SECURITY BANK NA
	3	628	STARK RD	SHEPHERD CHARLIE & LUZ N
	4	804	FERN CREEK DR	PATTERSON CALVIN L &
	5	800	FERN CREEK DR	SMITH ALICIA E &
	6	710	FERN CREEK DR	DRUMM LINDA J
O	7	704	FERN CREEK DR	WOJTOWICZ THEODORE R &
	8	15010	LASATER RD	BUSTOS SANTIAGO & LAURA
O	9	688	STARK RD	RRW FAMILY LTD PS
	10	14801	LASATER RD	CALDWELL CARL PORTER JR TR
	11	2501	WYNNGATE DR	ELIAS HIGINIO & GRACELIA GARCIA
	12	2503	WYNNGATE DR	WILLIAMS LARRY J
	13	2505	WYNNGATE DR	MCCARTER MARY
	14	2507	WYNNGATE DR	WALKER RACHEL &
	15	2509	WYNNGATE DR	D R HORTON TEXAS LTD
	16	2511	WYNNGATE DR	MADISON ASHLEA
	17	2513	WYNNGATE DR	SANSOM PHILASHONTE M & NECOMA D
	18	2502	WYNNGATE DR	REED CONNIE M
	19	2504	WYNNGATE DR	GARCIA MAX E
	20	2506	WYNNGATE DR	ESTELLE MELANIE
	21	2508	WYNNGATE DR	LICON ORLANDO R & MELISSA
	22	2510	WYNNGATE DR	FOX VANESICA D
	23	2514	WYNNGATE DR	HAVENS MICHAEL E & ALESHA MARIE
	24	2516	WYNNGATE DR	TURNER CANDRA LAPORSHA
	25	234	E STARK RD	WOLFORD DENNIS &
	26	100	STARK RD	MOORE JUDITH SMITH &

06/06/2016

Reply	*Label #*	*Address*		*Owner*
	27	800	STARK RD	JONES THOMAS RAY

AGENDA ITEM # 81

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 11

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 4 Z; 5 W

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 878 for MU-1 Mixed District uses on the northeast corner of Arapaho Road and Knoll Trail Drive
Recommendation of Staff and CPC: Approval, subject to conditions
Z156-247(WE)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-247(WE) **DATE FILED:** April 11, 2016

LOCATION: Arapaho Road and Knoll Trail Drive, northeast corner

COUNCIL DISTRICT: 11 **MAPSCO:** 4Z, 5W

SIZE OF REQUEST: Approx. 16.1 acres **CENSUS TRACT:** 136.20

APPLICANT / OWNER: PV Prestonwood II
Robert W. Kennedy

REPRESENTATIVE: Dallas Cothrum, MASTERPLAN

REQUEST: An application for an amendment to Planned Development District No. 878 for MU-1 Mixed District uses.

SUMMARY: The purpose of this request is to allow for an extension of the deadline for making building improvements in Subarea A.

CPC RECOMMENDATION: **Approval**, subject to conditions.

STAFF RECOMMENDATION: **Approval**, subject to conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

1. *Performance impacts upon surrounding property* – Extending the deadline for building improvements to Subarea A should not have an impact on the surrounding properties. Subarea A is developed with existing retail and personal service uses and the proposed exterior improvements to the structure are scheduled to be completed by the February 27, 2018. Due to a contract extension for one of the existing retail structures, the exterior improvements will not meet the established deadline that was approved in the PDD conditions. The only amendment to the PD conditions is the provision that is associated with the extension of the February 27, 2018, deadline to March 31, 2023.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Urban Neighborhood. The request is in compliance with the Comprehensive Plan.

4. *Justification for PD Planned Development District* – A major portion of Planned Development District No. 878 is developed with multifamily uses. The Subarea that is being impacted by the minor changes to the PDD conditions is developed with retail and personal service uses. Extending the time frame in which the exterior improvement can be made is justifiable in the Planned Development District.

BACKGROUND INFORMATION:

- In February 2013, the City Council approved Planned Development District No. 878 for MU-1 Mixed Use District uses [request site].

- A provision in the "Design Standards" of Planned Development District under materials requires the applicant to complete the exterior facade improvements before the February 27, 2018 date. The applicant is requesting to extend the deadline from February 27, 2018 to March 31, 2023.

Zoning History: There has been one zoning change in the surrounding area in the last five years.

1. Z123-322 On February 12, 2014, the City Council approved Planned Development District No. 903 for mixed uses on property zoned a CR Community Retail District on the northeast corner of Arapaho Road and North Dallas Tollway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Arapaho Road	Principal Arterial	110 ft.	110 ft.
Knoll Trail	Minor Arterial	64 ft.	64 ft.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being in an Urban Neighborhood. The proposed development is in compliance with the *forwardDallas! Comprehensive Plan.*

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Area Plans

The request site is within the boundary of the Greater Far North Dallas Area Land Use and Transportation Plan (1995 Update). This area is recommended for medium density commercial/retail/office development with FARs not to exceed 2.0:1 and 24 dwelling

units per acre.

Planned Development District No. 878 allows a maximum of 650 units combined in Subareas B and C units and 125 beds or units in Subarea D. This equates to a maximum of 55 dwelling units per acre which exceeds the density recommended by the referenced land use plan. However, given the site's proximity to a potential DART Station, higher density development is not inappropriate.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PDD No. 878	Multifamily, retail and personal services
North	RR, MU-1	DART right-of-way, Office
South	PDD No. 614	Retail, townhouses
East	PDD No.114	Multifamily
West	MU-1	Retail

Land Use Compatibility:

The ±16.1-acre site is comprised of two parcels of land: a ±14.1-acre parcel, developed with a multi-tenant shopping center which is predominantly vacant and a ±1.99-acre parcel developed with a ±16,730-square foot multi-tenant building occupied with retail and personal service uses and a motor vehicle fueling station. In addition, a portion of PDD No. 878 is developed with multifamily uses.

The applicant intends to retain the ±16,730-square foot multi-tenant building. Planned Development District No. 878 was approved with a provision in the conditions that requires the façade of the building to be made architecturally consistent with the new buildings proposed for the site but also allow for redevelopment with a maximum of 50,000 square feet of floor area. Due to a contract extension of an existing retail use, the applicant is requesting to extend the date to March 31, 2022.

The site is adjacent to DART right-of-way within the Cotton Belt Corridor, a 26-mile regional rail alignment spanning from DFW Airport to the Red Line in Richardson/Plano. This proposed project was included in the DART 2030 Transit System Plan, with a likely implementation date near year 2030.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 878 - existing	15' (Arapaho Road and Knoll Trail)	10' (eastern property line)	Max. 350 units 650 mf units in Subareas B & C 125 beds/units 15,000 sf nonres	32 ft. Sub. A 75 ft. Sub A & C 62ft. Sub. D	70%		Multifamily; retail and personal service

Landscaping: Planned Development District No. 878 requires the landscaping must be provided in accordance with Article X, with the following exception:

(a) For the purposes of this section, this district shall be considered one lot.

(b) Article X requirements shall not be triggered by paving improvements necessary to build the mews street.

(c) Street trees count toward the minimum requirement for site trees.

(d) The minimum number of trees required on Arapaho Road and Knoll Trail Drive is determined by dividing the number of feet of street frontage, excluding visibility triangles and ingress and egress points, by 25 for each frontage. These trees may be provided in a clustered formation. Trees selected must meet the planting criteria of the Public Utility Commission and the local utility provider with regard to maturity, height, and tree canopy.

(e) Enhanced paving as shown on the development plan satisfies one of the two design standards required in Section 51A-10.126

CPC Action (June 16, 2016)

Motion: In considering an application for an amendment to Planned Development District No. 878 for MU-1 Mixed District uses on the northeast corner of Arapaho Road and Knoll Trail Drive, it was moved to **hold** this case under advisement until June 30, 2016.

Maker: Schultz
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves*, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 25
Replies: For: 3 Against: 0

Speakers: None

CPC Action (June 30, 2016)

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 878 for MU-1 Mixed District uses, subject to staff's revised recommended conditions to include the following changes: 1) By March 31, 2017, the exterior of the existing retail building in Subarea A must be painted to match as closely as possible a color of the buildings in Subareas B, C, and D, 2) By March 31, 2023, the exterior materials of the existing retail building in Subarea A must be changed to be consistent with the exterior materials of the buildings in Subareas B, C, and D and 3) If Subarea A is redeveloped the exterior materials must be consistent with the exterior materials of the buildings in Subareas B, C, and D on the northeast corner of Arapaho Road and Knoll Trail Drive.

Maker: Schultz
Second: Murphy
Result: Carried: 13 to 0

For: 13 - Anglin, Houston*, Shidid, Anantasomboon, Abtahi, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Rieves, Davis
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 25
Replies: For: 3 Against: 0

Speakers: For (Did not speak): Dallas Cothrum, 900 Jackson St., Dallas, TX, 75201
Against: None

LIST OF OFFICERS

Amendment to PDD 878 Property Ownership Summary

Prestonwood Perimeter, BLK D/8222, LT 1.4; 6.424 acres and Prestonwood Perimeter, BLK D/8222 W PT LT 1; 4.737 acres

TRG Arapaho II, LLC% Brian J Tusa

3100 Monticello Avenue, #900

Dallas, TX 75205-3450

Prestonwood Perimeter, BLK D/8222 E PT LT 1; 2.810 acres

Prestonwood Tradition AL LP

5850 E Lovers Lane, Suite 100

Dallas, TX 75206-2902

Prestonwood Perimeter, BLK D/8222 LT 1.1; 1.996 acres

PV Prestonwood II LTD

16475 Dallas Parkway, Suite 800

Addison, TX 75001-6840

LIST OF OFFICERS

TRG Arapaho II, LLC

Managing Director – Brian J. Tusa

Managing Director – Gregory A. Jones

COO – Joe Barrett

Director of Asset Management – Sheri Thomas

Managing Director, North Texas and San Antonio – Adam Brown

Construction Vice President, Texas – Timothy Welsh

PV Prestonwood II, Ltd.

Managers

Robert S. Folsom

Estate of Margaret Folsom

Denny Holman

Steve Folsom

Haddon Winckler

Robert W. Kennedy

Prestonwood Tradition AL LP

Principal – Jonathan Perlman

CPC PROPOSED PDD CONDITIONS

ARTICLE 878.

PD 878.

SEC. 51P-878.101. LEGISLATIVE HISTORY.

PD 878 was established by Ordinance No. 28924, passed by the Dallas City Council on February 27, 2013.

SEC. 51P-878.102. PROPERTY LOCATION AND SIZE.

PD 878 is established on property located on the northeast corner of Arapaho Road and Knoll Trail Drive. The size of PD 878 is approximately 16.109 acres.

SEC. 51P-878.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district:

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(3) MEWS STREET means a tree-lined, pedestrian-oriented private drive located between Subareas B and C.

(4) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(5) OPEN SPACE means an area that is unobstructed to the sky, and contains no structures except for street furniture; pedestrian amenities; city kiosks; and community kiosks.

(6) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(7) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. Tattooing means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. Body piercing means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

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

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P-878.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 878A: conceptual plan.

(2) Exhibit 878B: development plan for Subareas B, C, and D.

(3) Exhibit 878C: mews street landscape plan.

SEC. 51P-878.105. CREATION OF SUBAREAS.

This district is divided into four subareas: Subarea A, Subarea B, Subarea C, and Subarea D.

SEC. 51P-878.106. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 878A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-878.107. DEVELOPMENT PLAN.

(a) Development of Subareas B, C, and D must comply with the development plan for Subareas B, C, and D (Exhibit 878B). If there is a conflict between the text of this article and the development plan for Subareas B, C, and D, the text of this article controls.

(b) A development plan for Subarea A must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan for Subarea A, the text of this article controls.

SEC. 51P-878.108. MAIN USES PERMITTED.

(a) Subarea A.

(1) Except as provided in this subsection, 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 Subarea A only by SUP; a use subject to development impact review (DIR) in the MU-1 Mixed Use District is subject to DIR in Subarea A; etc.

(2) The following uses are prohibited:

-- Alternative financial establishment.
-- Auto service center.
-- Bail bond office.
-- Commercial amusement (outside).
-- Massage establishment.
-- Mini-warehouse.
-- Nursery, garden shop, or plant sales.
-- Swap or buy shop.
-- Tattoo or body piercing studio.

(b) Subarea B. The following uses are the only main uses permitted:

-- Dry cleaning or laundry store.
-- Financial institution without drive-in window.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Local utilities.
-- Multifamily.
-- Personal service uses. [Except massage establishment and tattoo or body piercing studio.]
-- Private street or alley.
-- Restaurant without drive-in or drive-through service.
-- Retirement housing.
-- Tower/antenna for cellular communication. [Must be mounted on the roof or attached to a building or parking structure.]

(c) Subarea C. The following uses are the only main uses permitted:

-- Local utilities.
-- Multifamily.
-- Private street or alley.
-- Retirement housing.
-- Tower/antenna for cellular communication. [Must be mounted on the roof or attached to a building or parking structure.]

(d) Subarea D. The following uses are the only main uses permitted:

-- Convalescent and nursing homes, hospice care, and related institutions.
-- Local utilities.
-- Multifamily.
-- Private street or alley.
-- Radio, television, or microwave tower. [Must be mounted on the roof or attached to a building or parking structure.]
-- Retirement housing.
-- Tower/antenna for cellular communication. [Must be mounted on the roof or attached to a building or parking structure.]

SEC. 51P-878.109. 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-878.110. 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) All subareas.

(1) Setbacks.

(A) The setbacks apply to the perimeter of the Property only. Setbacks are not required between subareas or lots.

(B) Except as provided in this subsection, minimum setback is:

(i) 15 feet along Arapaho Road.

(ii) 15 feet along Knoll Trail Drive.

(iii) 15 feet along the northern boundary of the Property.

(iv) 10 feet along the eastern boundary of the Property.

(C) Buildings existing as of February 27, 2013 are considered conforming with respect to building setbacks.

(2) Urban Form Setback and Tower Spacing. No urban form setback is required. No tower spacing is required.

(3) Lot Coverage. The maximum lot coverage for all subareas combined is 70 percent.

(4) Projections.

(A) For residential uses, balconies, bay windows, awnings, patios, signs, and entryways affixed to the building or part of the foundation may project up to five feet into a required setback.

(B) Stoops, retaining walls, benches, pots, raised planters, sculptures, cabanas and other decorative landscape items may be located within the required setback.

(b) Subarea A.

(1) Floor area. Maximum floor area is 50,000 square feet.

(2) Density. No maximum number of dwelling units.

(3) Height. Maximum structure height is 32 feet. Roof-mounted mechanical equipment may project up to eight feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

(c) Subarea B.

(1) Density. Maximum number of dwelling units is 350. Maximum number of dwelling units for Subareas B and C combined is 650.

(2) Floor area. Maximum floor area for non-residential uses is 15,000 square feet.

(3) Height. Maximum structure height is 75 feet. Roof-mounted mechanical equipment may project up to 12 feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

(d) Subarea C.

(1) Density. Maximum number of dwelling units is 350. Maximum number of dwelling units for Subareas B and C combined is 650.

(2) Floor area. No maximum floor area.

(3) Height. Maximum structure height is 75 feet. Roof-mounted mechanical equipment may project up to 12 feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

(e) Subarea D.

(1) Density.

(A) For multifamily or retirement housing, maximum number of dwelling units is 125.

(B) For a convalescent and nursing homes, hospice care, or related institutions, maximum number of beds is 125.

(2) Floor area. No maximum floor area.

(3) Height. Maximum structure height is 62 feet. Roof-mounted mechanical equipment may project up to 10 feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

SEC. 51P-878.111. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations contained in Division 51A- 4.200 for the specific off-street parking/loading requirements for each use.

(b) Required parking for any use in this district may be provided in any subarea.

(c) The use of tandem parking is permitted only in Subareas B and C for residential uses.

(d) If a DART station is located within 500 feet, the following parking ratios apply:

(1) Convalescence and nursing homes, hospice care, and related institutions. A minimum of 0.25 parking spaces per unit is required. No additional parking for accessory uses, including private recreation, community center, entertaining areas, dining, or similar common areas is required.

(2) Dry cleaning or laundry store. One space per 220 square feet of floor area is required.

(3) Financial institution without drive-in window. One space per 400 square feet of floor area is required.

(4) General merchandise or food store 3,500 square feet or less. One space per 220 square feet of floor area is required.

(5) General merchandise or food store greater than 3,500 square feet. One space per 220 square feet of floor area is required.

(6) Personal services uses. One space per 220 square feet of floor area is required.

(7) Retirement housing. A minimum 0.56 parking spaces per unit is required. No additional required parking for accessory uses, including private recreation, community center, entertaining areas, dining, or similar common areas is required.

SEC. 51P-878.112. DESIGN STANDARDS.

(a) Purpose. Continuous facades along pedestrian-oriented streets often have negative impacts on community aesthetics, pedestrian circulation, and the scale and rhythm of streetscapes. These design standards are intended to ensure that continuous facades that are located along well-traveled pedestrian ways are compatible with the surrounding area and mitigate the negative impact of continuous facades, while allowing creativity, flexibility, and variety in design.

(b) Facade walls. Facade walls facing a public right-of-way, including DART right-of-way, or the mews street must incorporate at least three of the following design elements. The remaining facade walls must incorporate at least two of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, that has a relief of at least eight inches.

(2) Trim, molding, or accent elements using decorative contrasting colors on at least five percent of the area of the facade wall.

(3) At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:

(A) Architectural details such as arches, friezes, tile work, murals, or moldings.

(B) Integral planters or wing walls that incorporate landscaping or seating.

(C) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(D) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.

(E) Awnings or lintels.

(4) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(5) Display windows, faux windows, or decorative windows.

(6) Arcades, awnings, canopies, covered walkways, or porticos.

(7) Any other comparable design elements approved by the building official.

(c) Facade wall changes. Facade walls must have one or more of the following:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(d) Materials.

(1) The exterior facade walls must be comprised of at least 80 percent masonry. Masonry includes stone, brick, concrete, stucco, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials. For purposes of this provision, Exterior Finish Insulations System (EFIS) materials are not considered masonry. Textured painted tilt wall may be used on no more than 20 percent of the area of the facade walls.

(2) When adjacent to or visible from a public right-of-way, exterior parking structure facades must be constructed in a way that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations.

(3) Except as provided in this paragraph, openings in the exterior parking structure facade may not exceed 50 percent of the total parking structure facade area. Openings in parking structure facades that are visible from an adjacent public right-of-way, excluding garage entrances and exits, may not exceed 45 percent of the total parking structure.

(4) By [~~February 27, 2018~~] March 31, 2017, [~~or within 12 months after issuance of a final certificate of occupancy for a use in Subarea B, whichever comes first the exterior materials of the building elevations of the existing retail building in Subarea A must be changed to be architecturally consistent with the buildings in Subareas B, C, and D~~] the exterior of the existing retail building in Subarea A must be painted to match as closely as possible a color of the buildings in Subareas B, C, and D, 2) By March 31, 2023, the exterior materials of the existing retail building in Subarea A must be changed to be consistent with the exterior materials of the buildings in Subareas B, C, and D and 3) If Subarea A is redeveloped the exterior materials must be consistent with the exterior materials of the buildings in Subareas B, C, and D.

(e) Roofs.

(1) Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so they are not visible from a point 5.5 feet above grade at the property line. Screening materials must match the materials and colors used on the main building. Chain link fences may not be used as a screening material.

(2) Roofs must have at least one of the following design elements: (A) Parapets having a rhythmic pattern and detailing such as cornices, moldings, trim, or variations in brick coursing. (B) Sloping roofs with the following design elements:

(i) Slope of at least 5:12.

(ii) Two or more slope planes.

(3) Sloping roofs must be either asphalt composition shingles, metal standing seam, clay tiles, concrete tiles, or similar materials.

(4) Overhanging eaves must extend at least two feet beyond the supporting wall.

SEC. 51P-878.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P.878.114. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For the purposes of this section, this district shall be considered one lot.

(c) Article X requirements shall not be triggered by paving improvements necessary to build the mews street.

(d) Street trees count toward the minimum requirement for site trees.

(e) The minimum number of trees required on Arapaho Road and Knoll Trail Drive is determined by dividing the number of feet of street frontage, excluding visibility triangles and ingress and egress points, by 25 for each frontage. These trees may be provided in a clustered formation. Trees selected must meet the planting criteria of the Public Utility Commission and the local utility provider with regard to maturity, height, and tree canopy.

(f) Enhanced paving as shown on the development plan satisfies one of the two design standards required in Section 51A-10.126.

SEC. 51P.878.115. SIDEWALKS AND PEDESTRIAN AMENITIES.

(a) Sidewalks.

(1) A minimum eight-foot-wide sidewalk with at least four feet of unobstructed width must be provided along Arapaho Road and the mews street in the locations shown on the development plan for Subareas B, C, and D.

(2) ADA approved tree well grates may be provided in sidewalks and are not considered an obstruction.

(3) If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(b) Pedestrian amenities.

(1) The following pedestrian amenities are required along the mews street:

(A) a minimum of 20 benches;

(B) a minimum of six trash receptacles; and

(C) pedestrian lighting spaced at a minimum of one per 75 feet of mews street frontage.

(2) The following pedestrian amenities are required along Arapaho Road:

(A) a minimum of six benches;

(B) a minimum of three trash receptacles; and

(C) pedestrian lighting spaced at a minimum of one per 75 feet of street frontage.

(3) The following pedestrian amenities are required along Knoll Trail Drive:

(A) a minimum of two benches;

(B) a minimum of two trash receptacles; and

(C) pedestrian lighting spaced at a minimum of one per 150 feet of frontage in Subarea A. The existing parking lot lights located along the east side of Knoll Trail Drive count toward meeting the minimum pedestrian lighting requirement. If a development plan is approved for Subarea A, the development plan must show pedestrian lighting with a maximum height of 16 feet spaced at a maximum of one per 75 feet of frontage in Subarea A.

(D) Pedestrian lighting spaced at a minimum of one per 75 feet of frontage in Subarea B.

(4) All pedestrian amenities must be maintained by the owner of the lot; if there is more than one owner, all owners are jointly and severally responsible for maintenance.

(5) Except as provided in Section 51P-878.116(b)(3)(C), pedestrian lighting may be pole, bollard style, or other structure mounted lighting, provided the maximum height of the lighting source is no more than 16 feet above the ground.

(6) A minimum of 10 percent of the Property must be designated as open space.

SEC. 51P-878.116. SIGNS.

(a) Signs must comply with the provisions for business zoning districts in Article VII.

(b) For multifamily uses in Subareas B and C, three blade signs are permitted, subject to the following regulations:

(1) Maximum effective area for each blade sign is 72 square feet per side.

(2) Blade signs must be attached to a main structure.

(3) Blade signs may project a maximum of 2.5 feet into required setbacks.

SEC. 51P-878.117. ADDITIONAL PROVISIONS.

