DECEMBER 14, 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 December 14, 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

11/18/16
Date

M. Elizabeth Reich
Chief Financial Officer

11-18-16
Date

RECEIVED
2016 NOV 18 PM 4:10
CITY SECRETARY
DALLAS, TEXAS

COUNCIL AGENDA

December 14, 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.

Handgun Prohibition Notice for Meetings of Government Entities

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

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el 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, DECEMBER 14, 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 - 47
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 48 - 58
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 59 - 75

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

AGENDA

CITY COUNCIL MEETING

DECEMBER 14, 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 November 15, 2016 City Council Meeting

CONSENT AGENDA

Aviation

2. Authorize an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway Mike at Dallas Love Field - Not to exceed $112,564 - Financing: Aviation Passenger Facility Charge Funds

3. Authorize a sixth amendment to the 1999 lease agreement with MLT Development Co. to provide rent abatement in consideration for City's temporary use of an undeveloped portion of approximately 163,349 square feet of the leased premises as a staging area for the Airfield Pavement Repair Project as well as four subsequent airfield related projects for sixteen months beginning January 1, 2017 at Dallas Love Field - Estimated Revenue Foregone: $66,619, over the sixteen month period

CONSENT AGENDA (Continued)

Business Development & Procurement Services

4. Authorize a three-year service contract for emergency repair of large concrete pipe - Forterra Pressure Pipe, Inc., most advantageous proposer of two - Not to exceed $619,905 - Financing: Water Utilities Current Funds (subject to annual appropriations)

5. Authorize **(1)** a four-year service contract for maintenance and support for the integrated billing system software in the amount of $2,363,902; and **(2)** an acquisition contract for the purchase of additional licenses in the amount of $387,630 - SAP Public Services, Inc., sole source - Total not to exceed $2,751,532 - Financing: Water Utilities Current Funds ($2,363,902) (subject to annual appropriations) and Water Capital Construction Funds ($387,630)

6. Authorize **(1)** a five-year service contract for parts and repair of hardware for the automated local evaluation in real time system for monitoring of flood incidents in the amount of $79,500 - HydroLynx Systems, Inc.; and **(2)** a five-year service contract for the operating system software maintenance and support of the automated local evaluation in real time system for monitoring of flood incidents in the amount of $186,000 - TriLynx Systems, LLC, most advantageous proposers of two - Total not to exceed $265,500 - Financing: Stormwater Drainage Management Current Funds (subject to annual appropriations)

7. Authorize an acquisition contract for the purchase of hardware, software, and installation for an upgrade to the current Vesta 9-1-1 telephone system infrastructure - AT&T Communications, Inc. through the Houston-Galveston Area Council of Governments - Not to exceed $1,372,074 - Financing: Current Funds

8. Authorize an acquisition contract for the purchase and installation of an emergency backup generator for the Dallas Museum of Art - Facility Solutions Group, most advantageous proposer of two - Not to exceed $149,177 - Financing: Capital Construction Funds

9. Authorize the purchase of hardware to conduct searches of the City's intranet and all City owned websites - SADA Systems, Inc. through the General Services Administration - Not to exceed $67,000 - Financing: Current Funds

10. Authorize a three-year master agreement for the purchase of hydrofluosilicic acid to be used for the treatment of potable water - Solvay Fluorides, LLC, lowest responsible bidder of five - Not to exceed $994,000 - Financing: Water Utilities Current Funds

11. Authorize a three-year master agreement for plumbing pipe, fittings, fixtures, trim, and parts - Winston Water Cooler LTD in the amount of $2,407,613, 4-Star Hose & Supply, Inc. in the amount of $273,295 and HD Supply Waterworks LTD in the amount of $268,675, lowest responsible bidders of three - Total not to exceed $2,949,583 - Financing: Current Funds ($994,378), Water Utilities Current Funds ($1,734,875), Aviation Current Funds ($117,027), Convention and Event Services Current Funds ($79,905), and Stormwater Drainage Management Current Funds ($23,398)

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

12. Authorize Supplemental Agreement No. 1 to increase the service contract for employee shuttle services at Love Field - Logisticorp Group, LLC in the amount of $1,017,100, from $4,068,423 to $5,085,523 - Financing: Aviation Current Funds (subject to annual appropriations)

City Attorney's Office

13. Authorize Supplemental Agreement No. 1 to the professional services contract with Wilkins Finston Friedman Law Group LLP for additional legal services necessary to the City regarding the Dallas Police and Fire Pension System - Not to exceed $100,000, from $50,000 to $150,000 - Financing: Current Funds

Communication and Information Services

14. Authorize the acceptance of a Smart City technology donation from DallasEC, dba Dallas Innovation Alliance for a period of twelve months - Financing: No cost consideration to the City

Court & Detention Services

15. Authorize an acquisition contract for the purchase, installation and a three-year service contract for Digital Court recorder systems in 12 courtrooms - Business Information Systems Inc., doing business in Texas under the assumed name BIS Digital, Inc. through a cooperative purchasing contract with the State of Texas Department of Information Services - Not to exceed $109,098 - Financing: Municipal Court Technology Funds (subject to annual appropriations)

Economic Development

16. Authorize the nomination of United States Cold Storage (USCS) located at 2225 North Cockrell Hill Road to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank - Financing: No cost consideration to the City

17. Authorize a third amendment of the development agreement with AP-Prescott Stoneleigh Hotel LP, for the Stoneleigh Hotel redevelopment TIF project completed in 2008 to remove the requirement to obtain City Council approval prior to: **(1)** assign the development agreement and TIF Subsidy from AP-Prescott Stoneleigh Hotel LP to HEI Stoneleigh Hotel, LLC; **(2)** remove requirement to obtain City Council approval for future assignments; and **(3)** require Director of Office of Economic Development consent for future assignments - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Fire

18. Authorize **(1)** the ratification of expenditures for the pre-order of the 2016 flu vaccine from Sanofi Pasteur in the amount of $58,774; and **(2)** a pre-order for 2017 flu vaccine in an estimated amount of $62,888 for Dallas Fire-Rescue and Dallas Police Department through the TXSmartBuy - Total not to exceed $121,662 - Financing: Current Funds

Housing/Community Services

19. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by C & C Corporation for the construction of houses; **(2)** the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to C & C Corporation; 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

20. 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 houses; **(2)** the sale of 10 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 10 properties that may have been filed by the City - 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 KW New Vision Properties and Land, Inc. for the construction of houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; 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 Meredith Investment Properties for the construction of a 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

23. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a 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

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 Sterling Oasis Community and Economic Development Corporation for the construction of houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Sterling Oasis Community and Economic Development Corporation; 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

25. Authorize an amendment to the Performance Grant Agreement for the FY 2011 Housing Opportunities for Persons with AIDS (HOPWA) Competitive Grant No. TX-H11-0001 from the U.S. Department of Housing and Urban Development for the period January 1, 2012 through December 31, 2016, which funds programs that provide housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, to reallocate funds remaining in the community planning activity in the amount of $165,175 to the housing activity to better reflect the nature of the services provided, with no change in the grant amount - Financing: No cost consideration to the City

Intergovernmental Services

26. Authorize the inclusion of the statute of repose in the City of Dallas State Legislative Program for the 85th Session of the Texas Legislature - Financing: No cost consideration to the City

Mobility and Street Services

27. Authorize a contract with Ark Contracting Services, LLC, lowest responsible bidder of three, for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater main and adjustment improvements for Alley Reconstruction Group 12-2046 and paving improvements for the intersection of Frankford Road at Kelly Boulevard (list attached) - Not to exceed $1,673,695 - Financing: 2012 Bond Funds ($723,645), 2006 Bond Funds ($240,450), Water Utilities Capital Improvement Funds ($703,780) and Water Utilities Capital Construction Funds ($5,820)

28. Authorize a thirty-six month service contract for paving and infrastructure repairs at various locations throughout the city - Johnson Bros. Corporation, a Southland Company, lowest responsible bidder of two - Not to exceed $94,722,360 - Financing: Street & Alley Improvement Funds ($17,600,000) and Current Funds ($77,122,360) (subject to annual appropriations)

CONSENT AGENDA (Continued)

Mobility and Street Services (Continued)

29. Authorize **(1)** cancellation of the Oregon Avenue/Beckley Avenue Connection to I-30 Frontage Road project; **(2)** reprogramming of funds for the new Tyler Street and Polk Street two-way conversion; and **(3)** Supplemental Agreement No. 1 to the professional services contract with Hayden Consultants, Inc. for additional engineering services for the planned Tyler Street and Polk Street between Canty Street and Pembroke Avenue two-way conversion project - Not to exceed $444,694, from $49,920 to $494,614 - Financing: 2006 Bond Funds ($416,294) and Water Utilities Capital Construction Funds ($28,400)

30. Authorize Supplemental Agreement No. 1 to the professional services contract with Henry Nguyen Consulting, LLC to provide ongoing software support for the current Capital Management software (Prolog) and implementation support of TRIRIGA, a new enterprise Capital Project Information software - Not to exceed $100,000, from $50,000 to $150,000 - Financing: Current Funds

Park & Recreation

31. Authorize a twelve-month funding agreement with the Dallas Arboretum and Botanical Society, Inc. to provide services and programs within the City of Dallas for the period October 1, 2016 through September 30, 2017 - Not to exceed $394,098 - Financing: Current Funds

32. Authorize a twelve-month funding agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas for the Cedar Ridge Preserve to provide services and programs within the City of Dallas for the period January 1, 2017 through December 31, 2017 - Not to exceed $58,949 - Financing: Current Funds

33. Authorize a twelve-month funding agreement with Texas Discovery Gardens to provide services and programs within the City of Dallas for the period October 1, 2016 through September 30, 2017 - Not to exceed $145,862 - Financing: Current Funds

34. Authorize Amendment No. 1 to the Interlocal Agreement with Dallas County for the purpose of environmental testing, design, and remediation of the Chalk Hill Trail located at Chalk Hill Road to South Westmoreland Road - Not to exceed $320,000, from $100,000 to $420,000 - Financing: 2006 Bond Funds

35. Authorize a public hearing to be held on January 11, 2017 to receive comments on the proposed use of a portion of parkland for an open space easement, totaling approximately 878.89 square feet of land at Federal Plaza located at 1900 Federal Street - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Sustainable Development and Construction

36. An ordinance abandoning a sanitary sewer easement and a water easement to West Commerce Investments LLC, the abutting owner, containing a total of approximately 1,555 square feet of land, located near the intersection of Commerce and Beatrice Streets - Revenue: $5,400, plus the $20 ordinance publication fee

37. An ordinance abandoning two sanitary sewer easements and one floodway easement to Platinum Storage Maple, LLC, the abutting owner, containing a total of approximately 11,722 square feet of land, located near the intersection of Maple Avenue and Butler Street, and providing for the dedication of approximately 10,147 square feet for a needed drainage, water, wastewater and detention area easement - Revenue: $24,334, plus the $20 ordinance publication fee

38. An ordinance amending Ordinance No. 29383, amended by Ordinance No. 30094, previously approved on May 25, 2016, which abandoned a portion of Straightway Drive, located near the intersection of Northwest Highway and Straightway Drive, to Northwest Overlake, L.L.C. and Rizos Land Group Northwest Highway, LLC to extend the final replat from two years to 39 months and alter dedication requirements - Revenue: $5,400, plus the $20 ordinance publication fee

Trinity Watershed Management

39. Authorize acquisition from Veterans Land Board of the State of Texas and King E. Rhodes, of an unimproved tract of land containing approximately 65,699 square feet, three slope easements containing a total of approximately 35,859 square feet, and two drainage easements containing a total of approximately 3,693 square feet, located on East Wheatland Road near its intersection with Lancaster Road for the Wheatland Road Improvement Project - Not to exceed $92,176 ($88,176 plus closing costs and title expenses not to exceed $4,000) - Financing: General Obligation Commercial Paper Funds

Water Utilities

Note: Item Nos. 40 and 41 must be considered collectively.

Texas Water Development Board

40. * Authorize a loan application to the Texas Water Development Board for low cost financial assistance through the Drinking Water State Revolving Fund in an amount up to $220,000,000 to fund the engineering and construction of Dallas Water Utilities' water main replacement program for the next five years - Financing: This action has no cost consideration to the City

41. * Authorize a loan application to the Texas Water Development Board for low cost financial assistance through the Clean Water State Revolving Fund in an amount up to $110,000,000 to fund the engineering and construction of Dallas Water Utilities' wastewater main replacement program for the next five years - Financing: This action has no cost consideration to the City

CONSENT AGENDA (Continued)

Water Utilities (Continued)

42. Authorize **(1)** a Standard Utility Agreement with the State of Texas, acting through the Texas Department of Transportation, for protection-in-place of an existing 36-inch water main and appurtenance adjustments in FM 544 in Denton County between FM 2281 of Josey Lane; and **(2)** the receipt and deposit of funds from the Texas Department of Transportation for reimbursement of construction, inspection, and project management costs for the project - Revenue: $309,946

43. Authorize a service contract with Raftelis Financial Consultants, Inc. to conduct a comprehensive retail water and wastewater cost of service and rate development study - Not to exceed $399,320 - Financing: Water Utilities Capital Construction Funds

44. Authorize engineering services contracts with four consulting firms to provide design services for the replacement and rehabilitation of water and wastewater mains at 109 locations (lists attached) - Huitt-Zollars, Inc., in the amount of $1,218,823, APM & Associates, Inc., in the amount of $1,454,527, Gresham Smith and Partners, in the amount of $2,180,475, and Burgess & Niple, Inc., in the amount of $2,754,802 - Total not to exceed $7,608,627 - Financing: Water Utilities Capital Improvement Funds

45. Authorize a thirty-year contract with the City of Lewisville to continue providing untreated water supply, from December 17, 2016 through December 16, 2046 - Estimated Annual Revenue: $1,557,640

46. Authorize continuation of the contract with the United States Geological Survey for operation of stream flow and water quality gauging stations in the Trinity River basin, a pharmaceutical and personal care products water quality study, and a Zebra Mussel sampling study and water quality study on each of the reservoirs in Dallas' water supply system from November 1, 2016 through September 30, 2017 - Not to exceed $688,150 - Financing: Water Utilities Current Funds (subject to annual appropriations)

47. Authorize an increase in the contract with Webber, LLC for additional paving work associated with the installation of water and wastewater mains at five locations (list attached) - Not to exceed $1,279,420, from $12,900,221 to $14,179,641 - Financing: Water Utilities Capital Improvement Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

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

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION

Sustainable Development and Construction

49. An ordinance abandoning a portion of Quality Lane to Ainbinder Northwest Highway LLC, the abutting owner, containing approximately 36,127 square feet of land, located near the intersection of Abrams Road and Northwest Highway; authorizing the quitclaim and providing for the dedication of approximately 17,0~~02~~ 23 square feet of land needed for an easement - Revenue: $975,068, plus the $20 ordinance publication fee

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

50. Authorize an amendment to Resolution No. 14-2140, previously approved on December 10, 2014, to increase the Chapter 380 grant agreement amount by $20,000 to partially offset the $40,000 cost of enhanced security fencing for the Save A Lot grocery store project located at 3540 Simpson Stuart Road in Dallas, Texas - Not to exceed $20,000 - Financing: 2012 Bond Funds (subject to appropriations)

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

Note: Item Nos. 51 and 52 must be considered collectively.

Trammell Crow Cedardale Distribution Center

51. * Authorize a real property tax abatement with Cedardale Phase I, LLC for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for phase one of the Trammell Crow Cedardale Distribution Center, the first phase (consisting of approximately 50.55 acres) of a proposed two phase speculative commercial/industrial distribution development located on approximately 106 acres in the aggregate in the 3300-3900 blocks of Cedardale Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Financing: No cost consideration to the City

52. * Authorize a real property tax abatement with Cedardale Phase II, LLC for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for phase two of the Trammell Crow Cedardale Distribution Center, the second phase (consisting of approximately 56 acres) of a proposed two phase speculative commercial/industrial/warehouse distribution development located on approximately 106 acres in the aggregate in the 3300-3900 blocks of Cedardale Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

53. Authorize a grant agreement with Blocks GKM, L.P. and Victory Park UST Joint Venture I, L.P., to reimburse a portion of project costs associated with the construction of new retail space and renovation of existing vacant retail space totaling approximately 40,000 to 45,000 square feet in an amount not to exceed $3,500,000 from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) and establish minimum investment, occupancy, and employment requirements as a condition of grant payment - Not to exceed $3,500,000 - Financing: Sports Arena TIF District Funds (subject to appropriations)

54. Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with TVM Productions Inc. to promote local economic development, stimulate business and commercial activity with the added benefit of promoting Dallas in the media through the production of 13 episodes of the second season of USA Network's television series "Queen of the South" - Not to exceed $200,000 - Financing: Public/Private Partnership Funds

55. Authorize PetroCorrigan Towers, LP's proposed assignment of TIF subsidies, described in its amended development agreement with the City, to a Wisconsin Public Finance Authority as security and the sole recourse for bonds issued pursuant to Wisconsin law for the purpose of financing the Tower Petroleum building (1907 Elm Street) and Corrigan Tower (1900 Pacific Avenue) redevelopment project - Financing: No cost consideration to the City

56. Authorize an amendment to Resolution No. 16-0102, previously approved on January 13, 2016, to increase the Chapter 380 economic development grant agreement dated April 27, 2016 between the City of Dallas and City Wide Community Development Corporation from $350,000 to $1,175,000 to partially absorb an increase of $496,000 for construction of a commercial office/retail building located at 3111 - 3115 South Lancaster Road in Dallas, Texas - Not to exceed $350,000 - Financing: 2012 Bond Funds

57. Authorize an ordinance to: **(1)** amend Tax Increment Financing Reinvestment Zone Number Eleven's (Downtown Connection TIF District) Project and Reinvestment Zone Financing Plans to add the Statler/Library redevelopment project to the District's Project Plan; **(2)** approve the directed sale, for fair market value consideration and yet to be negotiated sale terms subject to City Council approval of a 0.129 acre (5,600 square feet) City owned tract of land addressed as 210 South Harwood Street, located in the Downtown Connection TIF District to Centurion Acquisitions, LP to complete the Statler/Library redevelopment project in accordance with the District's Project Plan; and **(3)** make corresponding modifications to the Downtown Connection TIF District's Project and Reinvestment Zone Financing Plans, consistent with the requirements and limitations of the Act - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Sustainable Development and Construction

58. Authorize an historic preservation tax exemption for the Allen Building at 1700 Commerce Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at $18,730 (Estimated revenue foregone over ten years is $187,295)

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

59. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for local utilities use (water pump station) on property zoned an R-10(A) Single Family District, on the south line of Walnut Hill Lane, east of Marsh Lane
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z156-263(JM)

60. A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict for single family uses and office showroom/warehouse use on property zoned Subdistrict 3A within Planned Development District No. 317, in an area generally bounded by both sides of Cockrell Avenue, McKee Street, Pitt/Wall Street and southwest of Alexander Avenue
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, revised Tract 1 development/landscape plan, Tract 2 development plan; typical street sections exhibit, and revised conditions
Z156-275(OTH)

61. 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 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions
Z156-282(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

62. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District, on the north side of Modella Avenue, east of Dennis Road
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z156-284(JM)

63. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District and D(A) Duplex District, on property bounded by Village Trail Drive, Birchridge Drive, Cliffbrook Drive and Meandering Way
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan, a traffic management plan, and conditions
Z156-311(OTH)

64. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 572 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on the southeast corner of Pleasant Valley Drive and Chimney Hill Lane
Recommendation of Staff and CPC: Approval, subject to a revised development/landscape plan, traffic management plan, and conditions
Z156-312(WE)

65. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1810 for a metal salvage facility use on property zoned Planned Development District No. 846 in an area generally bounded by Ruder Street, on both sides of Progressive Drive, and Chippewa Drive
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z156-322(JM)

66. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 676 for MF-1(A) Multifamily District and public school uses on property zoned Planned Development District No. 676 with Specific Use Permit No. 1277 for a tower/antenna for cellular communication limited to one monopole cellular tower on property bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, traffic management plan, and conditions
Z156-329(OTH)

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 Specific Use Permit for a medical clinic or ambulatory surgical center on property zoned Subarea 1 within Planned Development District No. 316 on the south side of West Jefferson Boulevard, west of South Zang Boulevard
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z156-330(OTH)

68. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an office showroom/warehouse use on property zoned Subdistrict 5 within Planned Development District No. 533-D-1, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, on the east line of North Jim Miller Road, north of C.F. Hawn Freeway
Recommendation of Staff and CPC: Approval for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site plan and conditions
Z156-339(JM)

ZONING CASES - INDIVIDUAL

69. A public hearing to receive comments regarding an application for and an ordinance granting a new subarea on property zoned Subarea C within Planned Development District No. 326, the West Lovers Lane Planned Development District, on the south side of West Lovers Lane, east of Taos Road
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z156-288(SH)

70. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned IM Industrial Manufacturing District with deed restrictions, on the north side of Mañana Drive, west of Newkirk Street
Recommendation of Staff and CPC: Approval for a three-year period, subject to a revised site plan and conditions
Z156-331(AR)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

BENEFIT ASSESSMENT HEARINGS

Mobility and Street Services

71. A benefit assessment hearing to receive comments on street paving, storm drainage, water and wastewater main improvements for Goodnight Lane from Joe Field Road to Royal Lane; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of five - Not to exceed $3,674,834 - Financing: General Obligation Commercial Paper Funds ($3,034,249), Water Utilities Capital Construction Funds ($48,722) and Water Utilities Capital Improvement Funds ($591,863)

THOROUGHFARE PLAN AMENDMENTS

Mobility and Street Services

72. A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classifications of: **(1)** McKinney Avenue between Allen Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet to 80-feet of right-of-way; **(2)** Allen Street between McKinney Avenue and Carlisle Street from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet of right-of-way; **(3)** Carlisle Street between Allen Street and Cole Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet of right-of-way; and **(4)** Cole Avenue between Carlisle Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet to 80-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

Office of Environmental Quality

73. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by the Board of Regents of the University of Texas System on behalf of the University of Texas Southwestern Medical Center, located near the intersection of Harry Hines Boulevard and Inwood Road and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to the Board of Regents of the University of Texas System on behalf of the University of Texas Southwestern Medical Center, by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City
Recommendation of Staff: Approval

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Office of Financial Services

74. A public hearing to receive comments on the proposed changes to the City of Dallas Citizen Participation Plan for the U.S. Department of Housing and Urban Development (HUD) Grants; and at the close of the public hearing, consideration of approval of proposed changes to the City of Dallas Citizen Participation Plan for the U.S. Department of Housing and Urban Development (HUD) Grants - Financing: No cost consideration to the City

Planning and Urban Design

75. A public hearing to receive comments regarding consideration of a resolution to adopt the Greater Casa View Area Plan to define issues, goals and recommendations related to urban design, planning, parking and guidance for future land development; this Area Plan, if adopted, will be used as a planning and implementation guide for future development in the area generally bounded by Garland Road to the west, Interstate 635 to the north, La Prada Drive, Oates Drive, and Ferguson Road to the east, and Peavy Road and Buckner Road to the south - Financing: No cost consideration to the City

Land Bank (DHADC) Sale of Lots to
C & C Corporation
Agenda Item # 19

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 2630 Camel	66N	8	$ 4,948.24
2. 4534 Cherbourg	56Z	7	$ 3,983.66
3. 4549 Cherbourg	56Z	7	$ 6,109.79
4. 4640 Cherbourg	57W	7	$ 9,444.73
5. 4559 Corregidor	56Z	7	$ 9,243.24
6. 2323 Fatima	65R	8	$ 909.45
7. 2639 Fatima	66N	8	$ 9,411.56
8. 2825 Gooch	66N	8	$16,262.89
9. 2719 Pall Mall	66N	8	$ 7,839.11
10. 7903 Trojan	56V	7	$ 6,727.99

Land Bank (DHADC) Sale of Lots to
Confia Homes, L.L.C.
Agenda Item # 20

Property Address	**Mapsco**	**Council District**	**Amount of Non-Tax Liens**
1. 3107 Reynolds	47J	2	$39,303.21
2. 2021 N. Montclair	44S	6	$14,082.47
3. 1826 Duluth	44N	6	$ 2,868.55
4. 3321 Nomas	43K	6	$15,150.73
5. 1315 McKenzie	46L	7	$ 6,417.30
6. 3513 S. Harwood	46W	7	$ 1,094.20
7. 3212 S. Haskell	47J	7	$ 2,470.33
8. 2611 Kool	66N	8	$ 7,948.74
9. 4006 Soloman	43F	6	$17,372.42
10. 734 Elwayne	57R	5	$15,172.39

Land Bank (DHADC) Sale of Lots to
KW New Vision Properties and Land, Inc.
Agenda Item # 21

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 2323 Idaho	55S	4	$19,361.66
2. 5029 Veterans	66E	8	$ 9,196.61

Land Bank (DHADC) Sale of Lots to
Meredith Investment Properties
Agenda Item # 22

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 2234 Wilhurt Avenue	65D	4	$8,611.31

Land Bank (DHADC) Sale of Lot to
Meredith Investment Properties
Agenda Item # 23

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 2446 Naoma	65V	8	$8,521.27

Land Bank (DHADC) Sale of Lots to
Sterling Oasis Community and Economic Development Corporation
Agenda Item # 24

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 418 Avenue F	55G	4	$14,182.14
2. 1410 Georgia Ave	55P	4	$20,383.51
3. 2210 Locust Ave	65D	4	$ 8,480.93
4. 1242 E. Ohio Ave	55T	4	$11,903.77
5. 2203 Scotland Dr	65D	4	$14,055.11
6. 2775 Scotland Dr	66A	4	$16,977.48
7. 4720 Tacoma St	66A	4	$ 9,608.82

Alley Reconstruction Group 12-2046
and Paving Improvements
Agenda Item # 27

Alley Reconstruction Group 12-2046	**Council District**
Alley between Baxtershire Drive (7110-7250) and Eudora Drive (7109-7239) from Saint Judes Drive to Baxtershire Drive	11
Alley between Crestbrook Drive (11311-11439) and Parkchester Drive (11402-11468) from Royalshire Drive to Boca Raton Drive	11
Alley between Midbury Drive (7806-7848) and Northaven Road (7807-7847) from Hill Haven Drive to Valley Dale Drive	11
Paving Improvements	
Frankford Road at Kelly Boulevard	12

Renewal of Water and Wastewater Mains
Agenda Item # 44

District 1

Argonne Drive from Lausanne Avenue to Montclair Avenue
Hampton Road from Plymouth Road north
Montclair Avenue from Argonne Drive to Colorado Boulevard

District 2

*Baylor Street from Hickory Street southeast
*Fitzhugh Avenue from Crosstown Expressway northwest
Philip Avenue from Graham Avenue southwest
Ross Avenue from Annex Avenue to Fitzhugh Avenue
Upshur Street from Rowan Avenue to Barry Avenue

District 6

Canada Drive from Bosque Avenue east
Singleton Boulevard from Norwich Street to Westmoreland Road
Toronto Street from west of Herbert Street east

District 7

Alley between Birmingham Avenue and Warren Avenue from Jeffries Street to Atlanta Street
Alley between Al Lipscomb Way and Park Row Avenue from Good Latimer Expressway northeast
Alley between Parnell Street and Cleveland Street from Lenway Street southeast
*(Baylor Street from Hickory Street southeast) (See District 2)
Edgewood Street from Good Latimer Expressway southeast
*(Fitzhugh Avenue from Crosstown Expressway northwest) (See District 2)
Good Latimer Expressway from Central Expressway Ramp northeast
Harris Court from Durrett Street southeast
Martin Luther King Jr. Boulevard from Malcolm X Boulevard to Meadow Street
Pine Street from Crozier Street northeast
Washington Street from Keating Drive east

District 10

Alley west of Fireglow Walk from Emberglow Lane to Burning Log Lane
Burning Log Lane from Emberglow Lane north
Easement west of Vanguard Way from Royal Lane northwest
Royal Lane from east of Greenville Avenue west

Renewal of Water and Wastewater Mains
Agenda Item # 44 (Continued)

District 11

Easement between Gramercy Lane and Hughes Lane from Lafayette Way south
St. Michaels Drive/Boedeker Street from Royal Lane to Walnut Hill Lane

District 12

Big Bend Drive from Old Mill Road to Seedling Lane
Cedar Hollow from Davenport Road to Southpoint Drive
Rembrandt Terrace from Michaelangelo Drive to Gainesborough Drive

District 13

Jubilee Trail from Shans Street to Cromwell Drive
Valley Ridge Road from Crestline Avenue to Rockbrook Drive

District 14

Easement between Clermont Avenue and Monte Vista Drive from San Mateo Boulevard to Lindsley Avenue

*Project limits in more than one Council District

Renewal of Water and Wastewater Mains
Agenda Item # 44 (Continued)

District 2

Briar Cliff Road from Inwood Road west
Deere Street from Peak Street to Carroll Avenue
Hawthorne Avenue from Hartford Street to Cedar Springs Road
Mockingbird Lane from Maple Avenue east
Stemmons Freeway northbound Service Road from Inwood Road east
*(Summit Avenue from Bell Avenue to Sears Street) (See District 14)

District 9

*Abrams Road from Mercedes Avenue to Kenwood Avenue
Bob O Link Drive from Abrams Road to Hillside Drive
Lake Highlands Drive from Waterview Road to Hobart Street
Lawther Drive from Garland Road north
Velasco Avenue from Abrams Road to Wendover Road

District 10

Alley south of McCree Road from Whitewing Lane east
Flicker Lane from Pelican Drive south
Pandora Drive from alley south of McCree Road south
Pelican Drive from Flicker Lane to Whitewing Lane
Whitewing Lane from Pelican Drive south

District 11

Alley between Lavendale Avenue and Lavendale Circle from St. Michaels Drive to Hillcrest Road
Alley between Ravenscroft Drive and Boedeker Street from Woodthrush Drive north
Belmead Drive from West Ricks Circle to East Ricks Circle
Northaven Road from Preston Road to Ricks Circle

District 14

*(Abrams Road from Mercedes Avenue to Kenwood Avenue) (See District 9)
Alley between Avondale Avenue and Irving Avenue from Oak Lawn Avenue east
Alley between Belmont Avenue and Goliad Avenue from Greenville Avenue to Concho Street
Alley between Bryan Parkway and Live Oak Street from Bryan Parkway to Glendale Street

Renewal of Water and Wastewater Mains
Agenda Item # 44 (Continued)

District 14 (Continued)

Alley between Greenville Avenue and Matilda Street from University Boulevard north
Alley between Hudson Street and Live Oak Street form Hudson Street to Lindell Avenue
Alley between Monticello Avenue and Merrimac Avenue from Laneri Avenue to Glencoe Street
Bermuda Street from La Vista Drive south
Concho Street from Revere Place north
Corona Street from La Vista Drive southwest
Easement between Springbrook Drive and Edgewater Street from Glenwood Avenue to Abbott Avenue
Hubert Street from Live Oak Street to Hudson Street
Hudson Street from Hubert Street east
La Vista Drive from Bermuda Street to Lucerne Street
Live Oak Street from Ross Avenue to alley south of Hudson Street
Martel Avenue from Delmar Avenue to Concho Street
Ross Avenue from Matilda Street to Hubert Street
*Summit Avenue from Bell Avenue to Sears Street
Tucker Street from La Vista Drive southwest

*Project limits in more than one Council District

Renewal of Water and Wastewater Mains
Agenda Item # 44 (Continued)

District 2

Alley between Peak Street and Mckell Street from San Jacinto Street southeast
Carroll Avenue from Lafayette Street to Munger Avenue
*Haskell Avenue from Ross Avenue to San Jacinto Street
Munger Avenue from Carroll Avenue to Peak Street
Peak Street from Munger Avenue to Roseland Avenue
Ripley Street from Roseland Avenue to Ross Avenue
Roseland Avenue from Peak Street to Ripley Street
Ross Avenue from Ripley Street to Haskell Avenue
*Stemmons Freeway Service Road from Market Center Boulevard northwest

District 6

Dragon Street from Woodall Rodgers Freeway northwest
*(Stemmons Freeway Service Road from Market Center Boulevard northwest) (See District 2)

District 10

Easement southeast of Skillman Street from Skillman Street southeast
Easement southeast of Skillman Street from west of Goforth Road west
Skillman Street from north of Walnut Hill Lane south

District 14

*(Haskell Avenue from Ross Avenue to San Jacinto Street) (See District 2)

*Project limits in more than one Council District

Renewal of Water and Wastewater Mains
Agenda Item # 44 (Continued)

District 2

Crutcher Street from Haskell Avenue to Washington Avenue
*Hall Street from Cobb Street to R.L. Thornton Freeway
Junius Street from southwest of Washington Avenue southwest
Washington Avenue from Crutcher Street to Waterloo Place
Waterloo Place from Washington Avenue southwest

District 5

Blanton Street from Fairhaven Lane north
Fairhaven Lane from Riverway Drive to Blanton Street
Riverway Drive from Rosecliff Drive to Bruton Road
*Riverway Drive from Fairhaven Lane to Havencove Drive

District 7

Buckner Boulevard from Ferguson Road south
Ferguson Road from Lakeland Drive to Buckner Boulevard
*(Hall Street from Cobb Street to R.L. Thornton Freeway) (See Districts 2, 14)
*Lakeland Drive from Arturo Drive to Ferguson Road
Riverway Drive from Bruton Road to Havencove Drive
*(Riverway Drive from Fairhaven Lane to Havencove Drive) (See District 5)

District 8

Easement south of Seagoville Road from Belt Line Road to Woody Road
Lasater Road from Lawson Road to Stark Road

District 9

Arturo Drive from Lakeland Drive west
*(Lakeland Drive from Arturo Drive to Ferguson Road) (See District 7)
Vinewood Drive from Lakeland Drive east

District 11

LBJ Freeway Service Road from Hillcrest Road east
Easement in White Rock Creek from LBJ Freeway northwest
Hillcrest Road from Spring Valley Road to LBJ Freeway
Spring Valley Road from Hillcrest Road west

Renewal of Water and Wastewater Mains
Agenda Item # 44 (Continued)

District 13

Beechwood Lane from Crestline Avenue to Rockbrook Drive
Crestline Avenue from Willow Grove Road to Beechwood Lane
Park Lane from Rockbrook Drive east
Rockbrook Drive from Beechwood Lane to Park Lane

District 14

Floride Street from Swiss Avenue to Cobb Street
*(Hall Street from Cobb Street to R.L. Thornton Freeway) (See Districts 2, 7)
Swiss Avenue from Hall Street to Floride Street

*Project limits in more than one Council District

Pavement Restoration
Agenda Item # 47

District 4

Illinois Avenue from Beckley Avenue to Arizona Avenue

District 13

Channel Drive from Silverton Drive to Brockbank Drive
Silverton Drive from Channel Drive to Webb Chapel Road
Webb Chapel Road from Talisman Drive to Silverton Drive

District 14

San Jacinto Street from Akard Street to Griffin Street

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

AGENDA DATE December 14, 2016

ITEM		IND							
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			All	V	NA	NA	NA	NA	Approval of Minutes of the November 15, 2016 City Council Meeting
2			2	C	AVI	GT	NA	NA	Authorize an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway Mike at Dallas Love Field - Not to exceed $112,564 - Financing: Aviation Passenger Facility Charge Funds
3			2	C	AVI	REV -$66,618.61	NA	NA	Authorize a sixth amendment to the 1999 lease agreement with MLT Development Co. to provide rent abatement in consideration for City's temporary use of an undeveloped portion of approximately 163,349 square feet of the leased premises as a staging area for the Airfield Pavement Repair Project as well as four subsequent airfield related projects for sixteen months beginning January 1, 2017 at Dallas Love Field - Estimated Revenue Foregone: $66,619, over the sixteen month period
4			All	C	PBD, WTR	$619,905.00	100.00%	0.00%	Authorize a three-year service contract for emergency repair of large concrete pipe - Forterra Pressure Pipe, Inc., most advantageous proposer of two - Not to exceed $619,905 - Financing: Water Utilities Current Funds (subject to annual appropriations)
5			All	C	PBD, CIS, WTR	$2,751,531.76	0.00%	0.00%	Authorize (1) a four-year service contract for maintenance and support for the integrated billing system software in the amount of $2,363,902; and (2) an acquisition contract for the purchase of additional licenses in the amount of $387,630 - SAP Public Services, Inc., sole source - Total not to exceed $2,751,532 - Financing: Water Utilities Current Funds ($2,363,902) (subject to annual appropriations) and Water Capital Construction Funds ($387,630)
6			All	C	PBD, TWM	$265,500.00	0.00%	0.00%	Authorize (1) a five-year service contract for parts and repair of hardware for the automated local evaluation in real time system for monitoring of flood incidents in the amount of $79,500 - HydroLynx Systems, Inc.; and (2) a five-year service contract for the operating system software maintenance and support of the automated local evaluation in real time system for monitoring of flood incidents in the amount of $186,000 - TriLynx Systems, LLC, most advantageous proposers of two - Total not to exceed $265,500 - Financing: Stormwater Drainage Management Current Funds (subject to annual appropriations)
7			All	C	PBD, CIS	$1,372,073.27	NA	NA	Authorize an acquisition contract for the purchase of hardware, software, and installation for an upgrade to the current Vesta 9-1-1 telephone system infrastructure - AT&T Communications, Inc. through the Houston-Galveston Area Council of Governments - Not to exceed $1,372,074 - Financing: Current Funds
8			14	C	PBD, EBS	$149,177.00	100.00%	21.62%	Authorize an acquisition contract for the purchase and installation of an emergency backup generator for the Dallas Museum of Art - Facility Solutions Group, most advantageous proposer of two - Not to exceed $149,177 - Financing: Capital Construction Funds
9			N/A	C	PBD, CIS	$67,000.00	NA	NA	Authorize the purchase of hardware to conduct searches of the City's intranet and all City owned websites - SADA Systems, Inc. through the General Services Administration - Not to exceed $67,000 - Financing: Current Funds
10			All	C	PBD, WTR	$994,000.00	0.00%	0.00%	Authorize a three-year master agreement for the purchase of hydrofluosilicic acid to be used for the treatment of potable water - Solvay Fluorides, LLC, lowest responsible bidder of five - Not to exceed $994,000 - Financing: Water Utilities Current Funds
11			All	C	PBD, AVI, CES, TWM, WTR	$2,949,582.99	100.00%	81.63%	Authorize a three-year master agreement for plumbing pipe, fittings, fixtures, trim, and parts - Winston Water Cooler LTD in the amount of $2,407,613, 4-Star Hose & Supply, Inc. in the amount of $273,295 and HD Supply Waterworks LTD in the amount of $268,675, lowest responsible bidders of three - Total not to exceed $2,949,583 - Financing: Current Funds ($994,378), Water Utilities Current Funds ($1,734,875), Aviation Current Funds ($117,027), Convention and Event Services Current Funds ($79,905), and Stormwater Drainage Management Current Funds ($23,398)
12			2	C	PBD, AVI	$1,017,100.00	0.00%	100.00%	Authorize Supplemental Agreement No. 1 to increase the service contract for employee shuttle services at Love Field - Logisticorp Group, LLC in the amount of $1,017,100, from $4,068,423 to $5,085,523 - Financing: Aviation Current Funds (subject to annual appropriations)
13			N/A	C	ATT	$100,000.00	NA	NA	Authorize Supplemental Agreement No. 1 to the professional services contract with Wilkins Finston Friedman Law Group LLP for additional legal services necessary to the City regarding the Dallas Police and Fire Pension System - Not to exceed $100,000, from $50,000 to $150,000 - Financing: Current Funds
14			All	C	CIS	NC	NA	NA	Authorize the acceptance of a Smart City technology donation from DallasEC, dba Dallas Innovation Alliance for a period of twelve months - Financing: No cost consideration to the City

AGENDA DATE December 14, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
15			All	C	CDS	GT	NA	NA	Authorize an acquisition contract for the purchase, installation and a three-year service contract for Digital Court recorder systems in 12 courtrooms - Business Information Systems Inc., doing business in Texas under the assumed name BIS Digital, Inc. through a cooperative purchasing contract with the State of Texas Department of Information Services - Not to exceed $109,098 - Financing: Municipal Court Technology Funds (subject to annual appropriations)
16			6	C	ECO	NC	NA	NA	Authorize the nomination of United States Cold Storage (USCS) located at 2225 North Cockrell Hill Road to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank - Financing: No cost consideration to the City
17			2, 14	C	ECO	NC	NA	NA	Authorize a third amendment of the development agreement with AP-Prescott Stoneleigh Hotel LP, for the Stoneleigh Hotel redevelopment TIF project completed in 2008 to remove the requirement to obtain City Council approval prior to: (1) assign the development agreement and TIF Subsidy from AP-Prescott Stoneleigh Hotel LP to HEI Stoneleigh Hotel, LLC; (2) remove requirement to obtain City Council approval for future assignments; and (3) require Director of Office of Economic Development consent for future assignments - Financing: No cost consideration to the City
18			N/A	C	FIR, POL	$121,661.46	NA	NA	Authorize (1) the ratification of expenditures for the pre-order of the 2016 flu vaccine from Sanofi Pasteur in the amount of $58,774; and (2) a pre-order for 2017 flu vaccine in an estimated amount of $62,888 for Dallas Fire-Rescue and Dallas Police Department through the TXSmartBuy - Total not to exceed $121,662 - Financing: Current Funds
19			7, 8	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by C & C Corporation for the construction of houses; (2) the sale of 10 vacant lots from Dallas Housing Acquisition and Development Corporation to C & C Corporation; 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
20			2, 5, 6, 7, 8	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 houses; (2) the sale of 10 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 10 properties that may have been filed by the City - Financing: No cost consideration to the City
21			4, 8	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of houses; (2) the sale of 2 vacant lots from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; 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 Meredith Investment Properties for the construction of a 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
23			8	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 a 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
24			4	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Sterling Oasis Community and Economic Development Corporation for the construction of houses; (2) the sale of 7 vacant lots from Dallas Housing Acquisition and Development Corporation to Sterling Oasis Community and Economic Development Corporation; and (3) execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City - Financing: No cost consideration to the City

AGENDA DATE December 14, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
25			All	C	HOU	NC	NA	NA	Authorize an amendment to the Performance Grant Agreement for the FY 2011 Housing Opportunities for Persons with AIDS (HOPWA) Competitive Grant No. TX-H11-0001 from the U.S. Department of Housing and Urban Development for the period January 1, 2012 through December 31, 2016, which funds programs that provide housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, to reallocate funds remaining in the community planning activity in the amount of $165,175 to the housing activity to better reflect the nature of the services provided, with no change in the grant amount - Financing: No cost consideration to the City
26			All	C	IGS	NC	NA	NA	Authorize the inclusion of the statute of repose in the City of Dallas State Legislative Program for the 85th Session of the Texas Legislature - Financing: No cost consideration to the City
27			11, 12	C	STS, WTR	$1,673,695.00	31.25%	25.93%	Authorize a contract with Ark Contracting Services, LLC, lowest responsible bidder of three, for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater main and adjustment improvements for Alley Reconstruction Group 12-2046 and paving improvements for the intersection of Frankford Road at Kelly Boulevard - Not to exceed $1,673,695 - Financing: 2012 Bond Funds ($723,645), 2006 Bond Funds ($240,450), Water Utilities Capital Improvement Funds ($703,780) and Water Utilities Capital Construction Funds ($5,820)
28			All	C	STS	$94,722,360.00	26.98%	26.98%	Authorize a thirty-six month service contract for paving and infrastructure repairs at various locations throughout the city - Johnson Bros. Corporation, a Southland Company, lowest responsible bidder of two - Not to exceed $94,722,360 - Financing: Street & Alley Improvement Funds ($17,600,000) and Current Funds ($77,122,360) (subject to annual appropriations)
29			1	C	STS, WTR	$444,694.00	100.00%	56.50%	Authorize (1) cancellation of the Oregon Avenue/Beckley Avenue Connection to I-30 Frontage Road project; (2) reprogramming of funds for the new Tyler Street and Polk Street two-way conversion; and (3) Supplemental Agreement No. 1 to the professional services contract with Hayden Consultants, Inc. for additional engineering services for the planned Tyler Street and Polk Street between Canty Street and Pembroke Avenue two-way conversion project - Not to exceed $444,694, from $49,920 to $494,614 - Financing: 2006 Bond Funds ($416,294) and Water Utilities Capital Construction Funds ($28,400)
30			All	C	STS	$100,000.00	100.00%	100.00%	Authorize Supplemental Agreement No. 1 to the professional services contract with Henry Nguyen Consulting, LLC to provide ongoing software support for the current Capital Management software (Prolog) and implementation support of TRIRIGA, a new enterprise Capital Project Information software - Not to exceed $100,000, from $50,000 to $150,000 - Financing: Current Funds
31			9	C	PKR	$394,098.00	NA	NA	Authorize a twelve-month funding agreement with the Dallas Arboretum and Botanical Society, Inc. to provide services and programs within the City of Dallas for the period October 1, 2016 through September 30, 2017 - Not to exceed $394,098 - Financing: Current Funds
32			3	C	PKR	$58,949.00	NA	NA	Authorize a twelve-month funding agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas for the Cedar Ridge Preserve to provide services and programs within the City of Dallas for the period January 1, 2017 through December 31, 2017 - Not to exceed $58,949 - Financing: Current Funds
33			7	C	PKR	$145,862.00	NA	NA	Authorize a twelve-month funding agreement with Texas Discovery Gardens to provide services and programs within the City of Dallas for the period October 1, 2016 through September 30, 2017 - Not to exceed $145,862 - Financing: Current Funds
34			1, 3, 6	C	PKR	$320,000.00	NA	NA	Authorize Amendment No. 1 to the Interlocal Agreement with Dallas County for the purpose of environmental testing, design, and remediation of the Chalk Hill Trail located at Chalk Hill Road to South Westmoreland Road - Not to exceed $320,000, from $100,000 to $420,000 - Financing: 2006 Bond Funds
35			14	C	PKR	NC	NA	NA	Authorize a public hearing to be held on January 11, 2017 to receive comments on the proposed use of a portion of parkland for an open space easement, totaling approximately 878.89 square feet of land at Federal Plaza located at 1900 Federal Street - Financing: No cost consideration to the City
36			6	C	DEV	REV $5,400	NA	NA	An ordinance abandoning a sanitary sewer easement and a water easement to West Commerce Investments LLC, the abutting owner, containing a total of approximately 1,555 square feet of land, located near the intersection of Commerce and Beatrice Streets - Revenue: $5,400, plus the $20 ordinance publication fee

AGENDA DATE December 14, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
37			2	C	DEV	REV $24,334	NA	NA	An ordinance abandoning two sanitary sewer easements and one floodway easement to Platinum Storage Maple, LLC, the abutting owner, containing a total of approximately 11,722 square feet of land, located near the intersection of Maple Avenue and Butler Street, and providing for the dedication of approximately 10,147 square feet for a needed drainage, water, wastewater and detention area easement - Revenue: $24,334, plus the $20 ordinance publication fee
38			2	C	DEV	REV $5,400	NA	NA	An ordinance amending Ordinance No. 29383, amended by Ordinance No. 30094, previously approved on May 25, 2016, which abandoned a portion of Straightway Drive, located near the intersection of Northwest Highway and Straightway Drive, to Northwest Overlake, L.L.C. and Rizos Land Group Northwest Highway, LLC to extend the final replat from two years to 39 months and alter dedication requirements - Revenue: $5,400, plus the $20 ordinance publication fee
39			8	C	TWM, STS	$92,176.00	NA	NA	Authorize acquisition from Veterans Land Board of the State of Texas and King E. Rhodes, of an unimproved tract of land containing approximately 65,699 square feet, three slope easements containing a total of approximately 35,859 square feet, and two drainage easements containing a total of approximately 3,693 square feet, located on East Wheatland Road near its intersection with Lancaster Road for the Wheatland Road Improvement Project - Not to exceed $92,176 ($88,176 plus closing costs and title expenses not to exceed $4,000) - Financing: General Obligation Commercial Paper Funds
40			All	C	WTR	NC	NA	NA	Texas Water Development Board: Authorize a loan application to the Texas Water Development Board for low cost financial assistance through the Drinking Water State Revolving Fund in an amount up to $220,000,000 to fund the engineering and construction of Dallas Water Utilities' water main replacement program for the next five years - Financing: This action has no cost consideration to the City
41			All	C	WTR	NC	NA	NA	Texas Water Development Board: Authorize a loan application to the Texas Water Development Board for low cost financial assistance through the Clean Water State Revolving Fund in an amount up to $110,000,000 to fund the engineering and construction of Dallas Water Utilities' wastewater main replacement program for the next five years - Financing: This action has no cost consideration to the City
42			Outside	C	WTR	REV $309,946	NA	NA	Authorize (1) a Standard Utility Agreement with the State of Texas, acting through the Texas Department of Transportation, for protection-in-place of an existing 36-inch water main and appurtenance adjustments in FM 544 in Denton County between FM 2281 of Josey Lane; and (2) the receipt and deposit of funds from the Texas Department of Transportation for reimbursement of construction, inspection, and project management costs for the project - Revenue: $309,946
43			All	C	WTR	$399,320.00	90.73%	23.52%	Authorize a service contract with Raftelis Financial Consultants, Inc. to conduct a comprehensive retail water and wastewater cost of service and rate development study - Not to exceed $399,320 - Financing: Water Utilities Capital Construction Funds
44			1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14	C	WTR	$7,608,626.75	100.00%	47.94%	Authorize engineering services contracts with four consulting firms to provide design services for the replacement and rehabilitation of water and wastewater mains at 109 locations - Huitt-Zollars, Inc., in the amount of $1,218,823, APM & Associates, Inc., in the amount of $1,454,527, Gresham Smith and Partners, in the amount of $2,180,475, and Burgess & Niple, Inc., in the amount of $2,754,802 - Total not to exceed $7,608,627 - Financing: Water Utilities Capital Improvement Funds
45			Outside	C	WTR	REV $1,557,640	NA	NA	Authorize a thirty-year contract with the City of Lewisville to continue providing untreated water supply, from December 17, 2016 through December 16, 2046 - Estimated Annual Revenue: $1,557,640
46			All	C	WTR	$688,150.00	NA	NA	Authorize continuation of the contract with the United States Geological Survey for operation of stream flow and water quality gauging stations in the Trinity River basin, a pharmaceutical and personal care products water quality study, and a Zebra Mussel sampling study and water quality study on each of the reservoirs in Dallas' water supply system from November 1, 2016 through September 30, 2017 - Not to exceed $688,150 - Financing: Water Utilities Current Funds (subject to annual appropriations)
47			4, 13, 14	C	WTR	$1,279,420.00	NA	NA	Authorize an increase in the contract with Webber, LLC for additional paving work associated with the installation of water and wastewater mains at five locations - Not to exceed $1,279,420, from $12,900,221 to $14,179,641 - Financing: Water Utilities Capital Improvement Funds
48			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)

AGENDA DATE December 14, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
49			9	I	DEV	REV $975,068	NA	NA	An ordinance abandoning a portion of Quality Lane to Ainbinder Northwest Highway LLC, the abutting owner, containing approximately 36,127 square feet of land, located near the intersection of Abrams Road and Northwest Highway; authorizing the quitclaim and providing for the dedication of approximately 17,~~002~~ 23 square feet of land needed for an easement - Revenue: $975,068, plus the $20 ordinance publication fee
50			8	I	ECO	$20,000.00	NA	NA	Authorize an amendment to Resolution No. 14-2140, previously approved on December 10, 2014, to increase the Chapter 380 grant agreement amount by $20,000 to partially offset the $40,000 cost of enhanced security fencing for the Save A Lot grocery store project located at 3540 Simpson Stuart Road in Dallas, Texas - Not to exceed $20,000 - Financing: 2012 Bond Funds (subject to appropriations)
51			8	I	ECO	NC	NA	NA	Trammell Crow Cedardale Distribution Center: Authorize a real property tax abatement with Cedardale Phase I, LLC for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for phase one of the Trammell Crow Cedardale Distribution Center, the first phase (consisting of approximately 50.55 acres) of a proposed two phase speculative commercial/industrial distribution development located on approximately 106 acres in the aggregate in the 3300-3900 blocks of Cedardale Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Financing: No cost consideration to the City
52			8	I	ECO	NC	NA	NA	Trammell Crow Cedardale Distribution Center: Authorize a real property tax abatement with Cedardale Phase II, LLC for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for phase two of the Trammell Crow Cedardale Distribution Center, the second phase (consisting of approximately 56 acres) of a proposed two phase speculative commercial/industrial/warehouse distribution development located on approximately 106 acres in the aggregate in the 3300-3900 blocks of Cedardale Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Financing: No cost consideration to the City
53			2, 6, 14	I	ECO	$3,500,000.00	NA	NA	Authorize a grant agreement with Blocks GKM, L.P. and Victory Park UST Joint Venture I, L.P., to reimburse a portion of project costs associated with the construction of new retail space and renovation of existing vacant retail space totaling approximately 40,000 to 45,000 square feet in an amount not to exceed $3,500,000 from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) and establish minimum investment, occupancy, and employment requirements as a condition of grant payment - Not to exceed $3,500,000 - Financing: Sports Arena TIF District Funds (subject to appropriations)
54			All	I	ECO	$200,000.00	NA	NA	Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with TVM Productions Inc. to promote local economic development, stimulate business and commercial activity with the added benefit of promoting Dallas in the media through the production of 13 episodes of the second season of USA Network's television series "Queen of the South" - Not to exceed $200,000 - Financing: Public/Private Partnership Funds
55			2, 14	I	ECO	NC	NA	NA	Authorize PetroCorrigan Towers, LP's proposed assignment of TIF subsidies, described in its amended development agreement with the City, to a Wisconsin Public Finance Authority as security and the sole recourse for bonds issued pursuant to Wisconsin law for the purpose of financing the Tower Petroleum building (1907 Elm Street) and Corrigan Tower (1900 Pacific Avenue) redevelopment project - Financing: No cost consideration to the City
56			4	I	ECO	$350,000.00	NA	NA	Authorize an amendment to Resolution No. 16-0102, previously approved on January 13, 2016, to increase the Chapter 380 economic development grant agreement dated April 27, 2016 between the City of Dallas and City Wide Community Development Corporation from $350,000 to $1,175,000 to partially absorb an increase of $496,000 for construction of a commercial office/retail building located at 3111 - 3115 South Lancaster Road in Dallas, Texas - Not to exceed $350,000 - Financing: 2012 Bond Funds

AGENDA DATE December 14, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
57			2, 14	I	ECO	NC	NA	NA	Authorize an ordinance to: (1) amend Tax Increment Financing Reinvestment Zone Number Eleven's (Downtown Connection TIF District) Project and Reinvestment Zone Financing Plans to add the Statler/Library redevelopment project to the District's Project Plan; (2) approve the directed sale, for fair market value consideration and yet to be negotiated sale terms subject to City Council approval of a 0.129 acre (5,600 square feet) City owned tract of land addressed as 210 South Harwood Street, located in the Downtown Connection TIF District to Centurion Acquisitions, LP to complete the Statler/Library redevelopment project in accordance with the District's Project Plan; and (3) make corresponding modifications to the Downtown Connection TIF District's Project and Reinvestment Zone Financing Plans, consistent with the requirements and limitations of the Act - Financing: No cost consideration to the City
58			14	I	DEV	REV $-18,729.50	NA	NA	Authorize an historic preservation tax exemption for the Allen Building at 1700 Commerce Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at $18,730 (Estimated revenue foregone over ten years is $187,295)
59			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for local utilities use (water pump station) on property zoned an R-10(A) Single Family District, on the south line of Walnut Hill Lane, east of Marsh Lane
60			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict for single family uses and office showroom/warehouse use on property zoned Subdistrict 3A within Planned Development District No. 317, in an area generally bounded by both sides of Cockrell Avenue, McKee Street, Pitt/Wall Street and southwest of Alexander Avenue
61			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 the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway
62			13	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-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District, on the north side of Modella Avenue, east of Dennis Road
63			11	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-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District and D(A) Duplex District, on property bounded by Village Trail Drive, Birchridge Drive, Cliffbrook Drive and Meandering Way
64			10	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. 572 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on the southeast corner of Pleasant Valley Drive and Chimney Hill Lane
65			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. 1810 for a metal salvage facility use on property zoned Planned Development District No. 846 in an area generally bounded by Ruder Street, on both sides of Progressive Drive, and Chippewa Drive
66			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. 676 for MF-1(A) Multifamily District and public school uses on property zoned Planned Development District No. 676 with Specific Use Permit No. 1277 for a tower/antenna for cellular communication limited to one monopole cellular tower on property bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road
67			1	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 medical clinic or ambulatory surgical center on property zoned Subarea 1 within Planned Development District No. 316 on the south side of West Jefferson Boulevard, west of South Zang Boulevard
68			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 an office showroom/warehouse use on property zoned Subdistrict 5 within Planned Development District No. 533-D-1, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, on the east line of North Jim Miller Road, north of C.F. Hawn Freeway

AGENDA DATE December 14, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
69			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a new subarea on property zoned Subarea C within Planned Development District No. 326, the West Lovers Lane Planned Development District, on the south side of West Lovers Lane, east of Taos Road
70			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. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned IM Industrial Manufacturing District with deed restrictions, on the north side of Mañana Drive, west of Newkirk Street
71			6	PH	STS, WTR	$3,674,833.96	100.00%	25.57%	A benefit assessment hearing to receive comments on street paving, storm drainage, water and wastewater main improvements for Goodnight Lane from Joe Field Road to Royal Lane; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of five - Not to exceed $3,674,834 - Financing: General Obligation Commercial Paper Funds ($3,034,249), Water Utilities Capital Construction Funds ($48,722) and Water Utilities Capital Improvement Funds ($591,863)
72			14	PH	STS	NC	NA	NA	A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classifications of: (1) McKinney Avenue between Allen Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet to 80-feet of right-of-way; (2) Allen Street between McKinney Avenue and Carlisle Street from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet of right-of-way; (3) Carlisle Street between Allen Street and Cole Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet of right-of-way; and (4) Cole Avenue between Carlisle Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet to 80-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
73			2	PH	OEQ	NC	NA	NA	A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by the Board of Regents of the University of Texas System on behalf of the University of Texas Southwestern Medical Center, located near the intersection of Harry Hines Boulevard and Inwood Road and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to the Board of Regents of the University of Texas System on behalf of the University of Texas Southwestern Medical Center, by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City
74			All	PH	OFS	NC	NA	NA	A public hearing to receive comments on the proposed changes to the City of Dallas Citizen Participation Plan for the U.S. Department of Housing and Urban Development (HUD) Grants; and at the close of the public hearing, consideration of approval of proposed changes to the City of Dallas Citizen Participation Plan for the U.S. Department of Housing and Urban Development (HUD) Grants - Financing: No cost consideration to the City
75			9	PH	PNV	NC	NA	NA	A public hearing to receive comments regarding consideration of a resolution to adopt the Greater Casa View Area Plan to define issues, goals and recommendations related to urban design, planning, parking and guidance for future land development; this Area Plan, if adopted, will be used as a planning and implementation guide for future development in the area generally bounded by Garland Road to the west, Interstate 635 to the north, La Prada Drive, Oates Drive, and Ferguson Road to the east, and Peavy Road and Buckner Road to the south - Financing: No cost consideration to the City

TOTAL $126,079,716.19

AGENDA ITEM # 2

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34E

SUBJECT

Authorize an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway Mike at Dallas Love Field - Not to exceed $112,564 - Financing: Aviation Passenger Facility Charge Funds

BACKGROUND

The 31R Glideslope is currently placed in the middle of Taxiway Mike at Dallas Love Field. The Glideslope assists pilots in making landings during inclement weather. The design and construction project will move the 31R Glideslope and allow Taxiway Mike to be placed back into service for air traffic, thereby improving efficiency. Dallas Love Field initiated the request to move a federal navigational aid and therefore bears the cost of the move. The Federal Aviation Administration (FAA) is the only authorized team for the design and eventual move of its own navigational aids. The FAA has indicated it will provide services limited to labor, travel and expenses required to perform limited technical and/or engineering support for the project.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a contract with HNTB Corporation to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field in an amount of $112,563.84 on August 10, 2016, by Resolution No. 16-1197.

Information about this item will be provided to the Transportation and Trinity River Project Committee on December 12, 2016.

FISCAL INFORMATION

$112,563.84 - Aviation Passenger Facility Charge Funds

December 14, 2016

WHEREAS, it is now desirable to authorize an Other Transaction Agreement with the Federal Aviation Administration (FAA) to provide engineering support for the Relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway Mike at Dallas Love Field in the amount not to exceed $112,563.84; and,

WHEREAS, the FAA has indicated it will provide services limited to labor, travel and expenses required to perform limited technical and/or engineering support for the project.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the relocation RWY 31R Glideslope project in an amount not to exceed $112.563.84, after approval as to form by the City Attorney's office.

Section 2. That the City Manager is hereby authorized to increase appropriations in the Aviation Passenger Facility Charge Funds 0477, Dept. AVI, Unit 0781, Object Code 3099; in an amount not to exceed $112,563.84 for the relocation of the Runway 31R Glideslope projects.

Section 3. That the City Manager is hereby authorized to increase appropriations in the Aviation Passenger Facility Charge Funds A477, Dept. AVI, Unit W022, Object Code 4111; in an amount not to exceed $112,563.84 for the relocation of the Runway 31R Glideslope projects.

Section 4. That the City will apply for Passenger Facility Charge funding for the eligible Relocation RWY 31R Glideslope projects in an amount not to exceed $112,563.84 for the Relocation RWY 31R Glideslope projects. Upon the approval of PFC by the FAA for this project, the Chief Financial Officer is hereby authorized to transfer funds from the Aviation Passenger Facility Charge Funds 0477, Dept. AVI, Unit 0781, Object Code 3099; in an amount not to exceed $112,563.84 to the Aviation Passenger Facility Charge Funds A477, Dept. AVI, Unit W022, Object Code 5011.

Section 5. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $112,563.84 to be paid to FAA for the services associated with relocating the navigational aids in accordance with terms and conditions of the Other Transaction Agreement from:

Aviation Passenger Facility Charge Funds
Fund A477, Dept. AVI, Unit W022, Obj. 4111
Program AVIW022, Encumbrance No. CTAVIW022FAAFY17, Comm. Code 92500
Vendor No. 174291, in an amount not to exceed $112,563.84

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 # 3

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 33D

SUBJECT

Authorize a sixth amendment to the 1999 lease agreement with MLT Development Co. to provide rent abatement in consideration for City's temporary use of an undeveloped portion of approximately 163,349 square feet of the leased premises as a staging area for the Airfield Pavement Repair Project as well as four subsequent airfield related projects for sixteen months beginning January 1, 2017 at Dallas Love Field - Estimated Revenue Foregone: $66,619, over the sixteen month period

BACKGROUND

MLT Development Co. ("MLT") currently leases approximately 29.269 acres of land at Dallas Love Field under that certain Lease of Land and Facilities approved on August 12, 1998 by Resolution No. 98-2271. The lease has a thirty year primary term plus two five-year options. As part of the Love Field's Airfield Pavement Repair Project, the project is necessary to adjust pavement markings, rehabilitate taxiways pavements and repair taxiway cracks with joint reseals. The City requires temporary use of an undeveloped portion of the MLT leased premises to accommodate the staging area for the project. The land will be used for storing earth work equipment, conduit, wiring, steel for the truss and components of airfield lighting, including contractor automobile parking and rubber tire construction equipment. MLT has agreed to provide the necessary area in consideration of abating rent for the needed tract during the time the City maintains possession of the property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the original lease on August 12, 1998, by Resolution No. 98-2271.

Authorized the First Amendment on August 11, 1999, by Resolution No. 99-2286.

Authorized the Second Amendment on February 13, 2002, by Resolution No. 02-0627.

Authorized the Third Amendment on August 9, 2006, by Resolution No. 06-2000.

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

Authorized the Fourth Amendment on April 10, 2013, by Resolution No. 13-0604.

Authorized the Fifth Amendment on January 14, 2015, by Resolution No. 15-0104.

Information about this item will be provided to the Economic Development Committee on December 5, 2016.

FISCAL INFORMATION

$66,618.61 - Estimated Foregone Revenue, over the sixteen (16) month period.

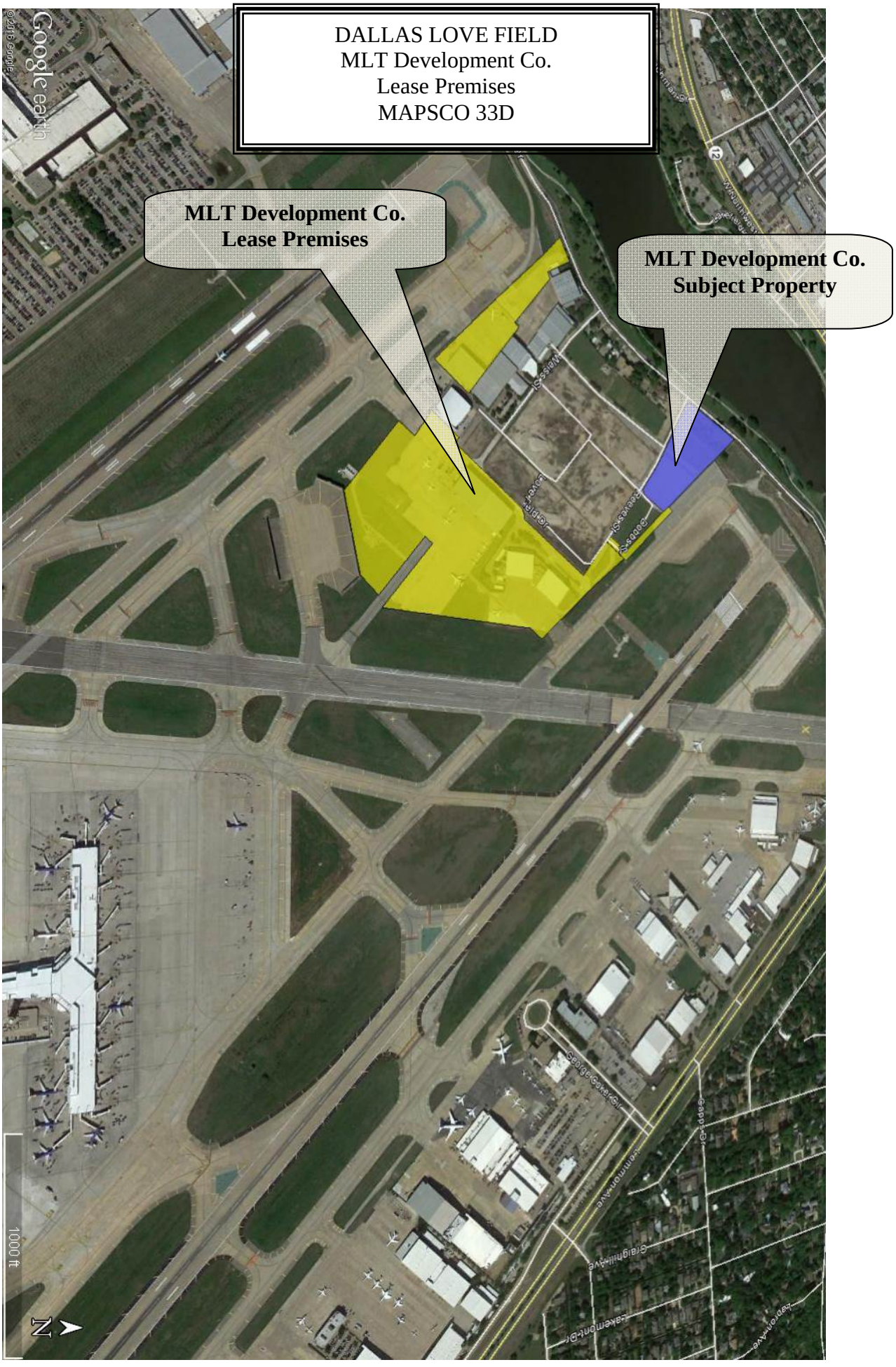
OWNER

MLT Development Co., a Texas Joint Venture,
acting by and through its Managing Partner, MLT Holding, L.P., a Texas limited partnership, acting through its sole General Partner, MLT GP, LLC

William D. Oates, President

MAP

Attached.


DALLAS LOVE FIELD
MLT Development Co.
Lease Premises
MAPSCO 33D
MLT Development Co.
Lease Premises
MLT Development Co.
Subject Property
Google earth
1000 ft
N

WHEREAS, MLT Development Co. currently leases approximately 29.269 acres of land at Dallas Love Field approved on August 12, 1998, by Resolution No. 98-2271; and,

WHEREAS, the City and MLT Development Co. entered into a First Amendment to the Lease approved on August 11, 1999, by Resolution No. 99-2286; and,

WHEREAS, the City and MLT Development Co. entered into a Second Amendment to the Lease approved on February 13, 2002, by Resolution No. 02-0627; and,

WHEREAS, the City and MLT Development Co. entered into a Third Amendment to the Lease approved on August 9, 2006, by Resolution No. 06-2000; and,

WHEREAS, the City and MLT Development Co. entered into a Fourth Amendment to the Lease approved on April 10, 2013, by Resolution No. 13-0604; and,

WHEREAS, the City and MLT Development Co. entered into a Fifth Amendment to the Lease approved on January 14, 2015, by Resolution No. 15-0104; and,

WHEREAS, the City and MLT Development Co. desire to enter a Sixth Amendment to the Lease providing rent abatement in consideration for City's temporary use of approximately 163,349 square feet (approximately 3.75 acres) of the leased premises for purposes of storing equipment, conduit, wiring, steel for the truss and components of airfield lighting, including contractor automobile parking and rubber tire construction equipment.

Now, Therefore,

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

Section 1. That the proposed sixth amendment to the Lease is hereby approved and the City Manager is authorized to execute, on behalf of the City of Dallas, the sixth amendment to the Lease after approval as to form by the City Attorney.

Section 2. That the sixth amendment to the Lease evidences the following terms and conditions:

(a) The City will provide rent abatement in consideration for City's temporary use of approximately 163,349 square feet (approximately 3.75 acres) of the leased premises for purposes of storing equipment, conduit, wiring, steel for the truss and components of airfield lighting, including contractor automobile parking and rubber tire construction equipment.

(b) The City shall require the general contractor and any subcontractor engaged in the Love Field Airfield Pavement Repair Project: (i) to carry adequate Comprehensive General Liability Insurance coverage and Workers Compensation Liability Insurance coverage, (ii) to provide MLT Development Co., Certificates of Insurance evidencing such insurance coverage and showing MLT Development Co. as an additional insured, and (iii) to require the insurance carrier(s) to provide to MLT Development Co. a written notice of any change or cancellation of such insurance at least thirty (30) days in advance of any change or cancellation.

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 # 4

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Water Utilities

CMO: Elizabeth Reich, 670-7804
Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize a three-year service contract for emergency repair of large concrete pipe - Forterra Pressure Pipe, Inc., most advantageous proposer of two - Not to exceed $619,905 - Financing: Water Utilities 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 for emergency repair services for large concrete pipe. Water Utilities uses pre-stressed concrete cylinder pressurized pipe within raw and potable water systems. This service contract will be used to repair large diameter pipe sections ranging from 20”–96” in diameter and lengths from 16’–24’ linear feet. Water Utilities maintains approximately 4,900 miles of water mains throughout the water distribution system.

A five member evaluation committee from the following departments reviewed and evaluated the qualifications:

- Park & Recreation (1)
- Water Utilities (1)
- Mobility and Street Services (1)
- Business Development & Procurement Services (2)*

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

BACKGROUND (Continued)

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

- Cost 35 points
- Experience 30 points
- Business Inclusion and Development Plan 15 points
- Approach 10 points
- Functional match 10 points

On October 26, 2016, the City Council awarded 7 of the 10 groups for purchase of large pipe and emergency repair services. The emergency repair services are the last three groups in the purchase of large pipe and emergency repair services.

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 936 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, BDPS' ResourceLINK Team (RLT) sent notifications 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 April 27, 2011, City Council authorized a three-year master agreement for concrete pipe by Resolution No. 11-1109.

On October 26, 2016, City Council authorized a three-year master agreement for large concrete water pipes and accessories by Resolution No. 16-1728.

Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

$619,905.00 - Water Utilities Current Funds (subject to annual appropriations)

M/WBE INFORMATION

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

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

Forterra Pressure Pipe, Inc.

White Male	292	White Female	13
Black Male	18	Black Female	2
Hispanic Male	315	Hispanic Female	12
Other Male	15	Other Female	0

PROPOSAL INFORMATION

Business Development and Procurement Services received the following proposals from solicitation number BMZ1615. We opened them on May 20, 2016. We recommend the City Council award this service contract to the most advantageous proposer by group. Information related to this solicitation is available upon request.

*Denotes successful proposer

Proposers	Address	Amount
*Forterra Pressure Pipe, Inc.	1003 N. MacArthur Blvd. Grand Prairie, TX 75050	Multiple Groups
Forterra Pipe & Precast, LLC	1000 N. MacArthur Blvd. Grand Prairie, TX 75050	Multiple Groups

OWNER

Forterra Pressure Pipe, Inc.

Jeff Bradley, President
Ken Primavera, Vice President
Jeff Nelson, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year service contract for emergency repair of large concrete pipe - Forterra Pressure Pipe, Inc., most advantageous proposer of two - Not to exceed $619,905 - Financing: Water Utilities Current Funds (subject to annual appropriations)

Forterra Pressure Pipe, Inc. 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

	Amount	Percent
Total local contracts	$619,905.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$619,905.00	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%

December 14, 2016

WHEREAS, on April 27, 2011, City Council authorized a three-year master agreement for concrete pipe by Resolution No. 11-1109; and

WHEREAS, on April 1, 2014, Administrative Action No. 14-5696 authorized to extend the master agreement for twelve-months from April 26, 2014 to April 26, 2015 with Hanson Pipe Products, Inc.; and

WHEREAS, on April 2, 2015, Administrative Action No. 15-5737 authorized to extend the master agreement for twelve-months from April 26, 2015 to April 25, 2016 with Hanson Pipe Products, Inc.; and

WHEREAS, on October 26, 2016, City Council authorized a three-year master agreement for large concrete water pipes and accessories by Resolution No. 16-1728;

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 Forterra Pressure Pipe, Inc. (VC15523) for emergency repair of large concrete pipe for a term of three years in an amount not to exceed $619,905.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed basis, unit price basis for performance of specified tasks, payment to Forterra Pressure Pipe, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Forterra Pressure Pipe, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $619,905.00 (subject to annual appropriations) from Master Agreement number BMZ1615.

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

AGENDA ITEM # 5

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Communication and Information Services
Water Utilities

CMO: Elizabeth Reich, 670-7804
Mark McDaniel, 670-3256
Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize **(1)** a four-year service contract for maintenance and support for the integrated billing system software in the amount of $2,363,902; and **(2)** an acquisition contract for the purchase of additional licenses in the amount of $387,630 - SAP Public Services, Inc., sole source – Total not to exceed $2,751,532 – Financing: Water Utilities Current Funds ($2,363,902) (subject to annual appropriations) and Water Capital Construction Funds ($387,630)

BACKGROUND

These agreements will continue maintenance and support of the integrated billing system software, currently utilized by 13 City departments, purchase new SAP certified software for the implementation of mobile field work order and inventory functionalities, and purchase additional SAP Business Object user licenses.

This integrated billing system produces approximately 20,000 documents daily, ranging from invoices and past due notices, to service requests, permit renewals, consumer applications, and fee statements. It bills in excess of $575 million in utilities revenue and $100 million for other departments' revenue annually.

The functionality of this system includes:

- Monthly billing for water, wastewater, sanitation, and stormwater service fees
- Capture, dispatch, and/or resolution of all water and wastewater customer service requests
- Participating departments' collection activities for delinquent receivables
- Monthly contractual billing for Aviation landing and baggage fees, and cashiering for security badges

BACKGROUND (Continued)

- Permit applications/renewals and fees for security alarms, fire/medical alarms, and Air Quality
- Fees for high risk fire inspection, HazMat services and training, non-owner occupied rental property and multi-family tenant registration, consumer protection and land base receivable fees, hotel-motel and short term vehicle fees, and lien/loan statements

SAP is a mission critical system used 24 hours per day making it essential that a maintenance and support agreement be in place for timely and technical response should unplanned malfunctions or services disruptions occur. This agreement will also provide periodic software upgrades, system patches, and "break/fix" solutions.

New and upgraded software purchased through these agreements will enable future business-driven initiatives such as utilities mobile field services, inventory management, and reporting for end users.

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 14, 2011, City Council authorized an acquisition contract for the purchase of additional licenses, software and upgrade services to upgrade the existing integrated billing system and a five-year service contract for maintenance and support for the integrated billing system by Resolution No. 11-3221.

Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

$2,363,901.76 – Water Utilities Current Funds (subject to annual appropriations)
$ 387,630.00 – Water Capital Construction Funds

M/WBE INFORMATION

Business Development and Procurement Services did not contact any M/WBE or other vendors for this item because the recommend awardee has the exclusive licensing rights for the SAP system and is the sole source provider.

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

SAP Public Services. Inc.

White Male	241	White Female	80
Black Male	7	Black Female	7
Hispanic Male	21	Hispanic Female	7
Other Male	117	Other Female	15

BID INFORMATION

Bidder	Address	Amount of Bid
SAP Public Services, Inc.	1300 Pennsylvania Ave. Washington, DC 20004	$2,751,531.76

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

OWNER

SAP Public Services, Inc.

Jennifer Morgan, President
Brian Roach, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** a four-year service contract for maintenance and support for the integrated billing system software in the amount of $2,363,902; and **(2)** an acquisition contract for the purchase of additional licenses in the amount of $387,630 - SAP Public Services, Inc., sole source – Total not to exceed $2,751,532 – Financing: Water Utilities Current Funds ($2,363,902) (subject to annual appropriations) and Water Capital Construction Funds ($387,630)

SAP Public Services, 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	$2,751,531.76	100.00%
TOTAL CONTRACT	$2,751,531.76	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%

December 14, 2016

WHEREAS, on December 14, 2011, City Council authorized an acquisition contract for the purchase of additional licenses, software and upgrade services to upgrade the existing integrated billing system and a five-year service contract for maintenance and support for the integrated billing system by Resolution No. 11-3221;

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 SAP Public Services, Inc. (VS0000081943) for maintenance and support for the integrated billing system software for a term of four years in an amount not to exceed $2,363,901.76, 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 SAP Public Services, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by SAP Public Services, Inc. under the contract.

Section 2. That the purchase of additional licenses is authorized with SAP Public Services, Inc. (VS0000081943) in an amount not to exceed $387,630.00.

Section 3. That the Purchasing Agent is authorized, upon appropriate requisition, to issue a purchase order for the purchase of additional licenses. If a formal contract is required for this purchase instead of a purchase order, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $2,751,531.76 (subject to annual appropriations) from Service Contract number MASCDWU7019A1725M.

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 # 6

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Trinity Watershed Management

CMO: Elizabeth Reich, 670-7804
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize **(1)** a five-year service contract for parts and repair of hardware for the automated local evaluation in real time system for monitoring of flood incidents in the amount of $79,500 - HydroLynx Systems, Inc.; and **(2)** a five-year service contract for the operating system software maintenance and support of the automated local evaluation in real time system for monitoring of flood incidents in the amount of $186,000 - TriLynx Systems, LLC, most advantageous proposers of two - Total not to exceed $265,500 - Financing: Stormwater Drainage Management 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.

These service contracts will provide Trinity Watershed Management Flood Control Operations division with parts, telephone technical support, and server upgrades for the flood incident monitoring system. This system has 88 remote sensor locations throughout the City that measure and report, in real time, air temperature, stream level, wind speed and direction, barometric pressure, humidity, status of small underpass stormwater lift stations, and bridge temperature. The system automatically notifies City personnel, by email, of alarms or faults such as:

- Power failures
- System failure
- High water
- Failure of a pump to start
- High rainfall rates

Additionally, the system can produce real-time reports on the City's internal and public websites.

BACKGROUND (Continued)

A five member committee from the following departments reviewed and evaluated the qualifications:

- Trinity Watershed Management (1)
- Water Utilities (1)
- Mobility and Street Services (1)
- Business Development and Procurement Services (2)*

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

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

- Cost 70%
- Experience and capability 15%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,682 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, BDPS' ResourceLINK Team (RLT) sent notifications to 25 chambers of commerce, the DFW Minority Business Council, and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

The recommended vendors meet 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 11, 2013, City Council authorized a three-year service contract for parts, support and upgrades of the flood incident monitoring and control system by Resolution No. 13-1547.

Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

$265,500.00 - Stormwater Drainage Management Current Funds (subject to annual appropriations)

M/WBE INFORMATION

281 - Vendors contacted
281 - No response
0 - Response (Bid)
0 - Response (No Bid)
0 - Successful vendor

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

HydroLynx Systems, Inc.

White Male	25	White Female	2
Black Male	0	Black Female	0
Hispanic Male	4	Hispanic Female	1
Other Male	5	Other Female	1

TriLynx Systems, LLC

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

PROPOSAL INFORMATION

Business Development and Procurement Services received the following proposals from solicitation number BUZ1607. We opened them on May 20, 2016. We recommend the City Council award these service contracts to the most advantageous proposers by group.

PROPOSAL INFORMATION (Continued)

*Denotes successful proposers

Proposers	Address	Score	Amount
*HydroLynx Systems, Inc.	26227 Research Rd. Hayward, CA 94545	87%	Group 1 - No Bid Group 2 - $79,500.00
*TriLynx Systems, LLC	320 E. Vine Dr. Suite 212 Ft. Collins, CO 80528	93%	Group 1 - $186,000.00 Group 2 - No Bid

OWNERS

HydroLynx Systems, Inc.