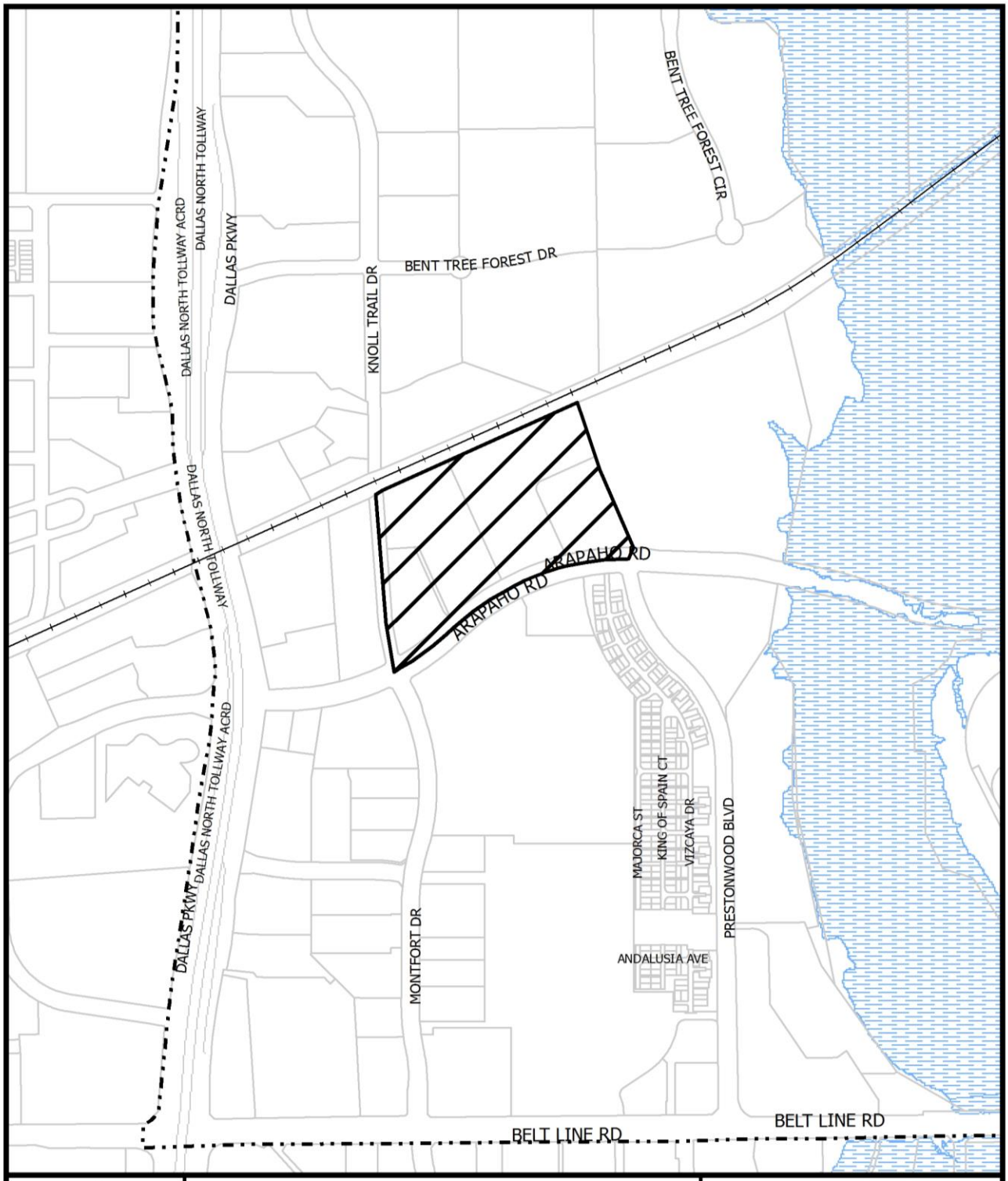
(a) One temporary leasing office may be erected for up to 180 days from the date of issuance of a building permit without the requirement of a development plan. The temporary leasing office is permitted within the building setbacks. The building official may approve additional 30-day extensions.

(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.

SEC. 51P-878.118. 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.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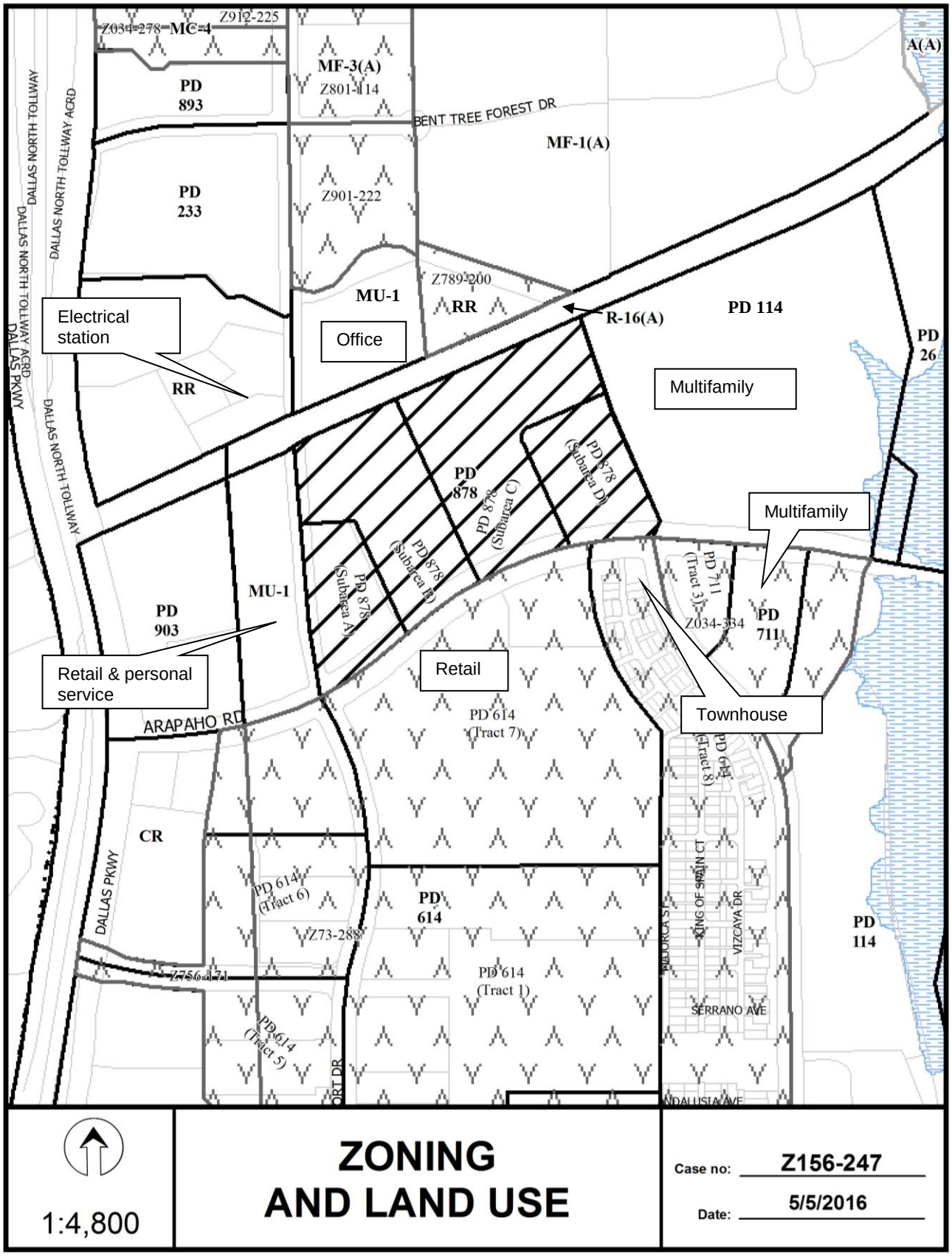
KING OF SPAIN CT
VIZCAYA DR
PRESTONWOOD BLVD
MONTFORT DR
ANDALUSIA AVE
BELT LINE RD
BELT LINE RD
1:7,200
VICINITY MAP
Case no: Z156-247
Date: 5/5/2016

1:4,800

AERIAL MAP

Case no: Z156-247

Date: 5/5/2016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MF-3(A)
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DALLAS NORTH TOLLWAY
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DALLAS PKWY
Z789-200
MU-1
RR
R-16(A)
PD 114
PD 26
Electrical station
Office
Multifamily
RR
PD 878
PD 878 (Subarea C)
PD 878 (Subarea D)
PD 878 (Subarea B)
PD 878 (Subarea A)
Multifamily
MU-1
PD 903
PD 711 (Tract 3)
Z034-334
PD 711
Retail & personal service
Retail
Townhouse
ARAPAHO RD
PD 614 (Tract 7)
PD 614 (Tract 8)
CR
DALLAS PKWY
PD 614 (Tract 6)
PD 614
Z73-288
KING OF SPAIN CT
VIZCAYA DR
MAJORCA ST
PD 114
Z756-171
PD 614 (Tract 1)
SERRANO AVE
PD 614 (Tract 5)
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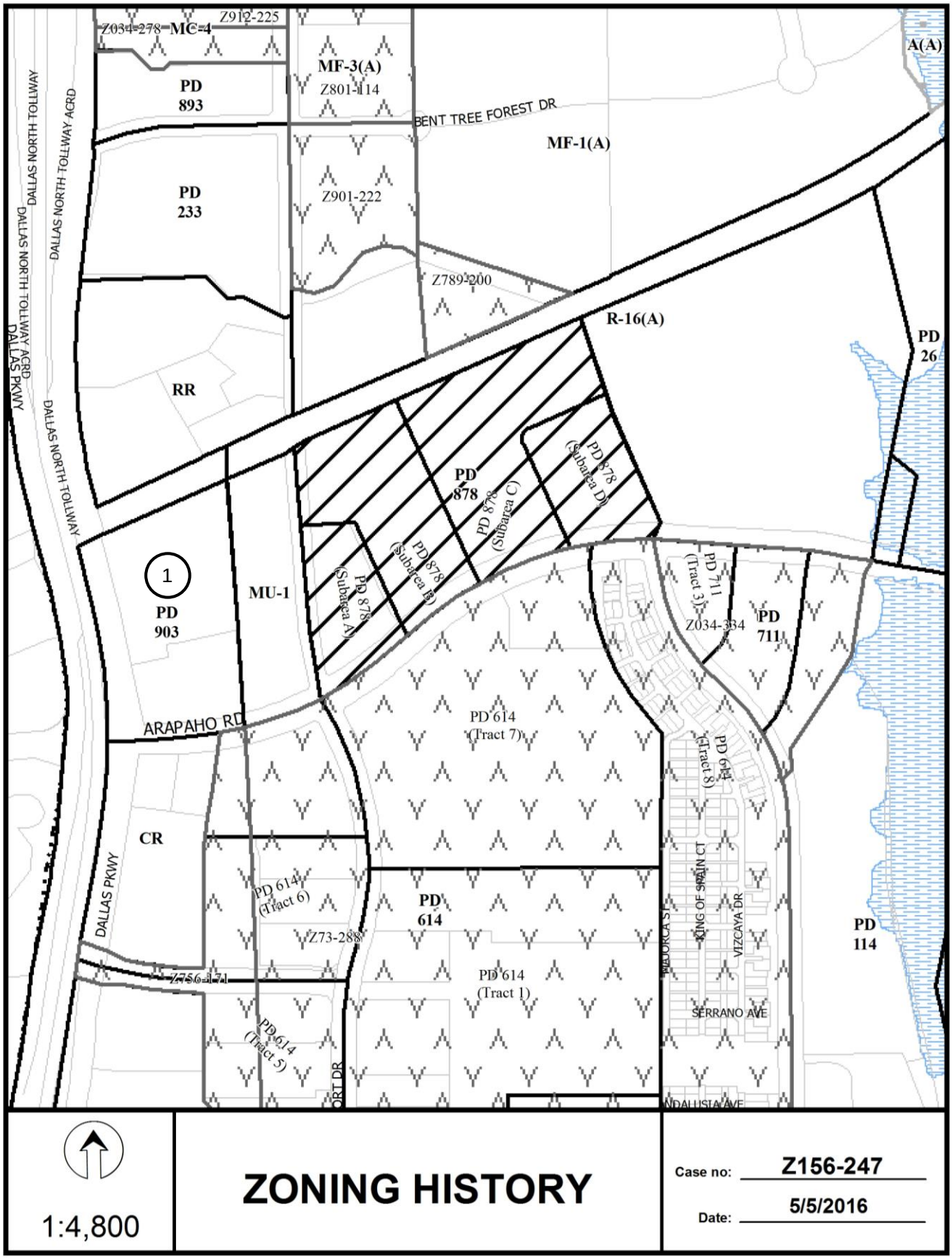
ANDALUSIA AVE
1:4,800
ZONING AND LAND USE
Case no: Z156-247
Date: 5/5/2016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A(A)
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Z901-222
Z789-200
R-16(A)
PD 26
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PD 878 (Subarea C)
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VIZCAYA DR
SERRANO AVE
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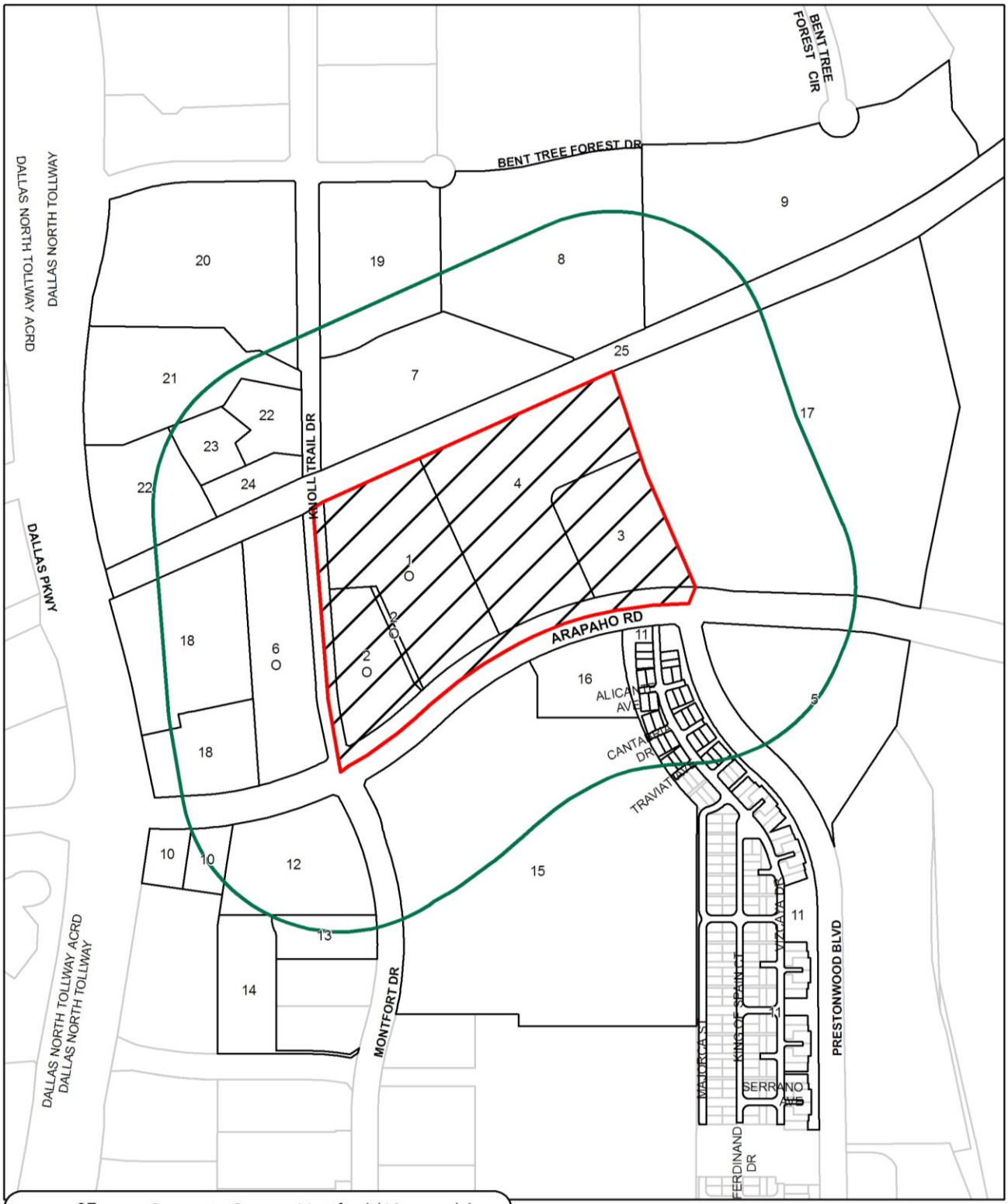
ZONING HISTORY
Case no: Z156-247
Date: 5/5/2016

CPC RESPONSES



25	Property Owners Notified (63 parcels)
3	Replies in Favor (4 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
6/30/2016	Date

Z156-247
CPC

N W E S

1:4,800

Notification List of Property Owners

Z156-247

25 Property Owners Notified 3 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*		*Address*	*Owner*
O	1	5519	ARAPAHO RD	PV PRESTONWOOD I LTD
O	2	5403	ARAPAHO RD	PV PRESTONWOOD II LTD
	3	5555	ARAPAHO RD	PRESTONWOOD TRADITION AL LP
	4	5519	ARAPAHO RD	TRG ARAPAHO LLC
	5	15250	PRESTONWOOD BLVD	PRESTONWOOD TRADITION LP
O	6	15203	KNOLL TRAIL DR	PRESTONWOOD PARTNERS LTD
	7	15400	KNOLL TRAIL DR	PRATTCO PRESTONWOOD LLC
	8	5330	BENT TREE FOREST DR	SPP COVINGTON POINTE LTD
	9	15905	BENT TREE FOREST DR	APTCO BENT TREE LP
	10	5314	ARAPAHO RD	PRESTONWOOD CT ASSOCIATES LLC
	11	200	VIZCAYA DR	BIR ESTANCIA LIMITED PS
	12	15402	PRESTONWOOD BLVD	JEWISH FAMILY SERVICE OF
	13	15313	MONTFORT DR	BLUE WAVE MONTFORT
	14	15237	MONTFORT DR	GENIUSCHILD II LLC
	15	15220	MONTFORT RD	WAL-MART REAL ESTATE BUSI
	16	5540	ARAPAHO RD	HALLE PROPERTIES LLC
	17	5665	ARAPAHO RD	BERKELY INDUSTRIES LTD
	18	15490	DALLAS PKWY	IMT CAPITAL III PRESTONWOOD LP
	19	15550	KNOLL TRAIL	HOWSEA USA INC
	20	15850	DALLAS PKWY	15850 HOLDINGS LLC
	21	15770	DALLAS PKWY	ONE WEST LTD
	22	15660	DALLAS PKWY	GRANITE ONE WEST LTD
	23	15443	KNOLL TRAIL DR	KNOLL OFFICE INVESTMENTS LLC
	24	15401	KNOLL TRAIL DR	TEXAS UTILITIES ELEC CO
	25	401	S BUCKNER BLVD	DART

AGENDA ITEM # 82

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 G; H; L; M

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District, on property zoned Subdistrict 5 and Subdistrict 10 within Planned Development District No. 298, in an area bounded by Bryan Street, Texas Street, Live Oak Street, and Cantegral Street

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions

Z145-233(OTH)

Note: This item was considered by the City Council at a public hearing on June 22, 2016, and was deferred until August 10, 2016, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 10, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z145-233(OTH) **DATE FILED:** July 11, 2012

LOCATION: Bounded by Bryan Street, Texas Street, Live Oak Street, and Cantegral Street.

COUNCIL DISTRICT: 14 **MAPSCO:** 45 G, H, L, M

SIZE OF REQUEST: Approx. 2.1895 acres **CENSUS TRACT:** 22.00

APPLICANT: Greystar GP II, LLC

OWNER: Biscuit Holdings, Ltd.

REPRESENTATIVE: Jackson Walker, L.L.P/Suzan Kedron, Steve Dimitt

REQUEST: An application for a subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District, on property zoned Subdistrict 5 and Subdistrict 10 within Planned Development District No. 298.

SUMMARY: The applicant proposes to develop the property with a minimum of 350 multifamily units and a minimum of 50,000 square feet for retail uses.

CPC RECOMMENDATION: **Approval**, subject to a development plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed subdistrict will be to accommodate the development of 350 multifamily units and a minimum of 50,000 square feet for retail uses. Staff does not foresee the proposed development to negatively impact upon surrounding properties. The property is surrounded by multifamily to the north and east; undeveloped and construction for multifamily to the south and west; undeveloped, office restaurant, and the Latino Cultural Center to the south east and south. The proposed uses for the new subdistrict are those of the existing Subarea 5.

2. *Traffic impact* – The proposed development is bounded by Live Oak, Texas Street, Bryan Street and Cantegral Street. Staff requested a Traffic Impact Analysis. The TIA shows that the proposed development will significantly increase the level of service in the area. Therefore, staff is requesting that the applicant prepare and re-evaluate the Traffic Impact Analysis one year after the retail component of the development is open or the residential component of the development reaches 80% occupancy, whichever comes first.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan states that this area is within the Urban Neighborhood Building Block. The requested zoning district is consistent with the Urban Neighborhood Building Block. The proposed development complies with the intent of the comprehensive plan.

Zoning History: There has not been any zoning change within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bryan Street	NA	70 feet
Cantegral Street	NA	50 feet
Live Oak Street	NA	70 feet
Texas Street	NA	Variable ROW

Traffic:

As previously stated, staff is concerned about the level of service decrease due to the proposed development. The intensity of the proposed development triggered a Traffic Impact Analysis requirement for staff to make a determination of the appropriateness of the proposed access points and traffic flow. Based on the TIA, staff determined that the proposed development will significantly decrease the level of service in the area. Therefore, staff is requesting that the applicant prepare and re-evaluate the Traffic Impact Analysis one year after the retail component of the development is open or the residential component of the development reaches 80% occupancy, whichever comes first.

The report will give staff the opportunity to review the traffic conditions surrounding the development, on Texas Street at the three lane driveway approach for the grocery store, and at the intersection of Cantegral Street and Live Oak Street. If the Director or the Director's representative and Street Services are not satisfied with the report's findings, staff will request that the applicant change the access points on Texas Street to be reduced to only one left lane and only one right lane to alleviate any deficiencies in the level of services at this location. Other options may be considered when the report is submitted for evaluation. The applicant must bring the site to compliance or implement an acceptable way to improve the level of service within six months of the Director or the Director's representative and Street Services decision. Failure to comply with the Director's request to resolve the issue, the Director shall notify the City Plan Commission.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as Urban Neighborhood Building Block.