Kimberly Blair, President
David Leader, Vice President

TriLynx Systems, LLC

Markus Ritsch, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** a five-year service contract for parts and repair of hardware for the automated local evaluation in real time system for monitoring of flood incidents in the amount of $79,500 - HydroLynx Systems, Inc.; and **(2)** a five-year service contract for the operating system software maintenance and support of the automated local evaluation in real time system for monitoring of flood incidents in the amount of $186,000 - TriLynx Systems, LLC, most advantageous proposers of two - Total not to exceed $265,500 - Financing: Stormwater Drainage Management Current Funds (subject to annual appropriations)

HydroLynx Systems, Inc. and TriLynx Systems, LLC are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$265,500.00	100.00%
TOTAL CONTRACT	$265,500.00	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%

December 14, 2016

WHEREAS, on September 11, 2013, City Council authorized a three-year service contract for parts, support and upgrades of the flood incident monitoring and control system by Resolution No. 13-1547;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute **(1)** a five-year service contract with HydroLynx Systems, Inc. (354937) in the amount of $79,500.00 for parts and repair of hardware for the automated local evaluation in real time system for monitoring of flood incidents; and **(2)** a five-year service contract with TriLynx Systems, LLC (VS87995) in the amount of $186,000 for the operating system software maintenance and support of the automated local evaluation in real time system for monitoring of flood incidents, in a total amount not to exceed $265,500.00, 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 HydroLynx Systems, Inc. and TriLynx Systems, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by HydroLynx Systems, Inc. and TriLynx Systems, LLC under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $265,500.00 (subject to annual appropriations) from Service Contract number BUZ1607.

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: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Communication and Information Services

CMO: Elizabeth Reich, 670-7804
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize an acquisition contract for the purchase of hardware, software, and installation for an upgrade to the current Vesta 9-1-1 telephone system infrastructure - AT&T Communications, Inc. through the Houston-Galveston Area Council of Governments - Not to exceed $1,372,074 - Financing: Current Funds

BACKGROUND

This contract will allow for the purchase of hardware, software, and installation to upgrade the Vesta 9-1-1 telephone system infrastructure. The Vesta system allows 9-1-1 call agents to answer calls from their computer. The system collects and provides location information of a call when dispatching emergency responders.

The Vesta system feeds critical 9-1-1 call information, such as caller location and phone number, to the Computer Aided Dispatch (CAD) system, which ensures the City dispatches appropriate emergency services. Additionally, the system enables call takers to provide incident reporting to first responders and allows more efficient access to retrieve and review 9-1-1 recordings.

This purchase will allow for upgrading existing hardware and software, which has reached end of life, and professional services to assist with implementation and training. Enhancements include, but are not limited to, advance call routing, advance mapping capabilities, data management, and analytics.

The Vesta 9-1-1 system receives in excess of 2 million calls per year. Maintaining the City's 9-1-1 telephone system infrastructure is essential to ensuring public safety.

BACKGROUND (Continued)

The Houston-Galveston Area Council of Governments conforms to the requirements of Texas Statutes that are applicable for competitive bid and proposals, in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code. In addition, the Houston-Galveston Area Council of Governments receives bids from manufacturers and dealers throughout the United States.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

$1,372,073.27 - Current Funds

ETHNIC COMPOSITION

AT&T Communications, Inc.

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 Communications, Inc.

Ralph De La Vega, President

December 14, 2016

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

Section 1. That the City Manager is hereby authorized to execute an acquisition contract for the purchase of hardware, software, and installation, for an upgrade to the current Vesta 9-1-1 telephone system infrastructure, with AT&T Communications, Inc. (268653) through the Houston-Galveston Area Council of Governments, in an amount not to exceed $1,372,073.27, 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 AT&T Communications, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by AT&T Communications, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriations in an amount not to exceed $1,372,073.27:

Fund	Dept	Unit	Object	Encumbrance	Amount
0191	DSV	2911	2731	MASCDSV17VESUPG	$433,201.37
0191	DSV	2911	2735	MASCDSV17VESUPG	$429,978.02
0191	DSV	2911	3070	MASCDSV17VESUPG	$169,901.00
0191	DSV	2911	3110	MASCDSV17VESUPG	$286,301.08
0191	DSV	2911	4731	MASCDSV17VESUPG	$ 41,101.80
0191	DSV	2911	4735	MASCDSV17VESUPG	$ 11,590.00

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

AGENDA ITEM # 8

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Business Development & Procurement Services
Equipment & Building Services

CMO: Elizabeth Reich, 670-7804
Jill A. Jordan, P.E., 670-5299

MAPSCO: 45K

SUBJECT

Authorize an acquisition contract for the purchase and installation of an emergency backup generator for the Dallas Museum of Art - Facility Solutions Group, most advantageous proposer of two - Not to exceed $149,177 - Financing: Capital Construction Funds

BACKGROUND

This acquisition contract will allow for the purchase and installation of an emergency backup generator for the Dallas Museum of Art (DMA). The generator will provide emergency power to the DMA's security camera system, emergency lighting, and several elevators in the event of a power outage. The purchase is necessary due to the age of the existing generator and the increased cost of maintenance.

A five member committee from the following departments reviewed and evaluated the qualifications:

- Mobility and Street Services (1)
- Equipment and Building Services (2)
- Business Development and Procurement Services (2)*

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

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

- Cost 60%
- Functional match to the City's requirements 25%
- Business Inclusion and Development Plan 15%

BACKGROUND (Continued)

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 532 email proposal 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 proposals, BDPS' ResourceLINK Team (RLT) sent notifications 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 December 5, 2016.

FISCAL INFORMATION

$149,177.00 - Capital Construction Funds

M/WBE INFORMATION

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

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.

PROPOSAL INFORMATION

Business Development and Procurement Services received the following proposals from solicitation number BNZ1615. We opened them on April 22, 2016. We recommend the City Council award this acquisition contract in it entirety to the most advantageous proposer.

PROPOSAL INFORMATION (Continued)

*Denotes successful proposer

Proposers	Address	Score	Amount
*Facility Solutions Group	2525 Walnut Hill Ln. #100 Dallas, TX 75229	100.00%	$149,177.00
Acumen Enterprises, Inc.	1504 Falcon DeSoto, TX 75115	82.56%	$175,000.00

ETHNIC COMPOSITION

Facility Solutions Group

White Male	185	White Female	3
Black Male	4	Black Female	0
Hispanic Male	113	Hispanic Female	4
Other Male	0	Other Female	0

OWNER

Facility Solutions Group

Bill Graham, President
Stephen Byrne, Vice President
Jack Ball, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an acquisition contract for the purchase and installation of an emergency backup generator for the Dallas Museum of Art - Facility Solutions Group, most advantageous proposer of two - Not to exceed $149,177 - Financing: Capital Construction Funds

Facility Solutions Group is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.
PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$149,177.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$149,177.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Tritton Supply	WFDB8407Y1017	$32,252.00	21.62%
Total Minority - Local		$32,252.00	21.62%

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	$32,252.00	21.62%	$32,252.00	21.62%
Total	$32,252.00	21.62%	$32,252.00	21.62%

December 14, 2016

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

Section 1. That the City Manager is hereby authorized to execute an acquisition contract with Facility Solutions Group (VS0000018126) for the purchase and installation of an emergency backup generator for the Dallas Museum of Art in an amount not to exceed $149,177.00, 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 Facility Solutions Group shall be based only on the amount of the services directed to be performed by the City and properly performed by Facility Solutions Group under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriation in an amount not to exceed $149,177.00:

Fund	Dept	Unit	Object	MASC	FY	Amount
0671	EBS	P717	4720	EBS17MASC04	2017	$149,177.00

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

AGENDA ITEM # 9

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Business Development & Procurement Services
Communication and Information Services

CMO: Elizabeth Reich, 670-7804
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize the purchase of hardware to conduct searches of the City's intranet and all City owned websites - SADA Systems, Inc. through the General Services Administration - Not to exceed $67,000 - Financing: Current Funds

BACKGROUND

This action will allow for the purchase of hardware utilized to conduct searches of the City's intranet and City owned websites. The hardware allows internal and external users to quickly locate and access relevant data stored on City owned website and present the results in a consolidated and efficient list. The hardware also allows City employees to search the City's intranet, applications, databases, file servers, and City websites for information regarding City services and information with one search engine.

Additionally, this hardware allows for search results to be filtered by such attributes as author, date, or location. The hardware is configurable to authenticate sources of date to ensure it is provided to users with appropriate security levels.

The General Services Administration (GSA) 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, GSA receives bids from manufacturers and dealers throughout the United States.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

$67,000.00 - Current Funds

ETHNIC COMPOSITION

SADA Systems, Inc.

White Male	36	White Female	16
Black Male	2	Black Female	1
Hispanic Male	7	Hispanic Female	1
Other Male	23	Other Female	1

OWNER

SADA Systems, Inc.

Tony Safoian, President
Annie Safoian, Secretary

December 14, 2016

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

Section 1. That the purchase of hardware to conduct searches of the City's intranet and all City owned websites is authorized with SADA Systems, Inc. (VC15909) through the General Services Administration in an amount not to exceed $67,000.00.

Section 2. That the Purchasing Agent is authorized, upon appropriate requisition, to issue a purchase order of hardware to conduct searches of the City's intranet and all City owned websites. If a formal contract is required for this purchase instead of a purchase order, 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 from the following appropriation in an amount not to exceed $67,000.00:

Fund	Dept	Unit	Obj	Amount	FY	Encumbrance
0198	DSV	3717	4731	$67,000.00	FY17	PODSV00000129595

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: E-Gov

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Water Utilities

CMO: Elizabeth Reich, 670-7804
Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for the purchase of hydrofluosilicic acid to be used for the treatment of potable water - Solvay Fluorides, LLC, lowest responsible bidder of five - Not to exceed $994,000 - 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 master agreement will provide hydrofluosilicic acid (fluoride) for the treatment of potable water as required by Resolution No. 65-4383, on August 9, 1965 to fluoridate drinking water at all three purification plants. Fluoride is a naturally occurring mineral that has been proven to protect against tooth decay throughout a person's lifetime. Dallas adds a small amount to the finished water to achieve the Centers for Disease Control (CDC) optimal level for prevention of tooth decay. Fluoride is added in the treatment process as hydrofluorosilicic acid (HFS).

Water Utilities provides water and wastewater service to approximately 2.4 million people in the Dallas service area of 699 square miles.

This solicitation was structured in a manner which required bidders to submit a response using unit pricing. This bid resulted in a 6.30 percent decrease over comparable unit prices for the bid awarded in 2015.

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 1,151 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses 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, BDPS' ResourceLINK Team (RLT) sent notifications 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 11, 2012, City Council authorized a three-year master agreement for the purchase of hydrofluosilicic acid to be used for the treatment of potable water by Resolution No. 12-0120.

On January 28, 2015, City Council authorized a three-year master agreement for the purchase of hydrofluosilicic acid to be used for the treatment of potable water by Resolution No. 15-0196.

Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

$994,000.00 - Water Utilities Current Funds

M/WBE INFORMATION

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

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

Solvay Fluorides, LLC

White Male	33	White Female	10
Black Male	8	Black Female	3
Hispanic Male	4	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

Business Development and Procurement Services received the following bids from solicitation number BW1613. We opened them on October 7, 2016. We recommend the City Council award this master agreement in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

Bidders	Address	Amount of Bid
*Solvay Fluorides, LLC	3737 Buffalo Speedway Suite 900 Houston, TX 77098	$ 994,000.00
Mosaic Global Sales, LLC	138 Circa Crossing Drive Lithia, FL 33547	$1,075,650.00
BHS Holding Company, Inc.	1717 E Fargo Avenue Nampa, ID 83687	$1,271,681.00
Pennco, Inc.	831 Bartlett Road Sealy, TX 77474	$1,359,650.00
Univar USA, Inc.	8201 S. 212th Street Kent, WA 98032	$3,124,000.00

OWNER

Solvay Fluorides, LLC

Mark E. Looney, President
Roger Jimenez, Vice President
Carlos R. Escobar, Secretary
Mark Dahlinger, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for the purchase of hydrofluosilicic acid to be used for the treatment of potable water - Solvay Fluorides, LLC, lowest responsible bidder of five - Not to exceed $994,000 - Financing: Water Utilities Current Funds

Solvay Fluorides, 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	$994,000.00	100.00%
TOTAL CONTRACT	$994,000.00	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%

December 14, 2016

WHEREAS, on January 11, 2012, City Council authorized a three-year master agreement for the purchase of hydrofluosilicic acid to be used for the treatment of potable water by Resolution No. 12-0120; and,

WHEREAS, on January 28, 2015, City Council authorized a three-year master agreement for the purchase of hydrofluosilicic acid to be used for the treatment of potable water by Resolution No. 15-0196;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of hydrofluosilicic acid to be used for the treatment of potable water is authorized with Solvay Fluorides, LLC (VS0000000689) for a term of three years in an amount not to exceed $994,000.00.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for hydrofluosilicic acid to be used for the treatment of potable water. If a written contract is required or requested for any or all purchases of hydrofluosilicic acid to be used for the treatment of potable water 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 $994,000.00 from Master Agreement number BW1613.

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: E-Gov

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

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

CMO: Elizabeth Reich, 670-7804
Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for plumbing pipe, fittings, fixtures, trim, and parts – Winston Water Cooler LTD in the amount of $2,407,613, 4-Star Hose & Supply, Inc. in the amount of $273,295 and HD Supply Waterworks LTD in the amount of $268,675, lowest responsible bidders of three – Total not to exceed $2,949,583 - Financing: Current Funds ($994,378), Water Utilities Current Funds ($1,734,875), Aviation Current Funds ($117,027), Convention and Event Services Current Funds ($79,905), and Stormwater Drainage Management Current Funds ($23,398)

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 plumbing pipe, fittings, fixtures, trim, and parts for approximately 800 City facilities, including fire stations, recreation centers, libraries, City Hall, and the Jack Evans Police Headquarters. Equipment and Building Services processed approximately 3,500 work orders for plumbing repairs in FY 2015-16.

Additionally this master agreement provides pipes and fittings used primarily by Water Utilities to maintain the City's current infrastructure, and also provides plumbing supplies for any new construction. These supplies are used throughout the City to supply fresh water and aid in the removal of wastewater.

BACKGROUND (Continued)

This agreement will ensure that the City continues to meet minimum standards set by local, state, Federal, and institutional agencies for pipe and pipe fitting installation. Some of these agencies are the National Association of Master Plumbing Code, Environmental Protection Agency, Texas Commission on Environmental Quality, and the American Water Works Association. All plumbing fixtures for fresh water must also meet criteria for lead content that is set by the National Sanitation Foundation 60/61 certification and American National Standards Institute standards.

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 247 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, BDPS' ResourceLINK Team (RLT) sent notifications 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 November 7, 2011, City Council authorized a three-year master agreement for plumbing pipe, fittings, fixtures, trim and parts by Resolution No. 11-2951.

On August 13, 2014, City Council authorized a three-year master agreement for plumbing pipe, fittings, fixtures, trim and parts by Resolution No. 14-1265.

Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

$ 994,378.24 - Current Funds
$1,734,874.90 - Water Utilities Current Funds
$ 117,026.50 - Aviation Current Funds
$ 79,905.40 - Convention and Event Services Current Funds
$ 23,397.95 - Stormwater Drainage Management Current Funds

M/WBE INFORMATION

48 - Vendors contacted
47 - No response
1 - Response (Bid)
0 - Response (No bid)
1 - Successful

M/WBE INFORMATION (Continued)

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

Winston Water Cooler LTD

White Male	25	White Female	8
Black Male	3	Black Female	0
Hispanic Male	11	Hispanic Female	0
Other Male	0	Other Female	0

4-Star Hose & Supply, Inc.

White Male	29	White Female	4
Black Male	6	Black Female	0
Hispanic Male	10	Hispanic Female	0
Other Male	2	Other Female	0

HD Supply Waterworks LTD

White Male	9	White Female	2
Black Male	1	Black Female	0
Hispanic Male	4	Hispanic Female	1
Other Male	1	Other Female	0

BID INFORMATION

Business Development and Procurement Services received the following bids from solicitation number BM1603. We opened them on April 29, 2016. We recommend the City Council award this master agreement to the lowest responsive and responsible bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

Bidders	Address	Amount
*Winston Water Cooler LTD	6626 Oakbrook Blvd. Dallas, TX 75235	Multiple Lines

BID INFORMATION (Continued)

Bidders	Address	Amount
*4-Star Hose & Supply, Inc.	10704 Composite Dr. Dallas, TX 75220	Multiple Lines
*HD Supply Waterworks LTD	4333 Irving Blvd. Dallas, TX 75247	Multiple Lines

OWNERS

Winston Water Cooler LTD

Jane A. Butter, President

4-Star Hose & Supply, Inc.

Keith Culhane, President
Kelly Culhane, Vice President

HD Supply Waterworks LTD

Steve LaClair, President
Donald W. Clayton, Vice President
Judy Barrow, Secretary
Mark R. Witkowski, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for plumbing pipe, fittings, fixtures, trim, and parts – Winston Water Cooler LTD in the amount of $2,407,613, 4-Star Hose & Supply, Inc. in the amount of $273,295 and HD Supply Waterworks LTD in the amount of $268,675, lowest responsible bidders of three – Total not to exceed $2,949,583 - Financing: Current Funds ($994,378), Water Utilities Current Funds ($1,734,875), Aviation Current Funds ($117,027), Convention and Event Services Current Funds ($79,905), and Stormwater Drainage Management Current Funds ($23,398)

Winston Water Cooler LTD is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce. 4-Star Hose & Supply, Inc. and HD Supply Waterworks LTD are local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces.
PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$2,949,582.99	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$2,949,582.99	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Winston Water Cooler LTD	WFWB64249N0217	$2,407,612.99	81.63%
Total Minority - Local		$2,407,612.99	81.63%

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	$2,407,612.99	81.63%	$2,407,612.99	81.63%
Total	$2,407,612.99	81.63%	$2,407,612.99	81.63%

December 14, 2016

WHEREAS, on November 7, 2011, City Council authorized a three-year master agreement for plumbing pipe, fittings, fixtures, trim and parts by Resolution No. 11-2951; and

WHEREAS, on August 13, 2014, City Council authorized a three-year master agreement for plumbing pipe, fittings, fixtures, trim and parts by Resolution No. 14-1265;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of plumbing pipe, fittings, fixtures, trim, and parts is authorized with Winston Water Cooler LTD (500437) in the amount of $2,407,612.99, 4-Star Hose & Supply, Inc. (161103) in the amount of $273,295.00 and HD Supply Waterworks LTD (VS0000038746) in the amount of $268,675.00 for a term of three years in a total amount not to exceed $2,949,582.99.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for plumbing pipe, fittings, fixtures, trim, and parts. If a written contract is required or requested for any or all purchases of plumbing pipe, fittings, fixtures, trim, and parts 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 $2,949,582.99 from Master Agreement number BM1603.

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 # 12

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Business Development & Procurement Services
Aviation

CMO: Elizabeth Reich, 670-7804
Ryan S. Evans, 671-9837

MAPSCO: 34E

SUBJECT

Authorize Supplemental Agreement No. 1 to increase the service contract for employee shuttle services at Love Field - Logisticorp Group, LLC in the amount of $1,017,100, from $4,068,423 to $5,085,523 - Financing: Aviation Current Funds (subject to annual appropriations)

BACKGROUND

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

Supplemental Agreement No. 1 will continue to provide shuttle services to transport City and airline employees, contractors, and concessionaires to and from the Love Field Terminal area to the Love Hub Garage 7 days a week, 24 hours per day. With the repeal of the Wright Amendment, the parking demand at Love Field has increased creating a greater demand for parking in the terminal area. To counter this effect, City and contract employees have been relocated from Parking Garages A and B to the newly designated employee parking garage located outside the terminal area. This contract allows the flexibility to meet the demands of employee transportation and requires the contractor to pick up in 20 minute intervals or less. On average, the shuttle contractor will transport 3,000 employees per day.

The increase to the service contract is necessary in order to allow sufficient time to complete a new solicitation.

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 October 8, 2014, City Council authorized a five-year service contract for employee shuttle services at Love Field by Resolution No. 14-1727.

Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

$1,017,100.00 – Aviation Current Funds (subject to annual appropriations)

ETHNIC COMPOSITION

Logisticorp Group, LLC

White Male	41	White Female	11
Black Male	35	Black Female	21
Hispanic Male	30	Hispanic Female	17
Other Male	3	Other Female	0

OWNER

Logisticorp Group, LLC

Garry Castro, President
Thomas F. Thacker, Vice President
Ed Franco, Secretary
Kevin Ayres, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to increase the service contract for employee shuttle services at Love Field - Logisticorp Group, LLC in the amount of $1,017,100, from $4,068,423 to $5,085,523 - Financing: Aviation Current Funds (subject to annual appropriations)

Logisticorp Group, LLC is a non-local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$0.00	0.00%
Non-local contracts	$1,017,100.00	100.00%
TOTAL THIS ACTION	$1,017,100.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
LogistiCorp Group, LLC.	HMDFW488990617	$610,260.00	60.00%
GDS Transport	HMDFW25670517	$406,840.00	40.00%
Total Minority - Non-local		$1,017,100.00	100.00%

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	$1,017,100.00	100.00%	$5,085,523.00	100.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$1,017,100.00	100.00%	$5,085,523.00	100.00%

December 14, 2016

WHEREAS, on October 8, 2014, City Council authorized a five-year service contract for employee shuttle services at Love Field by Resolution No. 14-1727;

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 to increase the service contract with Logisticorp Group, LLC (VS85767) for employee shuttle services at Love Field in an amount not to exceed $1,017,100.00, increasing the service contract from $4,068,423.00 to $5,085,523.00.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,017,100.00 (subject to annual appropriations) from Service Contract number BJ1441.

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 # 13

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

CMO: Larry Casto, 670-3491

MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with Wilkins Finston Friedman Law Group LLP for additional legal services necessary to the City regarding the Dallas Police and Fire Pension System - Not to exceed $100,000, from $50,000 to $150,000 - Financing: Current Funds

BACKGROUND

Supplemental Agreement No. 1 will authorize Wilkins Finston Friedman Law Group LLP to provide additional legal services necessary to the City regarding the Dallas Police and Fire Pension System.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council was briefed in Closed Session on September 21, 2016.

Council was briefed in Closed Session on October 11, 2016.

Council was briefed in Closed Session on November 9, 2016.

Council was briefed in Closed Session on November 15, 2016.

FISCAL INFORMATION

$100,000 - Current Funds

OWNER

Wilkins Finston Friedman Law Group LLP

Linda Wilkins, Partner

December 14, 2016

WHEREAS, on August 22, 2016, pursuant to Administrative Action No. 16-6523, the City authorized a professional services contract with Wilkins Finston Friedman Law Group LLP to represent the City as settlor of the Dallas Police and Fire Pension System, in an amount not to exceed $50,000.00; and,

WHEREAS, the professional legal services of Wilkins Finston Friedman Law Group LLP continue to be necessary to the City in this matter; **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. 1 to the professional services contract with Wilkins Finston Friedman Law Group LLP, for additional legal services necessary to the City regarding the Dallas Police and Fire Pension System, in an amount not to exceed $100,000.00, increasing the original contract amount from $50,000.00 to $150,000.00.

Section 2. That the Chief Financial Officer is hereby authorized to disburse, in periodic payments to Wilkins Finston Friedman Law Group LLP, an amount not to exceed $100,000.00 from Fund 0001, Department BMS, Unit 1991, Obj. 3033, Encumbrance No. ATTBMS1991L48, Vendor No. VC15787.

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 # 14

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Communication and Information Services

CMO: Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize the acceptance of a Smart City technology donation from DallasEC, dba Dallas Innovation Alliance for a period of twelve months - Financing: No cost consideration to the City

BACKGROUND

The donation authorizes DallasEC, dba Dallas Innovation Alliance (DIA) to install Smart City technology at several locations in the City, but primarily in the West End. The Smart City technology includes, but is not limited to street lights, waste receptacles with Wi-Fi hotspots, electric vehicle charging stations, digital kiosks, among other technology centered elements. These items will be deployed throughout the West End Historic District in Downtown Dallas and possible other locations to be determined.

The donation will include not only the donating of the technology hardware and software, but also the technical support. These donated items and their services will be provided at no charge to the City. It is an award of services and equipment only and the City will not receive funds in connection with this initiative.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

December 14, 2016

WHEREAS, DallasEC, dba Dallas Innovation Alliance (DIA) through philanthropic donations has made technology services available to the City; and

WHEREAS, the City was awarded this donation on December 14, 2016; and

WHEREAS, it is in the interest of the City to accept DallasEC, dba Dallas Innovation Alliance technology donations to install Smart City technology 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 Smart City technology donation from DallasEC, dba Dallas Innovation Alliance to the City of Dallas for a twelve-month period.

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 # 15

KEY FOCUS AREA: Public Safety

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Court & Detention Services

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize an acquisition contract for the purchase, installation and a three-year service contract for Digital Court recorder systems in 12 courtrooms - Business Information Systems Inc., doing business in Texas under the assumed name BIS Digital, Inc. through a cooperative purchasing contract with the State of Texas Department of Information Services - Not to exceed $109,098 - Financing: Municipal Court Technology Funds (subject to annual appropriations)

BACKGROUND

This action will allow for the purchase, installation and a three-year service contract for digital court recorder systems in 12 courtrooms, providing connectivity to existing microphones and court sound systems. This purchase includes software licenses assurance and remote maintenance service. BIS Digital will furnish the equipment as specified herein.

BIS Technicians will install all specified equipment and make all final circuit terminations in the head-end equipment racks.

The Municipal Court is a Court of Record and as such, judges are required to utilize the recording devices during hearings and trials. The devices will allow each of the 12 courtrooms currently being used at the City of Dallas Municipal Court to record hearings and trials, provide the recordings to a transcription service and provide a written memorialization of the proceedings.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Public Safety Committee on November 14, 2016.

FISCAL INFORMATION

$109,097.64 - Municipal Court Technology Funds (subject to annual appropriations)

M/WBE INFORMATION

The vendor is approved on the State Buy Board.

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

Business Information Systems Inc., dba BIS Digital, Inc.

White Male	22	White Female	1
Black Male	1	Black Female	3
Hispanic Male	5	Hispanic Female	1
Other Male	0	Other Female	0

BID INFORMATION

Bidder	Address	Amount of Bid
Business Information Systems Inc. dba BIS Digital, Inc.	1350 NE 56th St. Ft. Lauderdale, FL 33334	$109,097.64

Note:

OWNER

Business Information Systems Inc., dba BIS Digital, Inc.

Steve Coldren, President
Jaye Coldren, Secretary
Angela Meyerson, Treasurer

December 14, 2016

WHEREAS, the City of Dallas Municipal Court is a court of record required to record all criminal and civil proceedings; and,

WHEREAS, the need for new recording devices for the courtrooms located at 2014 Main Street was determined due to the operating deficiencies of the current recording system; and,

WHEREAS, the cost for replacing the system is $109,097.64, which is an equitable cost as determined by the State of Texas Department of Information Services (DIR), a State of Texas Buyboard; and,

WHEREAS, the vendor, Business Information Systems Inc., doing business in Texas under the assumed name BIS Digital, Inc. is an approved vendor on the DIR, State of Texas Buyboard; and,

WHEREAS, the current budget allows for the purchase of a new system.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute an acquisition contract between the City of Dallas and Business Information Systems Inc., doing business in Texas under the assumed name BIS Digital, Inc. for the purchase, installation and three-year service contract for digital court recorder systems in 12 courtrooms, upon approval as to form by the City Attorney, in an amount not to exceed $109,097.64

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds to BIS Digital, Inc. over a 36-month period commencing on December 14, 2016 and ending December 14, 2019, in an amount not to exceed $109,097.64 (subject to annual appropriations) from:

FUND	DEPT	UNIT	OBJ	VENDOR#	MASC	AMOUNT
0401	CTS	1063	4770	VS0000056726	MASCCTCRTRECFY17	$109,097.64

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

AGENDA ITEM # 16

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Office of Economic Development

CMO: Mark McDaniel, 670-3256

MAPSCO: 42 R U V

SUBJECT

Authorize the nomination of United States Cold Storage (USCS) located at 2225 North Cockrell Hill Road to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City

BACKGROUND

The City of Dallas has been approached by USCS to nominate by resolution its application for an Enterprise Project designation to the Economic Development Bank, part of the Governor's Office of Economic Development and Tourism. The designation will allow for a rebate of state sales and use tax refunds on qualified expenditures of up to $2,500 per job created or retained. This project has no cost consideration to the City of Dallas.

Since 2012, USCS has had a refrigerated warehouse facility located at 2225 North Cockrell Hill Road in Dallas. USCS has built over 200,000 square feet of warehouse space to date, investing approximately $45 million in property and equipment into the facility. A third phase expansion of USCS's current refrigerated warehouse facility is being prepared for early 2017, which will include approximately 172,000 square feet of refrigerated warehouse space and the creation of 26 new employees with an average wage of $38,000, including benefits. Section 2303.406(a)(4)(D) of the Texas Government Code allows a project or activity of a qualified business to be designated as an Enterprise Project and receive job retention benefits if "the business is able to employ individuals in accordance with Section 2303.402." To meet this requirement, USCS, located at 2225 North Cockrell Hill Road, in Census Tract 0105, Block Group 2, within the City of Dallas, will actively use Post-Employment forms to ensure that twenty five percent (25%) of new or replacement certified personnel are residents of an enterprise zone or are economically disadvantaged, as required for certified jobs over the next five years.

BACKGROUND (Continued)

Over the five-year designation period, USCS anticipates investing over $23 million in capital investments and will hire 26 new, permanent Full-time Equivalent (FTE) jobs on-site at the aforementioned Dallas facility's third phase expansion. Specifically, USCS will invest approximately $17 million in land improvements and new refrigerated warehouse space, along with an estimated additional $6 million in funds for new IT, office and racking equipment. USCS currently employs, and commits to retain, 84 full-time employees at its Dallas facility. USCS has stated its application will qualify under government Code 2303.04 to receive the enterprise project designation because (1) it involves an expansion, renovation or new construction of its current operations, (2) it will be completed within a predetermined period of time not to exceed five years, and (3) it utilizes a cost center-based accounting system that allows for tracking of income and expenses related to its Dallas facilities.

For more than a century, USCS has provided refrigerated storage and distribution services, which today ranges from primary storage to integrated third party logistic solutions. USCS operates and manages 34 facilities in 12 states, and employs more than 1,600 people. With more than 194 million cubic feet of temperature-controlled warehouse and distribution space, their customers include many of the top American and international food companies. The company is an integral part of the global food distribution and supply chain with more than 35% of all goods it handles destined for international use or consumption.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City.

CORPORATE REPRESENTATIVE

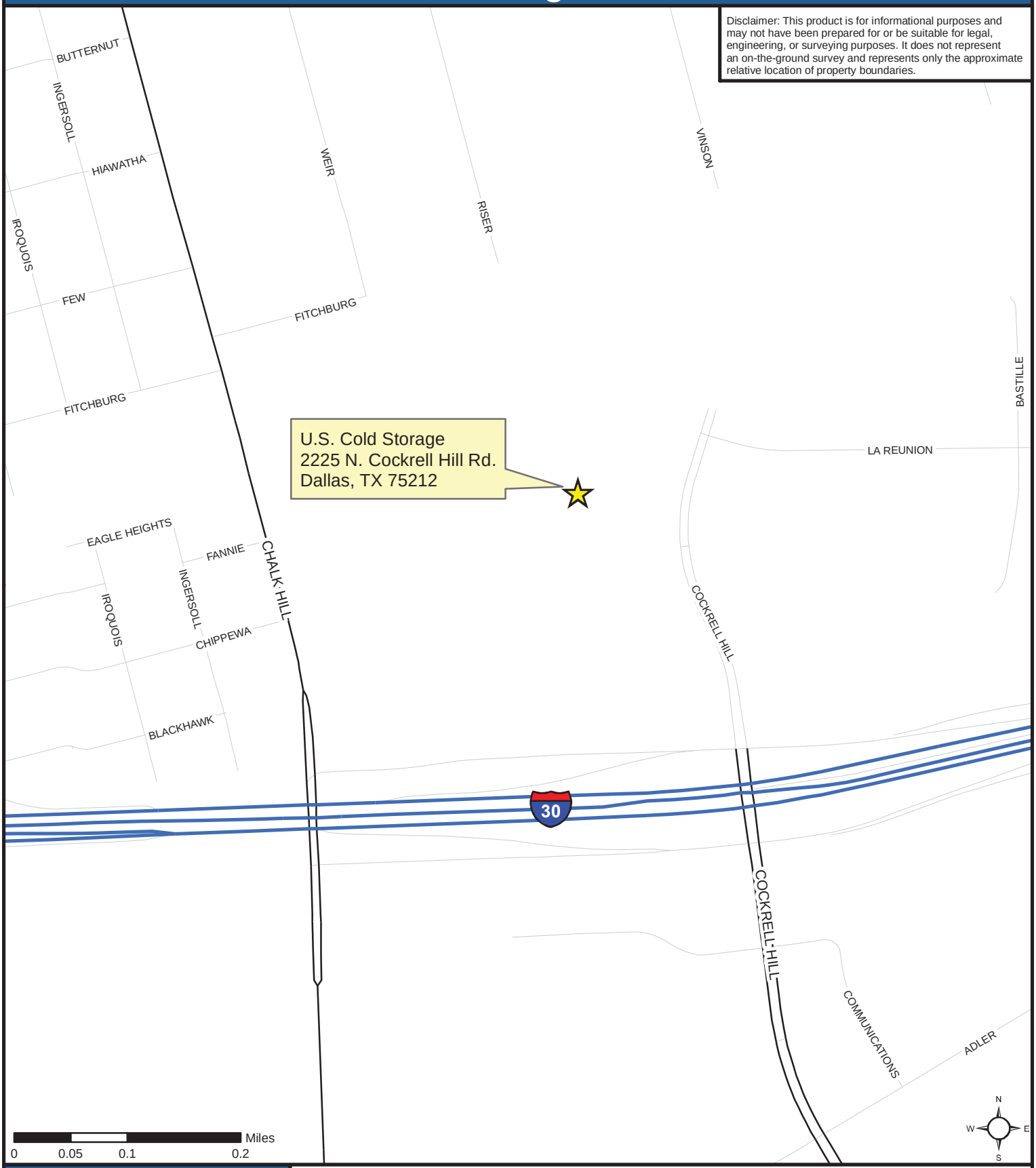
United States Cold Storage

Erica Matthews, Corporate Secretary

MAP

Attached.

U.S. Cold Storage - Phase III



DALLAS
ECONOMIC DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 9.28.2016 - 16-09-27 David Schleg SR.TCG

Legend

- Freeway
- Arterial
- Local Road

Source: City of Dallas, 2016

WHEREAS, the Dallas City Council has previously passed Ordinance No. 29658 on February 25, 2015 electing to participate in the Texas Enterprise Zone Program; and

WHEREAS, the local incentives offered under this resolution are the same on this date as were outlined in Ordinance No. 29658; and

WHEREAS, the Office of the Governor Economic Development and Tourism (OOGEDT), through the Economic Development Bank (the "Bank"), will consider United States Cold Storage as an enterprise zone project pursuant to a nomination and an application made by the City; and

WHEREAS, the City of Dallas ("City") desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones, economically disadvantaged individuals and veterans; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code ("Act"), United States Cold Storage has applied to the City for designation as an enterprise zone project; and

WHEREAS, the City finds that United States Cold Storage meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act; and

WHEREAS, the City finds that United States Cold Storage, meets the criteria for tax relief and other incentives adopted by the City; and

WHEREAS, the City finds that it is in the best interest of the City to nominate United States Cold Storage, as an enterprise project pursuant to the Act.

NOW, THEREFORE,

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

Section 1. That the recitals above are true and correct.

Section 2. That the City finds that United States Cold Storage is a qualified business and meets the criteria for designation as an Enterprise Project under Chapter 2303, Subchapter F of the Enterprise Zone Act on the following grounds:

Section 2. (Continued)

A. United States Cold Storage is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside of an enterprise zone and at least twenty five percent (25%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals;

B. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and

C. The designation of United States Cold Storage as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

Section 3. That the City finds that United States Cold Storage meets the criteria for incentives adopted by the City and nominates United States Cold Storage for Enterprise Zone project status on the grounds that it will create or retain a higher level of employment and create economic activity and stability.

Section 4. That the designation of United States Cold Storage will contribute significantly to the achievement of the plans of the City for development and revitalization.

Section 5. That the City finds that it is in the best interest of the City to nominate United States Cold Storage as an Enterprise Project pursuant to the Act, and hereby authorizes the Assistant Director, Office of Economic Development to prepare and submit an application to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation of United States Cold Storage as an enterprise project.

Section 6. That the enterprise project shall take effect on the date of designation of the Enterprise Project by the Office of the Governor, Economic Development and Tourism through the Economic Development Bank and terminate 5 years after date of designation.

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 # 17

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Office of Economic Development

CMO: Mark McDaniel, 670-3256

MAPSCO: 45 F

SUBJECT

Authorize a third amendment of the development agreement with AP-Prescott Stoneleigh Hotel LP, for the Stoneleigh Hotel redevelopment TIF project completed in 2008 to remove the requirement to obtain City Council approval prior to: **(1)** assign the development agreement and TIF Subsidy from AP-Prescott Stoneleigh Hotel LP to HEI Stoneleigh Hotel, LLC; **(2)** remove requirement to obtain City Council approval for future assignments; and **(3)** require Director of Office of Economic Development consent for future assignments - Financing: No cost consideration to the City

BACKGROUND

In 2006, City Council approved a TIF Subsidy for the Stoneleigh Hotel project. Completed in 2008, the project restored an historic 11-story building originally constructed in 1924. Approximately $24M was invested to renovate the hotel and increase the number of hotel rooms. Since 2013, annual TIF payments have been made to the developer per the development agreement for the project. Annual payments will continue until the $2.5M subsidy is fully paid.

The developer has requested to assign the development agreement, more specifically the remaining TIF payments, to a perspective purchaser of the hotel, HEI Stoneleigh Hotel, LLC. The project's development agreement requires City Council approval for an assignment to any entity other than the developer's lender or an affiliate of the developer. This request is to amend the development agreement to approve this requested assignment, remove the requirement to receive City Council approval for future assignments and only require consent of the Office of Economic Development Director.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 28, 2006, and October 11, 2006, City Council authorized the execution of this Agreement, and authorized the Downtown Connection TIF Board of Directors to pledge or to dedicate funding from future revenues of the Downtown Connection TIF District, subject to those limitations and superior interests outlined herein, in an amount not to exceed the lesser of: (a) the actual tax increment revenue collected on the Property after project completion through 2023; or (b) up to $2,500,000 for TIF-eligible Project Costs expended by the Developer including, but not limited to, historic façade renovation, environmental remediation, interior and exterior demolition and other related TIF-eligible Project Costs, necessary for the renovation of the Property and as are necessary and convenient to the implementation of the Project and Financing Plan by Resolution Nos. 06-1830 and 06-2769.

On September 26, 2007, the City Council authorized and extension of the date for completion of construction to December 31, 2007 and authorized the Director of the Office of Economic Development to make reasonable adjustments to certain Project requirements by Resolution No. 07-2755.

On December 21, 2007, Administrative Action No. 07-3849 was made effective authorizing Supplemental Agreement No. 1 to the development agreement between AP/APH Stoneleigh, L.P. and the City of Dallas for the redevelopment of the Stoneleigh Hotel located at 2927 Maple Avenue in the Downtown Connection TIF District, to extend the project completion deadline from December 31, 2007 to April 15, 2008.

On June 29, 2012 Administrative Action No. 12-1778 was made effective authorizing Supplemental Agreement No. 2 to the development agreement between AP/APH Stoneleigh, L.P. and the City of Dallas for the redevelopment of the Stoneleigh Hotel located at 2927 Avenue in the Downtown Connection TIF District, to permit the Office of Economic Development to conduct the required post construction audit instead of the City Auditor's Office.

On October 13, 2016, the Downtown Connection TIF District Board of Directors reviewed and recommended approval of an amendment of the development agreement with AP-Prescott Stoneleigh Hotel LP, for the Stoneleigh Hotel redevelopment TIF project completed in 2008 to allow the assignment of the agreement without prior City Council approval.

Information about this item will be provided to the Economic Development Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

PROJECT COUNCIL DISTRICT

14

OWNER

AP-Prescott Stoneleigh Hotel LP

Jud Pankey, President

DEVELOPER

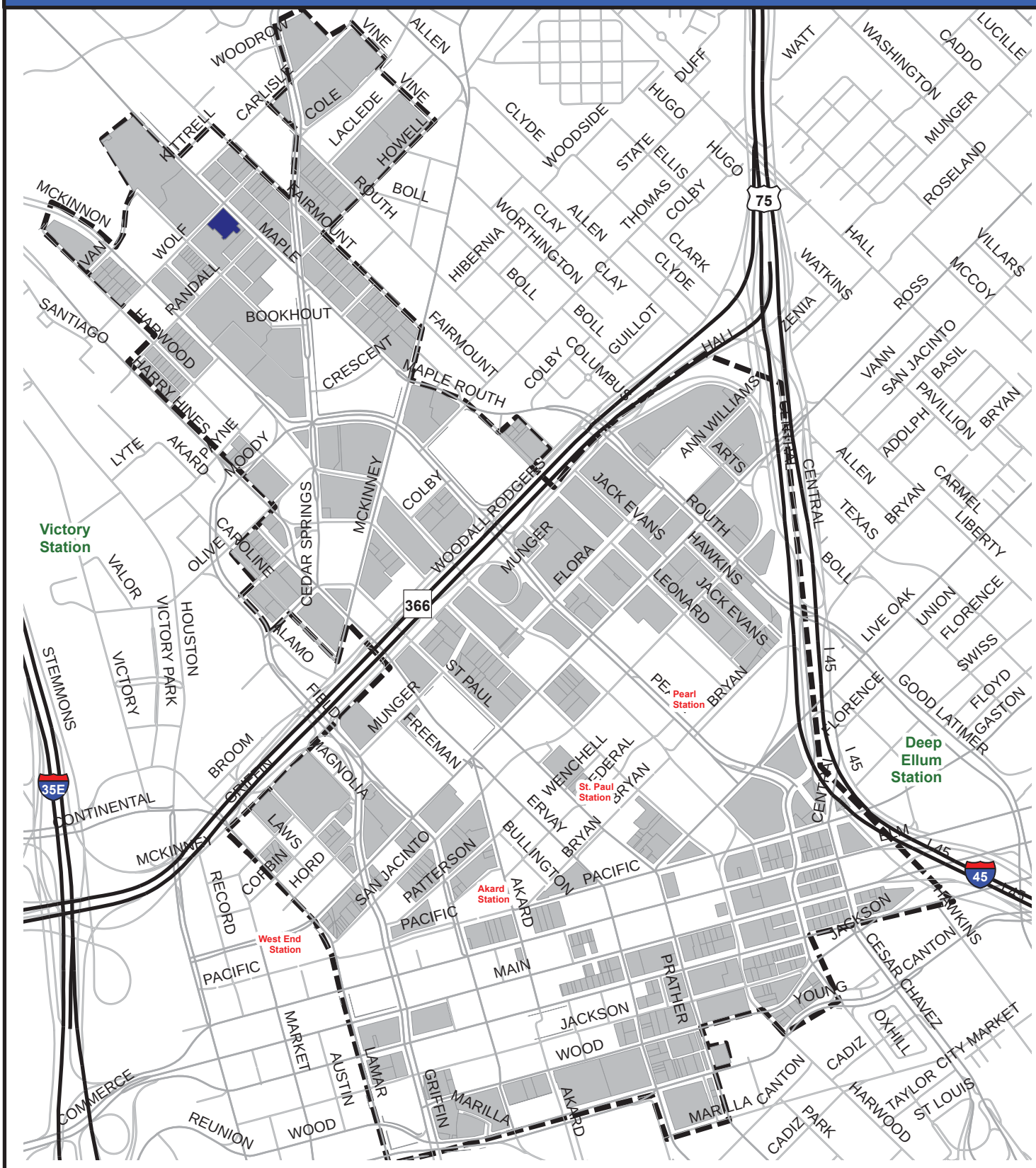
AP-Prescott Stoneleigh Hotel LP

Jud Pankey, President

MAP

Attached.

Stoneleigh Hotel



City of Dallas
Office of Economic Development

City of Dallas

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

Created 2/2013

Legend

- Stoneleigh Hotel
- 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

N
W E
S

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

WHEREAS, on June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eleven, (the "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; and

WHEREAS, on August 29, 2005, City Council authorized the adoption of the Downtown Connection Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan (the "Project and Financing Plan") by Ordinance No. 26096; and

WHEREAS, on June 28, 2006, and October 11, 2006, City Council authorized the execution of this Agreement, and authorized the Downtown Connection TIF Board of Directors to pledge or to dedicate funding from future revenues of the Downtown Connection TIF District, subject to those limitations and superior interests outlined herein, in an amount not to exceed the lesser of: (a) the actual tax increment revenue collected on the Property after project completion through 2023; or (b) up to $2,500,000 for TIF-eligible Project Costs expended by the Developer including, but not limited to, historic façade renovation, environmental remediation, interior and exterior demolition and other related TIF-eligible Project Costs, necessary for the renovation of the Property and as are necessary and convenient to the implementation of the Project and Financing Plan by Resolution Nos. 06-1830 and 06-2769; and

WHEREAS, on September 26, 2007, City Council authorized and extension of the date for completion of construction to December 31, 2007 and authorized the Director of the Office of Economic Development to make reasonable adjustments to certain Project requirements by Resolution No. 07-2755; and

WHEREAS, on December 21, 2007, Administrative Action No. 07-3849 was made effective authorizing Supplemental Agreement No. 1 to the development agreement between AP/APH Stoneleigh, L.P. and the City of Dallas for the redevelopment of the Stoneleigh Hotel located at 2927 Maple Avenue in the Downtown Connection TIF District, to extend the project completion deadline from December 31, 2007 to April 15, 2008; and

WHEREAS, on June 29, 2012, Administrative Action No. 12-1778 was made effective authorizing Supplemental Agreement No. 2 to the development agreement between AP/APH Stoneleigh, L.P. and the City of Dallas for the redevelopment of the Stoneleigh Hotel located at 2927 Maple Avenue in the Downtown Connection TIF District, to permit the Office of Economic Development to conduct the required post construction audit instead of the City Auditor's Office; and

December 14, 2016

WHEREAS, on October 13, 2016, the Downtown Connection TIF District Board of Directors reviewed and recommended approval of an amendment of the development agreement with AP-Prescott Stoneleigh Hotel LP, for the Stoneleigh Hotel redevelopment TIF project completed in 2008 to allow the assignment of the agreement without prior City Council approval; and

WHEREAS, on December 5, 2016, the Economic Development Committee was provided information on the proposed development agreement amendment and recommended approval; and

WHEREAS, the expenditure of TIF funds supporting this development 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 City Manager, upon approval as to form by the City Attorney is hereby authorized to execute a third amendment to the development agreement with AP-Prescott Stoneleigh Hotel LP, for the Stoneleigh Hotel redevelopment project originally approved by City Council on June 28, 2006, and October 11, 2006, by Resolution Nos. 06-1830 and 06-2769, as amended, to: (1) assign the development agreement and TIF Subsidy from AP-Prescott Stoneleigh Hotel LP to HEI Stoneleigh Hotel, LLC; (2) remove the requirement to obtain City Council approval for future assignments; and (3) require only Director of Office of Economic Development consent for future assignments.

Section 2. That with the exception of the amendment described above, all other requirements of the Stoneleigh Hotel Development Agreement executed 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 # 18

KEY FOCUS AREA: Public Safety

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Fire
Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** the ratification of expenditures for the pre-order of the 2016 flu vaccine from Sanofi Pasteur in the amount of $58,774; and **(2)** a pre-order for 2017 flu vaccine in an estimated amount of $62,888 for Dallas Fire-Rescue and Dallas Police Department through the TXSmartBuy - Total not to exceed $121,662 - Financing: Current Funds

BACKGROUND

Every year the first responders in both Dallas Fire-Rescue (DFD) and Dallas Police Department (DPD) require flu vaccination for health safety as they come into contact with the public during their duties of emergency response. In order for the vaccines to be received in a timely manner before the flu season in September and early October, manufacturers require the vaccines to be pre-ordered during the open pre-booking period between December and early January. This ensures timely availability and avoids the risk of being placed on a national backorder. The vaccines are ordered by DFD due to storage and administration requirement.

For the 2016 flu season, the pre-order was placed in December 2015 and included nineteen hundred (1,900) for DPD and fifteen hundred (1,500) for DFD, for a total of thirty-four hundred (3,400) vaccines. The pre-booking for the upcoming 2017 season is based on the same amount of vaccines plus an estimated seven percent increase in price. The purchase is conducted through the TXSmartBuy cooperative agreement contract number 269-M2 (Influenza vaccines) which includes discounted price.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Public Safety Committee on November 14, 2016.

FISCAL INFORMATION

Current Funds - $121,661.46

OWNER

Sanofi Pasteur

Oliver Brandicourt, Chief Executive Officer

December 14, 2016

WHEREAS, every year the first responders in both Dallas Fire-Rescue (DFD) and Dallas Police Department (DPD) requires flu vaccination for health safety as they come into contact with the public during their duties of emergency response; and,

WHEREAS, in order for the vaccines to be received in a timely manner before the flu season in September and early October, manufacturers require the vaccines to be pre-ordered during the open pre-booking period between December and early January; and,

WHEREAS, for the 2016 flu season, the pre-order included nineteen hundred (1,900) for DPD and fifteen hundred (1,500) for DFD, for a total of thirty-four hundred (3,400) vaccines; and the pre-booking for the upcoming 2017 season is based on the same amount of vaccines plus an estimated seven percent increase in price before discounting; and,

WHEREAS, the flu vaccine is competitively available through the TXSmartBuy cooperative agreement contract # 269-M2 (Influenza vaccine) and cooperative purchasing of goods and services is allowed under Chapter 271, Subchapters D and F, Local Government Code; and,

WHEREAS, DFD and DPD now desires ratification by the City Council of these expenditures under the Charter of the City of Dallas.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to ratify expenditures for flu vaccine purchased from Sanofi Pasteur (Vendor #185484) through the TXSmartBuy cooperative agreement contract number 269-M2 (Influenza vaccines), in an amount not to exceed $121,661.46.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds for the 2016 flu vaccine expenditures in an amount not exceed $58,773.65, from the following appropriations:

Fund	Dept	Unit	Object Code	Amount	MASC
0001	DFD	ER90	3040	$25,929.55	MASC-DFD-DFDINV818
0001	DPD	2115	3040	$32,844.10	MASC-DFD-DFDINV818

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds for the 2017 flu vaccine expenditures in an estimated amount of $62,887.81, from the following appropriations:

Fund	Dept	Unit	Object Code	Amount	MASC
0001	DFD	ER90	3040	$27,744.62	MASC-DFD-DFDINV818
0001	DPD	2115	3040	$35,143.19	MASC-DFD-DFDINV818

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 # 19

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 7, 8

DEPARTMENT: Housing/Community Services

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

MAPSCO: 56V Z 57W 65R 66N

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by C & C Corporation for the construction of houses; **(2)** the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to C & C Corporation; 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 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.

C & C Corporation 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 C & C Corporation to DHADC, the sale of those lots from DHADC to C & C Corporation 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 C & C Corporation will contain a reverter that returns the property to DHADC if a construction permit is not applied for by C & C Corporation and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

C & C Corporation will build houses on the lots. The approximate square footage and sales prices of the houses will be from 1,300 to 1,600 square feet and from $160,000 to $165,000. The lots will be deed restricted for sale to eligible families.

DHADC will receive $50,000.00 for the sales price of the vacant lots to C & C Corporation, as calculated from the 2016-17 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 20, 2016, the DHADC board of directors approved the development plan and sale of 10 lots from DHADC to C & C Corporation.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

C & C Corporation

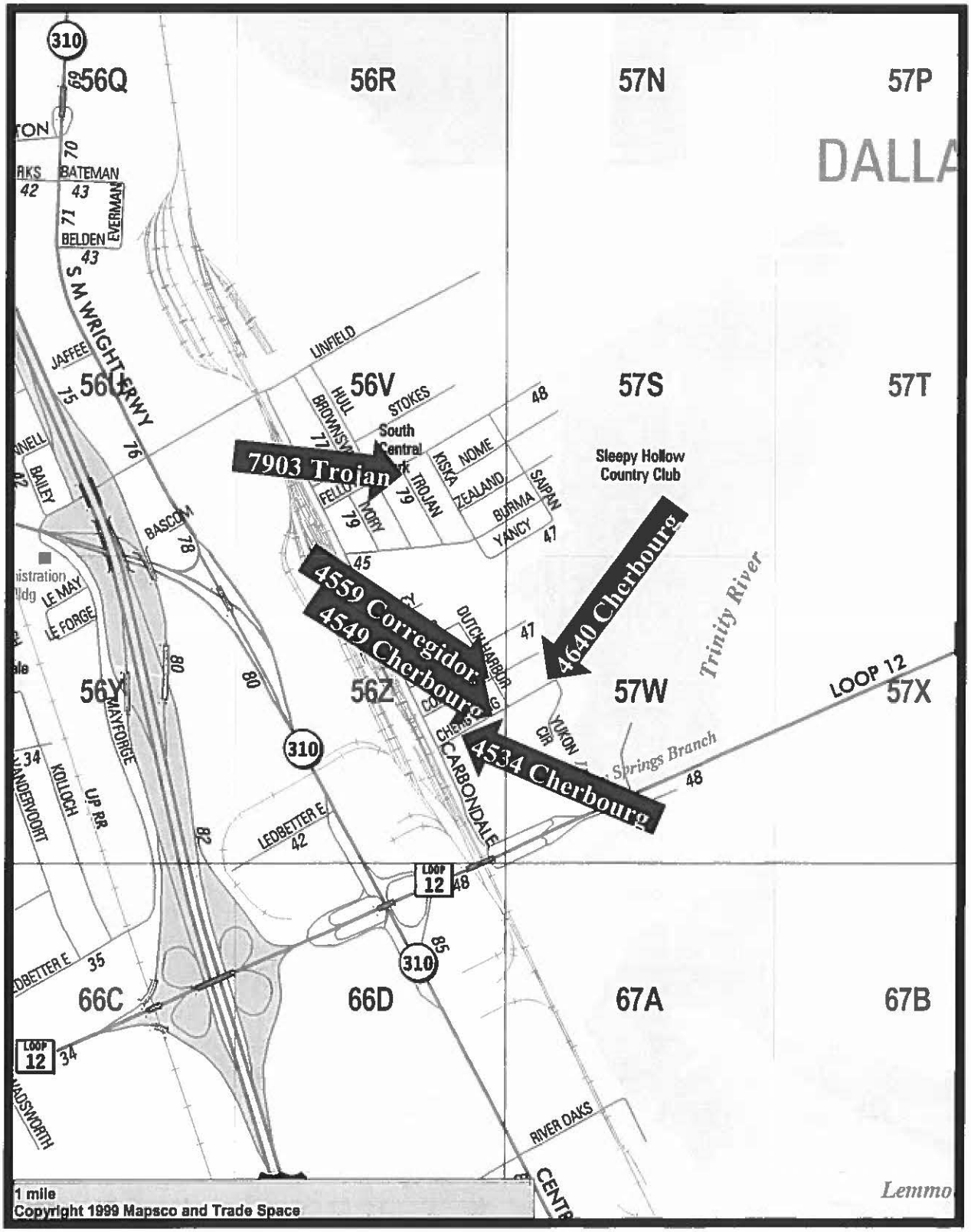
Stacie Stewart, Chief Operating Officer

MAPS

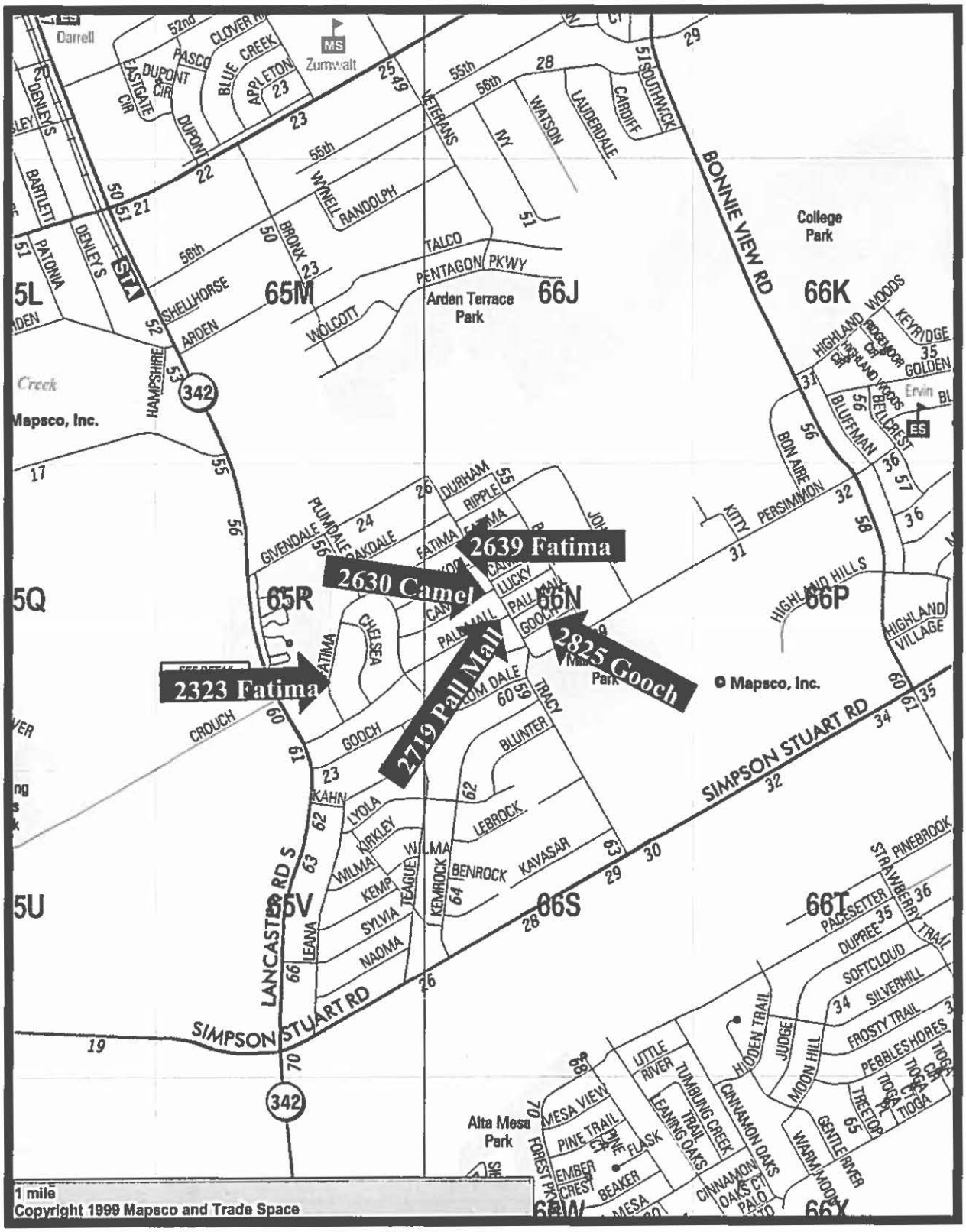
Attached

Land Bank (DHADC) Sale of Lots to
C & C Corporation

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 2630 Camel	66N	8	$ 4,948.24
2. 4534 Cherbourg	56Z	7	$ 3,983.66
3. 4549 Cherbourg	56Z	7	$ 6,109.79
4. 4640 Cherbourg	57W	7	$ 9,444.73
5. 4559 Corregidor	56Z	7	$ 9,243.24
6. 2323 Fatima	65R	8	$ 909.45
7. 2639 Fatima	66N	8	$ 9,411.56
8. 2825 Gooch	66N	8	$16,262.89
9. 2719 Pall Mall	66N	8	$ 7,839.11
10. 7903 Trojan	56V	7	$ 6,727.99



MAPSCO 56V,56Z,57W



MAPSCO 65R & 66N

December 14, 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, C & C Corporation 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 C & C Corporation and authorize the sale of 10 lots from DHADC to C & C Corporation to build 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 C & C Corporation and the sale of 10 lots shown on Exhibit "A" from DHADC to C & C Corporation 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	**2630 Camel** Lot 27, Carver Heights Addition Block 7/6889	C & C Corporation	1	$5,000.00
2	**4534 Cherbourg** Lot 10, Central Avenue Addition No. 4 Block A/7649	C & C Corporation	1	$5,000.00
3	**4549 Cherbourg** Lot 27, Central Avenue Addition No. 2 Block F/7647	C & C Corporation	1	$5,000.00
4	**4640 Cherbourg** Lot 6, Seely Circle Addition Block A/7654	C & C Corporation	1	$5,000.00
5	**4559 Corregidor** Lot 30, Central Avenue No. 2 Addition Block D/7647	C & C Corporation	1	$5,000.00
6	**2323 Fatima** Lot 12, Alameda Heights Addition No. 2 Block 1/6888	C & C Corporation	1	$5,000.00
7	**2639 Fatima** Lot 24, Carver Heights Addition Block 10/6889	C & C Corporation	1	$5,000.00
8	**2825 Gooch** Lot 12, Chesterfield Heights Addition Block H/6881	C & C Corporation	1	$5,000.00
9	**2719 Pall Mall** Lot 23, Carver Heights No. 1 Addition Block 7/6889	C & C Corporation	1	$5,000.00
10	**7903 Trojan** Lot 31, Central Avenue No. 1 Addition Block C/7646	C & C Corporation	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 Exhibit A

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 1 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 10
Square Footage **range** of each home 1,300-1600
Number of Bedrooms/Baths in each home 3 to 4 / 2
Number of Garages 1 Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer Brick Which sides Brick
Your Sales Price **range** without Subsidies to Qualified Low Income Buyer 160-165k

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
Completion of Construction: 60

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: 30 days after completion of first house

EXHIBIT A

2630 Camel
4534 Cherbourg
4549 Cherbourg
4640 Cherbourg
4559 Corregidor
2323 Fatima
2639 Fatima
2825 Gooch
2719 Pall Mall
7903 Trojan

AGENDA ITEM # 20

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2, 5, 6, 7, 8

DEPARTMENT: Housing/Community Services

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

MAPSCO: 43F K 44N S 46L W 47J 57R 66N

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 houses; **(2)** the sale of 10 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 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 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 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 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 houses on the lots. The approximate square footage and sales prices of the houses will be from 1,236 to 1,600 square feet and from $109,900 to $134,900. The lots will be deed restricted for sale to eligible families.

DHADC will receive $50,000.00 for the sales price of the vacant lots to Confia Homes, L.L.C., as calculated from the 2016-17 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 20, 2016, the DHADC board of directors approved the development plan and sale of 10 lots from DHADC to Confia Homes, L.L.C.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Confia Homes, L.L.C.

RobertsCarrillo Management, Inc., Manager

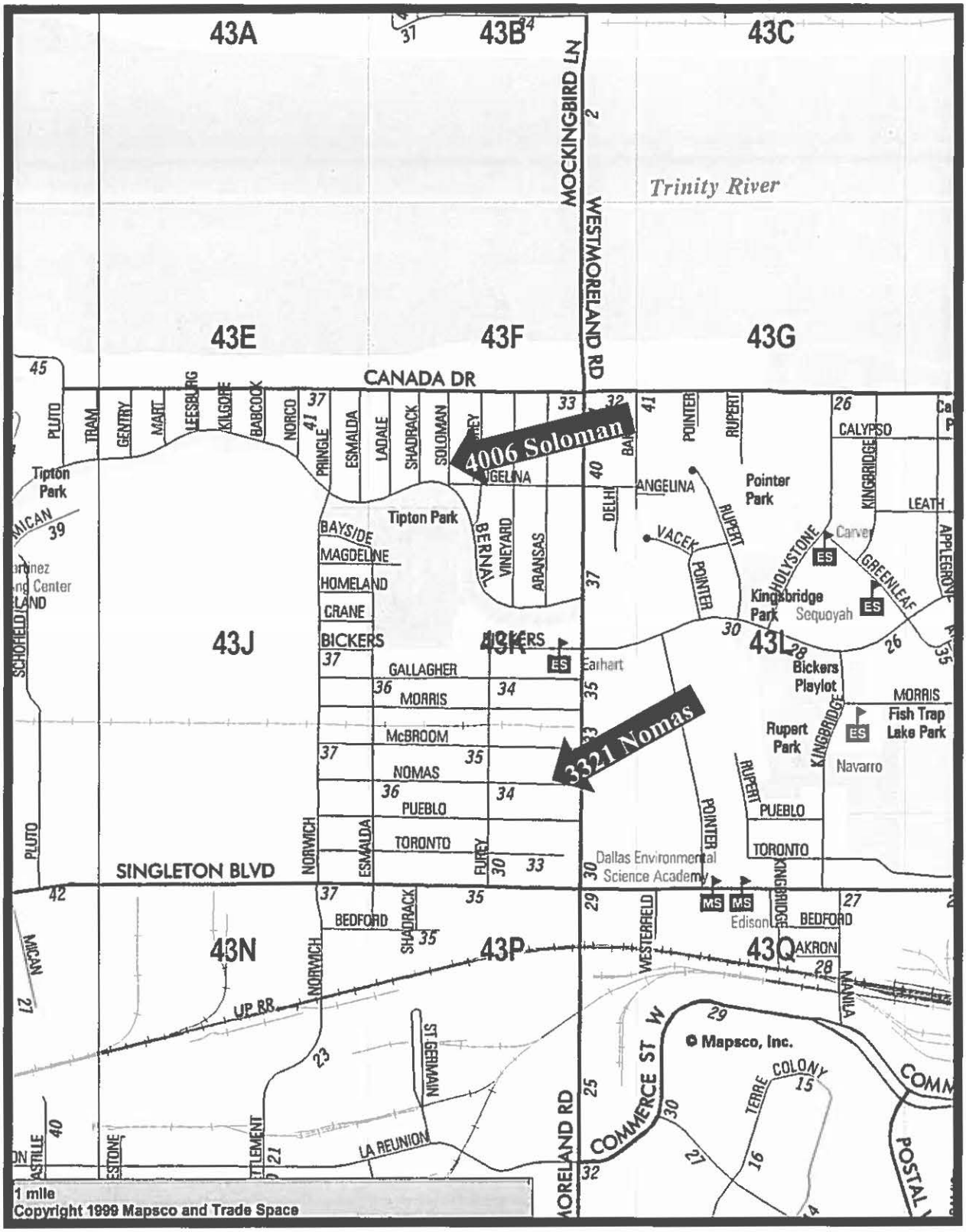
Kenneth E. Roberts, Chief Operating Officer
Ricardo Alonso-Carrillo, President

MAPS

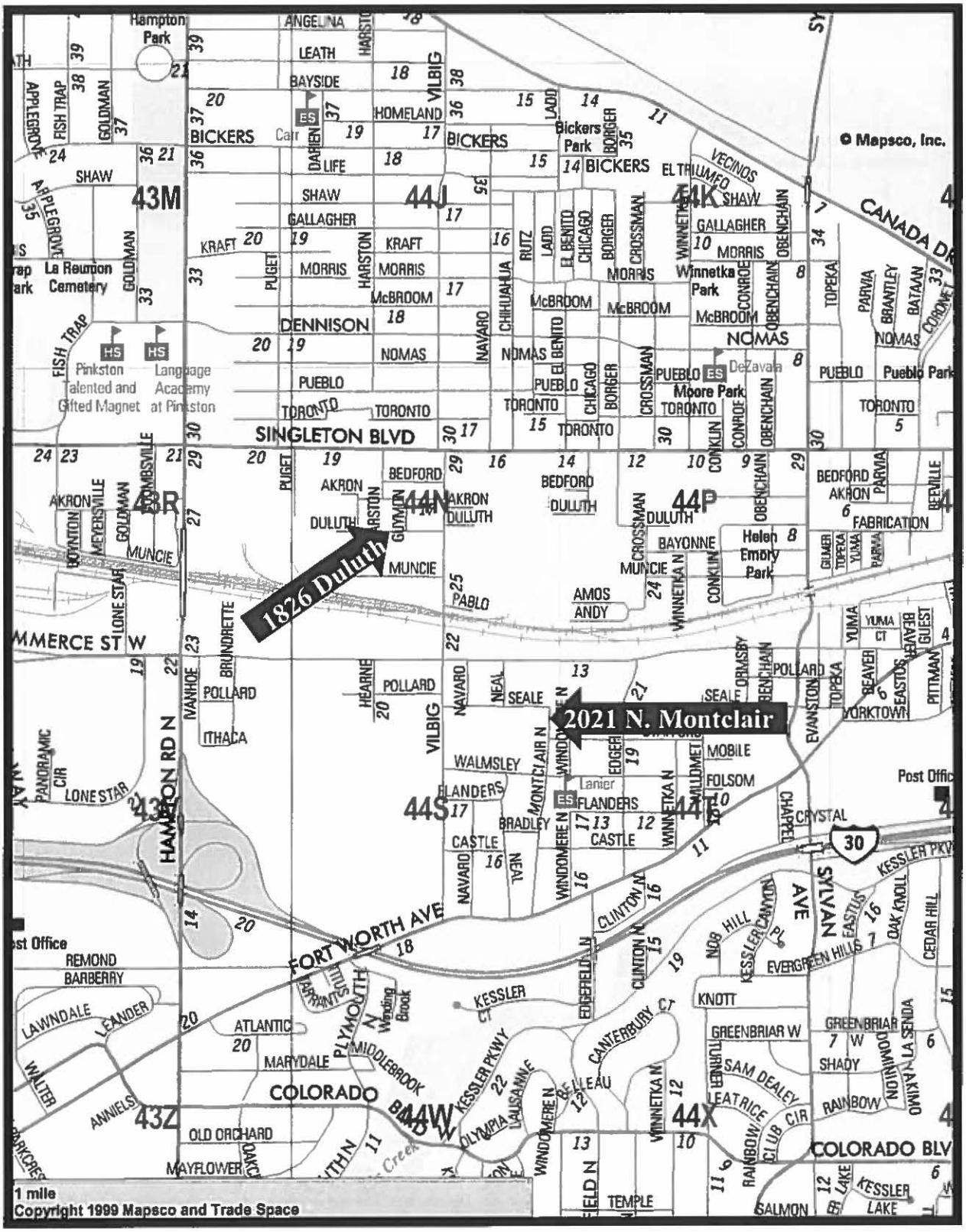
Attached

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

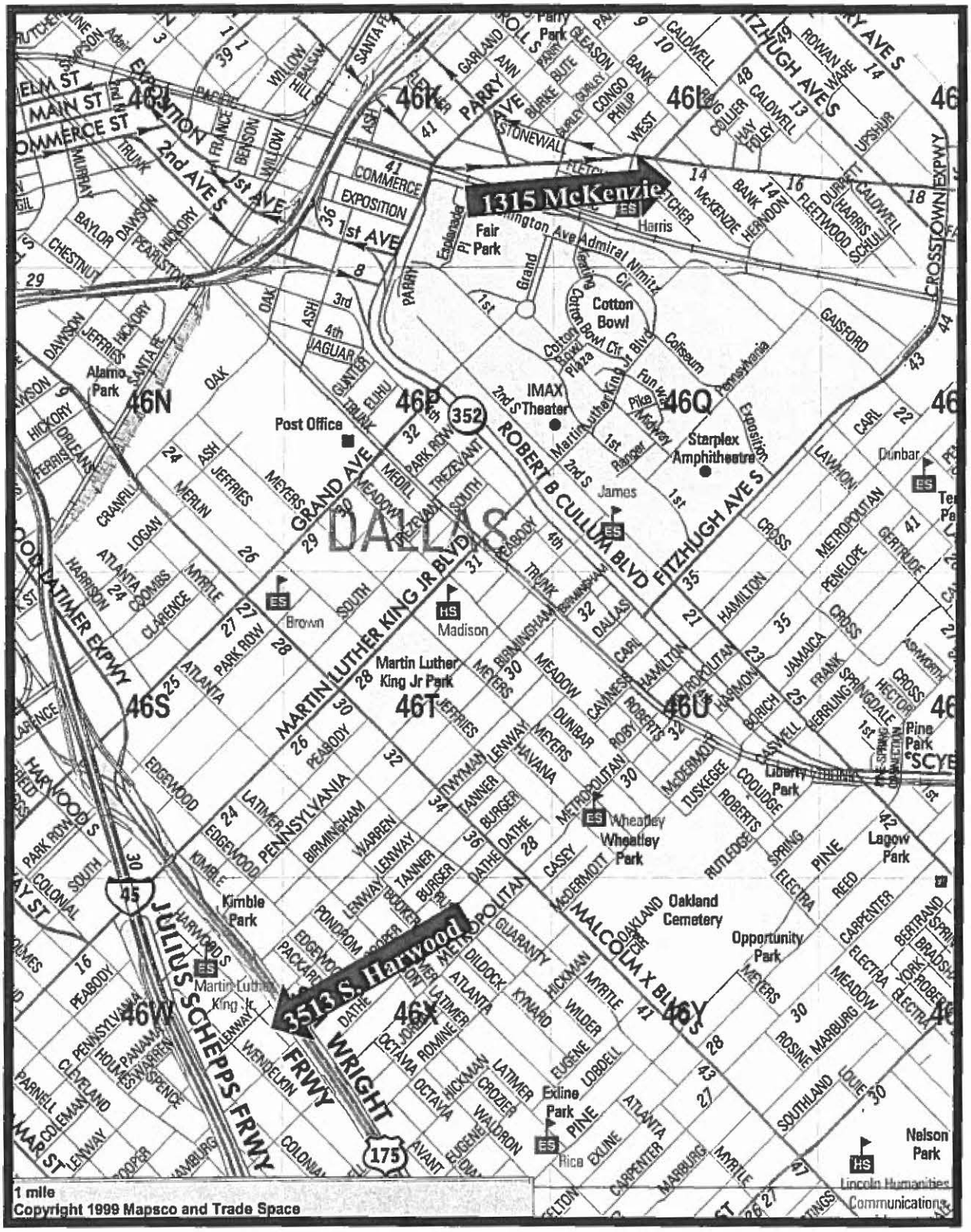
	Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1.	3107 Reynolds	47J	2	$39,303.21
2.	2021 N. Montclair	44S	6	$14,082.47
3.	1826 Duluth	44N	6	$ 2,868.55
4.	3321 Nomas	43K	6	$15,150.73
5.	1315 McKenzie	46L	7	$ 6,417.30
6.	3513 S. Harwood	46W	7	$ 1,094.20
7.	3212 S. Haskell	47J	7	$ 2,470.33
8.	2611 Kool	66N	8	$ 7,948.74
9.	4006 Soloman	43F	6	$17,372.42
10.	734 Elwayne	57R	5	$15,172.39