Urban Neighborhoods including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or multifamily. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus

on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

In general, the proposed zoning district conforms to the intent of the Comprehensive Plan. This proposed development will contribute to the effort of creating a vibrant community in the Downtown area.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 298 Subarea 5 on a portion and Subarea 10 on a portion	Undeveloped
North	PD No. 298 Subarea 5 & 10	Multifamily and undeveloped
South	PD No. 298 Subarea 5 & 10	Multifamily, Latino Cultural Center, parking lot, office and personal service

Land Use Compatibility:

The approximately 2.1895 acres request site is currently undeveloped. The request is for a new subarea to develop a minimum of 350 multifamily units and a minimum of 50,000 square feet of retail. Neither Subarea 5 nor Subarea 10 limits retail area or residential density. The proposed development will be compatible with the surrounding uses. The property is mainly surrounded by undeveloped and multifamily development to the north; multifamily, undeveloped, office, personal use service, parking lot and the Latino Cultural Center to the south.

When the property was sold to the previous owner by the City, the City imposed deed restrictions on the property. The process was assisted by the Office of Economic Development. The deed restrictions established that the developer invest a minimum of $75,000,000 into the development of the property as a high density, mixed use project with approximately 350 residential apartment units and 110,000 square feet of new retail space in accordance with the Deep Ellum TIF District Plan by December 31, 2018, complete any environmental remediation and demolish the buildings currently located on the site by June 30, 2012, and provide the City of Dallas with a final set of construction documents for a parking garage to be located at the Latino Cultural Center. However, the applicant is requesting to amend the deed restrictions to increase the required investment from $75,000,000 to $100,000,000; to reduce the required 110,000 square feet of new retail space to 50,000 square feet of new retail space; and, to extend the deadline for the new retail in accordance with the Deep Ellum TIF District Plan from December 31, 2018 until December 31, 2022. All other restrictions have been completed and/or addressed.

Parking: The applicant is proposing a total of 30 bicycle parking spaces for the site. All other parking requirements will comply with Section 51P-298-115 of the PD. Bicycle parking is required as follows:

(a) The greater of two bicycle parking spaces per building site or one bicycle parking space per 25 required off-street parking spaces required.
(b) No more than 30 bicycle parking spaces are required on any building site.

A rough calculation of the required number of parking spaces for the proposed uses is 200 for retail at 1 space per 250 square feet or retail use. The applicant is proposing a minimum of 50,000 square feet of retail use. For the residential development, the applicant will be required to provide one parking space per bedroom. The applicant indicated that the development will be of 350 efficiency units. Therefore, the required parking would be 350 spaces. The total required parking for the site would be 550 spaces. Calculating the bicycle parking at 1 per 25 required parking spaces, the total is 22 bicycle spaces. The applicant is proposing 8 surplus spaces for bicycles.

Landscaping: The landscaping requirements will comply with PD No. 298 in combination with Article X. The applicant is proposing minor changes in the landscape for the proposed site. Due to the configuration of the structure on Texas Street, there will only be 8 trees on that side of the property. The applicant is compensating for that tree along the other street fronts of the property.

Setbacks:

The applicant is proposing to provide a minimum setback five feet on all street frontages. Planned Development District No. 298 in general, requires a minimum front yard setback of 15 feet. No side yard setback is required. Staff supports the proposed setbacks. For the purpose of this subarea, all streets are considered street frontages.

Staff supports the increase in floor area ratio to allow for the proposed density and the proposed retail development on the property. The City is encouraging higher densities in the downtown area and services and uses that support the increased density.

The City Plan Commission recommended the approval of the setback with the exception that a four feet encroachment into the five foot front yard setback in specific locations as depicted in the proposed development plan and condition is allowed.

Signs:

The applicant had initially requested an increase in the size of blade signs. Staff believes that the applicant should comply with the existing sign provisions in Planned Development District No. 298. The PD states that the signage provisions of Division 51A-7.200 apply in all subareas except that no detached premise sign with an effective area greater than 200 square feet is permitted in any subarea.

The City Plan Commission recommended the approval of the sign conditions with the exception to delete reference to blade signs. The applicant indicated the blade sign would be a discussion with the neighborhood and may be a future amendment.

Comparison of existing zoning and request:

	Subdistrict 5	Subdistrict 10	Proposed Subdistrict
Front yard	15 feet. For streets fronting Pedestrian linkage streets, setbacks must be as shown in Exhibit 298C	15 feet. For streets fronting Pedestrian linkage streets, setbacks must be as shown in Exhibit 298C	5 feet. For streets fronting Pedestrian linkage streets, setbacks must be as shown in Exhibit 298C
Height	270 feet	100 feet	165 feet
Lot Coverage	90 percent	90 percent	90 percent
Floor Area Ratio	4:1	4:1	5.85:1

CPC ACTION:
May 19, 2016

Motion: It was moved to recommend **approval** of a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District, subject to a revised development plan and revised conditions with the following revisions: Insert a provision to Section 51P-298-112, under Setbacks that encroachments in the setbacks along Live Oak Street, Texas Street and Cantegral Street permitted up to maximum of 4 feet into a 5 foot setback at location identified on the development plan. Locations are: along Cantregral Street from the corner of Live Oak Street to the residential parking entrance, and along Live Oak Street from the area identified as having translucent patio rails around the corner onto Texas Street to the loading dock entrance curb cut, on property zoned Subdistrict 5 and Subdistrict 10 within Planned Development District No. 298 the Bryan Area Special Purpose District on area bounded by Bryan Street, Texas Street, Live Oak Street, and Cantegral Street.

Maker: Ridley
Second: Murphy
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Anantasomboon, Abtahi, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Shidid, Haney
Vacancy: 0

Notices: Area: 500 Mailed: 28
Replies: For: 4 Against: 0

Speakers: For: Andrew Orr, 600 E. Las Colinas Blvd., Irving, TX, 75039
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Larry Sparks, 600 E. Las Colinas Blvd., Irving, TX, 75039
Against: None

PARTNERS & PRINCIPLES

Greystar GP II, LLC – List of Officers and Partners

President: Robert A. Faith

Vice-Presidents:

William C. Maddux
J. Derek Ramsey
Scott Wise
Cliff Nash
Trent Conner
Laird Sparks
Adam Brown
Derek Brown
David Reid
Todd Wigfield
Ashley Heggie
Brandon Henry
Josh Carper

Biscuit Holdings, Ltd.

General Partner: Malouf Interests, Inc.

President and Secretary: Matt Malouf

Vice President: Steve Gregory

CPC PROPOSED CONDITIONS

ARTICLE 298.

PD 298.

Bryan Area Special Purpose District

SEC. 51P-298.101. LEGISLATIVE HISTORY.

PD 298 was established by Ordinance No. 20049, passed by the Dallas City Council on August 24, 1988. Ordinance No. 20049 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20049 was amended by Ordinance No. 20820, passed by the Dallas City Council on November 28, 1990, and Ordinance No. 21885, passed by the Dallas City Council on November 10, 1993. (Ord. Nos. 10962; 19455; 20049; 20820; 21885; 24914)

SEC. 51P-298.102. PROPERTY LOCATION AND SIZE.

PD 298 is established on property generally bounded by North Central Expressway, Roseland Avenue and its northeastward prolongation, Fitzhugh Avenue, San Jacinto Street, Peak Street, Gaston Avenue, and Good-Latimer Expressway. The size of PD 298 is approximately 455.04 acres. (Ord. Nos. 20049; 24914; 27573)

SEC. 51P-298.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

(1) COMMERCIALLY COMPATIBLE SINGLE FAMILY USE means a moderately dense single family use that is compatible with commercial development. The residential proximity slope does not emanate from commercially compatible single family uses.

(2) GROUND COVER means living plant material of species which generally reach a height of three inches or less upon maturity, installed in such a manner so as to form a continuous cover over the ground.

(3) LABOR AGENCY means an agency that offers or attempts to procure or procures employment for common workers, or that offers or attempts to procure or procures common workers for employers. For purposes of this definition, "common worker" means an individual who performs labor involving physical toil that does not require a particular skill, training in a particular occupation, craft, or trade, or practical or familiar knowledge of the principles or processes of an art, science, craft, or trade.

(4) PARKWAY means the portion of a right-of-way located between the street curb and the property line of an adjoining lot.

(5) PEDESTRIAN LINKAGE STREETS mean streets in the Bryan Area SPD that serve as linkages between major activity centers and that are designed to promote pedestrian use.

(6) PROJECTED STREET CURB means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation.

(7) TREE PLANTING ZONE means the area parallel to and between two and one half and ten feet from the back of the projected street curb.

(b) Interpretations. Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A. In addition, the definitions, interpretations, and other provisions of Chapter 51A apply to the Bryan Area SPD unless expressly modified by these conditions. (Ord. Nos. 20049; 24914)

SEC. 51P-298.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 298A: subarea boundary map.

(2) Exhibit 298B: Subarea 9 requirements.

(3) Exhibit 298C: major street and pedestrian linkage systems.

(4) Exhibit 298D: standard construction details for barrier free ramps.

(5) Exhibit 298E: use chart.

(6) Exhibit 298F: property descriptions for portions of Subareas 1, 3, and 4.

~~(7) Exhibit 298G: development plan for Subarea 11.~~

(8) Exhibit 298I: master parking and floor area plan for the Baylor Expanded District.

(9) Exhibit 298I-1: master parking and floor area plan supplement for the Baylor Expanded District.

(10) Exhibit 298I-2: total floor area tabulation form for the Baylor Expanded District.

(11) Exhibit 298J: tabulation of total floor area in Subarea 12A.

(12) Exhibit 298K: development plan for Subarea 10B. (Ord. Nos. 28056; 29390)

(13) Exhibit 298L: development plan for Subarea 5A.

SEC. 51P-298.104. CREATION OF SUBAREAS.

A map showing the boundaries of the ~~18~~ 19 subareas of the Bryan Area SPD is provided as Exhibit 298A. (Ord. Nos. 20049; 24914; 25177; 25960; 26179; 26308; 26388; 26707; 28056; 29099; 29390)

SEC. 51P-298.105. SUBAREA 9 CONDITIONS.

Subarea 9 is subject to the regulations governing the R-7.5(A), TH-2(A), MF-2(A), MU-1, MU-1- D, and CR districts of Chapter 51A. The zoning district category applicable to each tract in Subarea 9 is shown on Exhibit 298B. The conditions contained in Sections 298.103 and 298.106 through 298.117 do not apply to Subarea 9. (Ord. Nos. 20049; 24914)

SEC. 51P-298.105.1. DEVELOPMENT PLANS.

(a) Except as provided in this section, 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.

(b) Development and use of Subarea 11 must comply with the development plan for Subarea 11 (Exhibit 298G).

(c) Development and use of Subarea 10B must comply with the development plan for Subarea 10B (Exhibit 298K). If there is a conflict between the text of this article and the development plan for Subarea 10B, the text of this article controls. (Ord. Nos. 25177; 25960; 29390)

(d) Development and use of Subarea 5A must comply with the development plan for Subarea 5A (Exhibit 298L). If there is a conflict between the text of this article and the development plan for Subarea 5A, the text of this article controls.

SEC. 51P-298.106. LANDSCAPING.

(a) General requirements. The landscaping provisions of Article X apply in the Bryan Area SPD. The following additional requirements apply in all subareas except Subareas 1A, 6, and 9. Compliance with previously approved landscape plans is not required.

(b) Street trees.

(1) Location, number, and type of trees required.

(A) Except as provided in this subsection, each building site must have at least one tree located within the tree planting zone. A tree is not considered located within the tree planting zone unless its trunk is entirely within the zone.

(B) The number of trees required is calculated by dividing the number of feet or lot frontage by 30 for property abutting pedestrian linkage streets and by 50 in all other cases. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number.

(C) All required trees must be recommended for local area use by the director of parks and recreation and must be "canopy trees" and "large trees" as defined in Article X.

(D) In Subarea 10B, street trees are not required along Carmel Street.

(E) In Subarea 5A, a total of 36 street trees are required. However, only 9 street trees are required along Texas Street.

(2) Minimum tree height and trunk caliper. Required trees must have a minimum height of 15 feet, and a minimum trunk caliper of four inches.

(3) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The center of a trunk of a required tree, measured at grade, must be within the following distance of the center of the trunk of another required tree, measured at grade:

(A) Thirty feet along pedestrian linkage streets, as shown in Exhibit 298C.

(B) Fifty feet along all other streets.

(4) Tree grates required in sidewalks. Tree grates must be provided for all trees within a public sidewalk. These tree grates must:

(A) conform to city standards and specifications; and

(B) be large enough to permit healthy tree growth.

(5) Points for street trees. Each tree provided in accordance with Paragraph (3)(A) is awarded eight points. Each tree provided in accordance with Paragraph (3)(B) is awarded six points.

(c) Front yard landscaping and parkway landscaping.

(1) Three points will be awarded if, along pedestrian linkage streets, enhanced paving is provided in at least 50 percent of the area between the main structure and the curb, or if ground cover is provided in 25 percent of this area.

(2) Building sites along pedestrian linkage streets must achieve at least one-half of their landscaping credits in the area between the main structure and the curb.

(d) Sidewalks.

(1) Where the director of public works and transportation determines that sufficient right-of-way exists, sidewalks must be a minimum of eight feet in width for pedestrian linkage streets and, except as provided in this subsection, six feet in width in all other cases. If the director of public works and transportation determines that the foregoing standard cannot be satisfied within existing right-of-way, a sidewalk must be no less than four feet in width.

(2) Barrier free ramps, as shown on Drawing No. 1007 of the department of public works and transportation "Standard Construction Details" (Exhibit 298D), must be provided in the Bryan Area SPD.

(3) In Subarea 10B, sidewalks are not required along Carmel Street.

(e) Pedestrian amenities.

(1) Three points will be awarded for pedestrian scale lighting. To qualify as pedestrian scale lighting, lighting must:

(A) provide a minimum of 1.5 foot candles; and

(B) be mounted at a height no greater than 14 feet.

(2) A building site located in Subarea 3 must achieve at least two points in the parkway fronting the pedestrian linkage streets through the use of pedestrian scale lighting or pedestrian facilities as described in Section 51A-10.107(f)(2).

(3) In Subarea 10B, sidewalks are not required along Carmel Street.

(f) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement [other than for the sidewalk required under Paragraph (4) of this section] in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the construction and planting proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, he shall issue a parkway landscape permit to the property owner; otherwise, he shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this subsection if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of way. (Ord. Nos. 20049; 24914; 25177; 25960; 28056; 29390; 29558)

SEC. 51P-298.107. USES.

(a) The use chart (Exhibit 298E) establishes for each subarea the permitted and limited uses, and those uses requiring a specific use permit.

(b) Commercially compatible single family uses must comply with the following requirements:

(1) This use is subject to the standards and definitions of Subparagraphs (A), (D), and (E) of Section 5 1 A-4.209(6). Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is also subject to the off-street parking requirements of Subparagraph (C) of Section 51A-

4.209(6).

(2) Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, a minimum of 12 dwelling units per acre is required.

(3) No residential proximity slope emanates from building sites developed with this use.

(4) This use is permitted in all subareas except Subarea 9, as shown on Exhibit 298E.

(5) In portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is subject to the following standards:

(A) Maximum dwelling unit density is 18 dwelling units per acre.

(B) Maximum structure height is 36 feet.

(C) Maximum number of stories is two.

(D) Maximum lot coverage is 60 percent.

(E) Minimum lot size is 2,000 square feet.

(F) One off-street parking space is required per lot.

(c) Labor agency uses must comply with the following requirements:

(1) This use is permitted by SUP only in the subareas indicated in Exhibit 298E.

(2) Operation of this use must be conducted wholly inside. A waiting area must be shown on the site plan which is large enough to accommodate all common worker candidates. The specific use permit ordinance may limit the number of common worker candidates permitted in the waiting area of the labor agency use.

(3) The site plan must show a separate area for pickup and drop-off of all persons using the facility. This area must not include the right-of-way area.

(4) This use is treated as an office use for purposes of calculating off street loading requirements.

(d) A governmental installation: inside vehicle service center use must comply with the following requirements:

(1) Definition: An installation owned or leased by a governmental entity or agency where vehicles are repaired, maintained, serviced, or stored in conjunction with the normal operation of the entity or agency. This use includes periodic vehicular inspection, maintenance, and repair, as well as modification of vehicles and their equipment to accomplish the particular purposes of the governmental entity or agency.

(2) Subareas permitted: Permitted by right in Subarea 5 only.

(3) Required off-street parking: One space per 500 square feet of floor area.

(4) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 60,000	1
Each additional 60,000 or fraction thereof	1

(5) Additional provisions:

(A) Except for permitted accessory uses, this use must be wholly contained inside of an enclosed structure.

(B) The sale of goods and services to the public is prohibited. (Ord. Nos. 20049; 20820; 21885; 24914; 25960; 26179; 26388; 26707; 26994; 27322)

SEC. 51P-298.108. NONCONFORMING USES.

(a) Except as provided in this section, the nonconforming use provisions in Chapter 51A apply.

(b) In Subarea 1, all nonconforming uses must be brought to conformance no later than April 26, 2008, except that those uses that became nonconforming as a result of city council action on April 27, 2005 must be brought to conformance no later than April 26, 2010. The owner of a nonconforming use in Subarea 1 may appeal to the board of adjustment for a later compliance date at any time up to the conformance date set forth in this subsection if the owner will not be able to recover his investment in the use (up to the date of nonconformance) by the conformance date set forth in this subsection. The fee for the appeal of the compliance date is the same as the fee for a nonresidential special exception before the board of adjustment as set forth in Chapter 51A. (Ord. Nos. 20049; 24914; 25960)

SEC. 51P-298.109. RESIDENTIAL PROXIMITY SLOPE.

A 1:3 residential proximity slope emanates from the property line of any property within Subarea 6 or any R(A), D(A), or TH(A) district adjacent to the Bryan Area SPD. A 1:1 residential proximity slope emanates for a distance of 50 feet from the property line of any MF(A) district or planned development district for multifamily uses adjacent to the Bryan Area SPD. If any portion of a structure is over 26 feet in height, that portion may not be located above the applicable residential proximity slope. Exceptions:

(1) The residential proximity slopes does not apply to limit the height of structures located in Subarea 7.

(2) 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. (Ord. Nos. 20049; 24914)

SEC. 51P-298.110. MAXIMUM HEIGHTS.

Unless further restricted under Sections 51P-298.107(b) and 51P-298.109, maximum structure heights for each subarea within the Bryan Area SPD are as follows:

Subarea	Maximum Structure Height (in feet)
1, 1A, and 1B	**120**
3	**160**
4	**54**
5	**270**
5A	**165**
6	**36-40**
7	**39**
8	**100**
10, 10A, and 10B	**100**
11 and 11A	**100**
12 and 12A	**160**
13	**54**

(Ord. Nos. 21885; 24914; 25960; 26388; 28056; 29099; 29390)

SEC. 51P-298.111. STORIES IN SUBAREA 7.

Maximum number of stories permitted in Subarea 7 is:

(1) four if at least one-half of the structure is occupied by residential uses; and

(2) three in all other cases. (Ord. Nos. 20049; 24914; 26388)

SEC. 51P-298.112. SETBACKS.

(a) Front yard.

(1) Except as provided in this paragraph, the minimum front yard setback is five feet in all subareas.

(2) No minimum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(3) Except as provided in this paragraph, the maximum front yard setback is 15 feet in Subareas 1, 1A, 1B, 3, 4, 5, 8, 10, 10A, 12, and 13 in front yards fronting on Pedestrian Linkage Streets as shown on Exhibit 298C.

(4) No maximum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(5) Maximum front yard setback is 25 feet in Subareas 6 and 7.

(6) No maximum front yard setback is required in Subareas 11A and 12A.

Staff Recommendation

~~(7) Except as provided in this paragraph, the minimum front yard setback is five feet for subarea 5A.~~

~~A. Encroachments up to 4 feet into a 5 foot setback are permitted on Live Oak Street, Cantegral Street and Texas Street at the following locations:~~

~~i) Along Cantegral Street from the curb of Live Oak Street to the residential parking entrance drive;~~

~~ii) Along Live Oak Street in the area identified on the development plan as the translucent patio rail; and~~

~~iii) Along Texas Street from Live Oak Street to the off-street loading dock.~~

CPC Recommendation:

(7) Except as provided in this paragraph, the minimum front yard setback is five feet for subarea 5A.

A. Encroachments up to 4 feet into a 5 foot setback are permitted on Live Oak Street, Cantegral Street and Texas Street at the following locations:

i) Along Cantegral Street from the curb of Live Oak Street to the residential parking entrance drive;

ii) Along Live Oak Street in the area identified on the development plan as the translucent patio rail; and

iii) Along Texas Street from Live Oak Street to the off-street loading dock.

(b) Side yard.

(1) Except as provided in this paragraph, no side yard setback is required in Subareas 1, 1A, 1B, 3, 4, 5, 5A, 7, 8, 10, 11, 12, and 13; however, if a side yard setback is provided, it must be a minimum of 10 feet.

(2) No side yard setback is required in Subarea 6; however, if a side yard setback is provided, it must be a minimum of five feet.

(3) No side yard setback is required in Subareas 10A, 10B, 11A, and 12A.

(4) No side yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(c) Rear yard. The minimum rear yard setback is five feet in all subareas. (Ord. Nos. 20049; 24914; 25960; 26388; 28056; 29099; 29390)

SEC. 51P-298.113. MAXIMUM COVERAGE.

Unless further restricted under Section 51P-298.107(b), maximum lot coverages in each subarea within the Bryan Area SPD are as follows:

Subarea	Maximum Lot Coverage (percent)
1, 1A, and 1B	90
3	70*
	80***
4	90
5 and 5A	90
6	80
7	70*
	90**
8	70*
	80***
10, 10A and 10B	90
11 and 11A	70*
	80***
12 and 12A	90
13	90

***Applies if less than one-half of the floor area of the structure is occupied by residential uses.**
****Applies if at least one-half of the floor area of the structure is occupied by residential uses.**
*****Applies if at least 10 percent of the floor area of the structure is occupied by residential uses.**
(Ord. Nos. 21885; 24914; 25960; 26388; 28056; 29099; 29390)

SEC. 51P-298.114. SIGNS.

(a) The sign provisions for business zoning districts contained in Division 51A-7.300 apply to all subareas except Subareas 6 and 9. The sign provisions for non-business zoning districts contained in Division 51A-7.400 apply in Subarea 6. Subarea 9 is subject to the definitions and provisions of either business signs or non-business signs in Chapter 51A, whichever apply in accordance with those provisions. The signage provisions of Division 51A-7.200 apply in all subareas except that no detached premise sign with an effective area greater than 200 square feet is permitted in any subarea. (Ord. Nos. 20049; 24914; 26388)

(b) Subarea 5A

(1) Except as otherwise provided in this paragraph, the sign provisions for business zoning districts contained in Division 51A-7.300 apply to Subarea 5A.

(2) Definitions. For purposes of this section, the following definitions apply:

(A) ARCADE SIGN means any sign that is mounted under a canopy and is perpendicular to the building to which the canopy is attached. This sign is intended to be read from the pedestrian walkway.