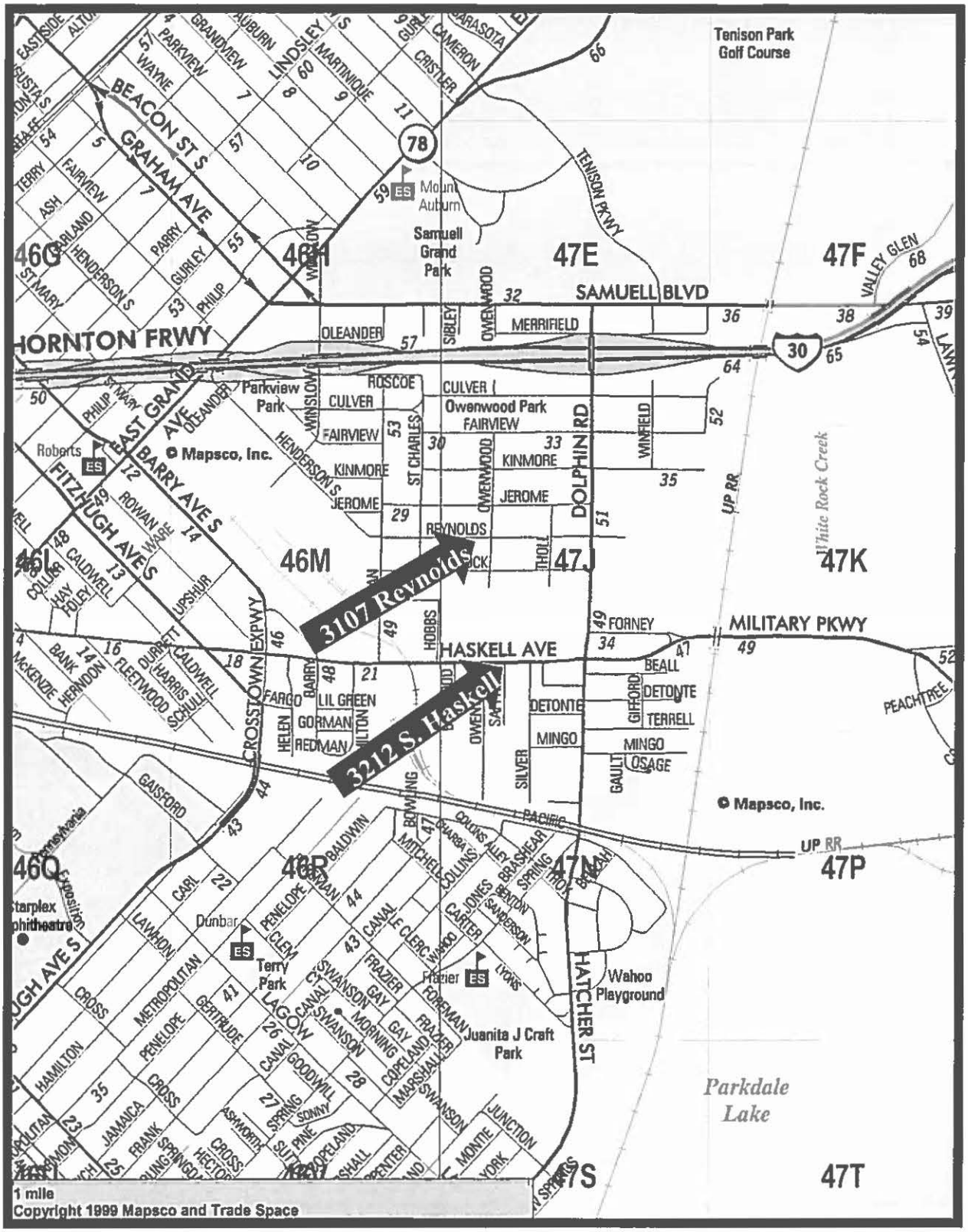
MAPSCO 43F & 43K



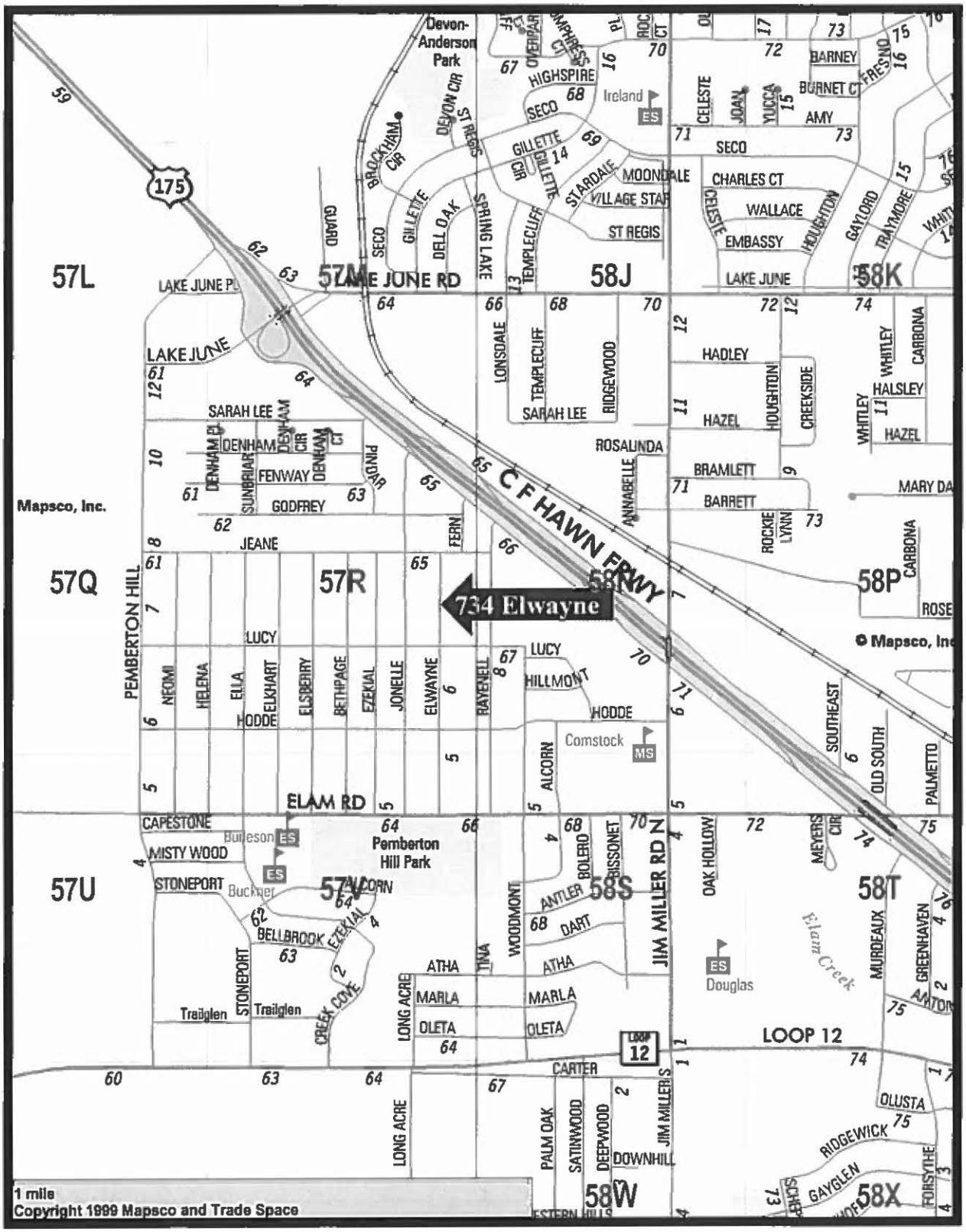
MAPSCO 44N & 44S



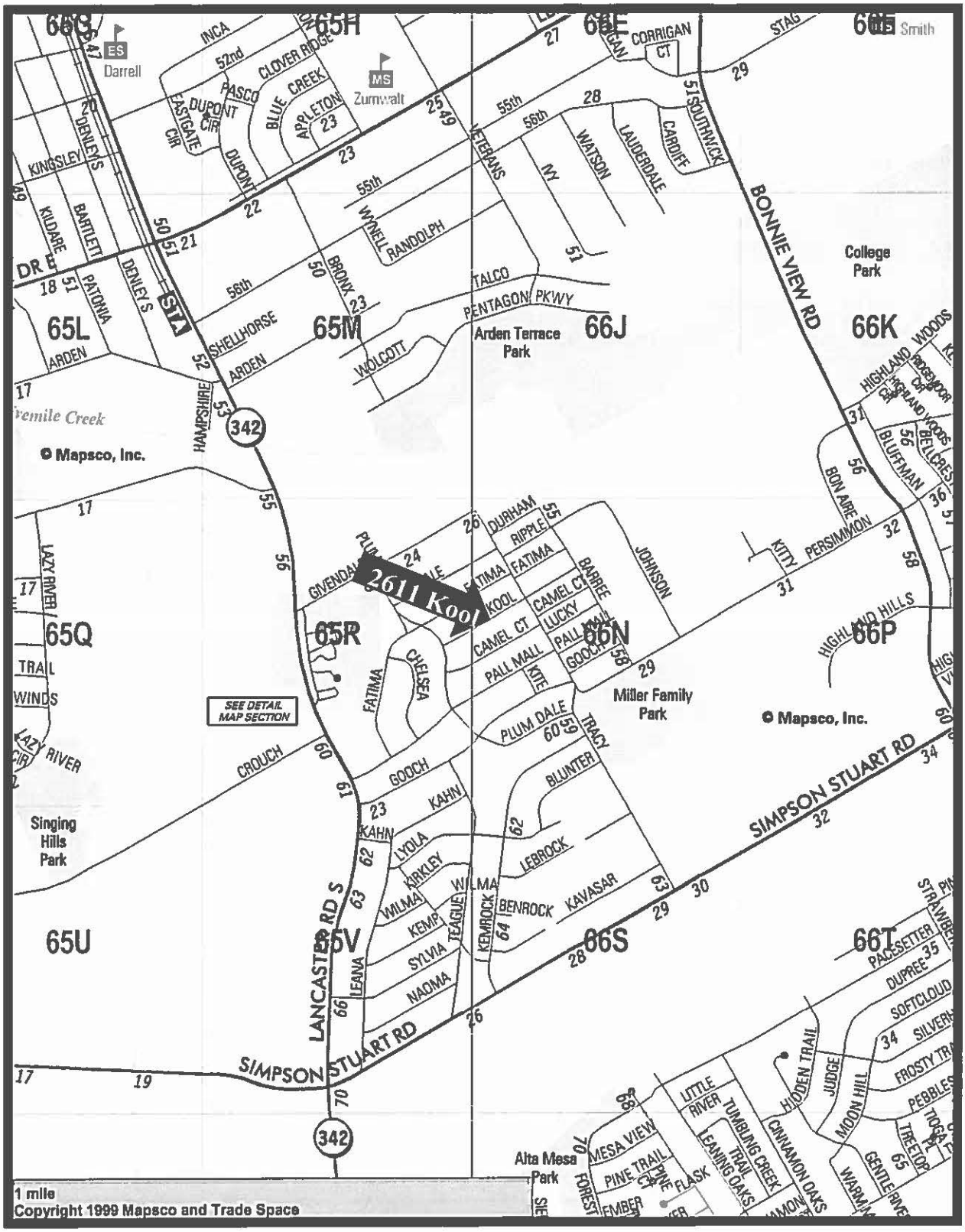
MAPSCO 46L & 46W


3107 Reynolds
3212 S. Haskell
Tenison Park Golf Course
Mount Auburn
Samuell Grand Park
Parkview Park
Owenwood Park
Roberts
Dunbar
Terry Park
Frazier
Juanita J Craft Park
Wahoo Playground
Starplex Amphitheatre
White Rock Creek
Parkdale Lake
SAMUELL BLVD
MILITARY PKWY
HASKELL AVE
FORNEY
MERRIFIELD
OLEANDER
ROSCOE
CULVER
FAIRVIEW
KINMORE
JEROME
REYNOLDS
MINGO
DETONTE
BEALL
TERRELL
OSAGE
GAISFORD
LAGOW
CANAL
SWANSON
FRAZIER
GAY
MORNING
COPELAND
MARSHALL
JUNCTION
MONTIE
YORK
SPRING
SONNY
PINE
GOODWILL
ASHMONT
JAMAICA
HAMILTON
CROSS
PENELOPE
GERTRUDE
METROPOLITAN
LAWHON
CARL
CLEM
LE CLERC
WAHOO
LYONS
FOREMAN
SANDERSON
BENTON
JONES
CARTER
COLLINS
ALLEY
BRASHEAR
SPRING
BROWN
BALDWIN
MITCHELL
BOWLING
PACIFIC
UP RR
HOBBS
SILVER
GAULT
GIFFORD
PEACHTREE
CROSSTOWN EXPWY
FITZHUGH AVE S
BARRY AVE S
EAST GRAND AVE
GRAHAM AVE
BEACON ST S
HORNTON FRWY
DOLPHIN RD
TENISON PKWY
VALLEY GLEN
SIBLEY
OWENWOOD
WINSLOW
ST CHARLES
HENDERSON S
ROWAN
WARE
CALDWELL
HAY
FOLEY
UPSHUR
DURRETT
HARRIS
SCHULL
FLEETWOOD
HERNDON
BANK
MCKENZIE
FARGO
LIL GREEN
GORMAN
REDMAN
HELEN
WINFIELD
HATCHER ST
46C
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MAPSCO 47J


734 Elwayne
57L
57M
58J
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58P
57U
57V
58S
58T
58W
58X
LAKE JUNE RD
LAKE JUNE
C F HAWN FRWY
PEMBERTON HILL
ELAM RD
JIM MILLER RD N
LOOP 12
Devon-Anderson Park
Pemberton Hill Park
Ireland ES
Comstock MS
Burleson ES
Buckner
Douglas ES
Trailglen
Elam Creek
SARAH LEE
DENHAM
FENWAY
GODFREY
JEANE
LUCY
HODDE
ATHA
MARLA
OLETA
CARTER
DOWNHILL
HADLEY
HAZEL
BRAMLETT
BARRETT
ROSALINDA
HIGHSPIRE
SECO
GILLETTE
DELL OAK
SPRING LAKE
TEMPLECLIFF
RIDGEWOOD
LONSDALE
STARDALE
MOONDALE
VILLAGE STAR
ST REGIS
CHARLES CT
WALLACE
EMBASSY
BARNEY
BURNET CT
AMY
CELESTE
JOAN
YUCCA
FRESNO
GAYLORD
TRAYMORE
HOUGHTON
CREEKSIDE
WHITLEY
CARBONA
HALSLEY
ROCKIE LYNN
ANNABELLE
MARY DA
ROSE
SOUTHEAST
OLD SOUTH
PALMETTO
MEYERS CIR
OAK HOLLOW
MURDEAUX
GREENHAVEN
OLUSTA
RIDGEWICK
GAYGLEN
FORSYTHE
BISSONET
BOLERO
ANTLER
DART
WOODMONT
TINA
LONG ACRE
CREEK COVE
BELLBROOK
STONEPORT
MISTY WOOD
CAPESTONE
ALCORN
NEOMI
HELENA
ELLA
ELKHART
ELSBERRY
BETHPAGE
EZEKIAL
JONELLE
ELWAYNE
RAYENELL
PALM OAK
SATINWOOD
DEEPWOOD
JIM MILLER S
1 mile
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Mapsco, Inc.

MAPSCO 57R


2611 Kool
65R
66N
65Q
65U
65V
66S
65L
65M
66J
66K
66P
66T
College Park
Arden Terrace Park
Miller Family Park
Singing Hills Park
Alta Mesa Park
SIMPSON STUART RD
LANCASTER RD S
BONNIE VIEW RD
HAMPSHIRE
SHELLHORSE
ARDEN
CROUCH
GOOCH
KAHN
LYOLA
KIRKLEY
WILMA
KEMP
TEAGUE
SYLVIA
NAOMA
LEANA
KEMROCK
BENROCK
KAVASAR
LEBROCK
BLUNTER
TRACY
PLUM DALE
PALL MALL
CAMEL CT
FATIMA
CHELSEA
KITTY
JOHNSON
BARREE
LUCKY
GOOCH
DURHAM
RIPPLE
PERSIMMON
BON AIRE
BLUFFMAN
HIGHLAND HILLS
WOODS
TALCO
PENTAGON PKWY
WOLCOTT
WYNELL
RANDOLPH
BRONX
VETERANS
WATSON
LAUDERDALE
CARDIFF
SOUTHWICK
CORRIGAN CT
STAG
55th
56th
52nd
INCA
CLOVER RIDGE
PASCO
BLUE CREEK
APPLETON
DUPONT
DUPONT CIR
EASTGATE CIR
KINGSLEY
DENLEY'S
KILDARE
BARTLETT
PATONIA
LAZY RIVER
LAZY RIVER CIR
TRAIL WINDS
GIVENDALE
SEE DETAIL MAP SECTION
Darrell ES
Zumwalt MS
Smith
342
342
DR E
STA
Mapsco, Inc.
Mapsco, Inc.
Juvenile Creek
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 66N

December 14, 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 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 Confia Homes, L.L.C. and authorize the sale of 10 lots from DHADC to Confia Homes, L.L.C. to build 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 10 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	**3107 Reynolds** Lot 22, Parkview Annex Addition Block D/2134	Confia Homes, L.L.C.	1	$5,000.00
2	**2021 N. Montclair** Lot 8, Cedar Dale Addition Block 3961	Confia Homes, L.L.C.	1	$5,000.00
3	**1826 Duluth** Lot 6, Riggins College Park Addition Block H/7238	Confia Homes, L.L.C.	1	$5,000.00
4	**3321 Nomas** Lot 33, Westmoreland Park Addition Block 2/7144	Confia Homes, L.L.C.	1	$5,000.00
5	**1315 McKenzie** Lot 11, Donovans Addition Block 1438	Confia Homes, L.L.C.	1	$5,000.00
6	**3513 S. Harwood** Part of Lot 3, W.C. & B. Doerring's Addition Block 4/1187	Confia Homes, L.L.C.	1	$5,000.00
7	**3212 S. Haskell** 60'x90' Tract in John Beeman Section of Thomas Lagow League Block 2619	Confia Homes, L.L.C.	1	$5,000.00
8	**2611 Kool** Lot 14, Carver Heights Addition Block 9/6889	Confia Homes, L.L.C.	1	$5,000.00
9	**4006 Soloman** Lot 2, Westmoreland Park No. 3 Addition Block 18/7146	Confia Homes, L.L.C.	1	$5,000.00
10	**734 Elwayne** Lot 10, Pleasant Heights Addition Block 2/6251	Confia Homes, L.L.C.	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 Attachment # 2.

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 1,236-1,600
Number of Bedrooms/Baths in each home 3 or 4 / 2 or 2.5
Number of Garages 0 or 1 Number of Carports 0 or 1 Detached ____ Attached X
Type of Exterior Veneer Brick and Siding Which sides _____
Your Sales Price **range** without Subsidies to Qualified Low Income Buyer $109,900-$134,900

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

Number of homes to be built 7
Square Footage **range** of each home 1,236-1,600
Number of Bedrooms/Baths in each home 3 or 4 / 2 or 2.5
Number of Garages 0 or 1 Number of Carports 0 or 1 Detached ____ Attached X
Type of Exterior Veneer Brick and Siding Which sides Brick - FR, Siding - R
Your Sales Price **range** without Subsidies to Qualified Low Income Buyer $109,900-$134,900

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: 30 days after receiving the deed to the property

Completion of Construction: 120 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: 120 days after completion of first house

ConfiaHomes

Attachment # 2 – Land Requested for Development

No.	Address	Legal Description
1	3107 Reynolds	BLK D/2134 LT 22, PARK VIEW ANNEX
2	2021 Montclair	BLK 3961 LT 8, CEDAR DALE
3	1826 Duluth	BLK H/7238 LT 6, COLLEGE PARK (RIGGINS)
4	3321 Nomas	BLK 2/7144 LT 33, WESTMORELAND PARK
5	1315 McKenzie	BLK 1438 LT 11, D S DONOVAN
6	3513 S Harwood	BLK 4/1187 PT LT 3 50X160, W C & B DOERING
7	3212 S Haskell	BLK 2619 60X90, SAPPHIRE
8	2611 Kool	BLK 9/6889 LT 14, CARVER HEIGHTS
9	4006 Soloman	BLK 18/7146 LT 2, WESTMORELAND PARK NO 3
10	734 Elwayne	BLK 2/6251 LOT 10, PLEASANT HEIGHTS

AGENDA ITEM # 21

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 4, 8

DEPARTMENT: Housing/Community Services

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

MAPSCO: 55S 66E

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; 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 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.

KW New Vision Properties and Land, Inc. 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 KW New Vision Properties and Land, Inc. to DHADC, the sale of those lots from DHADC to KW New Vision Properties and Land, 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.

BACKGROUND (continued)

DHADC's Deed without Warranty to KW New Vision Properties and Land, Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by KW New Vision Properties and Land, Inc. and construction financing is not closed within three years of conveyance.

KW New Vision Properties and Land, Inc. will build single family houses on the lots. The approximate square footage and sales price of the houses will be from 1,400 to 1,600 square feet and from $110,000 to $140,000. The lots will be deed restricted for sale to eligible families.

DHADC will receive $10,000.00 for the sales price of the vacant lots to KW New Vision Properties and Land, 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 25, 2016, the DHADC board of directors approved the development plan and sale of 2 lots from DHADC to KW New Vision Properties and Land, Inc.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

KW New Vision Properties and Land, Inc.

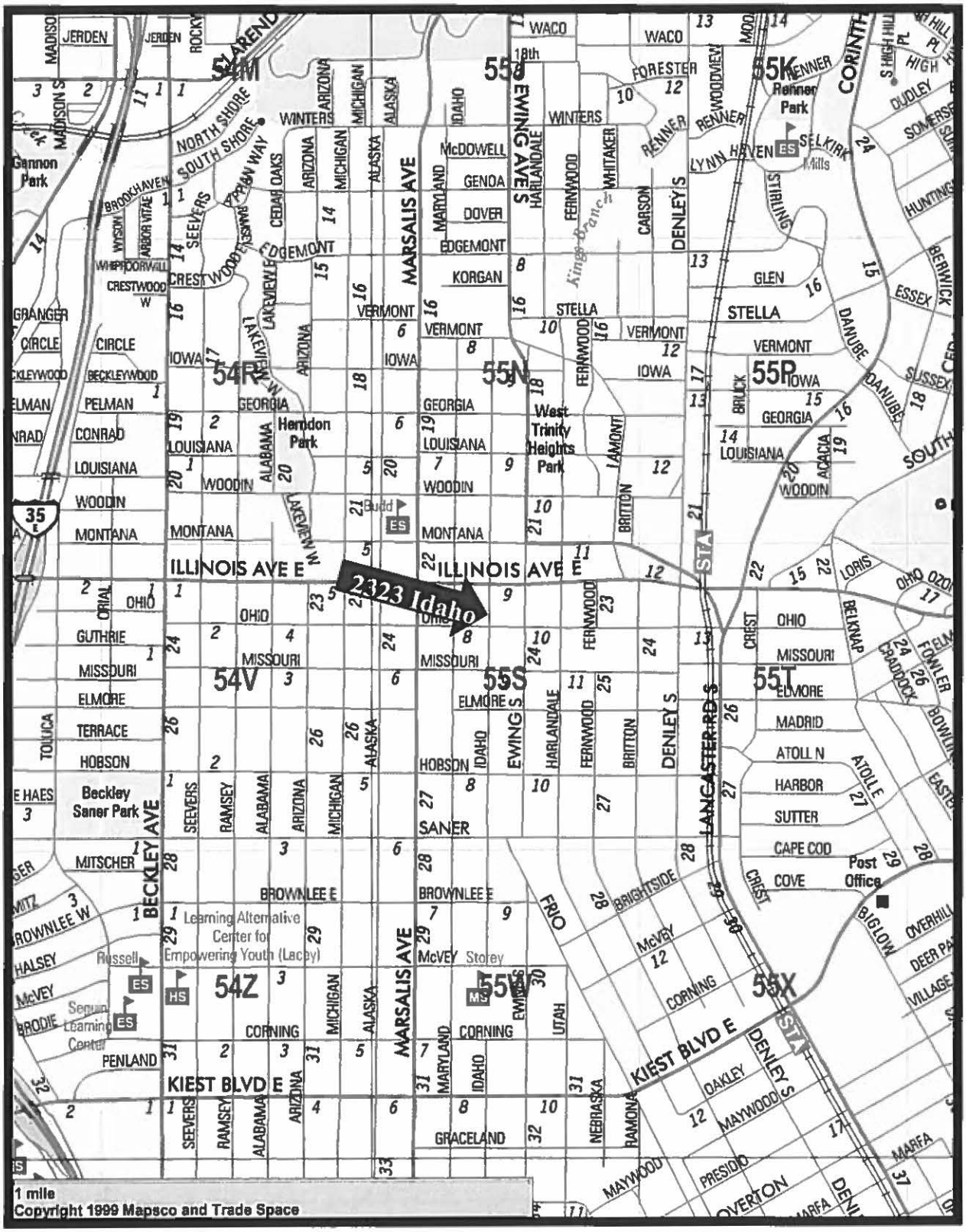
Kelvin Williams, President

MAPS

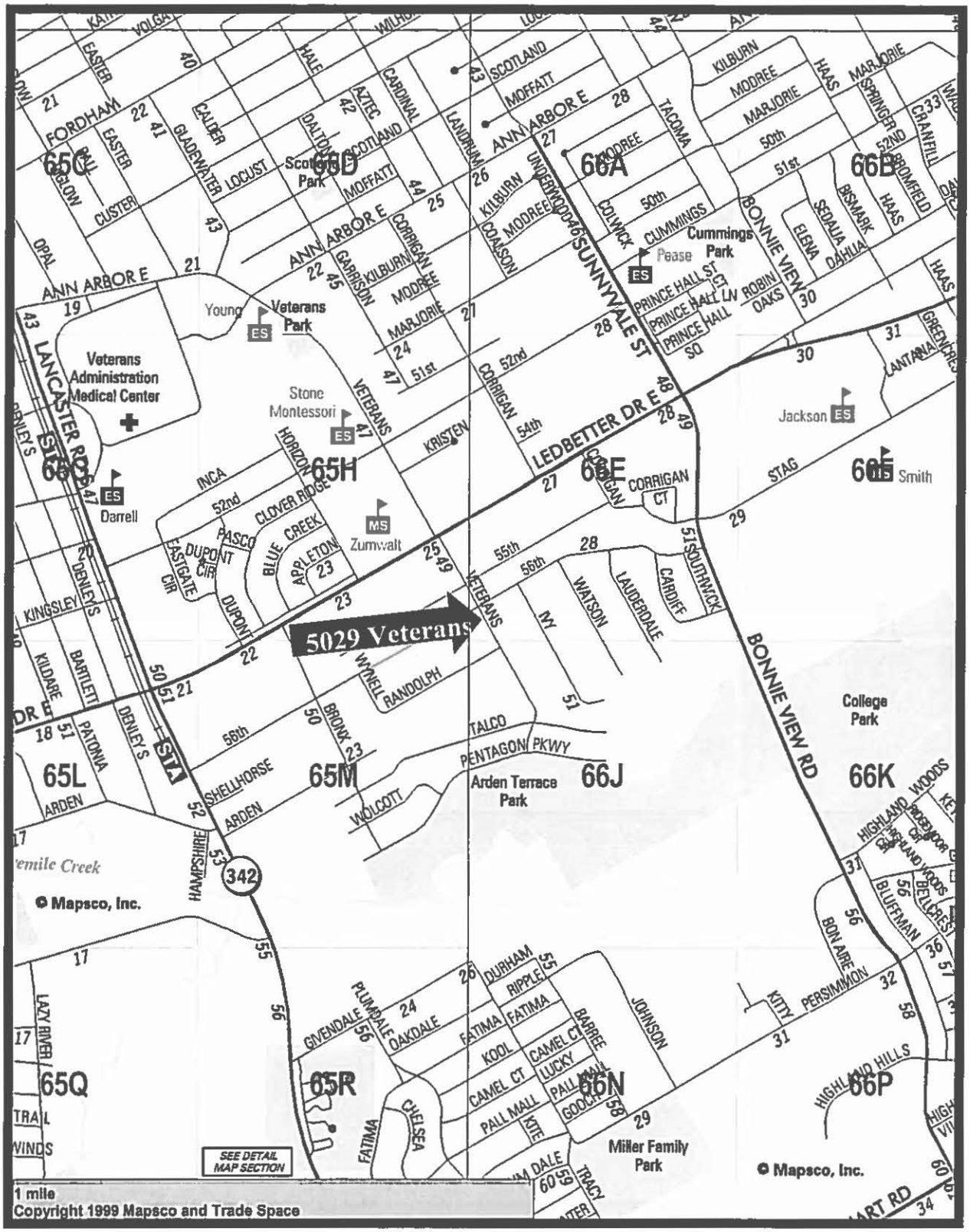
Attached

Land Bank (DHADC) Sale of Lots to
KW New Vision Properties and Land, Inc.

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 2323 Idaho	55S	4	$19,361.66
2. 5029 Veterans	66E	8	$ 9,196.61


2323 Idaho
ILLINOIS AVE E
MARSALIS AVE
BECKLEY AVE
EWING AVE
DENLEY S
LANCASTER RD S
KIEST BLVD E
54M
54P
54R
54V
54Z
55K
55N
55P
55S
55T
55V
55X
1 mile
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MAPSCO 55S


5029 Veterans
LEDBETTER DR E
LANCASTER RD
SUNNYVALE ST
BONNIE VIEW RD
Veterans Administration Medical Center
Young Veterans Park
Stone Montessori
Darrell
Zumwalt
Cummings Park
Pease
Jackson
Smith
Arden Terrace Park
College Park
Miller Family Park
Scottsdale Park
Lake Ridge Park
Tyler Creek
342
65C
65H
65L
65M
65Q
65R
66A
66B
66E
66J
66K
66N
66P
© Mapsco, Inc.
SEE DETAIL MAP SECTION
1 mile
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MAPSCO 66E

December 14, 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, KW New Vision Properties and Land, Inc. 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 KW New Vision Properties and Land, Inc. and authorize the sale of 2 lots from DHADC to KW New Vision Properties and Land, Inc. to build 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 range of the proposed houses submitted by KW New Vision Properties and Land, Inc. and the sale of 2 lots shown on Exhibit "A" from DHADC to KW New Vision Properties and Land, 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	**2323 Idaho** Lot 6, Trinity Heights Addition No. 2 Block 34/3656	KW New Vision Properties and Land, Inc.	1	$5,000.00
2	**5029 Veterans** Lot 13B, Goldmine Addition #2 Block B/6854	KW New Vision Properties and Land, Inc.	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").
___2323 Idaho Dallas 75216 _____
__ 5029 Veterans, Dallas, 75241 _____
_____

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 ___1400-1600_____
Number of Bedrooms/Baths in each home__3-4_____/___2_____
Number of Garages_1-2___ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer__Brick_____ Which sides ____ Front _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer__ 110-140K__

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 _____ 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: __ 120____ 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: __ 30_____ days after completion of first house

AGENDA ITEM # 22

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

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

MAPSCO: 65D

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 a 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 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 a single family 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 an eligible 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, 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 25, 2016, the DHADC board of directors approved the development plan and sale of 1 lot from DHADC to Meredith Investment Properties.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Meredith Investment Properties

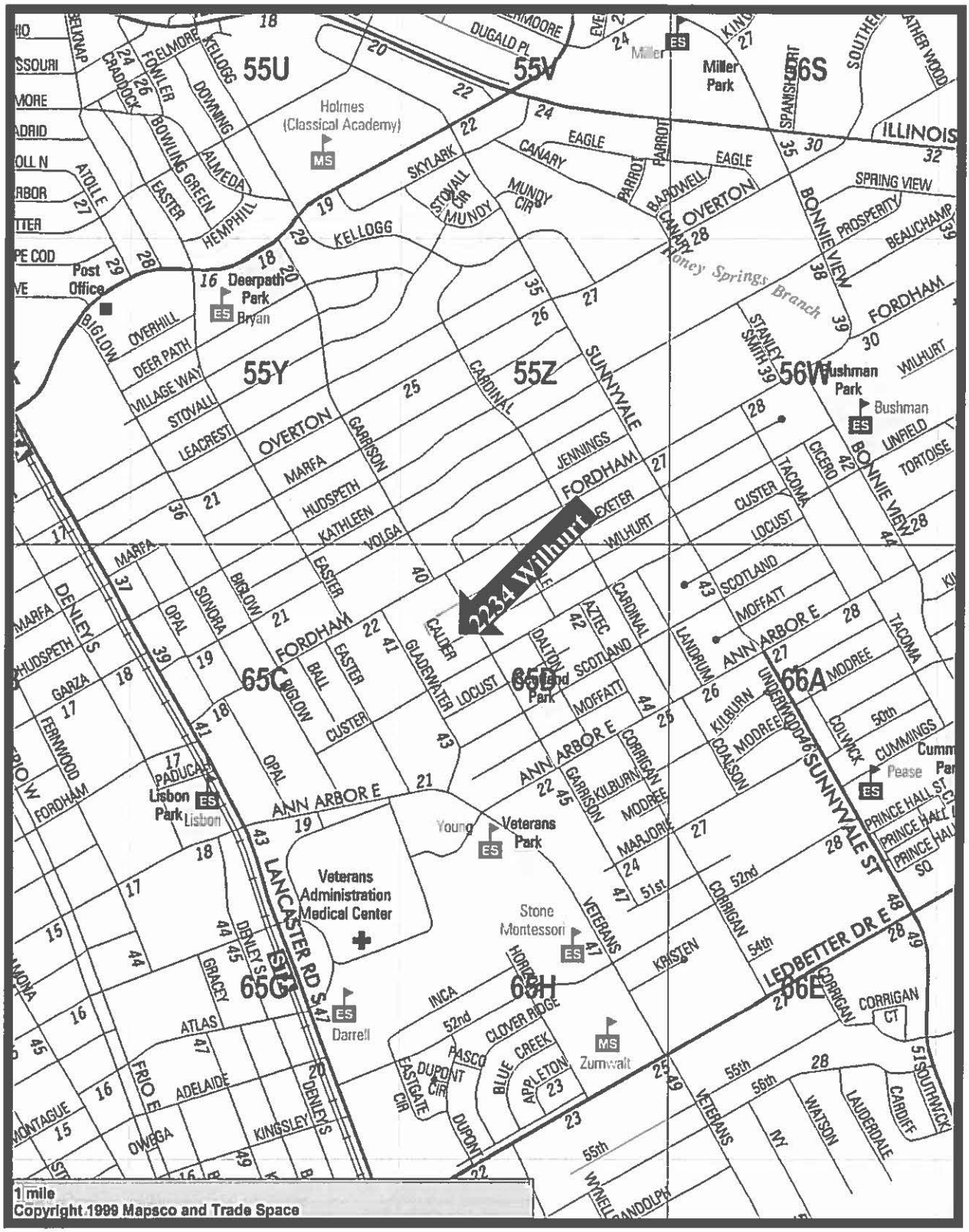
Lessel Meredith, Owner

MAP

Attached

Land Bank (DHADC) Sale of Lots to
Meredith Investment Properties

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 2234 Wilhurt Avenue	65D	4	$8,611.31


2234 Wilhurt
55U
55V
55Y
55Z
56S
56W
65C
65D
65G
65H
66A
66E
Holmes (Classical Academy)
Miller Park
Deerpath Park
Bryan
Bushman Park
Bushman
Lisbon Park
Lisbon
Veterans Park
Young
Veterans Administration Medical Center
Stone Montessori
Darrell
Zumwalt
Pease
Honey Springs Branch
ILLINOIS
FORDHAM
OVERTON
KELLOGG
SUNNYVALE
LANCASTER RD S
LEDBETTER DR E
ANN ARBOR E
1 mile
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MAPSCO 65D

December 14, 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 a 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	**2234 Wilhurt Avenue** Lot 3, Lisbon Heights Annex Addition Block 5/5853	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").
2234 Wilhurt Ave. DALLAS TX 75216

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 1500 TO 1600
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 # 23

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 8

DEPARTMENT: Housing/Community Services

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

MAPSCO: 65V

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 a 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 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 a single family 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 an eligible family.

DHADC will receive $5,000.00 for the sales price of the vacant lot to Meredith Investment Properties, as calculated from the 2016-17 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 20, 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 December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Meredith Investment Properties

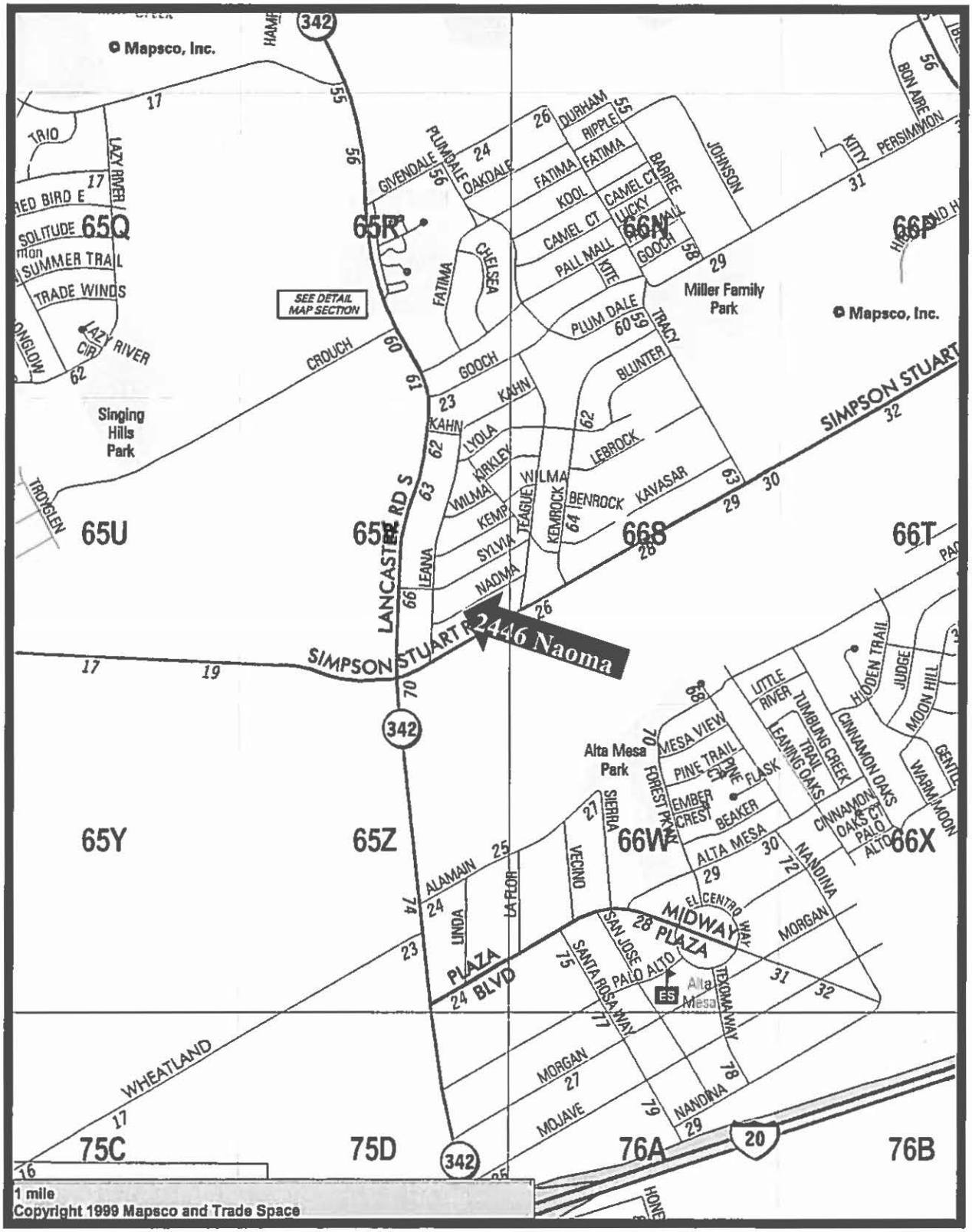
Lessel Meredith, Owner

MAP

Attached

Land Bank (DHADC) Sale of Lot to
Meredith Investment Properties

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 2446 Naoma	65V	8	$8,521.27


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342
TRIO
LAZY RIVER
RED BIRD E
SOLITUDE
SUMMER TRAIL
TRADE WINDS
LAZY RIVER CIR
ONGLOW
65Q
65R
66N
66P
SEE DETAIL MAP SECTION
GIVENDALE
PLUMDALE
OAKDALE
DURHAM
RIPPLE
FATIMA
KOOL
CAMEL CT
PALL MALL
BARREE
LUCKY
GOOCH
KITE
CHELSEA
JOHNSON
KITTY
PERSIMMON
BON AIRE
Miller Family Park
© Mapsco, Inc.
PLUM DALE
TRACY
BLUNTER
CROUCH
GOOCH
KAHN
LYOLA
KIRKLEY
WILMA
KEMP
TEAGUE
KEMROCK
BENROCK
LEBROCK
KAVASAR
SIMPSON STUART
Singing Hills Park
TROYGLEN
65U
65V
65W
66S
66T
LANCASTER RD S
LEANA
SYLVIA
NAOMA
2446 Naoma
SIMPSON STUART RD
Alta Mesa Park
MESA VIEW
PINE TRAIL
PINE FLASK
EMBER CREST
BEAKER
FOREST PARK
LITTLE RIVER
TUMBLING CREEK TRAIL
LEAVING OAKS
CINNAMON OAKS
CINNAMON OAKS CT
PALO ALTO
HIDDEN TRAIL
JUDGE
MOON HILL
WARM MOON
65Y
65Z
66W
66X
SIERRA
VECINO
ALAMAIN
LINDA
LA FLOR
ALTA MESA
NANDINA
MORGAN
EL CENTRO WAY
MIDWAY PLAZA
PLAZA BLVD
SAN JOSE
PALO ALTO
SANTA ROSA WAY
TEXOMA WAY
ES
Alta Mesa
WHEATLAND
MOJAVE
75C
75D
76A
76B
20
1 mile
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MAPSCO 65V

December 14, 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 a 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	**2446 Naoma** Lot 28, Alameda Heights No. 1 Addition Block 4/6887	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").

2446 Naoma

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 1/2 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 # 24

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

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

MAPSCO: 55G P T 65D 66A

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Sterling Oasis Community and Economic Development Corporation for the construction of houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Sterling Oasis Community and Economic Development Corporation; 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 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.

Sterling Oasis Community and Economic Development Corporation 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 Sterling Oasis Community and Economic Development Corporation to DHADC, the sale of those lots from DHADC to Sterling Oasis Community and Economic Development Corporation 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 Sterling Oasis Community and Economic Development Corporation will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Sterling Oasis Community and Economic Development Corporation and construction financing is not closed within three years of conveyance.

Sterling Oasis Community and Economic Development Corporation will build single family houses on the lots. The approximate square footage and sales price of the houses will be from 1,300 to 1,800 square feet and from $120,000 to $170,000. The lots will be deed restricted for sale to eligible families.