(B) CANOPY means a permanent, non-fabric architectural element projecting from the face of a building.

(C) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(3) The maximum number of words of a height equal to or exceeding four inches allowed on any building façade as set forth in Division 51A-7.305(c) is 12.

(4) Arcade Signs.

(A) Arcade signs may not exceed 27 square feet in effective area.

(B) Arcade signs may not descend closer to grade than 10 feet.

(5) Canopy Signs.

(A) Canopy signs may project up to 6 feet above a canopy.

(B) Canopy signs may not exceed 210 square feet in effective area.

SEC. 51P-298.115.PARKING REQUIREMENTS.

(a) The parking provisions in Chapter 51A apply in the Bryan Area SPD, except as modified below:

(1) General merchandise establishments located in Subarea 3 are only required to provide one parking space per 250 square feet of floor area.

(2) In Subarea 5, a minimum of 30 bicycle parking spaces are required. Bicycle parking must comply with Sec. 51A-4.332.

(3) In order to provide adequate off-street parking for large scale mixed use development projects, the following are excluded in the calculation of off-street parking requirements:

(A) Ten percent of the required parking for the office use when that use totals in excess of 150,000 square feet in floor area and is developed on the same lot with a use qualifying for an exception under Subparagraphs (B) or (C).

(B) Ten percent of the required parking for the hotel and motel use when that use totals in excess of 150 guest rooms and is developed on the same lot with a use qualifying for an exception under Subparagraphs (A) or (C).

(C) Ten percent of the required parking for the retail and personal service uses, when those uses total in excess of 15,000 square feet in floor area and are developed on the same lot with a use qualifying for an exception under Subparagraphs (A) or (B).

(D) Fifteen percent of the required parking for college, university, or seminary classrooms when developed on a campus providing at least 100 units of campus housing.

(E) Fifty percent of the required parking for the following uses when developed on the same lot with an office use with more than 150,00 square feet of floor area or a hotel or motel use with more than 125 guest rooms:

(i) Bar, lounge, or tavern;

(ii) Catering service;

(iii) Country club with private membership; or

(iv) Restaurant without drive-in or drive-through service.

(3) The college, university, or seminary use located at 3909 Swiss Avenue must provide the following required off-street parking:

(A) one space per 25 square feet of classroom; and

(B) that parking required in Section 51A-5.209 for all residential uses located in the campus area.

All required parking must be provided within the campus area generally bounded by North Washington Avenue, Floyd Street, Haskell Avenue, Swiss Avenue, Peak Street, and Live Oak Avenue.

(4) Office uses, other than medical office uses, in all subareas except Subarea 9 are only required to provide one parking space per 366 square feet of floor area. Medical office uses, and any office use located in Subarea 9, must provide parking in accordance with the requirements of Chapter 51A.

(5) A labor agency use must provide one parking space per 200 square feet of office floor area, and one parking space per 50 feet of lobby floor area.

(6) The city council shall consider the feasibility of reducing the parking requirements for any structure that is designated as a historic landmark in the Bryan Area SPD.

(b) Special parking provisions in Subareas 10A, 11A, and 12A. Except as provided in this subsection, the following special parking provisions apply to Subareas 10A, 11A, and 12A.

(1) In general. All uses within the Baylor expanded district must comply with the Master Parking and Floor Area requirements in Subsection (b)(8) of this section.

(2) Master Parking and Floor Area Plan purpose. Because off-street parking requirements for Baylor-related uses may be provided in remote locations throughout the Baylor expanded district, the Master Parking and Floor Area Plan (Exhibit 298I) identifies available off-street parking, determines the amount of required off-street parking, and ensures that each Baylor-related use within the Baylor expanded district meets the off-street parking requirements. To maintain adequate required off-street parking for all uses within the Baylor expanded district, the Master Parking and Floor Area Plan must be updated when floor area is added or removed from a building (Exhibit 298I-1).

(3) Definitions. In this section:

(A) BAYLOR EXPANDED DISTRICT means the property in Subareas 10A, 11A, and 12A of PD 298 and PD 749.

(B) BAYLOR-RELATED USE means any of the following uses within the Baylor expanded district:

-- Adult day care facility.
-- Ambulance service.
-- Child-care facility.
-- College, university, or seminary.
-- Community service center.

-- Convalescent and nursing homes, hospice care, and related institutions.
-- Day home.
-- Extended stay hotel or motel.
-- Helistop.
-- Hospital.
-- Hotel or motel.
-- Medical clinic or ambulatory surgical center.
-- Medical or scientific laboratory.
-- Office.
-- Residential hotel.

(C) BAYLOR-RELATED USE SPECIAL PARKING means parking spaces located within the Baylor expanded district and available for use by Baylor-related uses.

(D) BAYLOR SHUTTLE means a private shuttle bus service that connects Baylor-related uses to Baylor-related use special parking spaces.

(E) MASTER PARKING AND FLOOR AREA PLAN means the Master Parking and Floor Area Plan shown on Exhibit 298I, and as revised and supplemented in accordance with this article.

(F) REQUIRED BAYLOR-RELATED USE SPECIAL PARKING means the total number of required parking spaces for all Baylor-related uses that satisfy their off-street parking requirements with Baylor-related use special parking.

(4) Application. Off-street parking requirements for Baylor-related uses may be satisfied with Baylor-related use special parking as shown on the Master Parking and Floor Area Plan and subject to the requirements in this subsection.

(5) Number of spaces available and required. The number of Baylor-related use special parking spaces existing on June 28, 2006, is 8,755. The number of required Baylor-related use special parking spaces existing on June 28, 2006, is 7,089. Reductions in floor area from the floor area existing on June 28, 2006, will result in adjustments to the number of Baylor-related use special parking spaces required as follows: one parking space per bed for hospital use, and one space per 200 square feet of floor area for any other use.

(6) Baylor shuttle.

(A) The Baylor shuttle service must be available for use from 5:30 am to 8 pm Monday through Friday with service to all stops at intervals of not more than 20 minutes for all occupants, employees, and guests of Baylor-related uses that satisfy their off-street parking requirements with Baylor-related use special parking.

(B) The Baylor shuttle service must stop within 300 feet of the nearest entrance to a Baylor-related use and within 300 feet of each parking lot providing Baylor-related use special parking.

(C) In this subsection, distance is measured from the shuttle stop to the nearest entrance of the main use or from the nearest pedestrian access to the parking lot to the shuttle stop, measured along the most convenient pedestrian walkway.

(D) The building official may extend the distance to a maximum of 600 feet unless the extension would:

(i) significantly discourage use of the Baylor-related use special parking,

(ii) unreasonably endanger the safety of persons or property, or

(iii) not otherwise be in the public interest.

(7) Agreement required.

(A) No written agreement is required if the fee simple owner of the real property on which the Baylor-related use is located is the same as the fee simple owner of the real property on which the Baylor-related use special parking is provided. Otherwise, a written agreement is required in accordance with this paragraph.

(B) The written agreement must comply with the special parking agreement requisites in Section 51A-4.328.

(C) A copy of the written agreement must be provided to the building official at the time application is made for a building permit or certificate of occupancy.

(8) Master Parking and Floor Area Plan supplements.

(A) A Master Parking and Floor Area Plan supplement must be submitted to and approved by the building official (see Exhibit 298I-1) if an application is made for:

(i) a building permit, demolition permit, or a certificate of occupancy that modifies the parking requirements for any use satisfying all or part its off-street parking requirement with Baylor-related use special parking;

(ii) approval of a parking agreement for any use or parking within the Baylor expanded district; or

(iii) a building permit, demolition permit, or certificate of occupancy that modifies the parking requirements in connection with additions to or reductions in floor area that have occurred since the last supplement that are not described in this paragraph, such as destruction of a building by fire or expiration or withdrawal of a building permit application.

(B) A Master Parking and Floor Area Plan supplement must include:

(i) the number assigned to each Baylor-related use special parking lot,

(ii) the boundaries of each Baylor-related use special parking lot,

(iii) any changes to the number of Baylor-related use special parking spaces since the last approved supplement,

(iv) a corresponding table indicating

(aa) the number of parking spaces available in each Baylor-related use special parking lot;

(bb) the number of parking spaces designated for Baylor-related parking lot;

(cc) the number of parking spaces designated as on-site

(dd) the number of spaces designated as remote parking subject to a parking agreement (citing the recording information of the parking agreement and the location of the use); and

(ee) the number of spaces that are not available as Baylor-related use special parking.

(v) a revised floor area tabulation for the Baylor expanded district in the form shown on Exhibit 298I-2, and

(vi) a revised Master Parking and Floor Area Plan that shows:

(aa) the floor area being added or removed; and

(bb) other changes to the Master Parking and Floor Area Plan since the last update, including changes to the floor area of existing buildings; new buildings; demolished buildings; changes to parking areas; and revisions to streets, alleys, or private drives.

(C) The building official shall maintain a copy of each approved Master Parking and Floor Area Plan supplement.

(D) A property owner may charge a fee to use required off-street parking for Baylor-related uses in the Baylor expanded district.

(c) Special parking provisions for Subarea 1 0B.

(1) Enclosed garages fronting Carmel Street may be located within five feet of the Property line, and must be equipped with automatic garage doors that are maintained in working order at all times.

(2) The visual obstruction regulations in Section 51A-4.602(d) do not apply to dwelling units fronting on Carmel Street.

(3) Dwelling units fronting on Carmel Street do not count toward any guest parking requirements.

(4) Along Carmel Street, at no time may the areas in front of the enclosed garages be used for parking of vehicles.

(5) Along Carmel Street, in front of the dwelling units shown on the development plan, no parking is allowed, and "No Parking" signs must be provided in accordance with the standard city specifications and completed to the satisfaction of the director of public works and transportation.

(6) A total of 10 guest parking spaces are required for Subarea 1 0B.

(i) The guest parking spaces must comply with the dimensional requirements of the Dallas Development Code.

(ii) Six guest parking spaces must be located on the Property.

(iii) Four guest parking spaces may be located in the Live Oak Street right-of-way, immediately adjacent to Subarea 10B. (Ord. Nos. 20049; 24914; 26388; 26707; 29390)

SEC. 51P-298.116. FLOOR AREA RATIO AND FLOOR AREA.

(a) Maximum floor area ratios in each subarea within the Bryan Area SPD are as follows:

Subarea	Maximum Floor Area Ratio
1, 1A, and 1B	4:1
3	4:1
4	2:1
5	4:1
5A	5.85:1
6	None
7	3:1*
	2:1**
8	2.5:1
10, 10A, and	3:1
11 and 11A	2.5:1
12 and 12A	4:1
13	2:1

***Applies if at least one-half of the floor area of the structure is occupied by residential uses.**
****Applies in all other cases.**

(b) The maximum total floor area permitted in Subarea 12A is 1,334,848 square feet. (Ord. Nos. 20049; 24914; 25960; 26388; 28056; 29099; 29390)

SEC. 51P-298.117. RECONCILIATION OF REGULATIONS APPLICABLE TO SUBAREA 6.

The special development standards contained in Ordinance Nos. 16029, 16858, 17676, and 17966 apply to Subarea 6. In the event of a conflict between the provisions of this article and the special development standards, the more restrictive regulation applies. (Ord. Nos. 20049; 24914)

SEC. 51P-298.118. HIGHLY REFLECTIVE GLASS PROVISIONS.

Highly reflective glass may not be used as an exterior building material on any building or structure in the Bryan Area SPD. For the purposes of these restrictions, highly reflective glass means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 20049; 24914)

SEC. 51P-298.119. FENCES.

(a) Fencing material for properties fronting on Ross Avenue, Live Oak Street, and Gaston Avenue must be wrought iron, tubular steel, or similar material, or a combination of these items, with up to a four-foot-high masonry base.

(b) Fencing material for all other properties must be wrought iron, tubular steel, chain link, wood, or similar materials or a combination of these items with up to a four-foot-high masonry base.

(c) Razor wire and barbed wire fencing are prohibited in this district within 50 feet of the back-of-curb on the following streets:

(1) Gaston.

(2) Good Latimer.

(3) Haskell.

(4) Live Oak.

(5) Peak.

(6) Ross.

(7) Washington.

(d) Nonconforming razor wire and barbed wire fencing materials must be removed by April 26, 2008.

(e) Maximum fence height.

(1) Except as further limited in this subsection, maximum fence height is nine feet.

(2) For all residential uses, maximum fence height in the required front yard is four feet.

(f) Razor wire and barbed wire fencing are prohibited in Subarea 1A. (Ord. Nos. 25960; 28056)

SEC. 51P-298.120. SPECIAL PROVISIONS FOR SUBAREAS 10A, 11A, AND 12A.

(a) Definitions. In this section,

(1) BAYLOR EXPANDED DISTRICT means the property in Subareas 10A, 11A, and 12A of PD 298 and PD 749.

(2) PROPERTY OWNER means the Baylor University Medical Center or its successors.

(b) Traffic Management Plan (TMP) in general.

(1) Instead of requiring a TMP prior to the passage of this ordinance, the property owner must submit a TMP for review by the director by June 28, 2007.

(2) No building permit may be issued that will result in a total floor area in the Baylor expanded district exceeding 4,068,964 square feet until the property owner submits a revised TMP for review by the director. Thereafter, a revised TMP must be submitted with each additional 500,000 square feet in total floor area. The building official shall determine if a revised TMP is required by using the cumulative floor area calculation for the Baylor expanded district as shown on the last approved supplement to the Master Parking and Floor Area Plan.

(3) The preparation and submission of the TMP and its revisions are the responsibility of the property owner. The TMP and its revisions must be:

(A) prepared by a registered professional engineer skilled in transportation engineering; and

(B) approved by the director.

(c) Contents of the TMP. The TMP and its revisions must be in writing and must report on the following:

(1) The planned and actual operations of the street system within and in the immediate vicinity of the Baylor expanded district, describing traffic controls, lane operations, signal timing patterns, signage, dedicated lanes, crosswalks in the right-of-way, the impact of public transportation, and traffic control personnel including security personnel directing traffic.

(2) The planned and scheduled construction of the street system within and in the immediate vicinity of the Baylor expanded district during the construction of roadways and buildings.

(3) The planned and actual maintenance and management of traffic within and in the immediate vicinity of the Baylor expanded district during the construction of roadways and buildings.

(4) Development and occupancy levels within the Baylor expanded district.

(5) Vehicular congestion and pedestrian safety concerns at locations within and in the immediate vicinity of the Baylor expanded district together with an analysis of and recommendations for appropriate mitigation measures.

(d) Approval by the director. The director shall approve the TMP and its revisions following the procedures and standards in Subsection 51A-4.803(e) through (k) regarding site plan review.

(e) Subarea 12A. The building official shall not issue a building permit for new construction in Subarea 12A without a completed floor area tabulation form (Exhibit 298J). The applicant shall

provide documentation of floor area reduction from demolition of structures or expiration or withdrawal of previous building permit applications for new construction. The applicant must file a copy of each completed floor area tabulation form with the building official at the time the application is made for the building permit. (Ord. Nos. 26388; 26707)

(f) Subarea 5A. The property owner shall prepare a traffic study evaluating the intersection of Cantegral and Live Oak. The traffic study must be submitted to the director after one of the following, whichever occurs first (i) eighty percent occupancy of the multifamily section of the project or (ii) within one year of the final certificate of occupancy for the retail section of the project. If the Director or the Director's representative and Street Services are not satisfied with the report's findings, staff will request that the applicant changes the access points on Texas Street to be reduced to only one left lane and only one right lane to alleviate any deficiencies in the level of services at this location. Other options may be considered when the report is submitted for evaluation. The applicant must bring the site to compliance or implement an acceptable way to improve the level of service within six months of the Director or the Director's representative and Street Services decision. Failure to comply with the Director's request to resolve the issue, the Director shall notify the City Plan Commission.

SEC. 51P-298.121. GENERAL REQUIREMENTS.

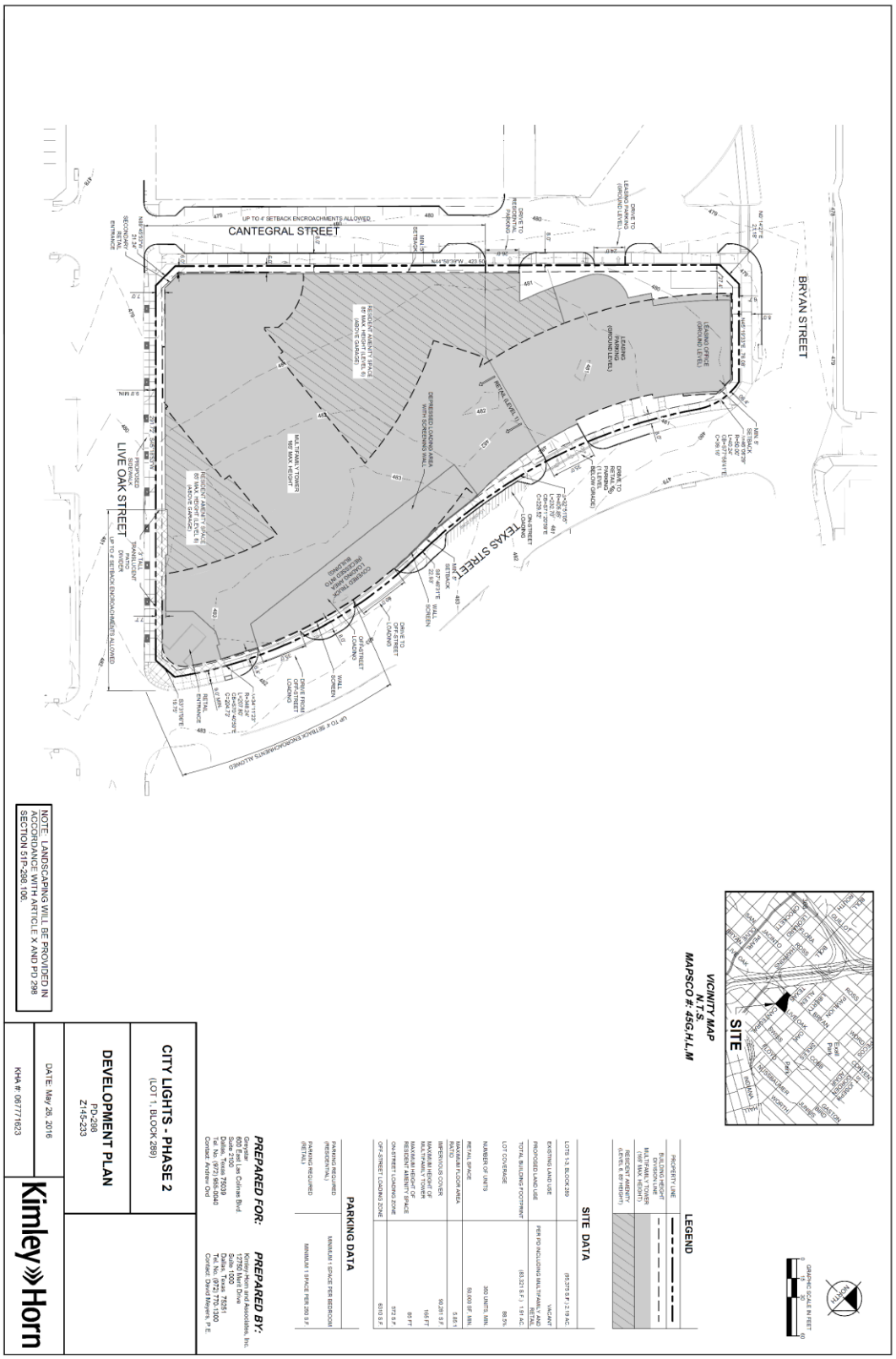
Development of the Property must comply with the requirements of all ordinances, rules, and regulations of the city. (Ord. Nos. 20049; 24914; 25960; 26102; 26388)

SEC. 51P-298.122. 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 director of public works and transportation.

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 20049; 24914; 25960; 26102; 26388)

PROPOSED DEVELOPMENT PLAN



LEGEND

SITE DATA

LOTS 1-3, BLOCK 289	(85,375 S.F.) 2.19 AC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	PER PD (INCLUDING MULTIFAMILY, RETAIL)
TOTAL BUILDING FOOTPRINT	(83,321 S.F.) 1.91 AC
LOT COVERAGE	89.3%
NUMBER OF UNITS	380 UNITS, MIN.
RETAIL SPACE	50,000 SF, MIN.
MAXIMUM FLOOR AREA RATIO	5.85:1
IMPERVIOUS COVER	90,281 S.F.
MULTIFAMILY TOWER	165 FT
MAXIMUM HEIGHT OF RESIDENT AMENITY SPACE	85 FT
ON-STREET LOADING ZONE	372 S.F.
OFF-STREET LOADING ZONE	6310 S.F.

PARKING DATA

PARKING REQUIRED	MINIMUM 1 SPACE PER BEDROOM
(RESIDENTIAL)	
PARKING REQUIRED	MINIMUM 1 SPACE PER 200 S.F.
(RETAIL)	

PREPARED FOR:
Greystar
600 East Las Colinas Blvd
Suite 1500
Dallas, Texas 75039
Tel. No. (972) 868-0040
Contact: Andrew Ohr

PREPARED BY:
Kimley-Horn and Associates, Inc.
12750 Merit Drive
Suite 1000
Dallas, Texas 75251
Tel. No. (972) 770-1300
Contact: David Hagert P.E.

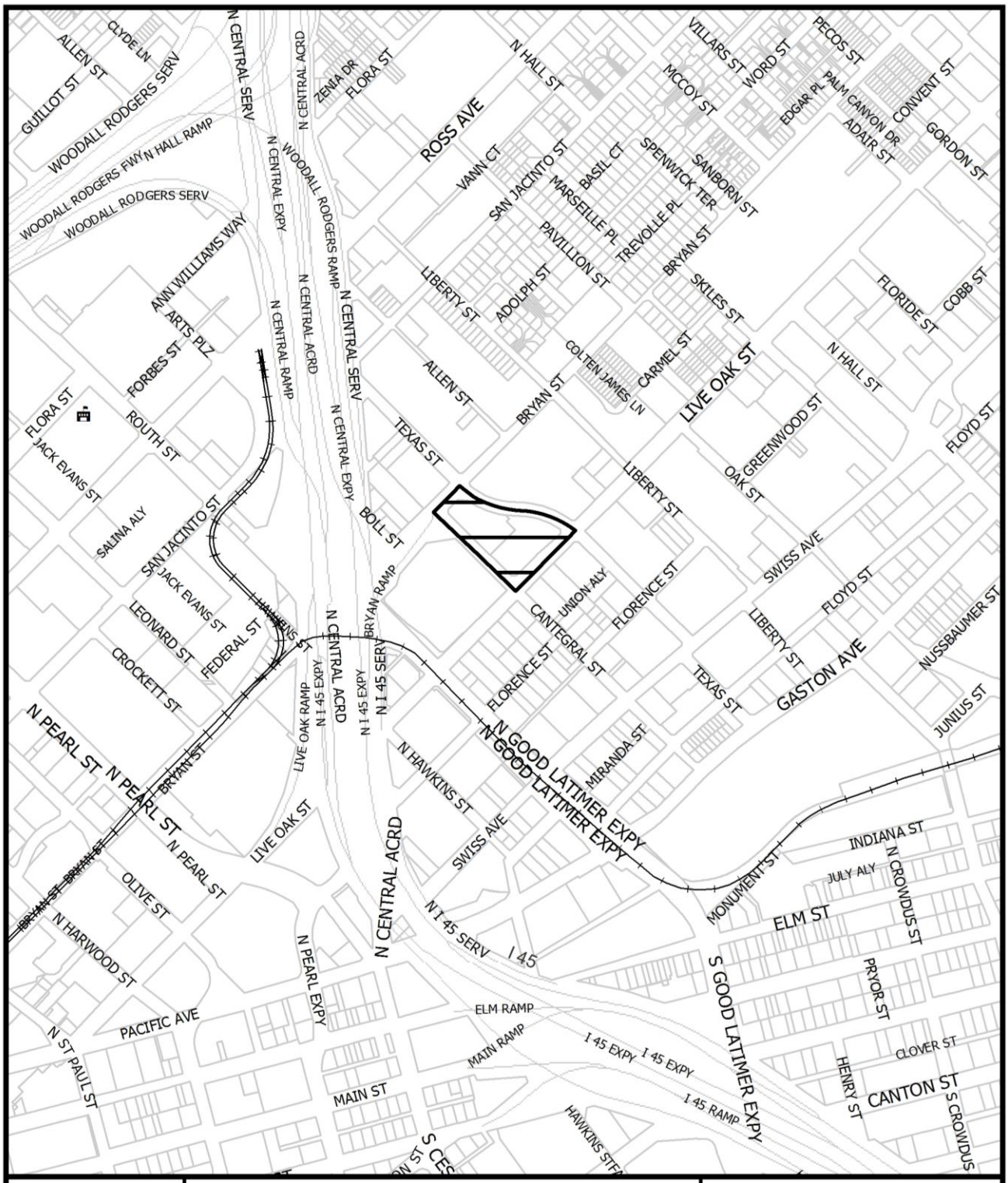
CITY LIGHTS - PHASE 2
(LOT 1, BLOCK 289)

DEVELOPMENT PLAN
PD-298
Z145-233

DATE: May 26, 2016

KHA # 067771623

Kimley»Horn



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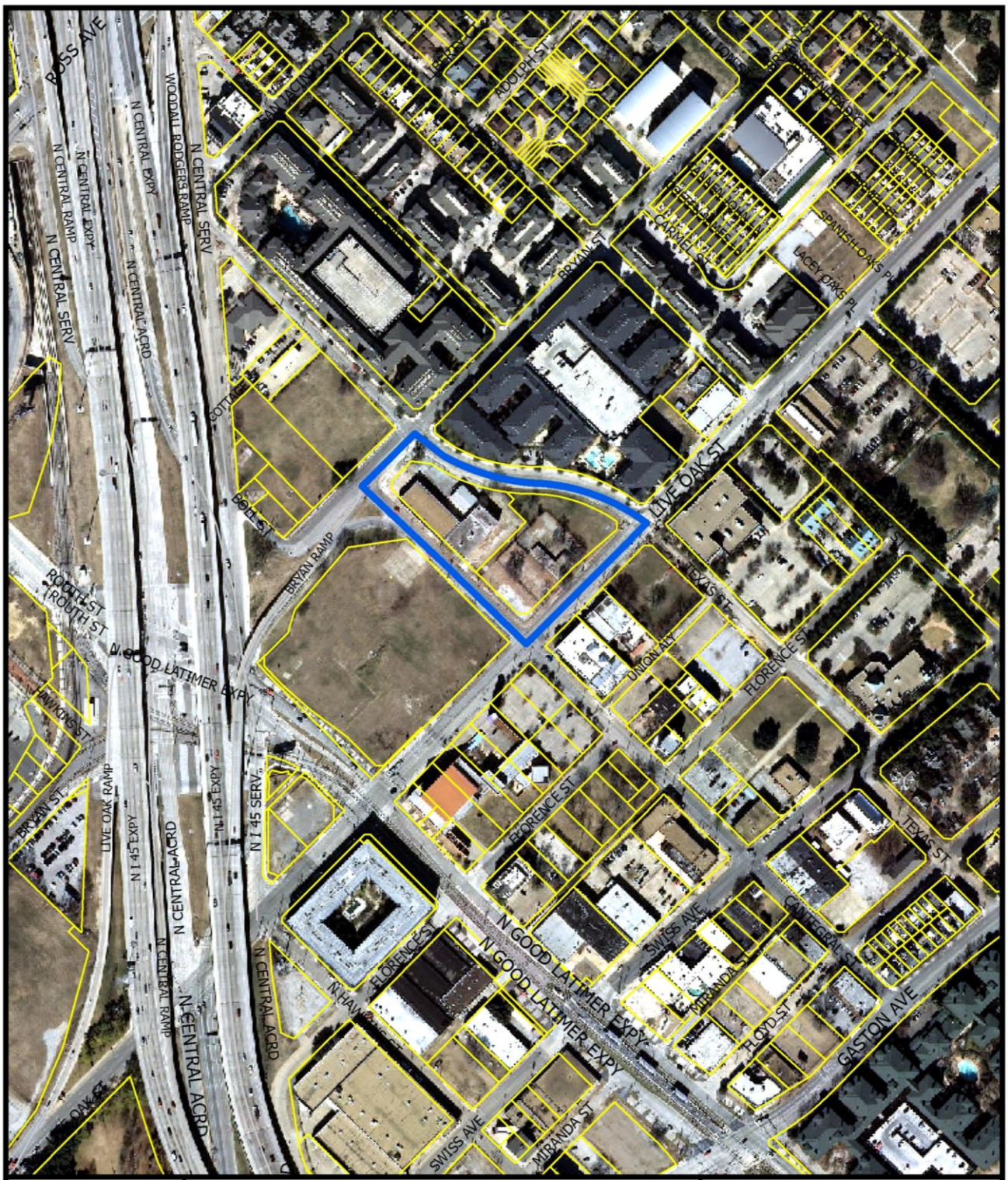
VICINITY MAP

Case no: Z145-233

Date: 1/20/2016



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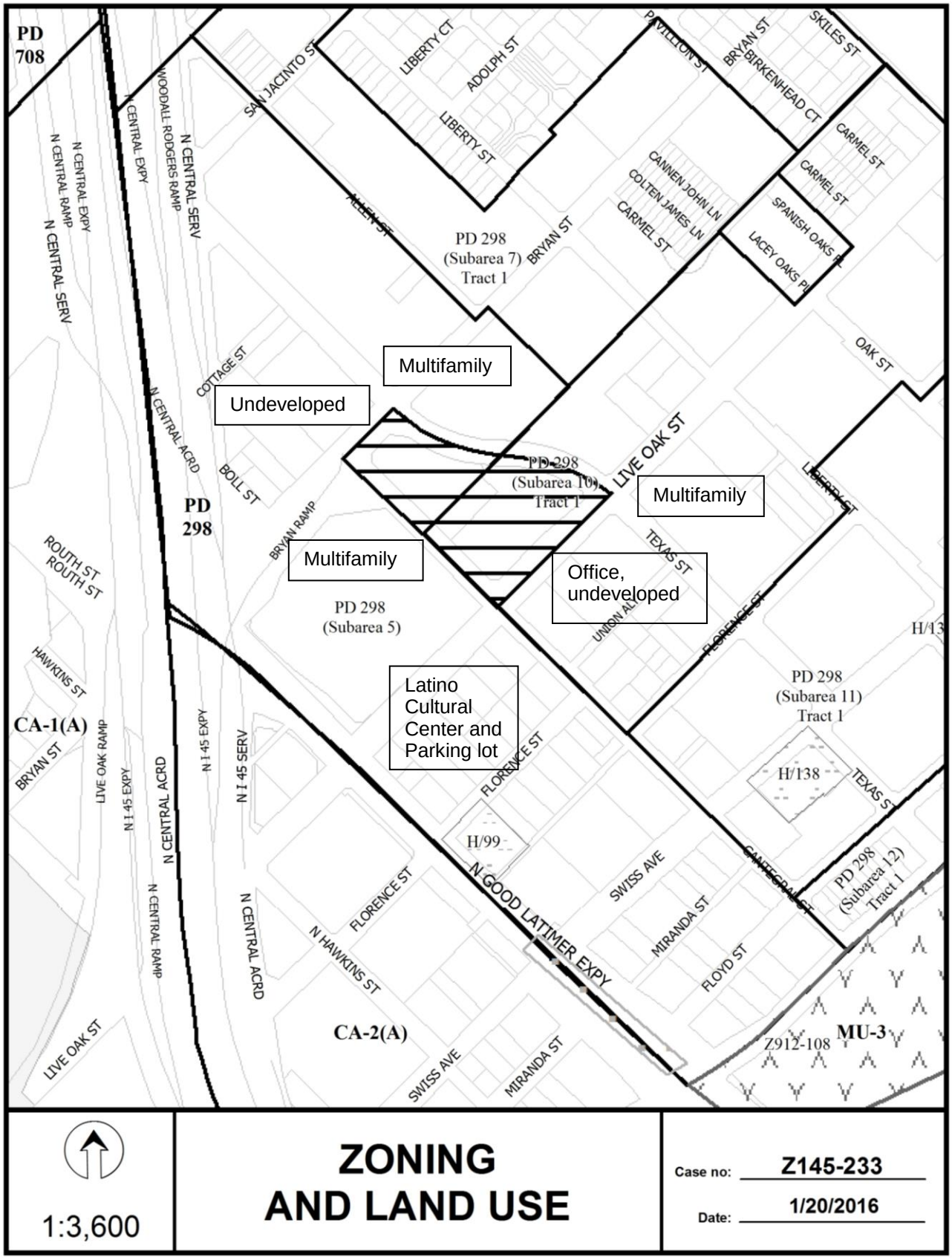
AERIAL MAP

Case no: Z145-233

Date: 1/20/2016


Multifamily
Undeveloped
Multifamily
Multifamily
Office, undeveloped
Latino Cultural Center and Parking lot
PD 708
PD 298
PD 298 (Subarea 7) Tract 1
PD 298 (Subarea 10) Tract 1
PD 298 (Subarea 5)
PD 298 (Subarea 11) Tract 1
PD 298 (Subarea 12) Tract 1
CA-1(A)
CA-2(A)
MU-3
Z912-108
H/99
H/138
H/13
LIVE OAK ST
BRYAN ST
BRYAN RAMP
BOLL ST
COTTAGE ST
OAK ST
TEXAS ST
FLORENCE ST
SWISS AVE
MIRANDA ST
FLOYD ST
N HAWKINS ST
HAWKINS ST
ROUTH ST
N GOOD LATTIMER EXPY
N CENTRAL EXPY
N CENTRAL RAMP
N CENTRAL SERV
N CENTRAL ACRD
WOODALL RODGERS RAMP
N I 45 EXPY
N I 45 SERV
SAN JACINTO ST
LIBERTY CT
LIBERTY ST
ADOLPH ST
PAVILION ST
BRYAN ST
BIRKENHEAD CT
SKILES ST
CARMEL ST
CANNEN JOHN LN
COLTEN JAMES LN
SPANISH OAKS PL
LACEY OAKS PL
ALLEN ST
UNION ALY
CANTEGRAL ST
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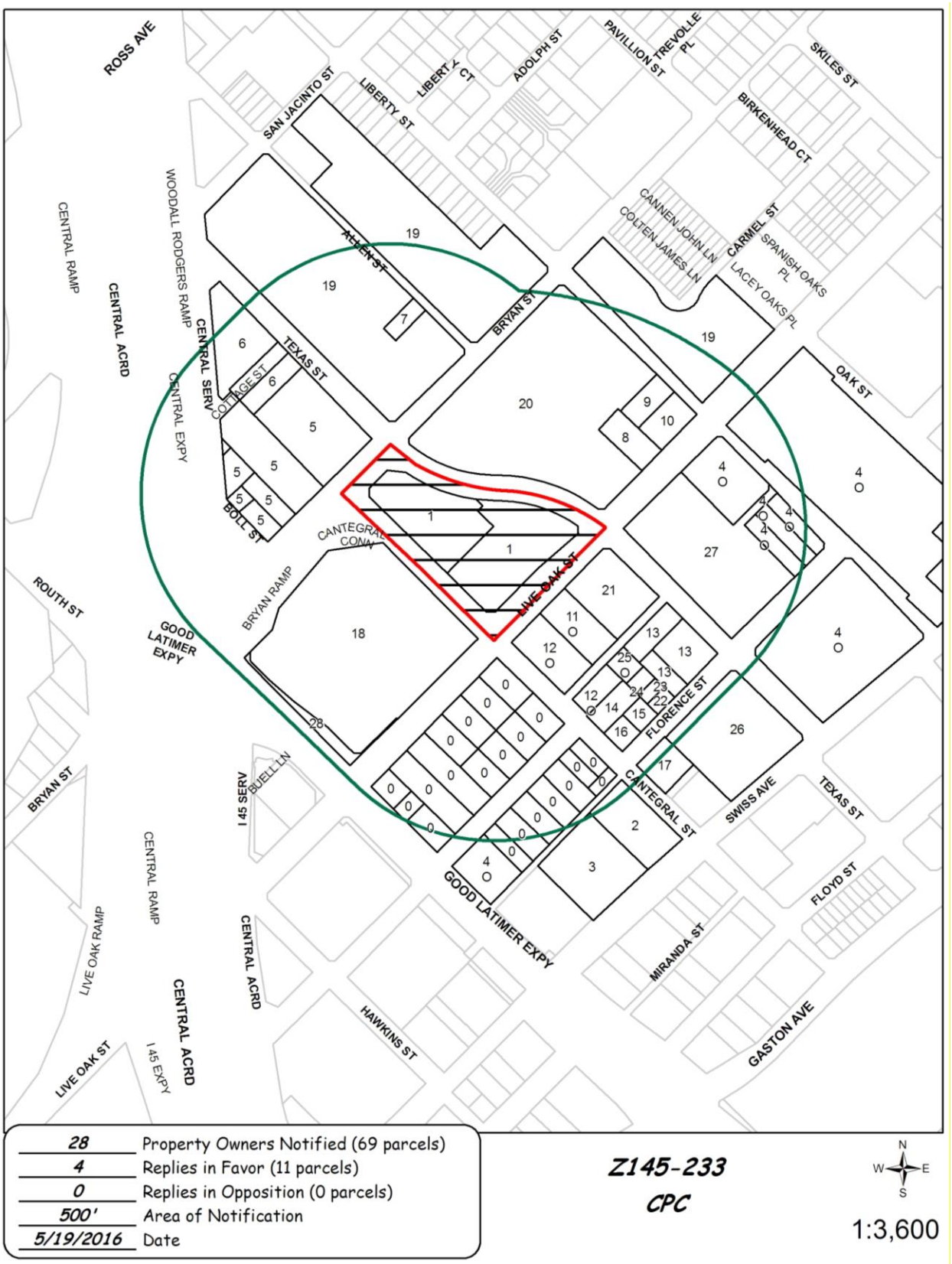
ZONING AND LAND USE
Case no: Z145-233
Date: 1/20/2016

CPC RESPONSES



05/18/2016

Reply List of Property Owners

Z145-233

28 Property Owners Notified ***4 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2713	LIVE OAK ST	MINERVA PARTNERS LTD
	2	2633	SWISS AVE	MARTINEZ FERNANDO
	3	2613	SWISS AVE	BONNESS PROPERTY COMPANY
O	4	624	N GOOD LATIMER EXPY	MEADOWS FOUNDATION INC
	5	2709	BRYAN ST	TM DEVELOPMENT PARTNERS LTD
	6	805	TEXAS ST	910 N CENTRAL LLC
	7	815	ALLEN ST	BLACKMAN NEELY L &
	8	2815	LIVE OAK ST	NER O W LLC
	9	707	LIBERTY ST	YEUNG SHIU F
	10	2817	LIVE OAK ST	LIVE OAK SHOPPING CENTER LLC
O	11	2708	LIVE OAK ST	UNION ALLEY I LIMITED
O	12	2700	LIVE OAK ST	UNION ALLEY I LTD PS
	13	607	TEXAS ST	HOPE COTTAGE INC
	14	606	CANTEGRAL ST	CANTEGRAL LP
	15	2707	FLORENCE ST	CARTUSCIELLO CODY A
	16	600	CANTEGRAL ST	DEVLIN ESTANISLADA FLANIGAN
	17	510	CANTEGRAL ST	2705 SWISS AVE LLC
	18	814	N GOOD LATIMER EXPY	ELAN DALLAS CITY LIGHTS OWNER LP
	19	910	TEXAS ST	CH REALTY VI HC MF DALLAS BRYAN PLACE
	20	2801	LIVE OAK ST	CWS TEXAS ST LP &
	21	2720	LIVE OAK ST	SMD LIVE OAK LLC &
	22	2711	FLORENCE ST	LYON RICHARD G
	23	2711	FLORENCE ST	WEINERTH DAVID &
	24	2711	FLORENCE ST	BELL AMAR
O	25	2720	UNION ALLEY ST	UNION ALLEY I LIMITED PARTNERSHIP
	26	2757	SWISS AVE	DALLAS CASA

05/18/2016

Reply	*Label #*	*Address*		*Owner*
	27	2800	LIVE OAK ST	VOLUNTEER CTR OF DALLAS
	28	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT

AGENDA ITEM # 83

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Trinity Watershed Management

CMO: Mark McDaniel, 670-3256

MAPSCO: 22 P T

SUBJECT

A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 8.08 acres of the current 10.90 acres of land in the floodplain, located at 1840 Ryan Road, within the floodplain of Elm Fork of the Trinity River, Fill Permit 15-07 - Financing: No cost consideration to the City

BACKGROUND

This request is to fill approximately 8.08 acres of the current 10.90 acres of floodplain, from a total tract of 13.90 acres, to be used for a scrap metal processing facility. The proposed fill is located at 1840 Ryan Road, within the floodplain of Elm Fork of the Trinity River.

A neighborhood meeting was held at the Bachman Therapeutic Recreation Center on June 14, 2016. Attendees included the developer's engineer, the developer's representative, and five City staff members. No citizens from the area attended. There has been no objection to the fill permit.

The fill permit application meets all engineering requirements for filling in the floodplain as specified in Part II of the Dallas Development Code, Section 51A-5.105(h). The applicant has not requested a waiver of any criteria. Accordingly, the City Council should approve this application; or, it may pass a resolution to authorize acquisition of the property under the laws of eminent domain and may then deny the application in order to preserve the status quo until acquisition.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

FISCAL INFORMATION

No cost consideration to the City.

OWNER/APPLICANT

Venture Metals
1970 Crown Road
Farmers Branch, TX 75234

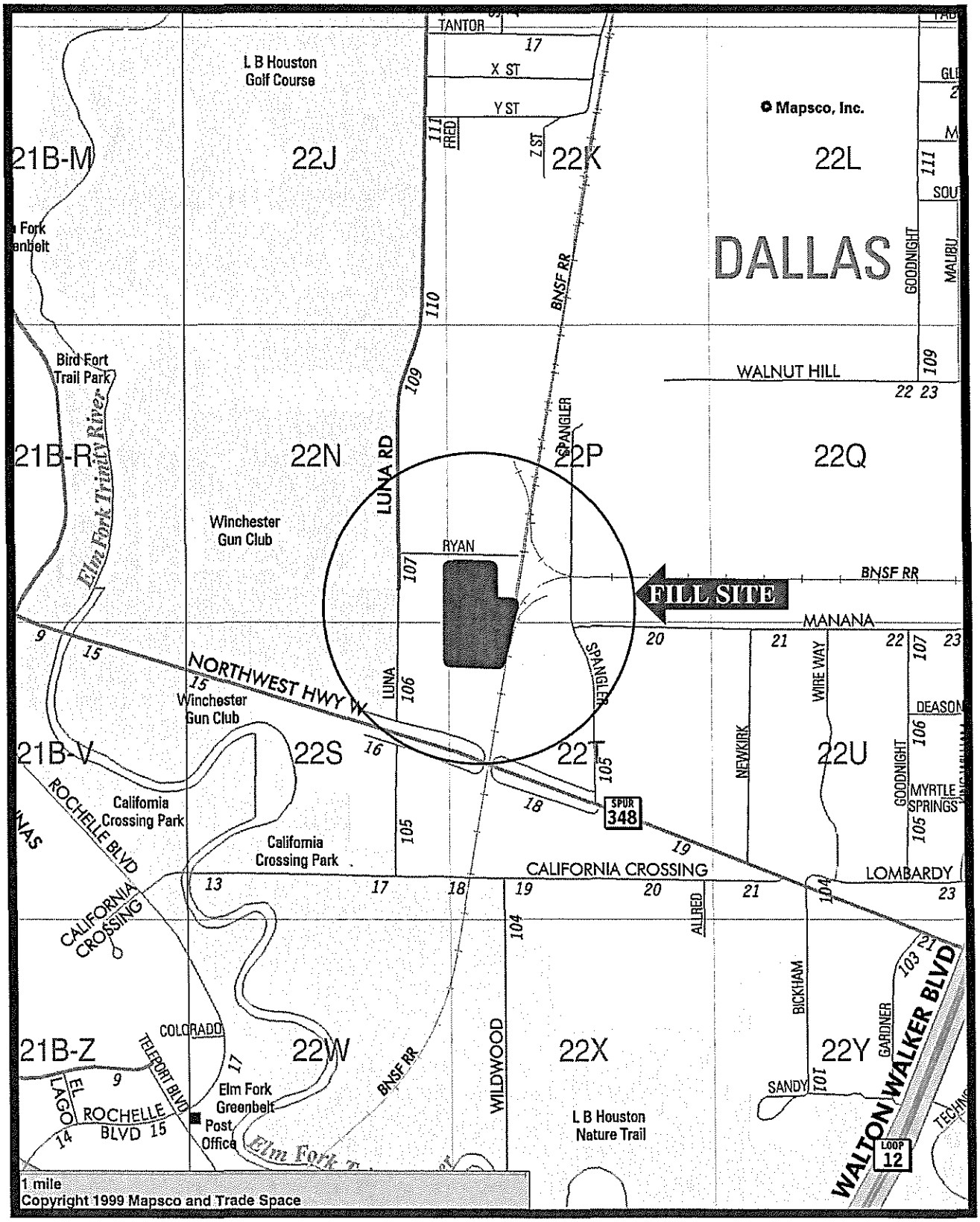
ENGINEER

Kyle A. Dickey, P.E., CFM
Kimley-Horn and Associates, Inc.
5750 Genesis Court
Frisco, Texas 75034

MAP

Attached

FILL PERMIT 15-07



MAPSCO 22-P, 22-T

AGENDA ITEM # 84

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Trinity Watershed Management

CMO: Mark McDaniel, 670-3256

MAPSCO: 22 Z

SUBJECT

A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.0988 acres of the current 0.1326 acres of land located at northwest corner of IH-35 and Northwest Highway, within the floodplain of Elm Fork of the Trinity River, Fill Permit 16-03 - Financing: No cost consideration to the City

BACKGROUND

This request is to fill approximately 0.0988 acres of the current 0.1326 acres of floodplain, from a total tract of 1.25 acres, to be used for a restaurant. The proposed fill is located at northwest corner of IH-35 and Northwest Highway, within the floodplain of Elm Fork of Trinity River.