DHADC will receive $35,000.00 for the sales price of the vacant lots to Sterling Oasis Community and Economic Development Corporation, 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 25, 2016, the DHADC board of directors approved the development plan and sale of 7 lots from DHADC to Sterling Oasis Community and Economic Development Corporation.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on December 5 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Sterling Oasis Community and Economic Development Corporation

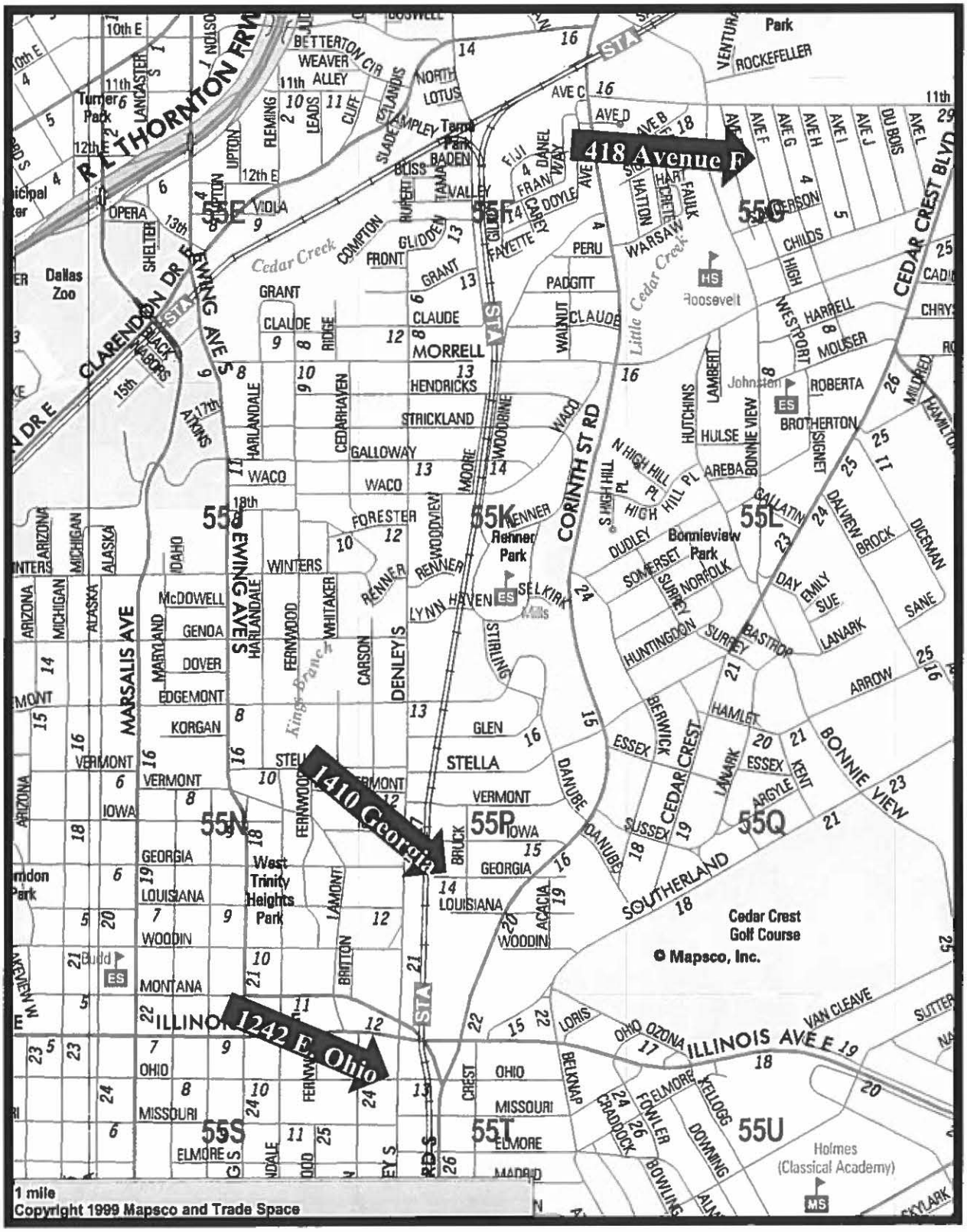
Delisa Rose, President

MAPS

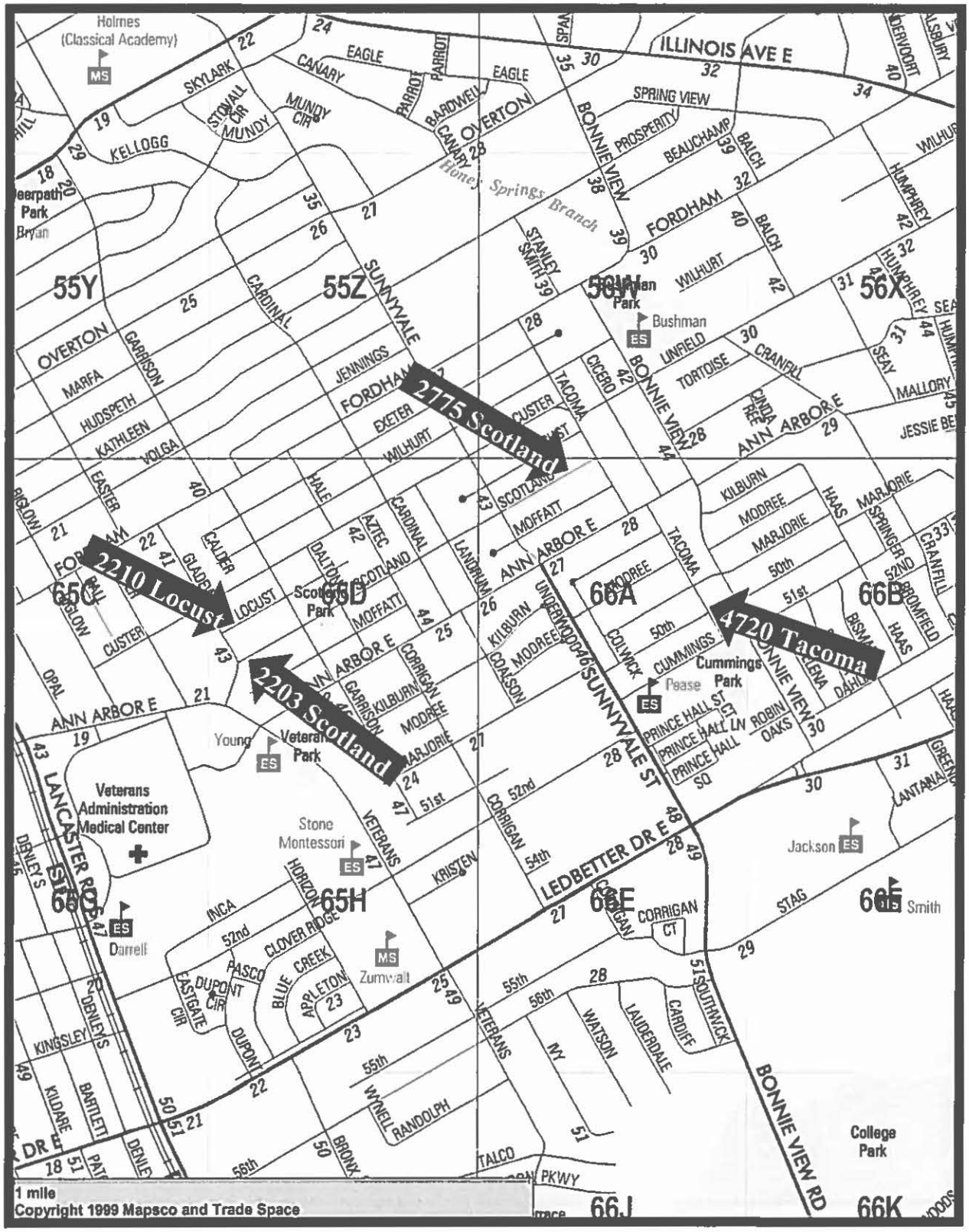
Attached

Land Bank (DHADC) Sale of Lots to
Sterling Oasis Community and Economic Development Corporation

Property Address	Mapsco	Council District	Amount of Non-Tax Liens
1. 418 Avenue F	55G	4	$14,182.14
2. 1410 Georgia Ave	55P	4	$20,383.51
3. 2210 Locust Ave	65D	4	$ 8,480.93
4. 1242 E. Ohio Ave	55T	4	$11,903.77
5. 2203 Scotland Dr	65D	4	$14,055.11
6. 2775 Scotland Dr	66A	4	$16,977.48
7. 4720 Tacoma St	66A	4	$ 9,608.82



MAPSCO 55G, 55P, 55T



MAPSCO 65D & 66A

December 14, 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, Sterling Oasis Community and Economic Development Corporation 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 Sterling Oasis Community and Economic Development Corporation and authorize the sale of 7 lots from DHADC to Sterling Oasis Community and Economic Development Corporation to build 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 range of the proposed houses submitted by Sterling Oasis Community and Economic Development Corporation and the sale of 7 lots shown on Exhibit "A" from DHADC to Sterling Oasis Community and Economic Development Corporation 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	**418 Avenue F** Lot 6, Skyline Heights Addition Block 3/4653	Sterling Oasis Community and Economic Development Corporation	1	$5,000.00
2	**1410 Georgia Avenue** Lot 2, Trinity Heights No. 3 Addition Block 43/3717	Sterling Oasis Community and Economic Development Corporation	1	$5,000.00
3	**2210 Locust Avenue** Part of Lot 3, Oak Cliff Gardens Addition Block 7/5849	Sterling Oasis Community and Economic Development Corporation	1	$5,000.00
4	**1242 E. Ohio Avenue** Lot 1, Broadmoor Addition Block 27/4226	Sterling Oasis Community and Economic Development Corporation	1	$5,000.00
5	**2203 Scotland Drive** Part 4-A 50x142.5, Oak Cliff Gardens Addition Block 7/5849	Sterling Oasis Community and Economic Development Corporation	1	$5,000.00
6	**2775 Scotland Drive** Lot 13, Southgate Manor No. 2 Addition Block 3/6082	Sterling Oasis Community and Economic Development Corporation	1	$5,000.00
7	**4720 Tacoma Street** Lot 6, Sunnyvale Addition Block 8/5843	Sterling Oasis Community and Economic Development Corporation	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 EXHIBIT A

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 2
Square Footage range of each home 1300 - 1800
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 0-2 Number of Carports 0-2 Detached 0-2 Attached 0-2
Type of Exterior Veneer wood, brick Which sides 75% - 100%
Your Sales Price range without Subsidies to Qualified Low Income Buyer 120K - 170K

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 1300 - 1800
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 0-2 Number of Carports 0-2 Detached 0-2 Attached 0-2
Type of Exterior Veneer wood, brick Which sides 75% - 100%
Your Sales Price range without Subsidies to Qualified Low Income Buyer 120K - 170K

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

Number of homes to be built 3
Square Footage range of each home 1300 - 1800
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 0-2 Number of Carports 0-2 Detached 0-2 Attached 0-2
Type of Exterior Veneer wood, brick Which sides 75% - 100%
Your Sales Price range without Subsidies to Qualified Low Income Buyer 120K - 170K

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: 90 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: 200 days after completion of construction

Sale of last affordable unit to low income households: 380 days after completion of first house

UNIMPROVED CONTRACT FOR LANDBANK LOTS

EXHIBIT A

The address for the lots to be purchased:

418 Avenue F
1410 Georgia Avenue
2210 Locust Avenue
1242 E Ohio Avenue
2203 Scotland Drive
2775 Scotland Drive
4720 Tacoma Street

AGENDA ITEM # 25

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

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

MAPSCO: N/A

SUBJECT

Authorize an amendment to the Performance Grant Agreement for the FY 2011 Housing Opportunities for Persons with AIDS (HOPWA) Competitive Grant No. TX-H11-0001 from the U.S. Department of Housing and Urban Development for the period January 1, 2012 through December 31, 2016, which funds programs that provide housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, to reallocate funds remaining in the community planning activity in the amount of $165,175 to the housing activity to better reflect the nature of the services provided, with no change in the grant amount - Financing: No cost consideration to the City

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) administers the Housing Opportunities for Persons with AIDS (HOPWA) program to provide housing for persons with HIV/AIDS. The HOPWA program includes both formula entitlement grants and competitive grants.

The City of Dallas is the grantee for the formula entitlement grant for the Dallas Eligible Metropolitan Statistical Area (covering the City of Dallas and seven surrounding counties) through its Consolidated Plan. For FY 2016-17, the City's annual HOPWA formula entitlement grant is $6,409,124.

On November 7, 2011, City Council authorized acceptance of an FY 2011 HOPWA competitive grant from HUD in the amount of $1,287,500 for the period January 1, 2012 through December 31, 2014 (later extended to December 31, 2016). The grant funds a housing activity and a community planning activity.

BACKGROUND (continued)

The housing activity provides housing placement assistance and ongoing rental assistance (up to 24 months), with housing case management, for ex-offenders with HIV/AIDS in Dallas County through the City's Homeless Services Division. The housing activity of the grant was extended to December 31, 2016, to provide housing placement and rental assistance, with case management, for a second cohort of approximately 30 ex-offenders living with HIV/AIDS.

The community planning activity, which ended on December 31, 2014, funded a community-wide HIV/AIDS housing planning effort for the Dallas Eligible Metropolitan Statistical Area (DEMSA), resulting in the development of an Integrated HIV/AIDS Housing Plan (IHHP).

This amendment authorizes a reallocation of funds remaining in the community planning activity (Resource Identification) in the amount of $165,175 to the housing activity, as follows:

Activity	Original	Change	Revised
Tenant Based Rental Assistance	$ 700,000	$ 120,000	$ 820,000
Housing Placement	$ 45,000	$ 45,175	$ 90,175
Supportive Services	$ 250,000	$ 00	$ 250,000
Administrative Costs (limited to 3%)	$ 37,500	$ 0	$ 37,500
Resource Identification	$ 255,000	($165,175)	$ 89,825
Total	$1,287,500	$ 0	$1,287,500

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 7, 2011, City Council authorized the acceptance of a grant from the U.S. Department of Housing and Urban Development (Grant No. TX-H110001) to provide housing placement and transitional rental assistance for ex-offenders with HIV/AIDS and engage in community planning to develop an integrated HIV/AIDS housing plan, by Resolution No. 11-2965.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

December 14, 2016

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides Housing Opportunities for Persons with AIDS (HOPWA) funds to assist persons living with HIV/AIDS; and

WHEREAS, on November 7, 2011, the City of Dallas accepted an FY 2011 HOPWA Competitive Grant from HUD providing housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, in the amount of $1,287,500 for the period January 1, 2012 through December 31, 2014 (extended to December 31, 2016); and

WHEREAS, the City of Dallas requested, and HUD agreed, to amend the Performance Grant Agreement to reallocate funds, with no change in the grant amount;

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 amendment to the Performance Grant Agreement for the FY 2011 Housing Opportunities for Persons with AIDS (HOPWA) Competitive Grant No. TX-H11-0001 from the U.S. Department of Housing and Urban Development for the period January 1, 2012 through December 31, 2016, providing housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, to reallocate funds remaining in the community planning activity in the amount of $165,175 to the housing activity, with no change in the grant amount, and execute any and all documents required by the amendment.

Section 2. That the Chief Financial Officer is hereby authorized to reallocate funds as follows:

Fund	Dept.	Unit	Description	Original	Change	Revised
F348	HOU	1482	Housing	$ 745,000	$ 165,175	$ 910,175
F348	HOU	1483	Supportive Services	$ 250,000	$ 0	$ 250,000
F348	HOU	1484	Administration	$ 37,500	$ 0	$ 37,500
F348	HOU	1485	Resource Identification	$ 255,000	($165,175)	$ 89,825
			Total	$1,287,500	$ 0	$1,287,500

Section 3. That the City Manager is hereby authorized to reimburse to HUD any expenditures 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. Further, the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports not later than 30 days after the receipt of the report.

Section 4. That the City Manager be authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

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 # 26

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Intergovernmental Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

Authorize the inclusion of the statute of repose in the City of Dallas State Legislative Program for the 85th Session of the Texas Legislature - Financing: No cost consideration to the City

BACKGROUND

Prior to the beginning of each state legislative session, the City of Dallas has historically adopted a state legislative program. On October 26, 2016, the Dallas City Council voted to approve the state legislative program except for the item on the statute of repose.

If included in the state legislative program, the City of Dallas will be asking the state legislature to reduce the statute of repose for multifamily, owner-occupied construction from 10 to 5 years.

This Legislative issue was briefed to the Housing Committee on November 7th and received a favorable recommendation to move it forward to Council to consider its inclusion in the Legislative Program for the upcoming 85th Session of the Texas Legislature.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Legislative Ad Hoc Committee was briefed on October 22, 2012.

The Dallas City Council was briefed on November 7, 2012.

The City Council authorized adoption of the State 83rd Legislative Program on November 14, 2012, by Resolution No. 12-2742.

The Legislative Ad Hoc Committee was briefed on September 22, 2014.

The Dallas City Council was briefed on October 15, 2014.

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

The City Council authorized adoption of the State 84th Legislative Program on October 22, 2014, by Resolution No. 14-1796.

The Legislative Ad Hoc Committee was briefed on October 10, 2016.

The Dallas City Council was briefed on October 19, 2016.

The City Council authorized adoption of the State 85th Legislative Program on October 26, 2016, by Resolution No. 16-1738 without the statute of repose.

The Housing Committee was briefed on November 7, 2016.

FISCAL INFORMATION

No cost consideration to the City

December 14, 2016

WHEREAS, the 85th Session of the Texas Legislature will convene in January 2017; and,

WHEREAS, many legislative issues affecting local government will be considered; and,

WHEREAS, the City of Dallas has historically adopted a legislative program for consideration by the Legislature; and,

WHEREAS, the statute of repose will be included in the State 85th Legislative Program;

NOW, THEREFORE,

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

SECTION 1. That the statute of repose will be included in the City of Dallas Legislative Program for the 85th Session of the Texas Legislature.

SECTION 2. That the City Attorney is directed to communicate the items included in the state legislative program to members of the Texas Legislature.

SECTION 3. That the City Attorney is directed to support legislation that upholds the City of Dallas' home-rule authority, as well as oppose legislation that diminishes resources or home-rule authority.

SECTION 4. That for those issues that arise during or prior to the Session for which there is no official City position and there is insufficient time to convene a meeting of the Legislative Ad Hoc Committee or the City Council, the Chair of the Legislative Ad Hoc Committee is authorized to represent and protect the interests of the City.

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

AGENDA ITEM # 27

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	December 14, 2016
COUNCIL DISTRICT(S):	11, 12
DEPARTMENT:	Mobility and Street Services Water Utilities
CMO:	Jill A. Jordan, P.E., 670-5299 Ryan S. Evans, 671-9837
MAPSCO:	25B C D 26A 3G

SUBJECT

Authorize a contract with Ark Contracting Services, LLC, lowest responsible bidder of three, for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater main and adjustment improvements for Alley Reconstruction Group 12-2046 and paving improvements for the intersection of Frankford Road at Kelly Boulevard (list attached) - Not to exceed $1,673,695 - Financing: 2012 Bond Funds ($723,645), 2006 Bond Funds ($240,450), Water Utilities Capital Improvement Funds ($703,780) and Water Utilities Capital Construction Funds ($5,820)

BACKGROUND

On August 25, 2010, Resolution No. 10-2139 authorized a professional services contract with Charles Gojer & Associates, Inc. for the engineering design of Frankford Road at Kelly Boulevard, and on September 25, 2013, Resolution No. 13-1731 authorized a professional services contract with Piburn & Carson, LLC for the engineering design of Alley Reconstruction Group 12-2046. This action will authorize a construction contract for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater main and adjustment improvements for Alley Reconstruction Group 12-2046, which consists of the alley between Baxtershire Drive (7110-7250) and Eudora Drive (7109-7239) from Saint Judes Drive to Baxtershire Drive; the alley between Crestbrook Drive (11311-11439) and Parkchester Drive (11402-11468) from Royalshire Drive to Boca Raton Drive; the alley between Midbury Drive (7806-7848) and Northaven Road (7807-7847) from Hill Haven Drive to Valley Dale Drive; and paving improvements for the intersection of Frankford Road at Kelly Boulevard that will lessen the abrupt dip in the roadway that motorists on Frankford Road currently have to drive over as they travel through the intersection.

BACKGROUND (Continued)

Ark Contracting Services, LLC has had one completed contractual activity with the City of Dallas within the past three years.

ESTIMATED SCHEDULE OF PROJECT

Alley Reconstruction Group 12-2046

Began Design	November 2013
Completed Design	May 2016
Begin Construction	February 2017
Complete Construction	September 2017

Frankford Road at Kelly Boulevard

Began Design	October 2010
Completed Design	May 2016
Begin Construction	February 2017
Complete Construction	September 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Charles Gojer & Associates, Inc. for engineering design services on August 25, 2010, by Resolution No. 10-2139.

Authorized a professional services contract with Piburn & Carson, LLC for engineering design services on September 25, 2013, by Resolution No. 13-1731.

Information about this item will be provided to the Transportation and Trinity River Project Committee on December 12, 2016.

FISCAL INFORMATION

2006 Bond Funds - $240,450
2012 Bond Funds - $723,645
Water Utilities Capital Improvement Funds - $703,780
Water Utilities Capital Construction Funds - $5,820

Alley Reconstruction Group 12-2046

Design - STS	$ 100,842.01
Design - DWU	$ 26,237.50

Frankford Road at Kelly Boulevard

Design - STS	$ 31,650.00

Construction (this action)	
Paving & Drainage - STS	$ 964,095.00
Wastewater - DWU	$ 709,600.00
Total Project Cost	$1,832,424.51

Council District	Amount
11	$1,433,245.00
12	$ 240,450.00
Total	$1,673,695.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Ark Contracting Services, LLC

Hispanic Female	0	Hispanic Male	131
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	5	White Male	21

BID INFORMATION

The following bids with quotes were received and opened on September 16, 2016:

*Denotes successful bidder(s)

BIDDERS	**BID AMOUNT**
*Ark Contracting Services, LLC 420 S. Dick Price Road Kennedale, Texas 76060	$1,673,695.00
Jeske Construction Company	$1,958,201.00
Camino Construction, LP	$2,013,837.50

Original estimate: STS - $1,162,200
WTR - $ 584,578

Total $1,746,778

OWNER

Ark Contracting Services, LLC

Steven C. Bowman, President

MAPS

Attached.

Alley Reconstruction Group 12-2046
and Paving Improvements

Alley Reconstruction Group 12-2046	**Council District**
Alley between Baxtershire Drive (7110-7250) and Eudora Drive (7109-7239) from Saint Judes Drive to Baxtershire Drive	11
Alley between Crestbrook Drive (11311-11439) and Parkchester Drive (11402-11468) from Royalshire Drive to Boca Raton Drive	11
Alley between Midbury Drive (7806-7848) and Northaven Road (7807-7847) from Hill Haven Drive to Valley Dale Drive	11
Paving Improvements	
Frankford Road at Kelly Boulevard	12

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with Ark Contracting Services, LLC, lowest responsible bidder of three, for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater main and adjustment improvements for Alley Reconstruction Group 12-2046 and paving improvements for the intersection of Frankford Road at Kelly Boulevard (list attached) - Not to exceed $1,673,695 - Financing: 2012 Bond Funds ($723,645), 2006 Bond Funds ($240,450), Water Utilities Capital Improvement Funds ($703,780) and Water Utilities Capital Construction Funds ($5,820)

Ark Contracting Services, 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

	Amount	Percent
Total local contracts	$522,990.00	31.25%
Total non-local contracts	$1,150,705.00	68.75%
TOTAL CONTRACT	$1,673,695.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
J & A Trucking, LLC	HMMB64410N0317	$90,000.00	17.21%
Iron Concrete Const. Co.	HMDB22191Y0117	$24,000.00	4.59%
LKT & Associates	WFDB2643Y1016	$75,000.00	14.34%
Magnum Manhole & Underground	WFDB06880Y0617	$9,300.00	1.78%
American Striping Co.	WFDB57733Y0517	$5,200.00	0.99%
Total Minority - Local		$203,500.00	38.91%

Non-Local Contractors / Sub-Contractors

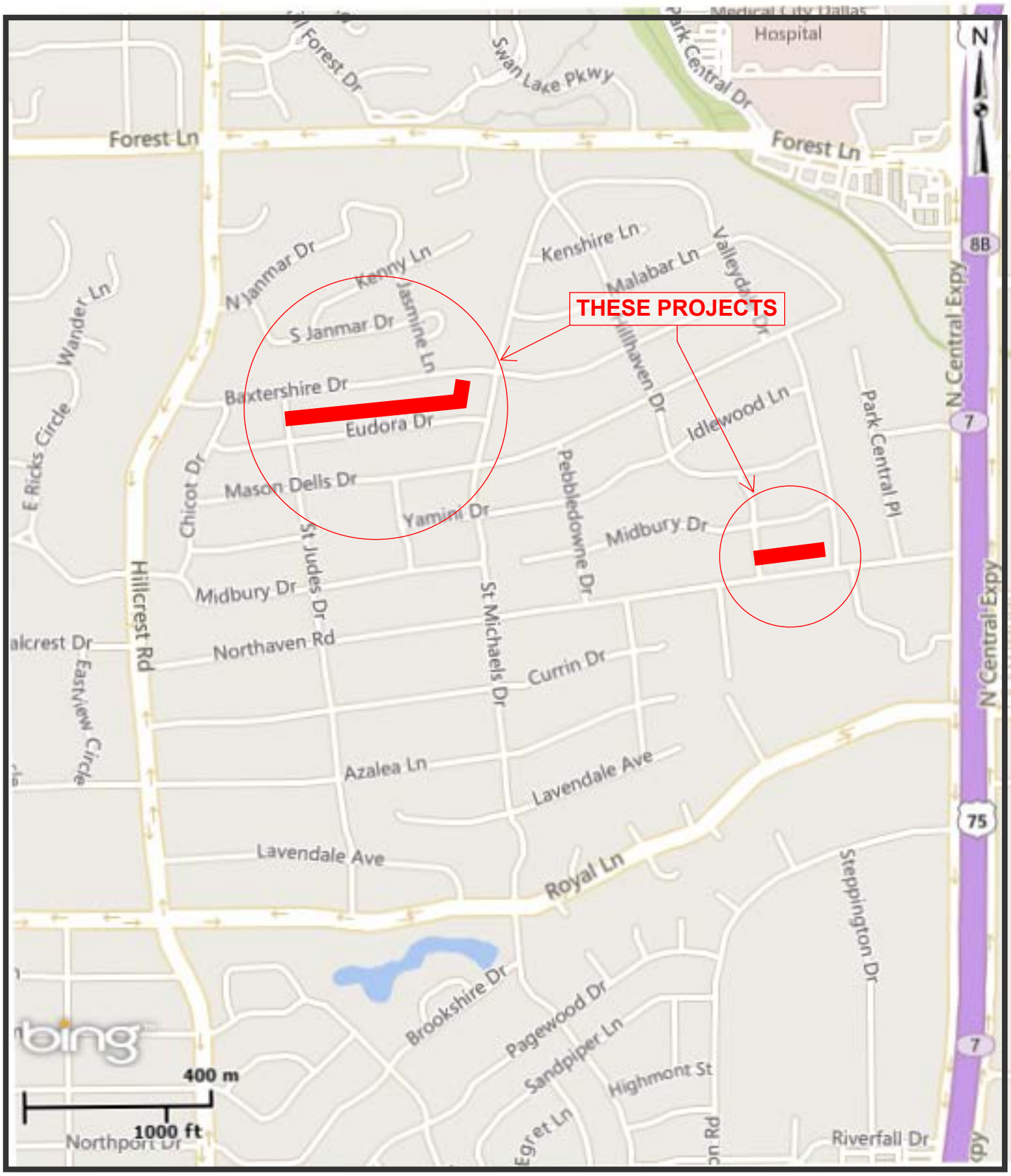
Non-local	Certification	Amount	Percent
Viking Fence Co.	HMMB31501N0617	$3,010.00	0.26%
Cowtown Redi Mix	WFWB06682Y0917	$220,000.00	19.12%
ANA Consultants, LLC	WFDB57431Y0617	$7,500.00	0.65%
Total Minority - Non-local		$230,510.00	20.03%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$114,000.00	21.80%	$117,010.00	6.99%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$89,500.00	17.11%	$317,000.00	18.94%
Total	$203,500.00	38.91%	$434,010.00	25.93%

ALLEY RECONSTRUCTION GROUP 12-2046

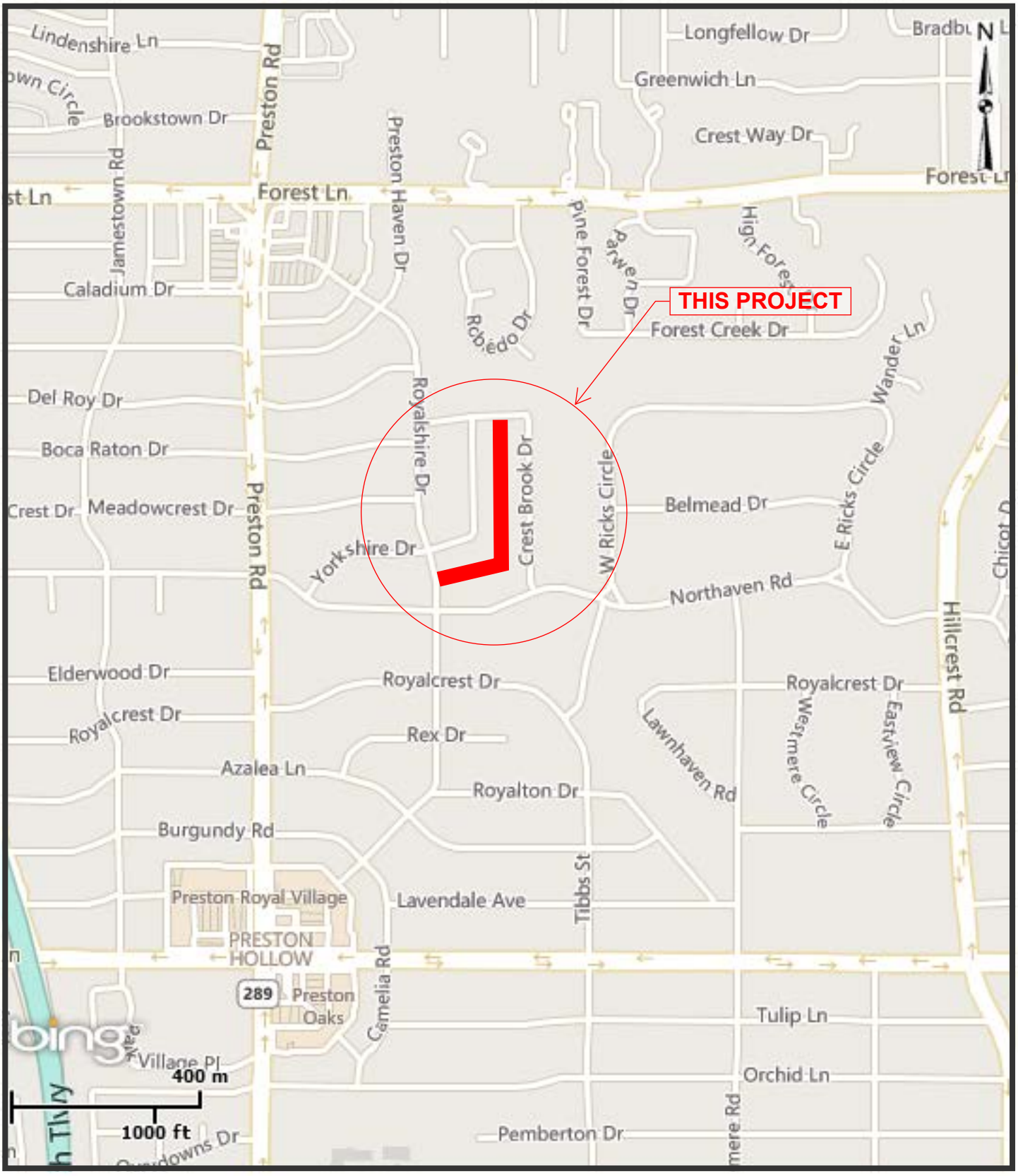
Baxtershire Dr. & Eudora Dr. from St. Judes Dr. to Baxtershire Dr.
Midbury Dr. & Northaven Rd. from Hill Haven Dr. to Valley Dale Dr.



MAPSCO 25D, 26A

ALLEY RECONSTRUCTION GROUP 12-2046 Cont.

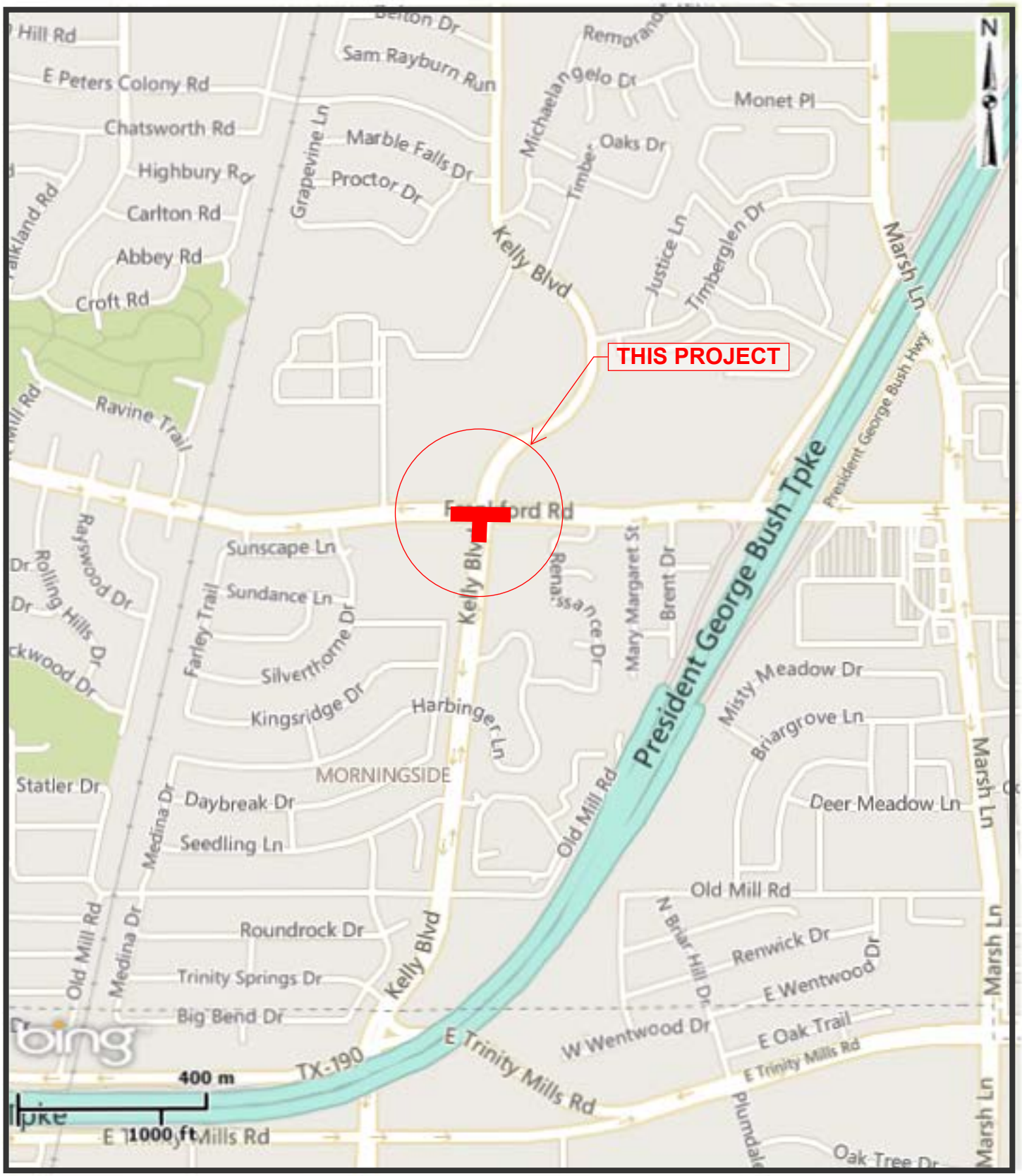
Crestbrook Dr. & Parkchester Dr. from Royalshire Dr. to Boca Raton Dr.



MAPSCO 25B, C

PAVING IMPROVEMENTS

Intersection of Frankford Rd. at Kelly Blvd.



MAPSCO 3G

December 14, 2016

WHEREAS, on August 25, 2010, Resolution No. 10-2139 authorized a professional services contract with Charles Gojer & Associates, Inc. for the engineering design services for Frankford Road at Kelly Boulevard, in the amount of $31,650.00; and,

WHEREAS, on September 25, 2013, Resolution No. 13-1731 authorized a professional services contract with Piburn & Carson, LLC for the engineering design services for Alley Reconstruction Group 12-2046, in the amount of $127,079.51; and,

WHEREAS, bids were received on September 16, 2016, for the reconstruction of alley paving, storm drainage, drive approaches and wastewater main and adjustment improvements for Alley Reconstruction Group 12-2046 and paving improvements for the intersection of Kelly Boulevard and Frankford Road, as follows:

BIDDERS	**BID AMOUNT**
Ark Contracting Services, LLC	$1,673,695.00
Jeske Construction Company	$1,958,201.00
Camino Construction, LP	$2,013,837.50

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with Ark Contracting Services, LLC for the reconstruction of alley paving, storm drainage, drive approaches and wastewater main and adjustment improvements for Alley Reconstruction Group 12-2046 and paving improvements for the intersection of Frankford Road at Kelly Boulevard in an amount not to exceed $1,673,695.00, this being the lowest responsible bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

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

Street and Transportation Improvements Fund
Fund 3U22, Department STS, Unit S219, Act. AREC
Obj. 4510, Program #PB12S219, CT STS12S219C1
Vendor #VS0000017816, in amount not to exceed $ 316,820.00

Section 2. (Continued)

Street and Transportation Improvements Fund Fund 3U22, Department STS, Unit S242, Act. AREC Obj. 4510, Program #PB12S242, CT STS12S219C1 Vendor #VS0000017816, in amount not to exceed	$ 288,555.00
Street and Transportation Improvements Fund Fund 3U22, Department STS, Unit S291, Act. AREC Obj. 4510, Program #PB12S291, CT STS12S219C1 Vendor #VS0000017816, in amount not to exceed	$ 118,270.00
Street and Transportation Improvements Fund Fund 2T22, Department STS, Unit U313, Act. SREC Obj. 4510, Program #PB06U313, CT STS12S219C1 Vendor #VS0000017816, in amount not to exceed	$ 240,450.00
Wastewater Capital Improvement Fund Fund 3116, Department DWU, Unit PS42 Obj. 4560, Program #716020, CT PBW716020CP Vendor #VS0000017816, in amount not to exceed	$ 703,780.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Obj. 3222, Program #716020X, CT PBW716020EN Vendor #VS0000017816, in amount not to exceed	$ 5,820.00
Total amount not to exceed	$1,673,695.00

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 # 28

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Mobility and Street Services

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: All

SUBJECT

Authorize a thirty-six month service contract for paving and infrastructure repairs at various locations throughout the city - Johnson Bros. Corporation, a Southland Company, lowest responsible bidder of two - Not to exceed $94,722,360 - Financing: Street & Alley Improvement Funds ($17,600,000) and Current Funds ($77,122,360) (subject to annual appropriations)

BACKGROUND

This action will authorize a 36-month construction service contract for pavement and infrastructure repairs at various locations throughout the City to supplement the work performed by City forces. This contract will provide repairs on asphalt and concrete streets that are typically done as part of the annual operating budget and not part of the Capital Bond Programs. Street segments are selected based on their condition in support of Mobility and Street Services' Annual Work Plan. Improvements include partial concrete reconstruction, full depth asphalt repair, asphalt restoration and asphalt resurfacing for approximately 200 lane mile of City streets per year.

The existing service contract for pavement and infrastructure repairs is anticipated to be exhausted of funds in December 2016. This construction service contract will ensure continuity of street paving services throughout the City.

Johnson Bros. Corporation has not completed any contractual activities with the City in the last three years.

ESTIMATED SCHEDULE OF PROJECT

Begin services	January 2017
Complete services	January 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on December 12, 2016.

FISCAL INFORMATION

$77,122,360.00 - Current Funds (subject to annual appropriations)
$17,600,000.00 - Street & Alley Improvement Funds (subject to annual appropriations)

M/WBE INFORMATION

See attached

ETHNIC COMPOSITION

Johnson Bros. Corporation, a Southland Company

White Male	164	White Female	44
Black Male	60	Black Female	5
Hispanic Male	277	Hispanic Female	36
Other Male	0	Other Female	1

BID INFORMATION

The following bids with quotes were opened on September 30, 2016:

*Denotes successful bidder

Bidders	Bid Amounts
*Johnson Bros. Corporation, a Southland Company 608 Henrietta Creek Road Roanoke, Texas 76262	$ 94,722,360.00
NPL Construction Company	$108,526,285.00

OWNER

Johnson Bros. Corporation, a Southland Company

Frank Renda, President
Tim Winn, Vice President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a thirty-six month service contract for paving and infrastructure repairs at various locations throughout the city - Johnson Bros. Corporation, a Southland Company, lowest responsible bidder of two - Not to exceed $94,722,360 - Financing: Street & Alley Improvement Funds ($17,600,000) and Current Funds ($77,122,360) (subject to annual appropriations)

Johnson Bros. Corporation, a Southland Company is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$25,558,066.44	26.98%
Total non-local contracts	$69,164,293.56	73.02%
TOTAL CONTRACT	$94,722,360.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

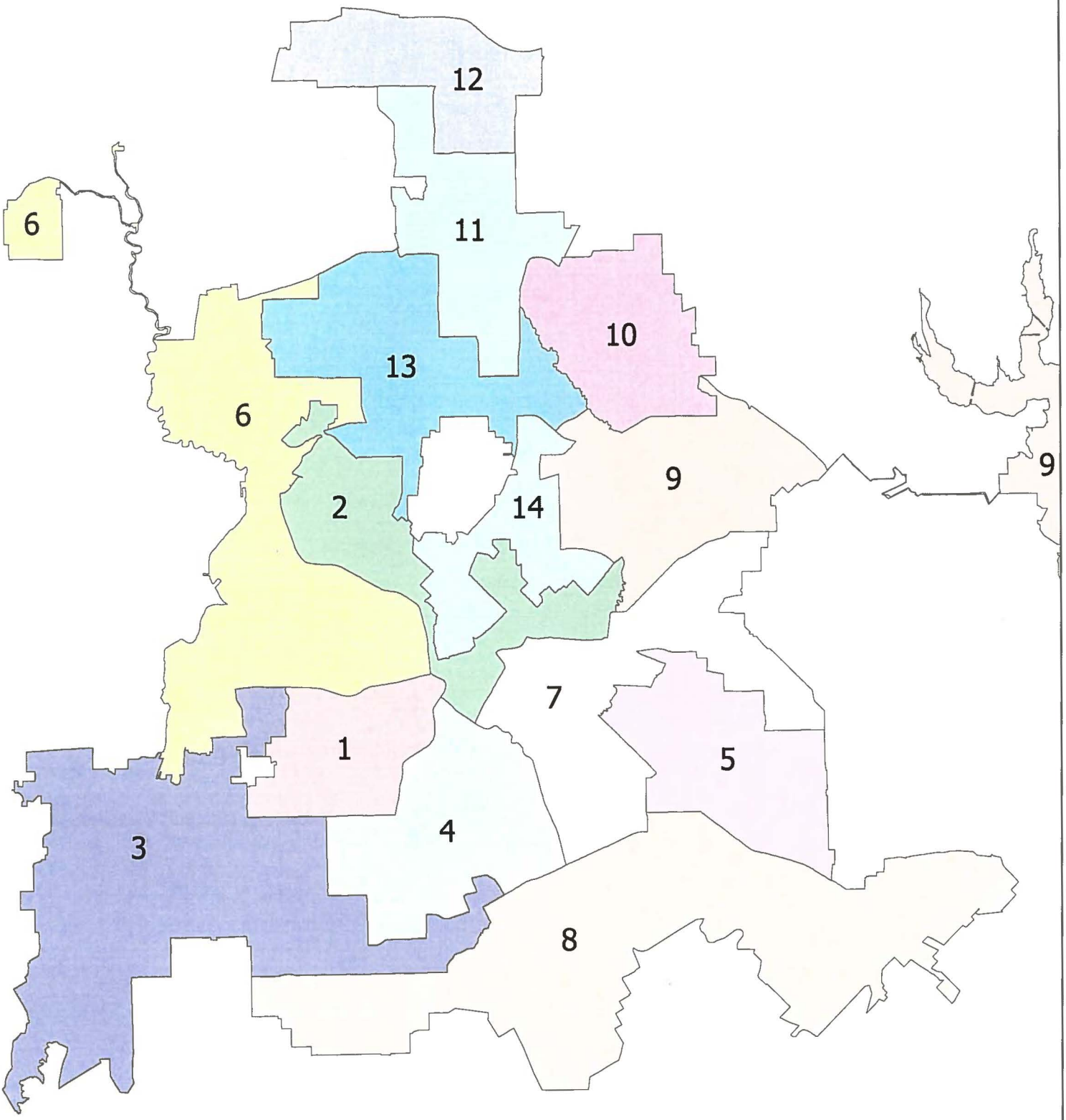
Local	Certification	Amount	Percent
Clemons Trucking	BFDB48714Y1016	$1,420,835.40	5.56%
Onyx Paving	BMDB98382Y0417	$3,504,727.32	13.71%
Omega Contracting, Inc.	HMDFW024531017	$15,000,000.00	58.69%
Road Master Striping, LLC	HMDB51748Y0417	$250,000.00	0.98%
Ram Tool Construction Supply Co.	WFWBC200510917	$2,825,000.00	11.05%
Sun Coast Resources	WFWB63943N0117	$2,557,503.72	10.01%
Total Minority - Local		$25,558,066.44	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$3,504,727.32	13.71%	$3,504,727.32	3.70%
Hispanic American	$15,250,000.00	59.67%	$15,250,000.00	16.10%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$6,803,339.12	26.62%	$6,803,339.12	7.18%
Total	$25,558,066.44	100.00%	$25,558,066.44	26.98%



Pavement Repairs on City of Dallas
Infrastructures at Various Locations
Contract No. 1

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December 14, 2016

WHEREAS, bids were received on September 30, 2016, for a thirty-six month service contract for pavement and infrastructure repairs at various locations throughout the city:

BIDDERS	**BID AMOUNTS**
Johnson Bros. Corporation, a Southland Company	$94,722,360.00
NPL Construction Company	$108,526,285.00; and

WHEREAS, the bid received by Johnson Bros. Corporation, a Southland Company was the lowest and best of all bids received.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to execute a thirty-six month service contract with Johnson Bros. Corporation, a Southland Company, for pavement and infrastructure repairs at various locations throughout the city after it is has been approved as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Johnson Bros. Corporation, a Southland Company shall be based only on the amount of the services directed to be performed by the City and properly performed by Johnson Bros. Corporation, a Southland Company under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $94,722,360.00 in periodic payments from the Mobility and Street Services General Fund (subject to annual appropriations) as follows:

FUND	DEPT	UNIT	OBJ	VENDOR	AMOUNT
0001	STS	3431/3432	3072	VS93045	$77,122,360.00
0715	STS	W118	3072	VS93045	$17,600,000.00

Johnson Bros. Corporation, a Southland Company - $94,722,360 (subject to annual appropriations)

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

AGENDA ITEM # 29

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 1

DEPARTMENT: Mobility and Street Services
Water Utilities

CMO: Jill A. Jordan, P.E., 670-5299
Ryan S. Evans, 671-9837

MAPSCO: 54B, E

SUBJECT

Authorize **(1)** cancellation of the Oregon Avenue/Beckley Avenue Connection to I-30 Frontage Road project; **(2)** reprogramming of funds for the new Tyler Street and Polk Street two-way conversion; and **(3)** Supplemental Agreement No. 1 to the professional services contract with Hayden Consultants, Inc. for additional engineering services for the planned Tyler Street and Polk Street between Canty Street and Pembroke Avenue two-way conversion project - Not to exceed $444,694, from $49,920 to $494,614 - Financing: 2006 Bond Funds ($416,294) and Water Utilities Capital Construction Funds ($28,400)

BACKGROUND

On June 16, 2014, Administrative Action No. 14-6138 authorized a professional services contract with Hayden Consultants, Inc. for a roundabout feasibility study for the proposed Tyler Street and Polk Street between Canty Street and Pembroke Avenue two-way conversion project. On September 14, 2016, a public hearing was conducted and Resolution No. 16-1491 authorized a Thoroughfare Plan Amendment to change the dimensional classification of (1) Tyler Street from Canty Street to Pembroke Avenue from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with parking within 60-feet of right-of-way; and (2) Polk Street from Canty Street to Pembroke Avenue from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with bicycle facilities within 60-feet of right-of-way. This action will authorize Supplemental Agreement No. 1 to the professional services contract with Hayden Consultants, Inc. for additional engineering services for the planned Tyler Street and Polk Street two-way conversion project. This action will also authorize the cancellation of the Oregon Avenue / Beckley Avenue Connection to I-30 Frontage Road project and reprogram funds for the new Tyler Street and Polk Street two-way conversion project.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2016
Complete Design	August 2017
Begin Construction	November 2017
Complete Construction	December 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The City Plan Commission Transportation Committee acted on the proposed Tyler Street and Polk Street two-way conversion Thoroughfare Plan Amendment on July 21, 2016, and followed staff recommendation of approval.

The City Plan Commission acted on the proposed Tyler Street and Polk Street two-way conversion Thoroughfare Plan Amendment on August 18, 2016, and followed staff recommendation of approval.

A public hearing was conducted to authorize a Thoroughfare Plan Amendment to change the dimensional classification of (1) Tyler Street from Canty Street to Pembroke Avenue from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with parking within 60-feet of right-of-way; and (2) Polk Street from Canty Street to Pembroke Avenue from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with bicycle facilities within 60-feet of right-of-way on September 14, 2016, by Resolution No. 16-1491.

Information about this item will be provided to the Transportation and Trinity River Project Committee on December 12, 2016.

FISCAL INFORMATION

2006 Bond Funds - $416,294.00
Water Utilities Capital Construction Funds - $28,400.00

Design	$ 49,920.00
Supplemental Agreement No. 1 (this action)	$ 444,694.00
Construction	
Paving & Drainage - STS	$2,900,000.00 (est.)
Water & Wastewater - DWU	$ 413,600.00 (est.)
Total Project Cost	$3,808,214.00 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Hayden Consultants, Inc.

Hispanic Female	3	Hispanic Male	1
African-American Female	1	African American Male	0
Other Female	3	Other Male	2
White Female	8	White Male	14

OWNER

Hayden Consultants, Inc.

Rachel R. Hayden, P. E., President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** cancellation of the Oregon Avenue/Beckley Avenue Connection to I-30 Frontage Road project; **(2)** reprogramming of funds for the new Tyler Street and Polk Street two-way conversion; and **(3)** Supplemental Agreement No. 1 to the professional services contract with Hayden Consultants, Inc. for additional engineering services for the planned Tyler Street and Polk Street between Canty Street and Pembroke Avenue two-way conversion project - Not to exceed $444,694, from $49,920 to $494,614 - Financing: 2006 Bond Funds ($416,294) and Water Utilities Capital Construction Funds ($28,400)

Hayden Consultants, Inc. is a local, 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 - THIS ACTION ONLY

	Amount	Percent
Local contracts	$444,694.00	100.00%
Non-local contracts	$0.00	0.00%
TOTAL THIS ACTION	$444,694.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Hayden Consultants, Inc.	WFDB43038Y0817	$227,497.00	51.16%
Telios	WFWB63379N1016	$26,100.00	5.87%
Total Minority - Local		$253,597.00	57.03%

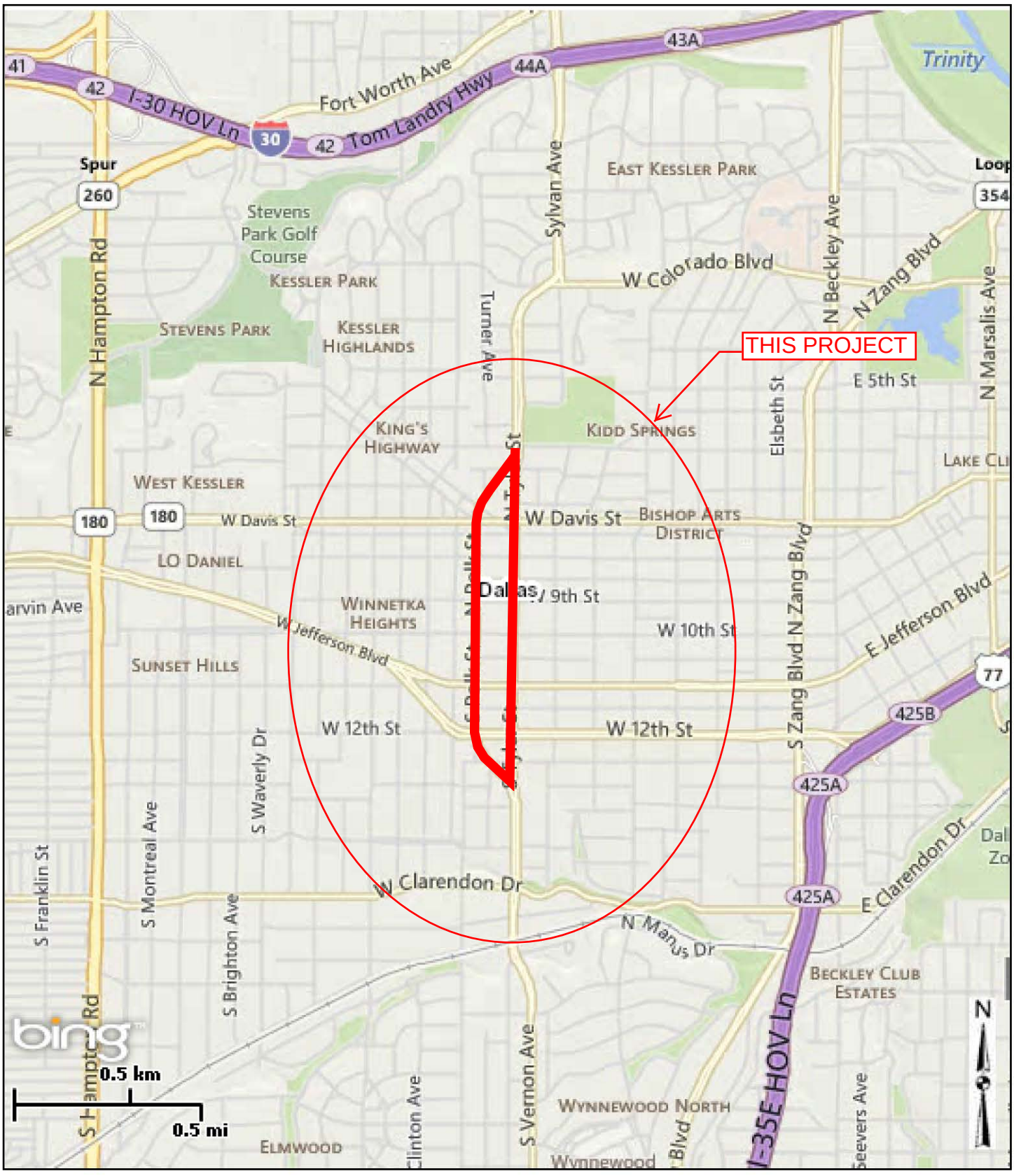
Non-Local Contractors / Sub-Contractors

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	$253,597.00	57.03%	$279,472.00	56.50%
Total	$253,597.00	57.03%	$279,472.00	56.50%

POLK STREET / TYLER STREET TWO-WAY CONVERSION PROJECT



MAPSCO 54B & 54E

WHEREAS, Hayden Consultants, Inc. was selected to conduct a roundabout feasibility study for the proposed Tyler Street and Polk Street between Canty Street and Pembroke Avenue two-way conversion project; and,

WHEREAS, on June 16, 2014, Administrative Action No. 14-6138 authorized a professional services contract with Hayden Consultants, Inc. for a roundabout feasibility study for the proposed Tyler Street and Polk Street between Canty Street and Pembroke Avenue two-way conversion project in the amount of $49,920.00; and,

WHEREAS, on September 14, 2016, Resolution No. 16-1491 authorized a Thoroughfare Plan Amendment to change the dimensional classification of (1) Tyler Street from Canty Street to Pembroke Avenue from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with parking within 60-feet of right-of-way; and (2) Polk Street from Canty Street to Pembroke Avenue from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with bicycle facilities within 60-feet of right-of-way; and,

WHEREAS, it is now necessary to authorize **(1)** cancellation of the Oregon Avenue/Beckley Avenue Connection to I-30 Frontage Road project; **(2)** reprogramming of funds for the new Tyler Street and Polk Street two-way conversion; and **(3)** Supplemental Agreement No. 1 to the professional services contract with Hayden Consultants, Inc. for additional engineering services for the planned Tyler Street and Polk Street between Canty Street and Pembroke Avenue two-way conversion project in the amount of $444,694.00, from $49,920.00 to $494,614.00.

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 **(1)** cancellation of the Oregon Avenue/Beckley Avenue Connection to I-30 Frontage Road project; **(2)** reprogramming of funds for the new Tyler Street and Polk Street two-way conversion; and **(3)** Supplemental Agreement No. 1 to the professional services contract with Hayden Consultants, Inc. for additional engineering services for the planned Tyler Street and Polk Street between Canty Street and Pembroke Avenue two-way conversion project in the amount of $444,694.00, from $49,920.00 to $494,614.00, after it has been approved as to form by the City Attorney.

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

Street and Transportation Improvements Fund Fund 3T22, Department STS, Unit P894, Act. INGV Obj. 4111, Program #PB06P894, CT PBW06P894I1 Vendor #352614, in an amount not to exceed	$416,294.00
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Obj. 4111, Program #715257, CT PBW715257EN Vendor #352614, in an amount not to exceed	$ 23,080.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Obj. 4111, Program #715258, CT PBW715258EN Vendor #352614, in an amount not to exceed	$ 5 ,320.00
Total amount not to exceed	$444,694.00

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 # 30

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Mobility and Street Services

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with Henry Nguyen Consulting, LLC to provide ongoing software support for the current Capital Management software (Prolog) and implementation support of TRIRIGA, a new enterprise Capital Project Information software - Not to exceed $100,000, from $50,000 to $150,000 - Financing: Current Funds

BACKGROUND

The City of Dallas entered into a professional services contract with Henry Nguyen Consulting, LLC to provide Capital Project Information Management and database services for the Mobility and Street Services Department. This action will authorize Supplemental Agreement No. 1 to the professional services contract with Henry Nguyen Consulting, LLC to continue with the ongoing Prolog software support, assisting City staff with the migration of Capital project data from the current Prolog and MS Access databases to TRIRIGA, a new enterprise Capital Project Information software, and assisting with the development of the 2017 Capital Bond Program.

ESTIMATED SCHEDULE

Begin January 2017
Complete December 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on December 12, 2016.

FISCAL INFORMATION

Current Funds - $100,000

Professional Services Contract	$ 50,000.00
Supplemental Agreement No. 1 (this action)	$100,000.00
Total	$150,000.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Henry Nguyen Consulting, LLC

Hispanic Female	0	Hispanic Male	0
African-American Female	0	African-American Male	0
Other Female	0	Other Male	1
White Female	0	White Male	0

OWNER

Henry Nguyen Consulting, LLC

Henry Nguyen, P.E., Principal

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to the professional services contract with Henry Nguyen Consulting, LLC to provide ongoing software support for the current Capital Management software (Prolog) and implementation support of TRIRIGA, a new enterprise Capital Project Information software - Not to exceed $100,000, from $50,000 to $150,000 - Financing: Current Funds

Henry Nguyen Consulting, LLC is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$100,000.00	100.00%
Non-local contracts	$0.00	0.00%
TOTAL THIS ACTION	$100,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Henry Nguyen Consulting, LLC	PMMB64619N0317	$100,000.00	100.00%
Total Minority - Local		$100,000.00	100.00%

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	$100,000.00	100.00%	$150,000.00	100.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$100,000.00	100.00%	$150,000.00	100.00%

December 14, 2016

WHEREAS, on March 2, 2016, Administrative Action No. 16-5719 authorized a professional services contract with Henry Nguyen Consulting, LLC to provide Capital Project Information Management and database services for the Public Works Department in the amount of $50,000; and,

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 1 to the professional services contract with Henry Nguyen Consulting, LLC to provide ongoing Prolog software support, assisting City staff with the migration of Capital project data from the current Prolog and MS Access databases to TRIRIGA, a new enterprise Capital Project Information software, and assisting with the development of the 2017 Capital Bond Program, in the amount of $100,000, from $50,000 to $150,000.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 1 to the professional services contract with Henry Nguyen Consulting, LLC to provide ongoing Prolog software support, assisting City staff with the migration of Capital project data from the current Prolog and MS Access databases to TRIRIGA, a new enterprise Capital Project Information software, and assisting with the development of the 2017 Capital Bond Program, in the amount of $100,000, from $50,000 to $150,000, 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 periodic payments in accordance with the terms and conditions of the contract from:

Current Fund
Fund 0001, Department STS, Unit 3015, Act. PB07
Obj. 3070, Program #PB98P938, CT PBW98P938E1
Vendor #289307, in an amount not to exceed $100,000.00

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

AGENDA ITEM # 31

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 9

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

Authorize a twelve-month funding agreement with the Dallas Arboretum and Botanical Society, Inc. to provide services and programs within the City of Dallas for the period October 1, 2016 through September 30, 2017 - Not to exceed $394,098 - Financing: Current Funds

BACKGROUND

On March 23, 1988, the City entered into a multi-year agreement with the Dallas Arboretum and Botanical Society (DABS), a non-profit organization, to manage and operate the Dallas Arboretum. The agreement was for a twenty-five-year period and was extended on February 27, 2013 for a ten-year period. The agreement with Dallas Arboretum and Botanical Society, Inc. requires the execution of a separate funding contract to authorize the stipend payable during the current year. The funds have been identified and appropriated in the City's General Fund by authorization of the City Council for the current fiscal year.

The stipend payments will support the following programs and services for the period October 1, 2016 through September 30, 2017:

Operate and maintain the Dallas Arboretum and Botanical Garden for twelve months providing access to the general public, special educational programs, community outreach services and special events. DABS will distribute 24,000 complimentary tickets for entry into the Arboretum grounds as approved by the Park and Recreation Board.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 17, 2016, the Park and Recreation Board authorized the twelve-month funding agreement.

Information about this item will be provided to the Quality of Life & Environment Committee on December 12, 2016.

FISCAL INFORMATION

$394,098 - Current Funds

ETHNIC COMPOSITION

Dallas Arboretum and Botanical Society, Inc. – Board of Directors

African- American Male	2	African-American Female	3
Asian Male	0	Asian Female	0
Hispanic Male	3	Hispanic Female	1
White Male	33	White Female	30

OWNER

(Current Officers)

Dallas Arboretum and Botanical Society, Inc.

Mary Brinegar, President
Mark Wolf, Chairman, Board of Directors
Alan Walne, Vice Chairman, Board of Directors
Ed Perrin, Secretary
Christopher Harris, Treasurer

December 14, 2016

WHEREAS, on September 21, 2016, by Resolution No. 16-1526, City Council approved funds to procure services from the Dallas Arboretum and Botanical Society, Inc. for the citizens of Dallas; and

WHEREAS, it is deemed necessary for official action to be taken by the City Council to define services to be received and authorize payment of these funding allocations during the 2016 - 2017 fiscal year.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the contract with the Dallas Arboretum and Botanical Society, Inc. totaling $394,098 be approved.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute the contract, after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to make payments to the Dallas Arboretum and Botanical Society, Inc. from Fund 0001, Department PKR, Unit 5231, Object 3072, Encumbrance No. PKR17B010, Vendor 219121, as vouchers are processed by the Park and Recreation Department, not to exceed $394,098.

SECTION 4. That services to be provided are as follows:

Operate and maintain the Dallas Arboretum and Botanical Garden for twelve months providing access to the general public, special educational programs, community outreach services and special events. DABS will distribute 24,000 complimentary tickets for entry into the Arboretum grounds as approved by the Park and Recreation Board.

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 # 32

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 3

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

Authorize a twelve-month funding agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas for the Cedar Ridge Preserve to provide services and programs within the City of Dallas for the period January 1, 2017 through December 31, 2017 - Not to exceed $58,949 - Financing: Current Funds

BACKGROUND

On November 14, 2012, the City entered into a five-year agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas (a non-profit organization) to manage and operate the Cedar Ridge Preserve and requires the execution of a separate funding contract to authorize the stipends payable during the current year. Funds have been identified and appropriated in the City's General Fund by authorization of the City Council for the current fiscal year.

The stipend payment will support the following programs and services for the period January 1, 2017 through December 31, 2017:

Operate and maintain the Cedar Ridge Preserve for twelve months providing access to the general public to 633 acres of escarpment and trails in Southwest Dallas, and provide environmental education programs on the ecosystem and presentations at community centers and schools.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 17, 2016, the Park and Recreation Board authorized the twelve-month funding agreement.

Information about this item will be provided to the Quality of Life & Environment Committee on December 12, 2016.

FISCAL INFORMATION

$58,949 - Current Funds

ETHNIC COMPOSITION

Dallas County Audubon Society, Inc. dba Audubon Dallas - Board of Directors

African- American Male	2	African-American Female	0
Asian Male	0	Asian Female	0
Hispanic Male	0	Hispanic Female	0
White Male	3	White Female	6

OWNER

(Current Officers)

Dallas County Audubon Society, Inc. dba Audubon Dallas

Michael Millican, President
Rose Mercer, Chair, Board of Directors
Kim Abmeyer, Treasurer
Anna Palmer, Vice President, Communications
Debbie Milligan, Vice President, Conservation
Lindsay Abernethy, Vice President, Fundraising
Kevin Malonson, Vice President, Education
Lee Kelton, Vice President, Sanctuary
Anthony Mays, Director-at large
Wood Cantrell, CRP Liason

December 14, 2016

WHEREAS, on September 21, 2016, by Resolution No. 16-1526, City Council approved funds to procure services from the Dallas County Audubon Society, Inc. dba Audubon Dallas for the citizens of Dallas; and

WHEREAS, it is deemed necessary for official action to be taken by the City Council to define services to be received and authorize payment of these funding allocations during the 2016 – 2017 fiscal year.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the contract with Dallas County Audubon Society, Inc. dba Audubon Dallas totaling $58,949 be approved.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute the contract, after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to make payments to Dallas County Audubon Society, Inc. dba Audubon Dallas from Fund 0001, Department PKR, Unit 5231, Object 3072, Encumbrance No. PKR17B012, Vendor 509534, as vouchers are processed by the Park and Recreation Department, not to exceed $58,949.

SECTION 4. That services to be provided are as follows:

Operate and maintain the Cedar Ridge Preserve for twelve months providing access to the general public to 633 acres of escarpment and trails in Southwest Dallas, and provide environmental education programs on the ecosystem and presentations at community centers and schools.

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 # 33

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 7

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

Authorize a twelve-month funding agreement with Texas Discovery Gardens to provide services and programs within the City of Dallas for the period October 1, 2016 through September 30, 2017 - Not to exceed $145,862 - Financing: Current Funds

BACKGROUND

On June 25, 2003 the City entered into multi-year agreement with Texas Discovery Gardens (a non-profit organization) to manage and operate the Texas Discovery Gardens building and surrounding grounds at Fair Park for a ten-year period. The agreement was extended on November 7, 2013 for a ten-year period. The agreement with Texas Discovery Gardens requires the execution of a separate funding contract to authorize the stipends payable during the current year. The funds have been identified and appropriated in the City's General Fund by authorization of the City Council for the current fiscal year.

The stipend payments will support the following programs and services for the period October 1, 2016 through September 30, 2017:

Operate the Texas Discovery Gardens building and surrounding grounds at Fair Park for twelve months providing access to the general public, and community outreach services such as enrichment classes for school children, horticulture information services and presentations at community centers and special facilities.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 17, 2016, the Park and Recreation Board authorized the twelve-month funding agreement.

Information about this item will be provided to the Quality of Life & Environment Committee on December 12, 2016.

FISCAL INFORMATION

$145,862 – Current Funds

ETHNIC COMPOSITION

Texas Discovery Gardens – Board of Directors

African- American Male	0	African-American Female	2
Asian Male	0	Asian Female	0
Hispanic Male	0	Hispanic Female	0
White Male	7	White Female	4

OWNER

(Current Officers)

Texas Discovery Gardens

Mike Bosco, President, Board of Directors
Barbara Hunt Crow, Historian
Michelle Robberson, Secretary
John Fox Holt III, Treasurer

December 14, 2016

WHEREAS, on September 21, 2016, by Resolution No. 16-1526, City Council approved funds to procure services from the Texas Discovery Gardens for the citizens of Dallas; and

WHEREAS, it is deemed necessary for official action to be taken by the City Council to define services to be received and authorize payment of these funding allocations during the 2016 – 2017 fiscal year.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the contract with the Texas Discovery Gardens totaling $145,862 be approved.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute the contract, after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to make payments to Texas Discovery Gardens from:

Fund 0001, Department PKR, Unit 5232, Object 3072, Encumbrance No. PKR17B011, Vendor 219134, as vouchers are processed by the Park and Recreation Department, not to exceed $36,466

Fund 0001, Department PKR, Unit 5206, Object 3072, Encumbrance No. PKR17B011, Vendor 219134, as vouchers are processed by the Park and Recreation Department, not to exceed $109,396

SECTION 4. That services to be provided are as follows:

Operate the Texas Discovery Gardens building and surrounding grounds at Fair Park for twelve months providing access to the general public, and provide community outreach services such as enrichment classes for school children, horticulture information services and presentations at community centers and special facilities.

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 # 34

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 1, 3, 6

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 52C G H L M Q R V 53S T

SUBJECT

Authorize Amendment No. 1 to the Interlocal Agreement with Dallas County for the purpose of environmental testing, design, and remediation of the Chalk Hill Trail located at Chalk Hill Road to South Westmoreland Road – Not to exceed $320,000, from $100,000 to $420,000 - Financing: 2006 Bond Funds

BACKGROUND

The City of Dallas and Dallas County are partnering to develop the 3.7-mile Chalk Hill Trail from Chalk Hill Road to South Westmoreland Road. The Interlocal Agreement consists of design and construction of a hike and bike trail. The City's financial commitment to the project includes land acquisition and environmental costs.

After performing Level II Site Investigation activities of the trail corridor, the consultant Halff Associates, Inc., identified soils with elevated constituents of concern. As a result, the site was entered into the Voluntary Cleanup Program (VCP) with the Texas Commission on Environmental Quality and was assigned VCP ID Number 2743. Additional costs are required for testing, design, and remediation per the VCP for closure before construction can begin. After closure, the site will meet residential levels for constituents of concern as required for parkland use.

This action authorizes an amendment to the Interlocal Agreement to increase the City's financial commitment to environmental work and remediation from $100,000 to a total of $420,000, for an increase of $320,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 19, 2014, the Park and Recreation Board authorized an Interlocal Agreement with Dallas County for design and construction of the Chalk Hill Trail.

City Council authorized an Interlocal Agreement with Dallas County for design and construction of the Chalk Hill Trail on June 25, 2014, by Resolution No. 14-1004.

On November 3, 2016, the Park and Recreation Board authorized Amendment No. 1 to the Interlocal Agreement.

Information about this item will be provided to the Quality of Life & Environment Committee on December 12, 2016.

FISCAL INFORMATION

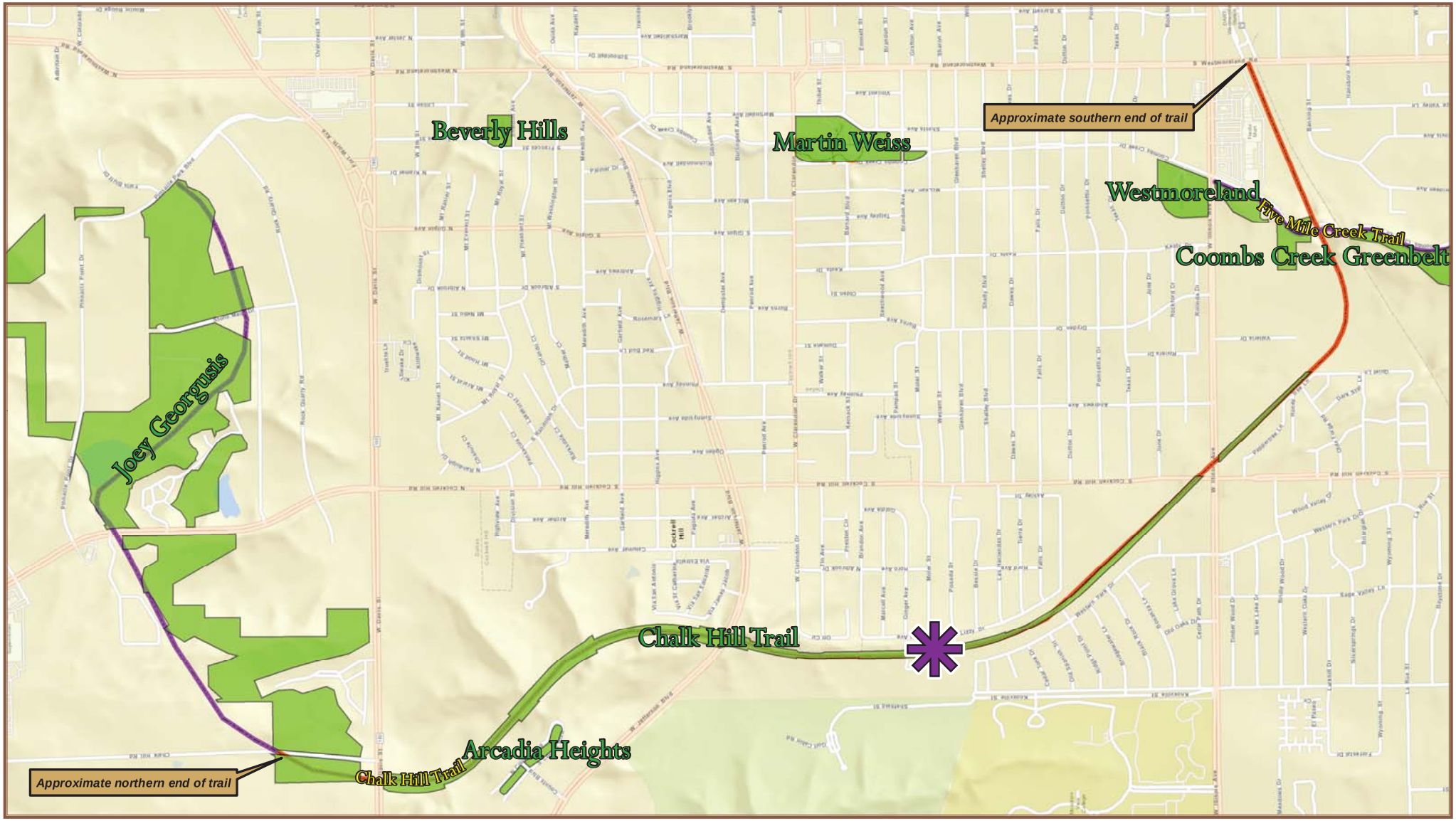
2006 Bond Funds - $320,000

Interlocal Agreement	$100,000
Amendment No. 1	$320,000
Total	$420,000

Council District	Amount
1	$32,000
3	$32,000
6	$256,000
Total	$320,000

MAP

Attached.



0 550 1,100 2,200 3,300 Feet

November 3, 2016

Chalk Hill Trail
(Chalk Hill Rd to S. Westmoreland Rd)

Mapsco
52 C,G,H,L, M,Q,R,V
53 S,T

District
1,3,6

December 14, 2016

WHEREAS, the Chapter 791 of the Texas Government Code and Texas Transportation Code Article 251 provides authorization for local governments to contract with each other for the performance of governmental functions and services, and joint funding of transportation projects; and

WHEREAS, on June 25, 2014, Resolution No. 14-1004 authorized an Interlocal Agreement with Dallas County for the development of Chalk Hill Trail from Chalk Hill Road to South Westmoreland Road in an amount not to exceed $100,000 (Court Order 2014-0354); and

WHEREAS, upon completion of construction and acceptance of the project by the Director of Park and Recreation, the City of Dallas shall take ownership and be responsible for operating and maintaining the project as a public recreational facility for no less than twenty-five years after consummation of the Agreement by both parties; and

WHEREAS, it is now necessary to amend the Interlocal Agreement for the development of Chalk Hill Trail to increase the City's financial commitment to environmental work and remediation as required by the Voluntary Cleanup Program (VCP) with the Texas Commission on Environmental Quality for closure before construction can begin.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to enter into Amendment No. 1 to the Interlocal Agreement with Dallas County for payment to Dallas County for the City's commitment to additional environmental costs not to exceed $320,000.00 as required by the VCP for closure before construction can begin, 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 agreement as follows:

(2006) Park and Recreation Facilities Improvement Fund Fund 7T00, Department PKR, Unit T038, Activity PKLA Object 3070, Program PK06T038, Commodity 92500 CT-PKR14019457, Vendor 014003	$120,000
(2006) Park and Recreation Facilities Improvement Fund Fund 2T00, Department PKR, Unit T038, Activity PKLA Object 3070, Program PK06T038, Commodity 92500 CT-PKR14019457, Vendor 014003	$200,000
Total not to exceed	$320,000

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

AGENDA ITEM # 35

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 45-L

SUBJECT

Authorize a public hearing to be held on January 11, 2017 to receive comments on the proposed use of a portion of parkland for an open space easement, totaling approximately 878.89 square feet of land at Federal Plaza located at 1900 Federal Street - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns approximately 7,290 square feet of land known as Federal Plaza located at 1900 Federal Street. The adjacent landowners, the Dalton Family, First Baptist Church, et al. located at 502 North St. Paul Street, are entering into a long term lease with Fortis Property Group, who desires to construct a new parking garage adjacent to the parkland to support the corporate headquarters relocation of Jacobs Engineering to downtown Dallas. Jacobs Engineering intends to relocate its corporate headquarters to the Harwood Center, owned by Fortis Property Group, however a condition of their relocation to the Harwood Center is the construction of a parking garage to support their operation. Due to the location and configuration of the parking garage, City building code requires that an open space easement be obtained from the adjacent landowner. The open space easement will be approximately 878.89 square feet and will be maintained as a non-building improvement area compatible with the adjacent parkland. The owners will pay the City fair market value for the open space easement based on an appraisal.

BACKGROUND (Continued)

In compliance with the law, the City has determined that there is a need for an open space easement, that no feasible and prudent alternative exists, and that all reasonable care has been taken so as to not damage the remainder of the park property and to mitigate any disruption of park services.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of parkland.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

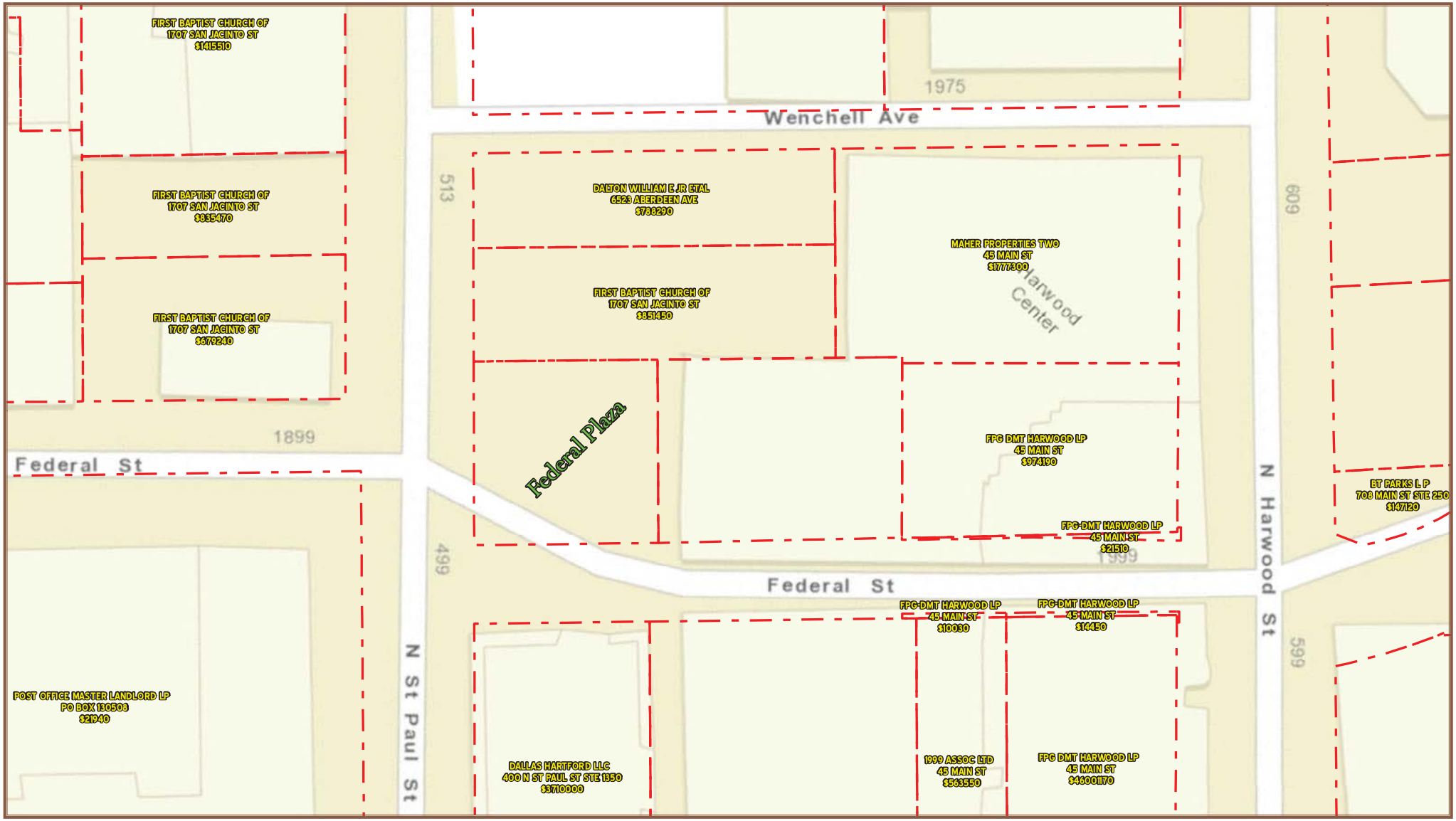
On November 17, 2016, the Park and Recreation Board authorized the public hearing.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



0 20 40 80 120 Feet

M 2, 2016

Federal Plaza
(1900 Federal St)

Mapsco
45 L

District
14

December 14, 2016

WHEREAS, the City of Dallas owns land in Dallas known as Federal Plaza, located at 1900 Federal Street, which has been maintained as parkland since 1980; and

WHEREAS, the Dalton Family, First Baptist Church, et al. has requested the use of 878.89 square feet of land as an open space easement, as required by City code for the configuration and construction of a parking garage adjacent to Federal Plaza, as described in Exhibit A, attached hereto and made a part hereof, because the use of this parkland is necessary to accomplish the purpose, and the Park and Recreation Board of the City of Dallas is agreeable to providing the property for this use; and

WHEREAS, in consideration for this use by easement, the Dalton Family, First Baptist Church, et al. will pay the fair market value of this easement, as determined by an appraisal; and

WHEREAS, the Texas Parks and Wildlife Code, Chapter 26 (Section 26.001 through 26.004), requires that before a municipality may approve any program or project that requires the use or taking of any public land designated and used as parkland, the governing body of such public municipality must determine that there is no feasible and prudent alternative to the use or taking of such land, and that the program or project includes all reasonable planning to minimize harm to the remainder of the park; and

WHEREAS, prior to making this determination, notice must be given and a public hearing be held relative to the proposed change of park use; and

WHEREAS, the City Council desires to give notice and hold such hearing in accordance with the law with respect to the utilization of Federal Plaza.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Park and Recreation Department is hereby authorized and directed to advertise in writing of such proposed use of the park property by delivering a notice for publishing to the official newspaper to be advertised once each week for three consecutive weeks, the last publication to be not less than one week nor more than two weeks before the date of the hearing, which shall be held in the City Council Chambers on January 11, 2017.

SECTION 2. That the approval of the aforementioned project by the City Council, at the close of said hearing, shall be construed as making the proper findings as to the use, taking, and conveyance of parkland, consistent with the Texas Parks and Wildlife Code and the Texas Local Government Code.

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

PROPERTY SEPARATION EASEMENT

CITY BLOCK 2/243
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 878.89 square foot (0.020 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, City Block 2/243, Official City of Dallas Block Numbers and being a part of that certain tract of land as described in a warranty deed to the City of Dallas, and recorded in Volume 77171, Page 2952, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a "X" found for corner, said corner being in the Northeast right of way line of N. St. Paul Street (60 foot right of way) and being the South corner of that tract of land conveyed to First Baptist Church of Dallas, Texas, a non-profit Corporation, by deed recorded in Instrument Number 200600196306, Official Public Records, Dallas County, Texas and the West corner of said City of Dallas tract;

THENCE North 44 degrees 36 minutes 35 seconds East, along the Southeast line of said First Baptist Church tract and along the Northwest line of said City of Dallas tract, and being the West corner of that tract of land conveyed to St. Paul Holdings, LP, a Texas Limited Partnership, by deed recorded in Instrument Number 201200376535, Official Public Records, Dallas County, Texas, a distance of 87.86 feet to a PK nail found for corner;

THENCE South 45 degrees 20 minutes 17 seconds East, along the Southwest line of said St Paul Holdings tract, a distance of 10.00 feet to a 1/2" inch iron rod set for corner;

THENCE South 44 degrees 36 minutes 35 seconds West, a distance of 87.92 feet to a "X" set for corner; said "X" being in the Northeast right of way line of said N. St. Paul Street right of way line;

THENCE North 45 degrees 00 minutes 00 seconds West, along said Northeast right of way line, a distance of 10.00 feet to the POINT OF BEGINNING and containing 878.89 square feet or 0.020 acres of land.