A neighborhood meeting was held at the Bachman Therapeutic Recreation Center on July 14, 2016. Attendees included the developer's three engineers, four City staff members, and two citizens from the area attended. There has been no objection to the fill permit.

The fill permit application meets all engineering requirements for filling in the floodplain as specified in Part II of the Dallas Development Code, Section 51A-5.105(h). The applicant has not requested a waiver of any criteria. Accordingly, the City Council should approve this application; or, it may pass a resolution to authorize acquisition of the property under the laws of eminent domain and may then deny the application in order to preserve the status quo until acquisition.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

FISCAL INFORMATION

No cost consideration to the City.

OWNER/APPLICANT

Ms. LuAron McCormack
Raising Cane's
6800 Bishop Road
Plano, Texas 75034

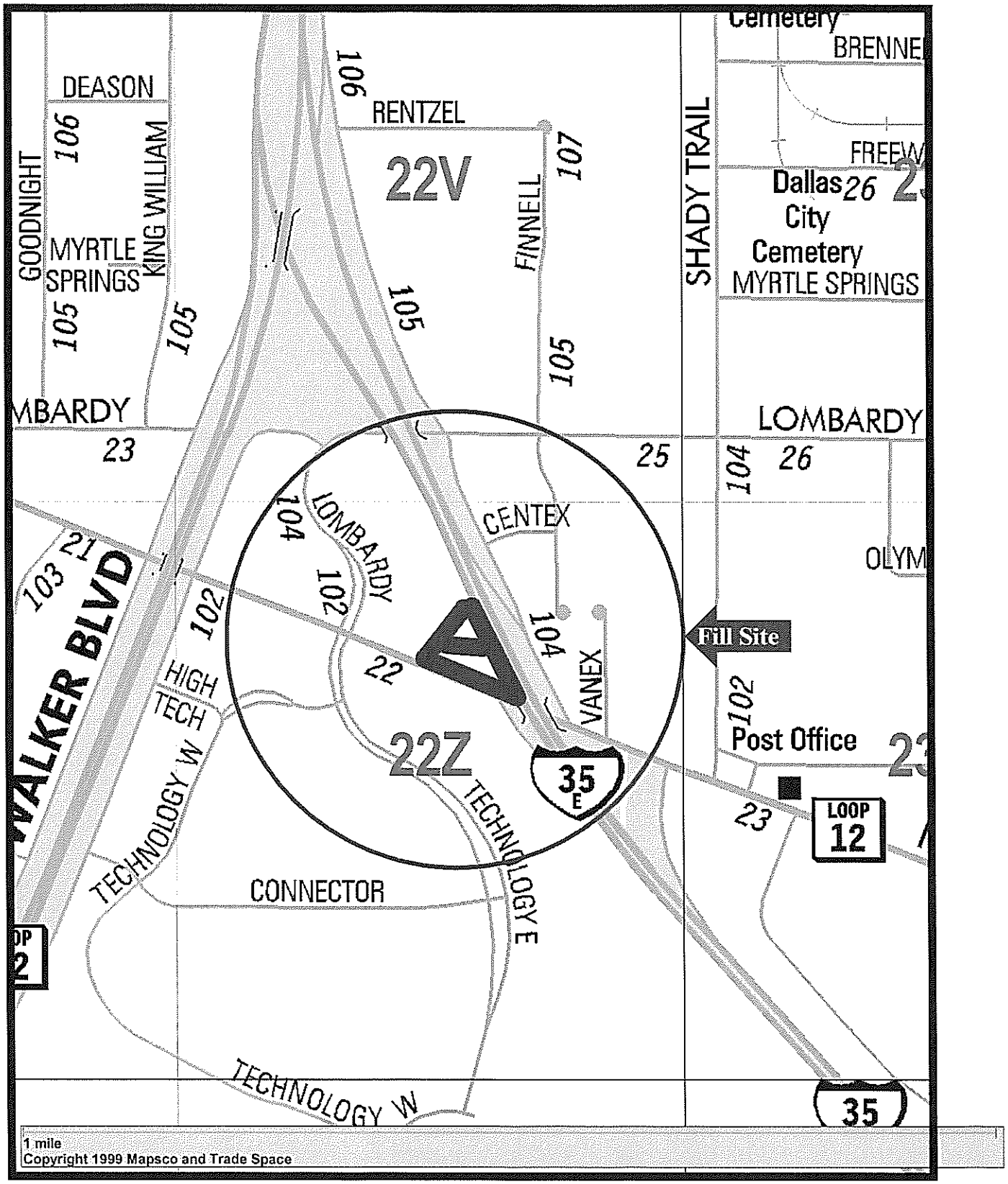
ENGINEER

Mr. Kyle A. Dickey, P.E., CFM,
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034

MAP

Attached

Fill Permit 16-03



Mapsco 22-Z

AGENDA ITEM # 85

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 9

DEPARTMENT: Planning and Urban Design

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 38 G L M; 39 J K

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite City Limits from an existing (EXISTING) roadway designation to a special four-lane divided (SPCL 4D) roadway within 80 to 85 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

BACKGROUND

The proposed amendment aligns with the community's vision outlined in the draft Greater Casa View Area Plan which prioritizes pedestrian enhancements. This Complete Streets project will create a multi-modal sustainable roadway that will improve walkability and enhance the pedestrian experience by widening the sidewalk and adding a landscape buffer between pedestrians and vehicles. It will improve safety in the area by adding pedestrian lighting. The reduced cross section can accommodate existing and projected traffic volumes.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The City Plan Commission Transportation Committee acted on this item on May 5, 2016, and followed staff recommendation of approval.

The City Plan Commission acted on this item on May 19, 2016, and followed staff recommendation of approval.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

Gus Thomasson Road

Easton Road to Mesquite City Limits

Council District: 9

MAPSCO: 38-G,L,M; 39-J,K

Thoroughfare Plan Amendment Map

AGENDA ITEM # 86

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 7

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

A public hearing to receive comments regarding the advisability of creating the South Dallas/Fair Park Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code (the "Act") for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing authorize: **(1)** waiver of the City's heightened petition requirements for good cause; **(2)** approval of a resolution creating the District for a period of seven years; **(3)** approval of the District's Service Plan for calendar years 2017-2023; and **(4)** approval of a management contract with the Alliance for Greater Works, a non-profit corporation as the management entity for the District - Financing: No cost consideration to the City

BACKGROUND

On June 1, 2016, the Alliance for Greater Works, a non-profit corporation working in collaboration with the collective impact organization, Working In Neighborhoods Strategically, ("WINS"), to represent property owners of the South Dallas/Fair Park area, delivered to the City of Dallas a petition satisfying the requirements of the Act to create the District. The number of signatures collected on the petitions exceeds the percentages required by the Act, both by value and area within the proposed District, but is below the proportion set in the City's PID Policy. There is good cause to waive the heightened percentages set forth in the City's policy adopted by Resolution No. 05-3539, as amended, finding that high number of vacant properties and properties without clear title, together with the mix of land uses in the proposed District, would make achieving a higher percentage of signatures impractical. Staff has also evaluated the service plan, verified the petitions and found that the plan is feasible.

BACKGROUND (Continued)

On June 22, 2016, City Council authorized the public hearing for the creation of the District to be held on August 10, 2016. Notice of the public hearing was published in the Dallas Morning News and mailings were sent to property owners of record in the District.

The City desires, by the calling and holding of such public hearing, to provide a reasonable opportunity for any owner of property located within the District to speak for or against the creation of the District for a special assessment against each property owner of record for real property and real property improvements, exclusive of right-of-way, to provide funding for the District for the purpose of providing supplemental services and improvements.

The public improvement district is outlined in the following way:

a. **Purpose of the District; General Nature of the Proposed Services and Improvements.** The purpose of the District is to supplement and enhance services provided within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District includes enhanced security and public safety, capital improvements, improvement of common areas, landscaping, trash/litter removal, graffiti control, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

b. **Method of Assessment.** The assessment shall apportion the costs each year among the property owners on the basis of special benefit accruing to the property. The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The proposed assessment amount for the first collection year shall not exceed $110,247. This amount is approximately equal to $0.15 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. If appraised values rise such that the an assessment rate equal to the amount of $.15 per $100.00 valuation would yield an assessment amount that exceeds the estimated costs, the assessment rate shall be reduced until the total assessment equals or is less than the budgeted amount approved in the petition, subject to the appropriations set forth in the petition.

The annual assessment amount shall not exceed the total amount shown in the budget for the services and improvements to be provided for the year in which the property is assessed.

BACKGROUND (Continued)

c. **Estimated Cost; No Bonded Indebtedness.** During the seven (7) year period, the annual cost of the improvements and services provided by the existing District is estimated to range from approximately $110,246 to $262,037 annually. Based on the estimated maximum cost of improvements and services, the seven year total assessment collection requested by the District shall not exceed a collective total of $1,219,450. In the event the District requires additional funds, the District shall re-petition the property owners for such an increase. At no time shall the total amount levied exceed the total amount shown in the budget for the services and improvements to be provided for the year in which the property is assessed. The District shall not incur bonded indebtedness.

d. **Apportionment of Cost between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

e. **Annual Assessment Collection and Budget Allocation.** The District shall hold an annual meeting to review the service plan. The annual meeting shall be open to all property owners and held in a public meeting space (with written notice to all property owners in the PID at least two weeks prior to the meeting) to provide an opportunity for property owner questions, comments and input to be considered during the PID annual budget and service plan approval process.

f. **City Expenses and Dallas County Charges.** The District shall pay the cost of: (i) collections service fee to Dallas County and (ii) City expenses related to oversight of the PID operations.

g. **District Management.** The District shall be managed by Alliance for Greater Works, a private nonprofit corporation created under the laws of the state of Texas and under the provisions of Section 501(c)(3) of the Internal Revenue Code.

BACKGROUND (Continued)

A cooperative relationship between the City and the private sector will be created whereby the City Council will review and approve annually the service plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act, and Alliance for Greater Works will be responsible for managing and implementing the Service Plan of the District.

h. **Advisory Body.** An advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality. In the interest of providing efficient District management, the City Council, by accepting this Petition and establishing the District, agrees not to establish a separate advisory body and agrees to assign the responsibility for development and recommendation of the annual service and improvement plans and other responsibilities of the advisory body contained in the Act to WINS.

i. **District Dissolution.** The District shall automatically dissolve on December 31, 2023, unless renewed or dissolved through the petition and approval process as provided by the Act.

j. **Request for District Renewal.** The persons signing this Petition request or concur with the creation of the District and, if approved by the owners of the designated area, the boundaries and request that this Petition be considered at the earliest possible time and that the City Council take those lawful steps necessary to create the District, authorize the improvements and services described herein, levy the necessary assessments to pay for the improvements and services and take any additional actions required under the Act for the benefit of the District.

k. **PID Assessment Collection Budget Projection.** The seven (7) year service plan is projected. If the total PID collection is *less* than the annual budgeted amount, the management entity, Alliance for Greater Works, can:

- use discretion to re-allocate PID revenues to best service property owners and residents within the PID area. No budget category may be adjusted by more than 20% of projected amount;
- access amounts in the contingency category for other expenditures;

No over-collection is anticipated, however, if the PID assessment collection is *greater* than the annual projected amount, the managing entity shall:

- return the funds to the property owners;
- reduce the amount of the assessment in the following year to absorb the over-collection, or;
- submit a revised petition to obtain consent of the property owners for an increased collection.

BACKGROUND (Continued)

The term of the District is seven years (2017 to 2023). Pending approval, actual operations in the District will commence from January 1, 2017.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2016, City Council authorized the public hearing to be held on August 10, 2016 to review the creation of the District by Resolution No. 16-1123.

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

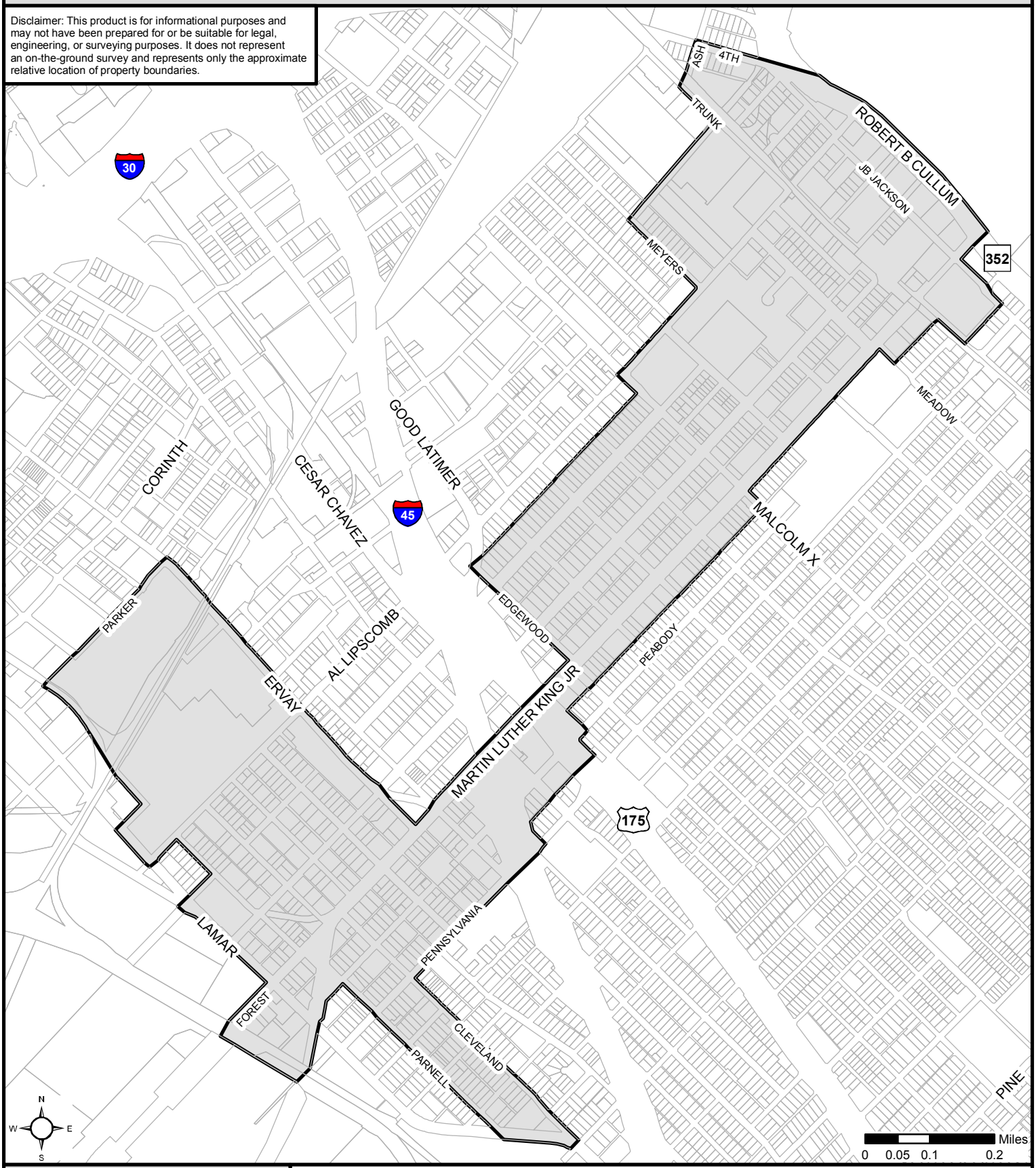
FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.

South Dallas-Fair Park Public Improvement District



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Created 9.24.2015, Updated 7.5.2016 - PID_Option6.TCG

Legend

- South Dallas-Fair Park Public Improvement District
- Parcel

Source: Parcels - Dallas CAD, 2015; All Other Data - City of Dallas, 2016

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

WHEREAS, on June 1, 2016, the Alliance for Greater Works, representing property owners of the South Dallas/Fair Park area, delivered to the City of Dallas a petition to create the South Dallas/Fair Park Public Improvement District (the "District") in accordance with Chapter 372 of the Texas Local Government Code, and as shown on the attached Map of the District **(Exhibit A)**. City staff reviewed the petition and determined that it meets the Act's thresholds for the City Council to consider creation or renewal of the District; and

WHEREAS, pursuant to Section 372.007 of the Act, the City staff, with the assistance of the Alliance for Greater Works verified the petitions, evaluated the creation service plan to determine whether the services should be made as described by the proposed service plan and found the plan to be feasible; and

WHEREAS, the number of signatures collected on the petitions exceed the percentages required by the Act, both by value and area within the proposed District, the City Council finds that there is good cause to waive the heightened percentages set forth in the policy adopted by Resolution No. 05-3539, as amended, finding that high number of vacant properties and properties without clear title, together with the mix of land uses in the proposed District, would make achieving a higher percentage of signatures impractical; and

WHEREAS, the Act further requires that prior to the adoption of the resolution providing for the establishment of the South Dallas/Fair Park Public Improvement District to provide supplemental public services to be funded by assessments on real property and real property improvements, the City Council must hold a public hearing on the advisability of the improvements; the nature of the improvement; the estimated cost of the improvement; the boundaries of the public improvement district; the method of assessment; and the apportionment of costs between the district and the municipality as a whole; and

WHEREAS, on June 22, 2016, City Council called for a public hearing to be held on August 10, 2016, to hear comments and concerns regarding the establishment of the South Dallas/Fair Park Public Improvement District (District) and stated its intent at the close of that hearing to consider a resolution creating the District by Resolution No. 16-1123; and

WHEREAS, after providing notices required by Section 372.009 of the Act, the City Council on August 10, 2016, conducted a public hearing on the advisability of the improvements and services, and adjourned such public hearing.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after considering the Petition for the proposed District and evidence and testimony presented at the public hearing on August 10, 2016, hereby finds and declares:

a. **Purpose of the District; General Nature of the Proposed Services and Improvements.** The purpose of the District is to supplement and enhance services provided within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District includes enhanced security and public safety, capital improvements, improvement of common areas, landscaping, trash/litter removal, graffiti control, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

b. **Method of Assessment.** The assessment shall apportion the costs each year among the property owners on the basis of special benefit accruing to the property. The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The proposed assessment amount for the first collection year shall not exceed $110,247. This amount is approximately equal to $0.15 per $100.00 of appraised value as determined by the Dallas Central Appraisal District. If appraised values rise such that the an assessment rate equal to the amount of $.15 per $100.00 valuation would yield an assessment amount that exceeds the estimated costs, the assessment rate shall be reduced until the total assessment equals or is less than the budgeted amount approved in the petition, subject to the appropriations set forth in the petition.

The annual assessment amount shall not exceed the total amount shown in the budget for the services and improvements to be provided for the year in which the property is assessed.

c. **Estimated Cost; No Bonded Indebtedness.** During the seven (7) year period, the annual cost of the improvements and services provided by the existing District is estimated to range from approximately $110,246 to $262,037 annually.

Section 1. (Continued)

Based on the estimated maximum cost of improvements and services, the seven year total assessment collection requested by the District shall not exceed a collective total of $1,219,450. In the event the District requires additional funds, the District shall re-petition the property owners for such an increase. At no time shall the total amount levied exceed the total amount shown in the budget for the services and improvements to be provided for the year in which the property is assessed. The District shall not incur bonded indebtedness.

d. **Apportionment of Cost between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

e. **Annual Assessment Collection and Budget Allocation.** The District shall hold an annual meeting to review the service plan. The annual meeting shall be open to all property owners and held in a public meeting space (with written notice to all property owners in the PID at least two weeks prior to the meeting) to provide an opportunity for property owner questions, comments and input to be considered during the PID annual budget and service plan approval process.

f. **City Expenses and Dallas County Charges.** The District shall pay the cost of: (i) collections service fee to Dallas County and (ii) City expenses related to oversight of the PID operations.

g. **District Management.** The District shall be managed by Alliance for Greater Works, a private nonprofit corporation created under the laws of the state of Texas and under the provisions of Section 501(c)(3) of the Internal Revenue Code.

Section 1. (Continued)

A cooperative relationship between the City and the private sector will be created whereby the City Council will review and approve annually the service plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act, and Alliance for Greater Works will be responsible for managing and implementing the Service Plan of the District.

h. **Advisory Body.** An advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality. In the interest of providing efficient District management, the City Council, by accepting this Petition and establishing the District, agrees not to establish a separate advisory body and agrees to assign the responsibility for development and recommendation of the annual service and improvement plans and other responsibilities of the advisory body contained in the Act to WINS.

i. **District Dissolution.** The District shall automatically dissolve on December 31, 2023, unless renewed or dissolved through the petition and approval process as provided by the Act.

j. **Request for District Renewal.** The persons signing this Petition request or concur with the creation of the District and, if approved by the owners of the designated area, the boundaries and request that this Petition be considered at the earliest possible time and that the City Council take those lawful steps necessary to create the District, authorize the improvements and services described herein, levy the necessary assessments to pay for the improvements and services and take any additional actions required under the Act for the benefit of the District.

k. **PID Assessment Collection Budget Projection.** The seven (7) year service plan is projected. If the total PID collection is *less* than the annual budgeted amount, the management entity, Alliance for Greater Works, can:

- use discretion to re-allocate PID revenues to best service property owners and residents within the PID area. No budget category may be adjusted by more than 20% of projected amount;
- access amounts in the contingency category for other expenditures;

Section 1. (Continued)

No over-collection is anticipated, however, if the PID assessment collection is *greater* than the annual projected amount, the managing entity shall:

- return the funds to the property owners;
- reduce the amount of the assessment in the following year to absorb the over-collection, or;
- submit a revised petition to obtain consent of the property owners for an increased collection.

Section 2. That the City of Dallas PID Policy of requiring that property owners representing at least 60% of the value and 60% of all record property owners or 60% of land area support the creation of a new or renewing PID, adopted by Resolution No. 05-3539, as amended, is hereby waived, finding that high number of vacant properties and properties without clear title, together with the mix of land uses in the proposed District, would make achieving a higher percentage of signatures impractical.

Section 3. That the South Dallas/Fair Park Public Improvement District is hereby authorized and established as a Public Improvement District under the Act in accordance with the findings as to the advisability of the services and improvements contained in this resolution, with an effective date of January 1, 2017. The District shall be subject to all of the terms, conditions, limitations and reservations contained in the findings of Section 1 of this resolution.

Section 4. That the City Secretary is directed to give notice of the authorization for the establishment of the District by publishing a copy of this resolution once in the newspaper of general circulation in the City of Dallas. Such authorization shall take effect and the District shall be deemed to be established effective upon the publication of this notice. The District shall automatically dissolve on December 31, 2023 unless the District is renewed through the petition and approval process as provided by the Act, or the District is sooner terminated as provided by law.

The power of the City to continue to levy and collect assessments within the District will cease and the District will be dissolved on the date that a petition requesting dissolution is filed with the City Secretary of the City of Dallas and the petition contains the signatures of at least enough property owners in the District to make the petition sufficient for creation of a public improvement district as provided in Section 372.005(b) of the Act.

Section 5. That the City Council authorizes that the District shall be managed through the Alliance for Greater Works, a private nonprofit corporation established under the provisions of Section 501(c) of the Internal Revenue Code, to develop and recommend a service plan, improvement plan and assessment plan for approval by the City Council in order to promote the efficient management of the District. The Alliance for Greater Works shall be the entity responsible for the management of the District.

Section 6. That City Council hereby approves the Service Plan prepared by the Alliance for Greater Works, which is attached hereto and made part hereof and marked **(Exhibit B)** and directs the Alliance for Greater Works, to implement it in accordance with the Act. The Service Plan covers a period of seven (7) years and defines the annual indebtedness and projected cost for services and improvements. The Alliance for Greater Works, is hereby granted the ability to modify or substitute items without City Council approval within the program categories in the Service Plan, with City staff review and approval, if such changes serve the common interest of owners and tenants in the District and the increase and/or decrease in the amount of a program category does not exceed twenty percent (20%) of the budgeted amount for that category and subject to the total authorized by the petition. “Program categories” in the Service Plan are listed in **Exhibit B** and are permitted by the Act.

Section 7. That pursuant to the exception granted by Section 252.022(a)(9) of the Texas Local Government Code, the City Manager is hereby authorized and directed, upon approval as to form by the City Attorney, to enter into a contract with the Alliance for Greater Works, to manage special supplemental services to be paid from the assessments collected. The contract with the Alliance for Greater Works shall be in accordance with the Service Plan and this resolution and shall provide for compliance by the Alliance for Greater Works, with the Business Inclusion and Development Plan for participation of minorities and women providing services and improvements to the District.

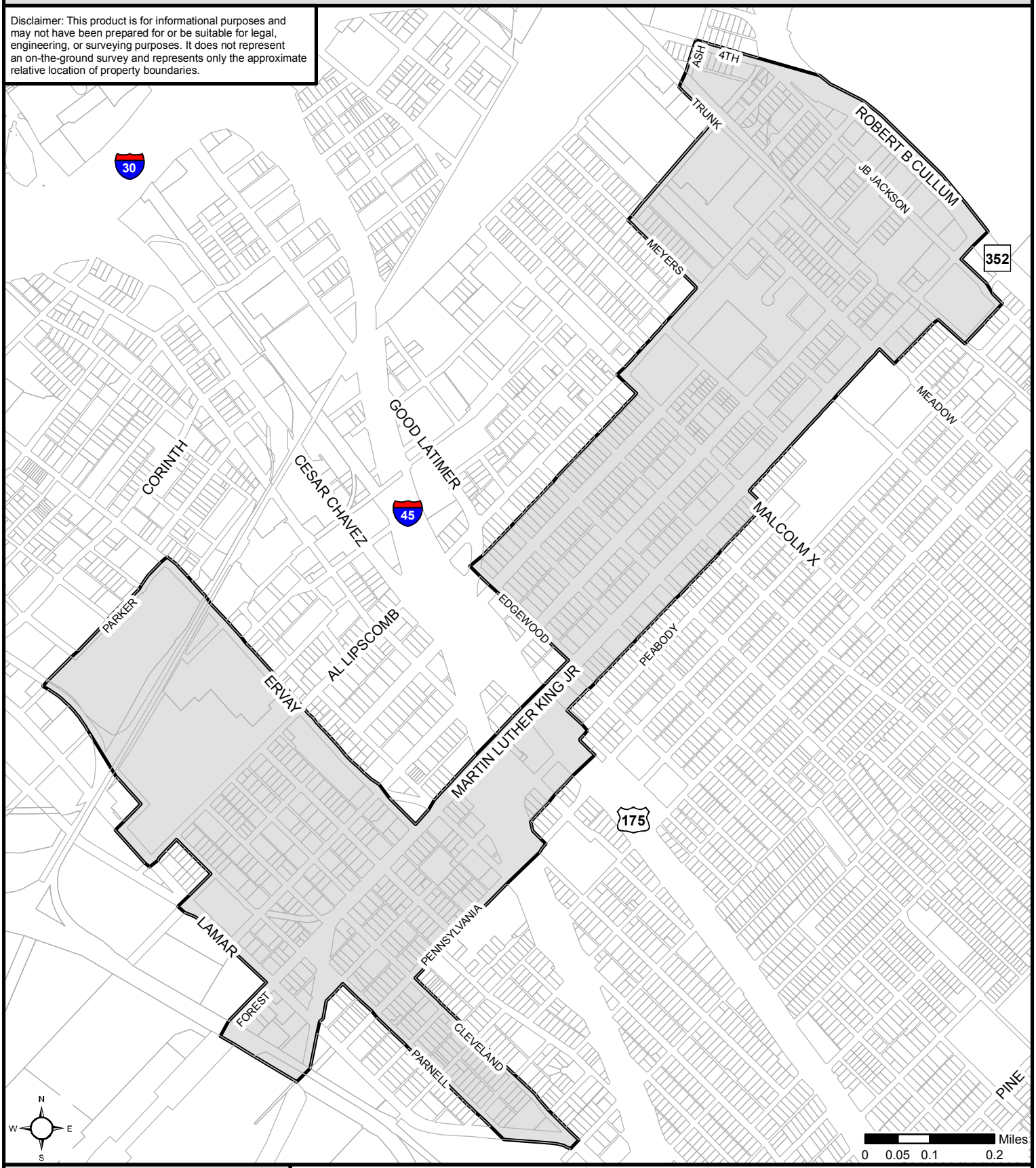
Section 8. That the contract with the Alliance for Greater Works shall also provide for assessment collection services that the County will provide to the Alliance for Greater Works, for collection of the special assessments. The County shall receive a fee per account as compensation for its collection services.

Section 9. That the facts and recitals contained in the preamble of this resolution are found and declared to be true and correct.

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.

EXHIBIT A

South Dallas-Fair Park Public Improvement District



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Created 9.24.2015, Updated 7.5.2016 - PID_Option6.TCG

Legend

South Dallas-Fair Park Public Improvement District

Parcel

Source: Parcels - Dallas CAD, 2015; All Other Data - City of Dallas, 2016

Exhibit B

South Dallas/Fair Park Public Improvement District

Service Plan Budget (2017-2023)

	(Yr 1) 2017		(Yr 2) 2018		(Yr 3) 2019		(Yr 4) 2020		(Yr 5) 2021		(Yr 6) 2022		(Yr 7) 2023		
INCOME															
Net Assessment	110,247		121,271		133,399		153,408		176,420		202,883		233,315		1,130,943
Interest on Cash Balance															
Surplus Carried forward	-		3,307		7,045		11,258		16,198		21,977		28,722		
Total Income	**110,246.79**		**124,578.87**		**140,443.39**		**164,666.48**		**192,617.74**		**224,859.22**		**262,037.39**		**$ 1,219,449.87**
EXPENDITURES															
(1) Public Safety	49,611	45%	43,603	35%	49,155	35%	49,400	30%	48,154	25%	67,458	30%	52,407	20%	
(2) Improvements	27,562	25%	49,832	40%	56,177	40%	74,100	45%	96,309	50%	101,187	45%	151,982	58%	
(3) Promotion	11,025	10%	6,229	5%	7,022	5%	8,233	5%	9,631	5%	11,243	5%	13,102	5%	
(4) Administration	11,025	10%	12,458	10%	14,044	10%	16,467	10%	19,262	10%	22,486	10%	26,204	10%	
(5) Contingency/Carryover	3,307	3%	3,737	3%	4,213	3%	4,940	3%	5,779	3%	6,746	3%	-	0%	
(6) Insurance	5,512	5%	6,229	5%	7,022	5%	8,233	5%	9,631	5%	11,243	5%	13,102	5%	
(7) Audit	2,205	2%	2,492	2%	2,809	2%	3,293	2%	3,852	2%	4,497	2%	5,241	2%	
													-		
		100%		100%		100%		100%		100%		100%		100%	
Total Expenses	**110,246.79**		**124,578.87**		**140,443.39**		**164,666.48**		**192,617.74**		**224,859.22**		**262,037.39**		**$ 1,219,449.87**

(1) Public Safety: Courtesy patrol, patrol vehicles, safety related expenses
(2) Improvements: Landscaping, lighting, sideways, streets, parks, fountains, roadways, improvement related expenses
(3) Promotion: Outreach, business development, marketing, website, forums, promotion related expenses
(4) Administration: Office supplies, administration, mailings, administrative related expenses
(5) Contingency/Carryover: Contingency allocation for other expenditures; future capital improvement project
(6) Insurance: Insurance policy
(7) Audit: Annual audit fee

AGENDA ITEM # 87

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 10, 2016

COUNCIL DISTRICT(S): 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

A public hearing to receive comments concerning the petitioned request to renew the Tourism Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code (the "Act"), for the purpose providing supplemental public services and undertaking certain improvements to increase hotel activities within the City of Dallas, to be funded by a special assessment on Dallas hotels with 100 or more rooms, and at the close of the hearing, authorize: **(1)** approval of a resolution renewing the District for a period of thirteen years; **(2)** approval of the Service Plan that defines the projected costs for the supplemental services and improvements authorized by the petition; and **(3)** approval of a management contract with the Dallas Tourism Public Improvement District Corporation, a non-profit corporation as the management entity for the Tourism Public Improvement District - Financing: No cost consideration to the City

BACKGROUND

The City Council first established the District by resolution on June 13, 2012, following receipt of a valid petition and holding a public hearing. Unlike the City's other eleven Public Improvement Districts, the District is defined by its common characteristics rather than a contiguous boundary, and its assessment is based on room-nights sold rather as authorized by Section 372.0035 of the Act.

On May 23, 2016, the Dallas Tourism Public Improvement District Corporation, which manages the District and represents Dallas hotels within it, presented to the City staff petitions requesting the renewal of the District and approval of a thirteen year service plan with an effective date of October 1, 2016. The thirteen year extension will align the Tourism PID's authorized term with the Dallas Convention & Visitors Bureau's term.

BACKGROUND (Continued)

City staff reviewed the petitions and determined that property owners of record representing approximately ninety percent (90%) of the appraised value of Dallas hotels with 100 or more rooms and approximately sixty-four percent (64%) of the hotels' land area executed the petitions. The following table shows the details of the review:

Tourism PID Renewal

	Property Values	**Area (SF)**	**Record Owners**
Total Accounts within the PID*	$1,959,946,700	359.16	120
Accounts supporting PID	$1,758,596,440	228.65	72
% Supporting the creation of the Tourism PID	**89.7%**	**63.7%**	**60.0%**

***60.0% of taxable value and 60.0% total land area.**

The petitions exceed the Act's signature threshold and satisfy the requirements for calling a public hearing to renew the District. Staff has also evaluated the service plan and recommended that the services be made as proposed by the plan and found the plan to be feasible.

The City desires, by the calling and holding of such public hearing, to provide a reasonable opportunity for any interested person to speak for or against the renewal of the District for the purpose of increasing hotel activities within the City of Dallas, to be funded by a special assessment on Dallas hotels with 100 or more rooms.

The public improvement district is described as follows:

A. **Nature of the Services and Improvements**. The purpose of the District will continue to be to enhance services, undertake certain improvements, in particular, special supplemental services relating to District marketing, business recruitment, and promotional activities authorized by the Act for improvement and promotion of the District, including the provision of incentives by the Dallas Convention and Visitors Bureau to organizations to encourage them to bring their large and city-wide meetings to Dallas and to fund additional marketing by the Dallas Convention and Visitors Bureau to increase hotel stays within the City The District will continue to supplement and enhance services within the area of assessment; no more than five percent of district proceeds may be used to fund existing Dallas Convention and Visitor Bureau expenses.

BACKGROUND (Continued)

B. **Estimated Cost of the Services and Improvements.** During the thirteen (13) year period, the annual cost of the improvements and services provided by the existing District is estimated to range from approximately $16,528,576 to $29,682,948; however, in no event shall the assessment amount exceed two percent of the price paid to hotels for a room in a hotel. Based on the estimated maximum cost of improvements and services, the thirteen year total assessment collection requested by the District shall not exceed a collective total of $292,770,388. In the event the District requires additional funds, the District shall re-petition the hotel owners for such an increase. The District shall not incur bonded indebtedness. At no time shall the total amount levied exceed the total amount shown in the approved petition budget for the services and improvements to be provided for the year in which the hotel is assessed except as provided in the petition and subject to the collective total for the 13 year period.

The service plan budget and assessment amount are subject to annual review by the tourism public improvement district board, and are subject to an annual public hearing and approval by the City Council.

C. **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the attached map marked Exhibit “A” and shall solely include non-contiguous hotel properties with 100 or more rooms within the City of Dallas as shown on the attached list marked Exhibit “A-1”.

D. **Method of Assessment.** The District assessment will be levied on hotels with 100 or more rooms (“qualifying hotels”) located within the District. The proposed cost of the services and improvements to be provided shall be assessed in a manner that results in imposing equal shares of the cost of the services qualifying on hotels that are similarly benefitted. Under the Act, the apportionment of the cost of the services against property in the District territory must be made on the basis of special benefits accruing to the property because of the services and improvements provided. The total cost of the services and improvements to be provided shall be apportioned at a rate of 2% of room-nights sold at qualifying hotels located within the District territory until the budget for services and improvements for the year is reached. Accordingly, those qualifying hotels that sell more rooms will pay a greater portion of the assessment since those properties benefit more from the promotion and marketing services provided by the District. Rooms that are not subject to the City’s hotel occupancy tax shall not be included for the District assessment. The total assessment must be reviewed and approved annually by the Dallas City Council.

BACKGROUND (Continued)

The future cost of services and improvements that are budgeted in the 2016-17 Service Plan may be increased in amounts indicated in subsequent Service Plans, beyond the amount shown subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided, and subject to the limitations on the assessment per occupied room and the aggregate amount approved in the petition.. Each year's assessment must be reviewed and approved annually by the Dallas City Council following a public hearing. The total assessment amount for the year may be less than the amount budgeted for the year, but it shall not be more than the amount budgeted for the year as shown in the adopted service plan.

E. **Apportionment of costs between the District and the Municipality as a Whole.** The District shall continue to pay the cost of the supplemental services described in the Service Plan by assessment against the hotels with 100 or more rooms within the District, including City-owned qualifying hotels located within the District territory, such as the Omni Hotel.

F. **District Management.** The District shall be managed through a private nonprofit corporation created under the provisions of section 501(c)(6) of the Internal Revenue Code, the Dallas Tourism Public Improvement District Corporation. The Dallas City Council will review and approve annually the District's Service Plan and Assessment Plan, determine and levy assessments, and conduct other functions as required by the Act. The Dallas Tourism Public Improvement District Corporation will continue to manage the District pursuant to a contract with the City. The Dallas Tourism Public Improvement District Corporation shall have the authority to make minor adjustments of up to ten percent of the funds within approved budget categories of the adopted service plan.

G. **Advisory Body.** The District shall continue to be managed through a contract between the City and the Dallas Tourism Public Improvement District Corporation, an advisory body established to develop and recommend an improvement plan to the governing body of the municipality.

H. **District Dissolution.** The District shall automatically dissolve on September 30, 2029 unless it is renewed or dissolved through the petition and approval process as provided by the Act. (Additionally, a public hearing may be called for the purpose of dissolving the District if a petition requesting dissolution is filed with the Dallas City Secretary and the petition contains the signatures for at least enough Dallas hotels with 100 or more rooms to make the petition sufficient for the creation of a public improvement district as provided in Section 372.005(b) of the "Act." If the District is dissolved, the District nonetheless shall remain liable for the payment of any indebtedness for the District).

BACKGROUND (Continued)

The term of the District upon renewal is thirteen years (October 2016 to September 2029). Pending approval, actual operations in the District will commence from October 1, 2016.

The following accomplishments occurred during the Tourism PID's initial term:

- Hotel lodging revenue has increased by approximately $632 million since the District's creation.
    - $186 million more than if Dallas grew at national levels
- Using the 12-month period prior to the District's creation as a baseline; and comparing it to the most recent completed 12-month period:
    - Hotel occupancy has increased over 10 percentage points to a sustained level of 70%
    - Room demand has increased by almost 20% or 1.3 million room nights
    - Average daily rate (ADR) has increased by approximately $20.00 from $98.00 to $118.00
    - Lodging revenue has increased by $280 million (44%)
    - RevPAR has increased approximately $24.00 (41%)
- Over 130 arts, cultural and related events have successfully applied for over $2.5 million in funding as part of the District's Event Application Program
    - Generated over 250,000 room nights and $37 million in hotel lodging revenue
    - 7.5% of total District's budget is allocated to this program, approaching $1.2 million this next fiscal year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2012, City Council authorized the creation of the Tourism Public Improvement District for a five year period by Resolution No. 12-1581.

On September 9, 2015, City Council authorized the assessment rate for 2015 by Ordinance No. 29868.

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

Information about this item was provided to the Economic Development Committee on June 6, 2016.

On June 22, 2016, City Council authorized the public hearing to be held on August 10, 2016 to review the renewal of the District by Resolution No. 16-1062.

FISCAL INFORMATION

No cost consideration to the City.

August 10, 2016

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

WHEREAS, on June 13, 2012, City Council authorized creation of the Tourism Public Improvement District (the "District") by Resolution 12-1581 to promote increased hotel activities within the City of Dallas; and

WHEREAS, on September 9, 2015, City Council authorized the method of assessment for 2015 by Ordinance No. 29868; and

WHEREAS, on May 23, 2016, the Dallas Tourism Public Improvement District Corporation, which manages the District and represents Dallas hotels within the District, delivered to the City of Dallas a petition in accordance with Chapter 372 of the Texas Local Government Code (the "Act") to renew the District with boundaries shown on the attached Map **(Exhibit A)**. City staff reviewed the petition and determined that property owners of record representing approximately ninety percent (90%) of the appraised value of Dallas hotels with 100 or more rooms ("Qualifying Hotels"), and approximately sixty-four percent (64%) of the land area for Qualifying Hotels executed the petition, meeting the Act's thresholds for calling a public meeting after which the City Council may consider authorizing renewal of the District; and

WHEREAS, pursuant to Section 372.007 of the Act, the City staff, with the assistance of the Dallas Tourism Public Improvement District Corporation verified the petitions, evaluated the Service Plan to determine whether the improvements and services should be made as proposed by the petition, and found the improvements and services to be desirable and feasible; and

WHEREAS, on June 22, 2016, the City Council called for a public hearing to be held on August 10, 2016, to hear comments and concerns regarding the reestablishment of the District and stated its intent at the close of that hearing to consider a Resolution renewing the District by Resolution 16-1062; and

WHEREAS, after providing notices required by Section 372.009 of the Act, the City Council on August 10, 2016, conducted a public hearing on the advisability of the improvements and services, and adjourned such public hearing.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after considering the Petition for the proposed District and evidence and testimony presented at the public hearing on August 10, 2016, hereby finds and declares:

A. **Nature of the Services and Improvements.** The purpose of the District will continue to be to enhance services, undertake certain improvements, in particular, special supplemental services relating to District marketing, business recruitment, and promotional activities authorized by the Act for improvement and promotion of the District, including the provision of incentives by the Dallas Convention and Visitors Bureau to organizations to encourage them to bring their large and city-wide meetings to Dallas and to fund additional marketing by the Dallas Convention and Visitors Bureau to increase hotel stays within the City The District will continue to supplement and enhance services within the area of assessment; no more than five percent of district proceeds may be used to fund existing Dallas Convention and Visitor Bureau expenses.

B. **Estimated Cost of the Services and Improvements.** During the thirteen (13) year period, the annual cost of the improvements and services provided by the existing District is estimated to range from approximately $16,528,576 to $29,682,948; however, in no event shall the assessment amount exceed two percent of the price paid to hotels for a room in a hotel. Based on the estimated maximum cost of improvements and services, the thirteen year total assessment collection requested by the District shall not exceed a collective total of $292,770,388. In the event the District requires additional funds, the District shall re-petition the hotel owners for such an increase. The District shall not incur bonded indebtedness. At no time shall the total amount levied exceed the total amount shown in the approved petition budget for the services and improvements to be provided for the year in which the hotel is assessed except as provided in the petition and subject to the collective total for the 13 year period.

The service plan budget and assessment amount are subject to annual review by the tourism public improvement district board, and are subject to an annual public hearing and approval by the City Council.

The District shall not incur bonded indebtedness. The service plan budget and assessment rate are subject to annual review, a public hearing and approval by the City Council.

C. **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the attached map marked Exhibit “A” and shall solely include non-contiguous hotel properties with 100 or more rooms within the City of Dallas as shown on the attached list marked Exhibit “A-1”.

Section 1. (Continued)

D. **Method of Assessment.** The District assessment will be levied on hotels with 100 or more rooms ("qualifying hotels") located within the District. The proposed cost of the services and improvements to be provided shall be assessed in a manner that results in imposing equal shares of the cost of the services qualifying on hotels that are similarly benefitted. Under the Act, the apportionment of the cost of the services against property in the District territory must be made on the basis of special benefits accruing to the property because of the services and improvements provided. The total cost of the services and improvements to be provided shall be apportioned at a rate of 2% of room-nights sold at qualifying hotels located within the District territory until the budget for services and improvements for the year is reached. Accordingly, those qualifying hotels that sell more rooms will pay a greater portion of the assessment since those properties benefit more from the promotion and marketing services provided by the District. Rooms that are not subject to the City's hotel occupancy tax shall not be included for the District assessment. The total assessment must be reviewed and approved annually by the Dallas City Council. The future cost of services and improvements that are budgeted in the 2016-17 Service Plan may be increased in amounts indicated in subsequent Service Plans, beyond the amount shown subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided, and subject to the limitations on the assessment per occupied room and the aggregate amount approved in the petition. Each year's assessment must be reviewed and approved annually by the Dallas City Council following a public hearing. The total assessment amount for the year may be less than the amount budgeted for the year, but it shall not be more than the amount budgeted for the year as shown in the adopted service plan. Each year's assessment must be reviewed and approved annually by the Dallas City Council following a public hearing. The total assessment amount for the year may be less than the amount budgeted for the year, but it shall not be more than the amount budgeted for the year as shown in the adopted service plan. No over-collection is anticipated, however if the District assessment collection is greater than the approved amount for any year, the managing entity shall: return the funds to the property owners, reduce the amount of the assessment in the following year to absorb the over-collection, or submit a revised petition to obtain consent of the property owners for an increased collection.

E. **Apportionment of costs between the District and the Municipality as a Whole.** The District shall continue to pay the cost of the supplemental services described in the Service Plan by assessment against the hotels with 100 or more rooms within the District, including City-owned qualifying hotels located within the District territory, such as the Omni Hotel.

Section 1. (Continued)

F. **District Management.** The District shall be managed through a private nonprofit corporation created under the provisions of section 501(c)(6) of the Internal Revenue Code, the Dallas Tourism Public Improvement District Corporation. The Dallas City Council will review and approve annually the District's Service Plan and Assessment Plan, determine and levy assessments, and conduct other functions as required by the Act. The Dallas Tourism Public Improvement District Corporation will continue to manage the District pursuant to a contract with the City. The Dallas Tourism Public Improvement District Corporation shall have the authority to make minor adjustments of up to ten percent of the funds within approved budget categories of the adopted service plan.

G. **Advisory Body.** The District shall continue to be managed through a contract between the City and the Dallas Tourism Public Improvement District Corporation, an advisory body established to develop and recommend an improvement plan to the governing body of the municipality.

H. **District Dissolution.** The District shall automatically dissolve on September 30, 2029 unless it is renewed or dissolved through the petition and approval process as provided by the Act. (Additionally, a public hearing may be called for the purpose of dissolving the District if a petition requesting dissolution is filed with the Dallas City Secretary and the petition contains the signatures for at least enough Dallas hotels with 100 or more rooms to make the petition sufficient for the creation of a public improvement district as provided in Section 372.005(b) of the "Act." If the District is dissolved, the District nonetheless shall remain liable for the payment of any indebtedness for the District).

The term of the District upon renewal is thirteen years (October 2016 to September 2029). Pending approval, actual operations in the District will commence from October 1, 2016.

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

Section 3. That the Tourism Public Improvement District is hereby authorized and established as a Public Improvement District under the Act in accordance with the findings as to the advisability of the services and improvements contained in this Resolution, with an effective date of October 1, 2016. The District shall be subject to all of the terms, conditions, limitations and reservations contained in the findings of Section 2 of this Resolution.

Section 4. That the City Secretary is directed to give notice of the authorization for the establishment of the District by publishing a copy of this Resolution once in the newspaper of general circulation in the City of Dallas. Such authorization shall take effect and the District shall be deemed to be established effective upon the publication of this notice. The District shall automatically dissolve on September 30, 2029, unless the District is renewed through the petition and approval process as provided by the Act, or the District is sooner terminated as provided by law. The power of the City to continue to levy and collect assessments within the District will cease and the District will be dissolved on the date that a petition requesting dissolution is filed with the City Secretary of the City of Dallas and the petition contains the signatures of at least enough property owners in the District to make the petition sufficient for creation of a public improvement district as provided in Section 372.005(b) of the Act.

Section 5. That the City Council authorizes that the District shall be managed through the Dallas Tourism Public Improvement District Corporation, a private nonprofit corporation established under the provisions of Section 501(c)(6) of the Internal Revenue Code, to develop and recommend a service plan, improvement plan, assessment roll and assessment plan for approval by the City Council in order to promote the efficient management of the District. The Dallas Tourism Public Improvement District Corporation shall be the entity responsible for the management of the District.

Section 6. That City Council hereby approves the Service Plan prepared by the Dallas Tourism Public Improvement District Corporation, which is attached hereto and made part hereof and marked **(Exhibit B)** and directs the Dallas Tourism Public Improvement District Corporation, to implement it in accordance with the Act. The Service Plan covers a period of thirteen (13) years and defines the annual indebtedness and projected cost for services and improvements. The City Council may approve a Service Plan that increases and/or decreases the amount within program categories in the Service Plan if such changes serve the common interest of owners in the District and the increase and/or decrease in the amount of a program category does not exceed ten percent (10%) of the budgeted amount for that category. “Program categories” in the Service Plan include marketing the District’s hotels, and providing related incentives that are authorized by the Act. Program Categories in subsequent years may include other types of services and improvements authorized by the Act subject to the approval of City Council and the hotel property owners.

Section 7. That pursuant to the exception granted by Section 252.022(a)(9) of the Texas Local Government Code, the City Manager is hereby authorized and directed, upon approval as to form by the City Attorney, to enter into a contract with the Dallas Tourism Public Improvement District Corporation, to manage special supplemental services for increasing hotel activities within the City of Dallas, to be paid from the assessments collected.

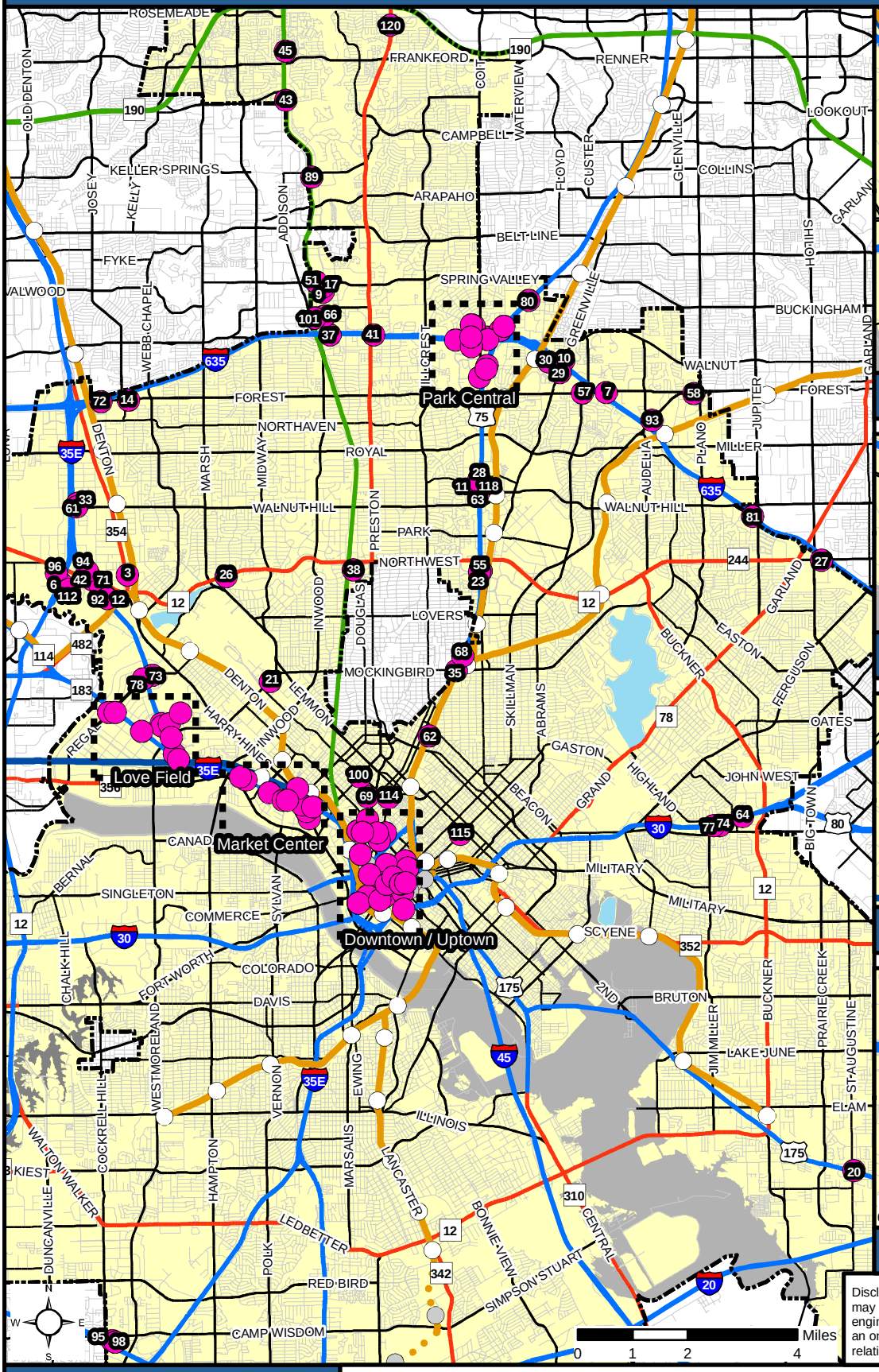
Section 7. (Continued)

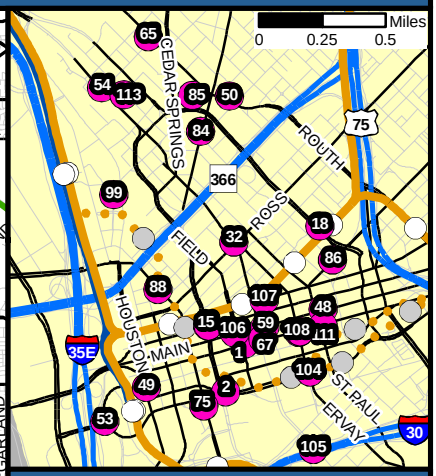
The contract with the Dallas Tourism Public Improvement District Corporation shall be in accordance with the Service Plan and this Resolution and shall provide for compliance by the Dallas Tourism Public Improvement District Corporation with the Business Inclusion and Development Plan for participation of minorities and women providing services and improvements to the District.

Section 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and is accordingly so resolved.

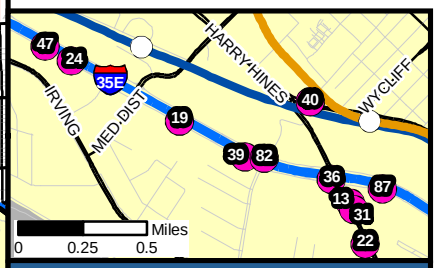
Exhibit A

Tourism PID Hotels

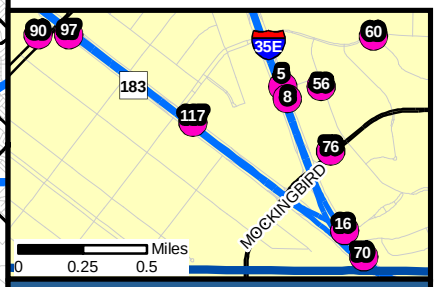




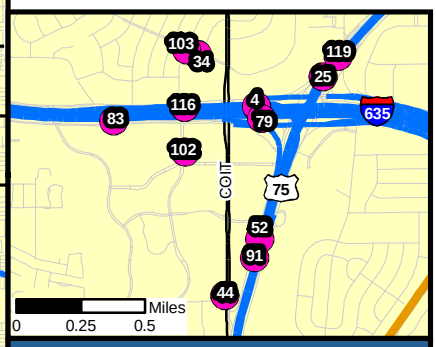
Downtown / Uptown



Market Center



Love Field



Park Central

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

DALLAS
ECONOMIC DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 5.30.2016, Updated 6.2.2016 - Tourism_PID_2016.TCG

Legend

- Tourism PID Hotel
- Rail Station
- Future Station
- DART Light Rail
- Commuter Rail
- Future DART Light Rail
- Freeway
- Tollway
- Highway
- Arterial
- Local Road
- Escarpment
- Flood Plain
- Lake
- City of Dallas

Source: Hotel List - Dallas CVB, 2016; All Other Data - City of Dallas, 2016

Exhibit A-1

Hotels Properties that Comprise the Tourism PID

Hotel Name	Street Address	Rooms
Hyatt Regency Dallas	300 Reunion Boulevard	1,120
La Quinta Inn & Suites Dallas Downtown	302 South Houston Street	120
Rosewood Crescent	400 Crescent Court	220
Sheraton Dallas Hotel	400 North Olive Street	1,840
TownePlace Suites Dallas Downtown	500 South Ervay Street	132
Omni Dallas Hotel	555 South Lamar Street	1,001
Dallas Marriott City Center	650 North Pearl Street	416
Lorenzo Hotel	1011 South Akard Street	237
Crowne Plaza Dallas Downtown	1015 Elm Street	293
Homewood Suites by Hilton Dallas Downtown	1025 Elm Street	130
Aloft Dallas Downtown	1033 Young Street	193
Sterling Hotel Dallas	1055 Regal Row	360
Westin Dallas	1201 Main Street	323
Love Field Hotel and Suites	1241 West Mockingbird Lane	348
Adolphus Hotel	1321 Commerce Street	422
Magnolia Hotel Dallas Downtown	1401 Commerce Street	329
The Joule	1530 Main Street	160
Knights Inn Market Center	1550 Empire Central	111
Ramada Dallas Love Field	1575 Regal Row	201
Hilton Garden Inn Downtown	1600 Pacific Avenue	171
Motel 6 Dallas - Market Center	1625 Regal Row	130
Hampton Inn & Suites Downtown	1700 Commerce Street	176
AC Hotels by Marriott Dallas Downtown	1712 Commerce Street	120
Residence Inn Dallas Downtown	1712 Commerce Street	121
Fairmont Dallas	1717 North Akard Street	545
Springhill Suites Dallas Downtown/West End	1907 North Lamar Street	148
Curio Collection Statler Hotel & Residences	1914 Commerce Street	161
Hotel Indigo	1933 Main Street	170
DoubleTree by Hilton Hotel Dallas Market Center	2015 Market Center Boulevard	227
Sheraton Suites Market Center Dallas	2101 North Stemmons Freeway	251
Fairfield Inn & Suites Dallas Medical Market Center	2110 Market Center Boulevard	116
The Ritz-Carlton, Dallas	2121 McKinney Avenue	218
Courtyard Dallas Medical/Market Center	2150 Market Center Boulevard	184
Hilton Anatole	2201 North Stemmons Freeway	1,608
Renaissance Dallas Hotel	2222 North Stemmons Freeway	514
Holiday Inn Express & Suites Dallas	2225 Connector Drive	100
Holiday Inn Express & Suites Dallas Stemmons	2287 West Northwest Highway	103
MCM Elegante Dallas	2320 West Northwest Highway	197
Hilton Garden Inn Dallas/Market Center	2325 North Stemmons Freeway	240
Hotel ZaZa Dallas	2332 Leonard Street	167

Exhibit A-1

Hotel Name	Street Address	Rooms
Country Inn & Suites by Carlton Dallas Love Field	2383 Stemmons Trail	110
Studio 6 Dallas Northwest #6035	2395 Stemmons Trail	189
La Quinta Inn & Suites Dallas I35 Walnut Hill Lane	2421 Walnut Hill Lane	121
W Dallas - Victory	2440 Victory Park Lane	252
Dallas Marriott Suites Medical/Market Center	2493 North Stemmons Freeway	265
Motel 6 Dallas - Galleria #4657	2660 Forest Lane	114
Embassy Suites by Hilton Dallas Market Center	2727 North Stemmons Freeway	248
Homewood Suites Dallas Market Center	2747 North Stemmons Freeway	137
Unnamed Hotel @ The Lexi	2815 North Harwood Street	110
Rosewood Mansion on Turtle Creek	2821 Turtle Creek Boulevard	143
Hyatt House Dallas/Uptown	2914 Harry Hines Boulevard	141
Le Meridien Dallas, The Stoneleigh	2927 Maple Avenue	170
Courtyard Dallas Northwest	2930 Forest Lane	146
Warwick Melrose Hotel Dallas	3015 Oak Lawn Avenue	184
Dream Dallas	3207 McKinney Avenue	128
DoubleTree by Hilton Hotel Dallas Love Field	3300 West Mockingbird	244
Embassy Suites by Hilton Dallas Love Field	3880 West Northwest Highway	248
element Dallas East	4005 Gaston Avenue	151
Townhouse Suites	4150 Independence Drive	108
Super 7 Inn Dallas Southwest	4220 Independence Drive	128
La Quinta Inn & Suites Dallas Uptown	4440 North Central Expressway	101
Holiday Inn Dallas Market Center	4500 Harry Hines Boulevard	200
Hyatt Place Dallas North by the Galleria	5229 Spring Valley Road	121
The Highland Dallas	5300 East Mockingbird Lane	198
Hilton Dallas Lincoln Centre	5410 Lyndon B Johnson Freeway	500
Hilton Dallas/Park Cities	5954 Luther Lane	224
Holiday Inn Express & Suites North Dallas at Preston	6055 Lyndon B Johnson Freeway	103
Magnolia Hotel Dallas Park Cities	6070 North Central Expressway	300
Residence Inn Dallas Market Center	6950 North Stemmons Freeway	142
Crowne Plaza Dallas Market Center	7050 North Stemmons Freeway	354
Residence Inn Dallas Park Central	7642 Lyndon B Johnson Freeway	139
Wyndham Dallas Suites Park Central	7800 Alpha Road	295
The Grand Hotel	7815 Lyndon B Johnson Freeway	145
Hawthorn Suites by Wyndham Park Central	7880 Alpha Road	114
Candlewood Suites Dallas Market Center	7930 North Stemmons Freeway	150
Best Western Plus Dallas Hotel & Conference Center	8051 Lyndon B Johnson Freeway	197
Ramada Dallas North	8102 Lyndon B Johnson Freeway	200
Budget Suites of America Empire Central/Dallas	8150 North Stemmons Freeway	408
InTown Suites Dallas/Market Center Extended Stay	8201 Brookriver Drive	135
Hyatt House Dallas/Lincoln Park	8221 North Central Expressway	155

Exhibit A-1

Hotel Name	Street Address	Rooms
DoubleTree by Hilton Hotel Dallas Campbell Centre	8250 North Central Expressway	300
La Quinta Inn & Suites Dallas Love Field	8300 John W Carpenter Freeway	102
Stay Express Inn Dallas Fair Park Downtown	8303 East R L Thornton Freeway	102
Motel 6 Dallas - Fair Park #4616	8510 East R L Thornton Freeway	105
Lamplighter Motel	9001 East R L Thornton Freeway	107
Extended Stay America - Dallas - Vantage Point Dr.	9019 Vantage Point Drive	134
Super 8 Dallas Love Field Market Center	9229 John W Carpenter Freeway	110
InTown Suites Dallas Northeast Extended Stay	9355 Forest Lane	145
Budget Suites of America North Dallas	9519 Forest Lane	348
Super 7 Inn	9626 C F Hawn Freeway	118
Studio 6 Dallas Garland/Northeast #5003	9801 Adleta Court	126
La Quinta Inn & Suites Dallas North Central	10001 North Central Expressway	127
Budget Suites of America Loop 12/Dallas	10222 North Walton Walker Boulevard	282
Anchor Motel	10230 Harry Hines Boulevard	126
Hampton Inn & Suites Dallas	10310 North Central Expressway	124
Courtyard Dallas Central Expressway	10325 North Central Expressway	160
Express Studios	10326 Finnell Street	146
Residence Inn Dallas Central Expressway	10333 North Central Expressway	103
Super 7 Inn Dallas	10335 Gardner Road	100
InTown Suites Garland Extended Stay	10477 Metric Drive	135
Hampton Inn & Suites Dallas North I-35 at Walnut Hill	11069 Composite Drive	113
Regency Hotel	11350 Lyndon B Johnson Freeway	236
Extended Stay America - Dallas - Coit Rd.	12121 Coit Road	133
Extended Stay America - Dallas - Greenville Ave.	12270 Greenville Avenue	116
Studio 6 Dallas Richardson/North #5010	12301 North Central Expressway	133
Hyatt Place Dallas/Park Central	12411 North Central Expressway	126
Candlewood Suites Dallas Park Central	12525 Greenville Avenue	122
Executive Inn	12670 East Northwest Highway	120
The Westin Dallas Park Central	12720 Merit Drive	536
Embassy Suites by Hilton Dallas Park Central	13131 North Central Expressway	279
La Quinta Inn & Suites Dallas North	13175 North Central Expressway	124
The Westin Galleria Dallas	13340 Dallas Parkway	448
Le Meridien Dallas by the Galleria	13402 Noel Road	258
Red Roof Inn - Dallas Richardson	13685 North Central Expressway	121
Candlewood Suites Dallas Galleria	13939 Noel Road	134
Embassy Suites by Hilton Dallas Near the Galleria	14021 Noel Road	150
Staybridge Suites Dallas Addison	16060 Dallas Parkway	129
Crossland Economy Studios - Dallas - North Addison - Tollway	17425 Dallas Parkway	120
Extended Stay America - Dallas - Frankford Road	18470 North Dallas Parkway	118
InTown Suites Dallas North, Plano Extended Stay	19059 Preston Road	121

Exhibit B

Tourism Public Improvement District (PID) Service Plan															
Fiscal Year		**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**13-year Total**
Assessment Revenue		**$ 16,528,576**	**$ 17,355,005**	**$ 18,222,755**	**$ 19,133,893**	**$ 20,090,588**	**$ 21,095,117**	**$ 22,149,873**	**$ 23,257,367**	**$ 24,420,235**	**$ 25,641,247**	**$ 26,923,309**	**$ 28,269,474**	**$ 29,682,948**	**$ 292,770,388**
Categories	**%**														
Incentives & Sales Efforts	42.5%	$ 7,024,645	$ 7,375,877	$ 7,744,671	$ 8,131,905	$ 8,538,500	$ 8,965,425	$ 9,413,696	$ 9,884,381	$ 10,378,600	$ 10,897,530	$ 11,442,406	$ 12,014,527	$ 12,615,253	$ 124,427,415
Marketing (Promotion/Advertising)	35.0%	$ 5,785,002	$ 6,074,252	$ 6,377,964	$ 6,696,863	$ 7,031,706	$ 7,383,291	$ 7,752,456	$ 8,140,078	$ 8,547,082	$ 8,974,436	$ 9,423,158	$ 9,894,316	$ 10,389,032	$ 102,469,636
Site Visits & Familiarization Tours	10.0%	$ 1,652,858	$ 1,735,501	$ 1,822,276	$ 1,913,389	$ 2,009,059	$ 2,109,512	$ 2,214,987	$ 2,325,737	$ 2,442,023	$ 2,564,125	$ 2,692,331	$ 2,826,947	$ 2,968,295	$ 29,277,039
Event Funding Application Pool	7.5%	$ 1,239,643	$ 1,301,625	$ 1,366,707	$ 1,435,042	$ 1,506,794	$ 1,582,134	$ 1,661,240	$ 1,744,302	$ 1,831,518	$ 1,923,094	$ 2,019,248	$ 2,120,211	$ 2,226,221	$ 21,957,779
Operations/Research/Administration	5.0%	$ 826,429	$ 867,750	$ 911,138	$ 956,695	$ 1,004,529	$ 1,054,756	$ 1,107,494	$ 1,162,868	$ 1,221,012	$ 1,282,062	$ 1,346,165	$ 1,413,474	$ 1,484,147	$ 14,638,519
Total Expenses	**100.0%**	**$ 16,528,576**	**$ 17,355,005**	**$ 18,222,755**	**$ 19,133,893**	**$ 20,090,588**	**$ 21,095,117**	**$ 22,149,873**	**$ 23,257,367**	**$ 24,420,235**	**$ 25,641,247**	**$ 26,923,309**	**$ 28,269,474**	**$ 29,682,948**	**$ 292,770,388**

Note: Expenditures are limited to actual collections, which can not exceed the 2% fee on each occupied room as defined in the petition.