REVIEWED BY: _____
DATE: _____

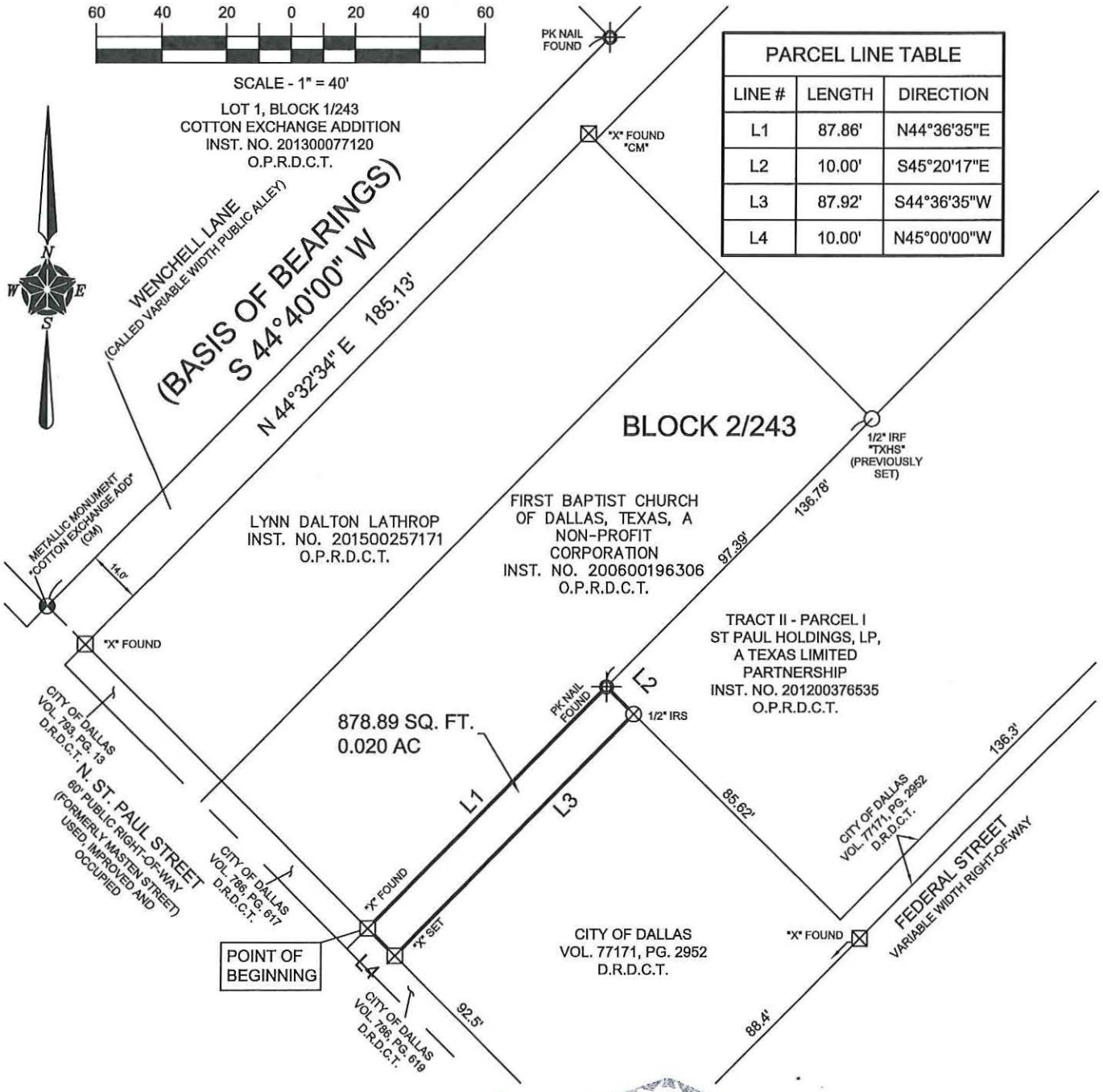
TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

BEARINGS ARE BASED ON THE NORTHWEST LINE OF WENCHELL LANE PER PLAT OF COTTON EXCHANGE ADDITION, LOT 1, CITY BLOCK 1/243 (N44°40'00"E)

JOB #: 1603982-01
DATE: 11/15/2016
PAGE: 1 OF 2
SCALE: 1" - 40'
DRAWN BY: BM

PROPERTY SEPARATION EASEMENT

CITY BLOCK 2/243
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	87.86'	N44°36'35"E
L2	10.00'	S45°20'17"E
L3	87.92'	S44°36'35"W
L4	10.00'	N45°00'00"W

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
"X" FND.	X FOUND IN CONCRETE
SQ.FT	SQUARE FEET
D.R.D.C.T	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"

STATE OF TEXAS
REGISTERED
GARY E. JOHNSON
5299
PROFESSIONAL
LAND SURVEYOR

BEARINGS ARE BASED ON THE NORTHWEST LINE OF WENCHELL LANE PER PLAT OF COTTON EXCHANGE ADDITION, LOT 1, CITY BLOCK 1/243 (N44°40'00"E)

REVIEWED BY: _____
DATE: _____

TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

JOB #: 1603982-01
DATE: 11/15/2016
PAGE: 2 OF 2
SCALE: 1" - 40'
DRAWN BY: BM

AGENDA ITEM # 36

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 44R

SUBJECT

An ordinance abandoning a sanitary sewer easement and a water easement to West Commerce Investments LLC, the abutting owner, containing a total of approximately 1,555 square feet of land, located near the intersection of Commerce and Beatrice Streets - Revenue: $5,400, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a sanitary sewer easement and a water easement to West Commerce Investments LLC, the abutting owner. The area will be included with the property of the abutting owner for the construction of a multi-family development. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on December 5, 2016.

FISCAL INFORMATION

Revenue: $5,400, plus the $20 ordinance publication fee

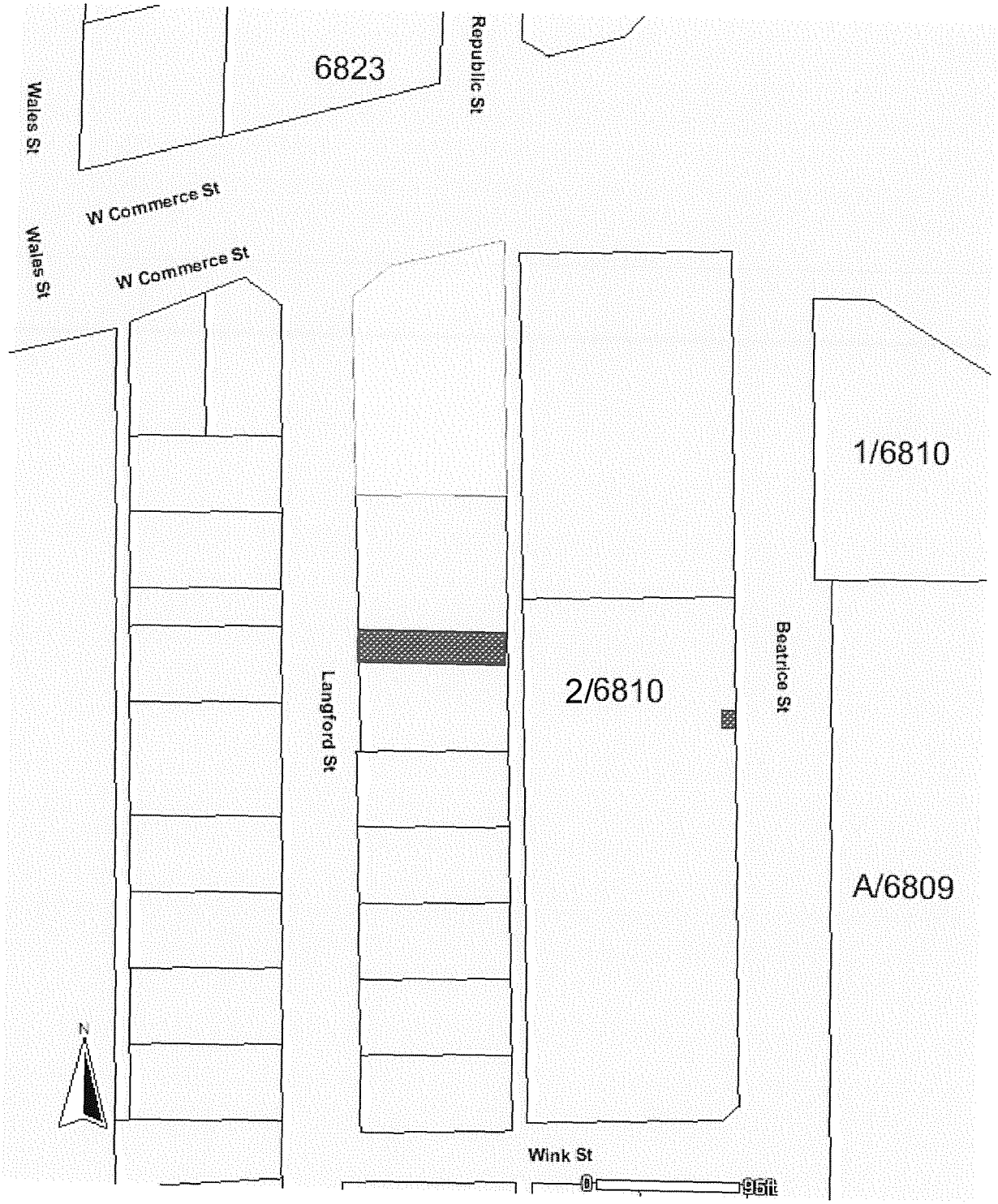
OWNER

West Commerce Investments LLC

Reid Beucler, Manager

MAP

Attached



Abandonment Areas:

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a sanitary sewer easement and a water easement, located in City Block 2/6810 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to West Commerce Investments LLC; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of a new easement, if needed, to the City of Dallas and the relocation of existing facilities; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

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

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

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

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

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 ($5,400.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Sections 8 and 9, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tracts or parcels of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

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

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

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

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

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

References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said easements shall not become effective until and unless: (i) the existing installations and facilities are relocated, at **GRANTEE's** expense, to the new easement, if needed, to be provided by **GRANTEE** and acceptable to the Director of Department of Sustainable Development and Construction, as is hereinafter provided; and (ii) plans for the construction and relocation of installations within the new easement are approved by the Director of Department of Sustainable Development and Construction; and (iii) said construction and relocation of installations are completed, approved and accepted in writing by the Director of Department of Sustainable Development and Construction. 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 10. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

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

APPROVED AS TO FORM:
LARRY E. CASTO
City Attorney

BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY _____
Assistant Director

Passed _____.

BEING a 1,455 square foot tract of land situated in the William P. Overton Survey, Abstract No. 1106, City of Dallas, Dallas County, Texas; and being part of Lot 3A, Block 2/6810, Commerce-Langford Addition, an addition to the City of Dallas according to the plat recorded in Volume 94223, Page 4821 of the Deed Records of Dallas County, Texas; and being part of a 0.949 acre tract of land described in Special Warranty Deed to West Commerce Investments, LLC recorded in Instrument Number 201600049840 of the Official Public Records of Dallas County, Texas; and being all of the 15-foot wide Sanitary Sewer Easement dedicated by said Commerce-Langford Addition; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the northwest corner of Lot 2A of the Commerce-Langford Addition, an addition to the City of Dallas according to the plat recorded in Volume 94223, Page 4821 of the Deed Records of Dallas County, Texas, and the northwest corner of a called 0.342 acre tract of land described in Special Warranty Deed to West Commerce Investments, LLC recorded in Instrument No. 201600049839 of the Official Public Records of Dallas County, Texas, being in the southeast line of Tract No. I, a called 173 square feet tract of land described in the matter of the State of Texas and County of Dallas VS Southwestern Land and Loan Company, John M. Stemmons, L.S. Stemmons, and Eliabeth Storey Stemmons, Harry Hargett and H.E. Raines, and Oak Cliff Bank & Trust Company, referenced in Cause No. 83785-A, as recorded in Volume 43, Page 14 of the Dallas County Court at Law No. 1 Records, and being in the south end of a right-of-way corner clip at the intersection of the current east right-of-way line of Langford Street (a variable width right-of-way, Vol. 119, Pg. 496 and Vol. 94223, Pg. 4821), and the current south right-of-way line of W. Commerce Street (a variable width right-of-way, Vol. 2613, Pg. 102 and Vol. 43, Pg. 14), formerly State Highway 1;

THENCE with said current east right-of-way line of Langford Street, the west line of said 0.342 acre tract, the west line of said 0.949 acre tract, and the west line of said Commerce-Langford Addition, South 1°03'51" East, a distance of 227.17 feet to the northwest corner of said 15-foot wide Sanitary Sewer Easement and being the **POINT OF BEGINNING**;

THENCE departing said current east right-of-way line of Langford Street, the west line of said 0.949 acre tract, and the west line of said Commerce-Langford Addition, and with the north line of said 15-foot wide Sanitary Sewer Easement, North 89°08'12" East, a distance of 97.00 feet to the northeast corner of said 15-foot wide Sanitary Sewer Easement, and being in the west line of a 10-foot wide public alley created by the revised map of the partial subdivision of A.P. Langston's Homestead, a subdivision of record as recorded in Volume 119, Page 496 of the Map Records of Dallas County, Texas, the east line of said 0.949 acre tract, and the east line of said Lot 3A;

THENCE with said west line of the 10-foot wide public alley,the east line of said 0.949 acre tract, the east line of said Lot 3A, and the east line of said 15-foot wide Sanitary Sewer Easement, South 1°03'51" East, a distance of 15.00 feet to the southeast corner of said 15-foot wide Sanitary Sewer Easement;

(For SPRG use only)
Reviewed By: David Scott
Date: 10.9.16
SPRG NO: 3702

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REGISTERED PROFESSIONAL
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PH. 972-770-1300
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STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
9-15-16

SANITARY SEWER EASEMENT
ABANDONMENT
PART OF LOT 3A, BLOCK 2/6810
COMMERCE - LANGFORD ADDITION
WILLIAM P. OVERTON SURVEY
ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD	DAB	JAN. 2016	064484300	1 OF 3

THENCE departing said west line of the 10-foot wide public alley, the east line of said 0.949 acre tract, and the east line of said Lot 3A, and with the south line of said 15-foot wide Sanitary Sewer Easement, South 89°08'12" West, a distance of 97.00 feet to the southwest corner of said 15-foot wide Sanitary Sewer Easement, being in said current east right-of-way line of Langford Street, the west line of said 0.949 acre tract, and the west line of said Lot 3A; from said point a 5/8-inch iron rod with "KHA" cap found for the southwest corner of said Lot 3A, and being in the north line of Lot 14, Block 2/6810 of said A.P. Langston's Homestead bears South 1°03'51" East, a distance of 56.42 feet;

THENCE with said current east right-of-way line of Langford Street, the west line of said 0.949 acre tract and Lot 3A, and the west line of said 15-foot wide Sanitary Sewer Easement, North 1°03'51" West, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 1,455 square feet or 0.033 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011).

(For SPRG use only)
Reviewed By: David Scott
Date: 10.9.16
SPRG NO: 3702

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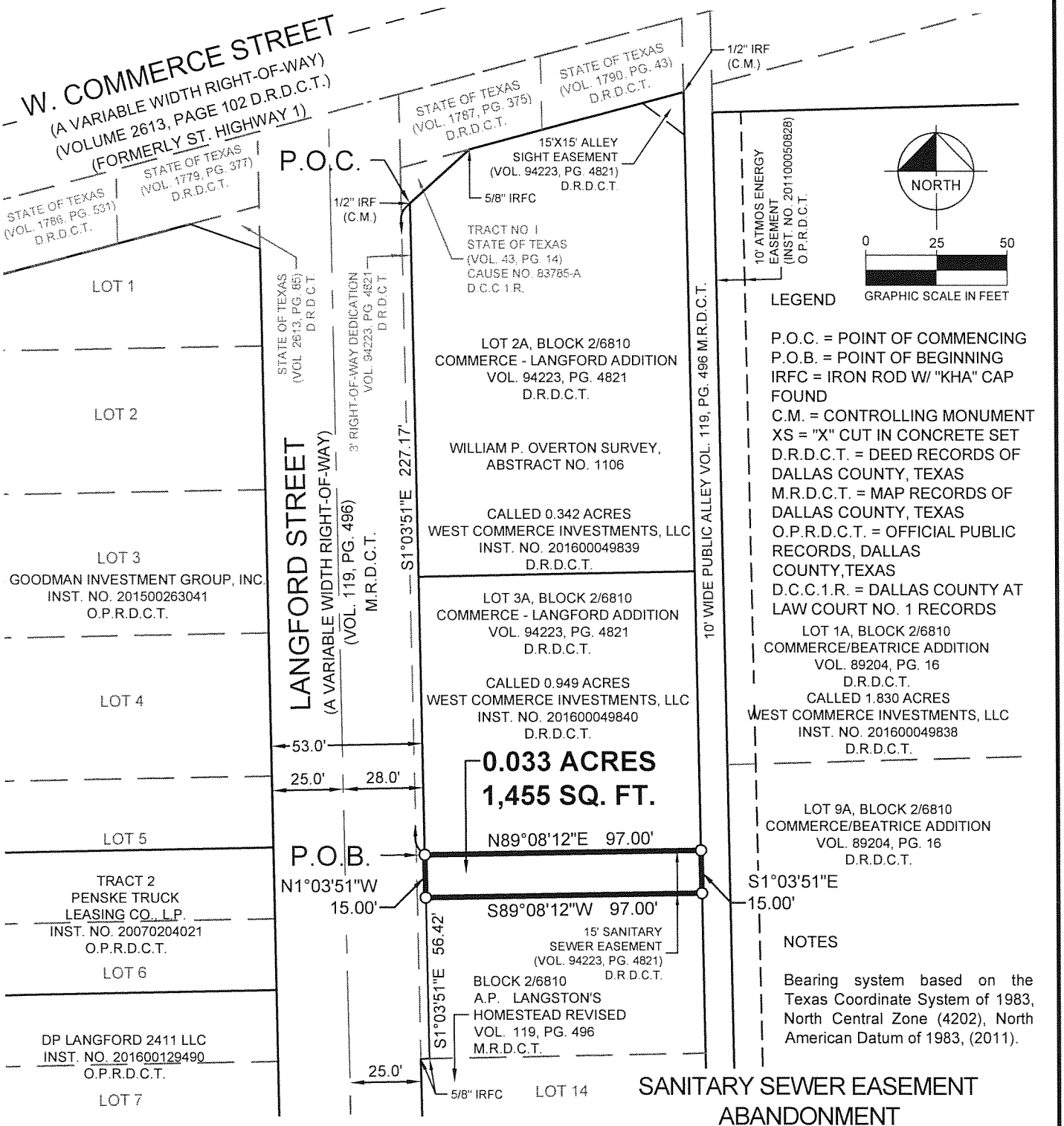
STATE OF TEXAS
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LAND SURVEYOR
9-15-16

SANITARY SEWER EASEMENT
ABANDONMENT
PART OF LOT 3A, BLOCK 2/6810
COMMERCE - LANGFORD ADDITION
WILLIAM P. OVERTON SURVEY
ABSTRACT NO. 1106
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N/A	JAD	DAB	JAN. 2016	064484300	2 OF 3

EXHIBIT A-TRACT 1



LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/ "KHA" CAP FOUND
C.M. = CONTROLLING MONUMENT
XS = "X" CUT IN CONCRETE SET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY,TEXAS
D.C.C.1.R. = DALLAS COUNTY AT LAW COURT NO. 1 RECORDS

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011).

(For SPRG use only)
Reviewed By: David Scott
Date: 10.9.16
SPRG NO: 3702

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SANITARY SEWER EASEMENT ABANDONMENT
PART OF LOT 3A, BLOCK 2/6810 COMMERCE - LANGFORD ADDITION
WILLIAM P. OVERTON SURVEY ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JAD	DAB	JAN. 2016	064484300	3 OF 3

EXHIBIT A-TRACT 2

BEING a 100 square foot tract of land situated in the William P. Overton Survey, Abstract No. 1106, City of Dallas, Dallas County, Texas; and being part of Lot 9A, Block 2/6810, Commerce/Beatrice Addition, an addition to the City of Dallas according to the plat recorded in Volume 89204, Page 16 of said Deed Records; and being part of a 1.830 acre tract of land described in Special Warranty Deed to West Commerce Investments, LLC recorded in Instrument Number 201600049838 of the Official Public Records of Dallas County, Texas; and being all of a 10'x10' Water Easement dedicated by said Commerce/Beatrice Addition; and being more particularly described as follows:

COMMENCING at a "X" cut in concrete found for the northeast corner of Lot 1A, Block 2/6810, Commerce/Beatrice Addition, an addition to the City of Dallas according to the plat recorded in Volume 89204, Page 16 of the Deed Records of Dallas County, Texas, and the northeast corner of said 1.830 acre tract, being in the south line of said Tract No. II, and being at the intersection of the current south right-of-way line of W. Commerce Street (a variable width right-of-way, Vol. 2613, Pg. 102 and Vol. 43, Pg. 14), formerly State Highway 1, and the current west right-of-way line of Beatrice Street (a variable width right-of-way, 53 feet wide at this point, Vol. 119, Pg. 496 and Vol. 89204, Pg. 16);

THENCE with said current west right-of-way line of Beatrice Street, the east line of said Commerce/Beatrice Addition, and the east line of said 1.830 acre tract, South 1°03'51" East, a distance of 312.25 feet to the northeast corner of said Water Easement and being the **POINT OF BEGINNING**;

THENCE continuing with said current west right-of-way line of Beatrice Street, the east line of said Lot 9A, and the east line of said 1.830 acre tract, and the east line of said Water Easement, South 1°03'51" East, a distance of 10.00 feet to the southwest corner of said Water Easement; from said point a 1/2-inch iron rod with "PRECISE" cap found at the north end of a right-of-way corner clip at the intersection of said west right-of-way line of Beatrice Street and the north right-of-way line of Wink Street (a variable width right-of-way) bears South 1°03'51" East, a distance of 239.50 feet;

THENCE departing said current west right-of-way line of Beatrice Street, the east line of said Lot 9A, and the east line of said 1.830 acre tract, with the south line of said Water Easement, South 88°56'09" West, a distance of 10.00 feet to the southwest corner of said Water Easement;

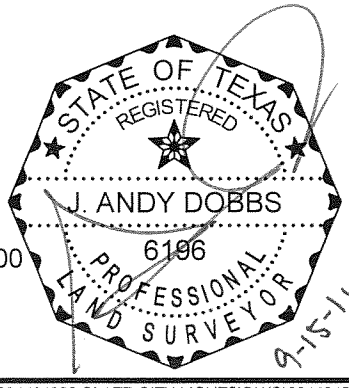
THENCE with the west line of said Water Easement, North 1°03'51" West, a distance of 10.00 feet to the northwest corner of said Water Easement;

THENCE with the north line of said Water Easement, North 88°56'09" East, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 100 square feet or 0.002 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011).

(For SPRG use only)
Reviewed By: David Scott
Date: 10.9.16
SPRG NO: 3703

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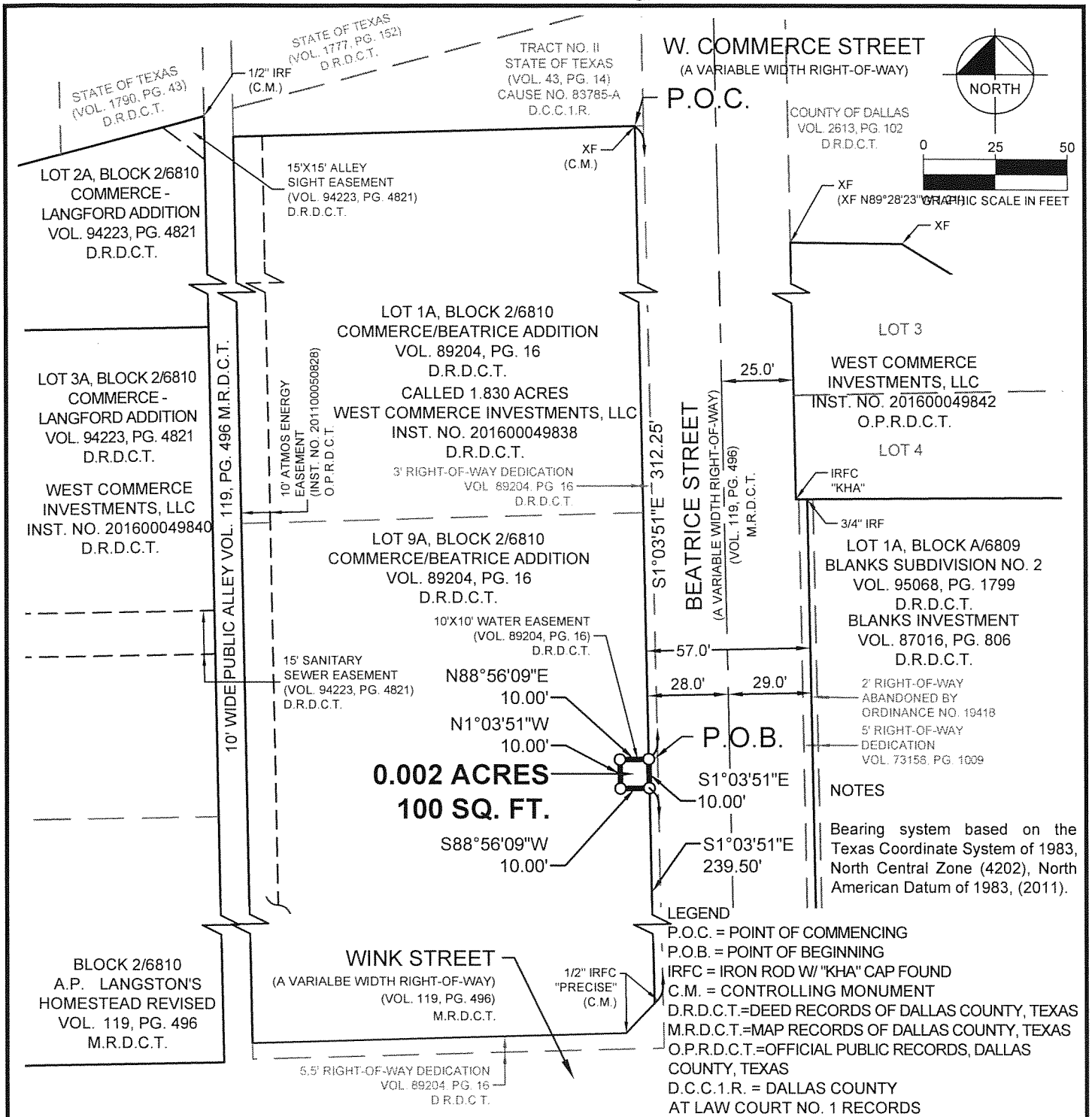


WATER EASEMENT ABANDONMENT
PART OF LOT 9A, BLOCK 2/6810
COMMERCE /BEATRICE ADDITION
WILLIAM P. OVERTON SURVEY
ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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N/A	JAD	DAB	JAN. 2016	064484300	1 OF 2

EXHIBIT A-TRACT 2



WATER EASEMENT ABANDONMENT
PART OF LOT 9A, BLOCK 2/6810
COMMERCE /BEATRICE ADDITION
WILLIAM P. OVERTON SURVEY
ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: David Scott
Date: 10.9.16
SPRG NO: 3703

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JAD	DAB	JAN. 2016	064484300	2 OF 2

AGENDA ITEM # 37

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 34U

SUBJECT

An ordinance abandoning two sanitary sewer easements and one floodway easement to Platinum Storage Maple, LLC, the abutting owner, containing a total of approximately 11,722 square feet of land, located near the intersection of Maple Avenue and Butler Street, and providing for the dedication of approximately 10,147 square feet for a needed drainage, water, wastewater and detention area easement - Revenue: $24,334, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of two sanitary sewer easements and one floodway easement to Platinum Storage Maple, LLC, the abutting owner. The area will be included with the property of the abutting owner for the new construction of two storage facilities. The owner will dedicate approximately 10,147 square feet for a needed drainage, water, wastewater and detentition area easement. The abandonment fee is based on Dallas Central Appraisal District values.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on December 5, 2016.

FISCAL INFORMATION

Revenue: $24,334, plus the $20 ordinance publication fee

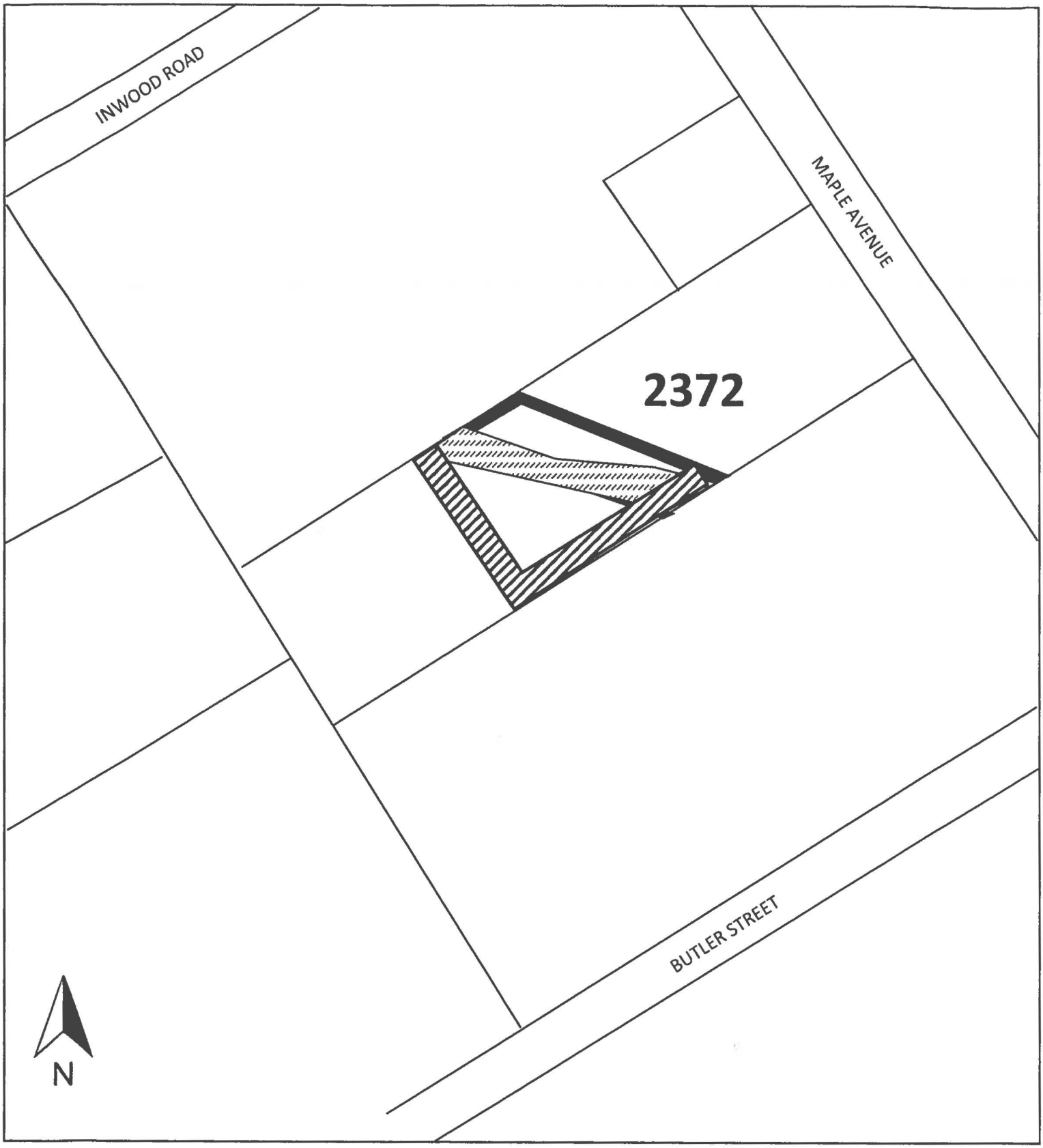
OWNER

Platinum Storage Maple, LLC

Shawn Valk, Manager

MAP

Attached



ABANDONMENT AREAS

SANITARY SEWER EASEMENTS

FLOODWAY EASEMENT

DEDICATION AREA

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of two sanitary sewer easements and one floodway easement, located in City Block 2372 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Platinum Storage Maple, LLC; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of a new easement to the City of Dallas and the relocation of existing facilities; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

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

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

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

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

SECTION 2. That for and in monetary consideration of the sum of **TWENTY FOUR THOUSAND THREE HUNDRED THIRTY FOUR AND NO/100 ($24,334.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, and 10, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tracts or parcels of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

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

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

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

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

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

SECTION 9. That this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said two sanitary sewer easements shall not become effective until and unless: (i) the existing installations and facilities are relocated, at **GRANTEE's** expense, to the new sanitary sewer easement, to be provided by **GRANTEE** and acceptable to the Director of Department of Sustainable Development and Construction, as is hereinafter provided; and (ii) plans for the construction and relocation of installations within the new easement are approved by the Director of Department of Sustainable Development and Construction; and (iii) said construction and relocation of installations are completed, approved and accepted in writing by the Director of Department of Sustainable Development and Construction. **GRANTEE** will grant the new easement at no cost consideration to the City and 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 10. That as a condition of this abandonment and relinquishment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of adjoining properties within one year after passage of this ordinance showing the dedication of not less than 10,147 square feet for a 30-feet Drainage, Water, Wastewater and Detention Area easement in City Block 2372, a description of which is attached hereto and made a part hereof as Exhibit B, satisfactory to the Director of Department of Sustainable Development and Construction. This final plat shall be recorded by **GRANTEE** in the Deed Records of Dallas County, Texas after its approval by the City Plan Commission of the City of Dallas. Failure to record a final replat in accordance with the terms of this section shall render this ordinance null and void, and of no further effect. Further, the final replat shall be filed with the Department of Sustainable Development and Construction of the City of Dallas before a certified copy of this ordinance shall be delivered to **GRANTEE**.

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

Upon receipt of the monetary consideration set forth in Section 2 and the recording of the final replat as set forth in Section 10, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. 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:
LARRY E. CASTO
City Attorney

BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

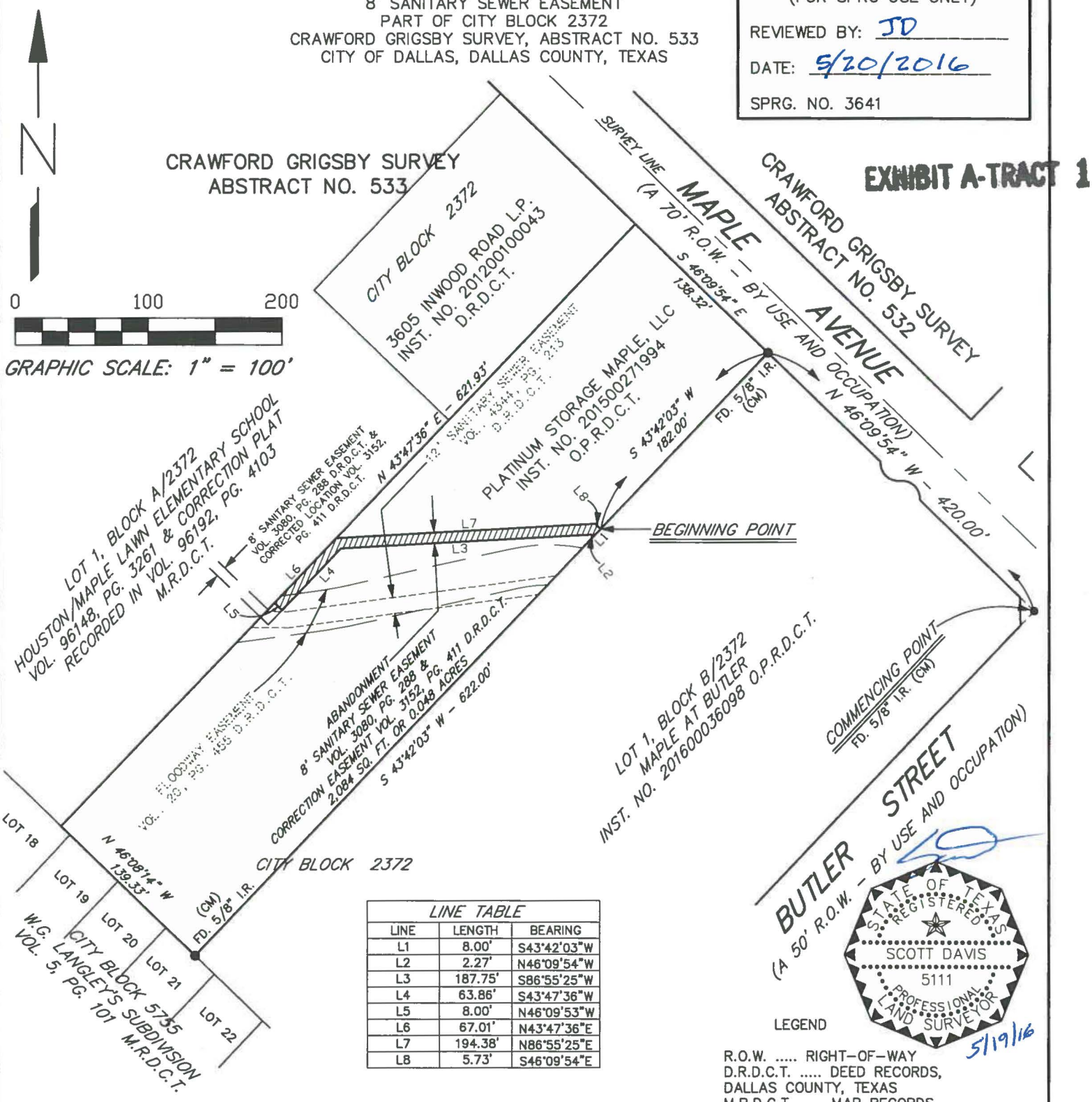
BY _____
Assistant Director

Passed _____.

ABANDONMENT
8' SANITARY SEWER EASEMENT
PART OF CITY BLOCK 2372
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)
REVIEWED BY: JD
DATE: 5/20/2016
SPRG. NO. 3641

EXHIBIT A-TRACT 1



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.00'	S43°42'03"W
L2	2.27'	N46°09'54"W
L3	187.75'	S86°55'25"W
L4	63.86'	S43°47'36"W
L5	8.00'	N46°09'53"W
L6	67.01'	N43°47'36"E
L7	194.38'	N86°55'25"E
L8	5.73'	S46°09'54"E

STATE OF TEXAS
REGISTERED
SCOTT DAVIS
5111
PROFESSIONAL LAND SURVEYOR
5/19/16

LEGEND

R.O.W. ..... RIGHT-OF-WAY
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
VOL. ..... VOLUME
PG. ..... PAGE
FD. ..... FOUND
SQ. ..... SQUARE
FT. ..... FEET
(CM) ..... CONTROLLING MONUMENT
I.R. ..... IRON ROD

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1986).

dlsci@sbcglobal.net

DATE: 2/11/16

JOB NO. 15024B-1

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569

ABANDONMENT
8' SANITARY SEWER EASEMENT
PART OF CITY BLOCK 2372
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 1

BEING 2,084 square feet of part of City Block 2372, situated in the Crawford Grigsby Survey, Abstract No. 533, in the City of Dallas, Dallas County, Texas and being part of that same tract of land described in Special Warranty Deed with Vendor's Lien to Platinum Storage Maple, LLC, recorded in Instrument Number 201500271994 of the Official Public Records of Dallas County, Texas; said 2,084 square foot tract being part of a Sanitary Sewer Easement created by that same document recorded in Volume 3080, Page 288 and by Correction Easement, recorded in Volume 3152, Page 411 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

COMMENCING at a 5/8" iron rod found at the present intersection of the northwest R.O.W. line of Butler Street (a 50' R.O.W.) with the southwest R.O.W. line of Maple Avenue (a 70' R.O.W.); THENCE N 46°09'54" W, 420.00' along the southwest line of Maple Avenue to a 5/8" iron rod found at the east corner of the above mentioned Platinum Storage Maple, LLC property; THENCE S 43°42'03" W, 182.00' along the southeast line of Platinum Storage Maple, LLC property to the Point of Beginning;

THENCE S 43°42'03" W, 8.00' along the southeast line of Platinum Storage Maple, LLC property to a point for corner;

THENCE N 46°09'54" W, 2.27' to a point for corner;

THENCE S 86°55'25" W, 187.75' to a point for corner;

THENCE S 43°47'36" W, 63.86' to a point for corner;

THENCE N 46°09'53" W, 8.00' to a point for corner in the northwest line of Platinum Storage Maple, LLC property;

THENCE N 43°47'36" E, 67.01' along the northwest line of Platinum Storage Maple, LLC property to a point for corner;

THENCE N 86°55'25" E, 194.38' to a point for corner;

THENCE S 46°09'54" E, 5.73' to the Point of Beginning and containing 2,084 square feet or 0.048 acres of land.



5/19/16

Scott Davis, Registered Professional Land Surveyor No. 5111

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1986).

dlsci@sbcglobal.net

DATE: 2/11/16

JOB NO. 15024B-1

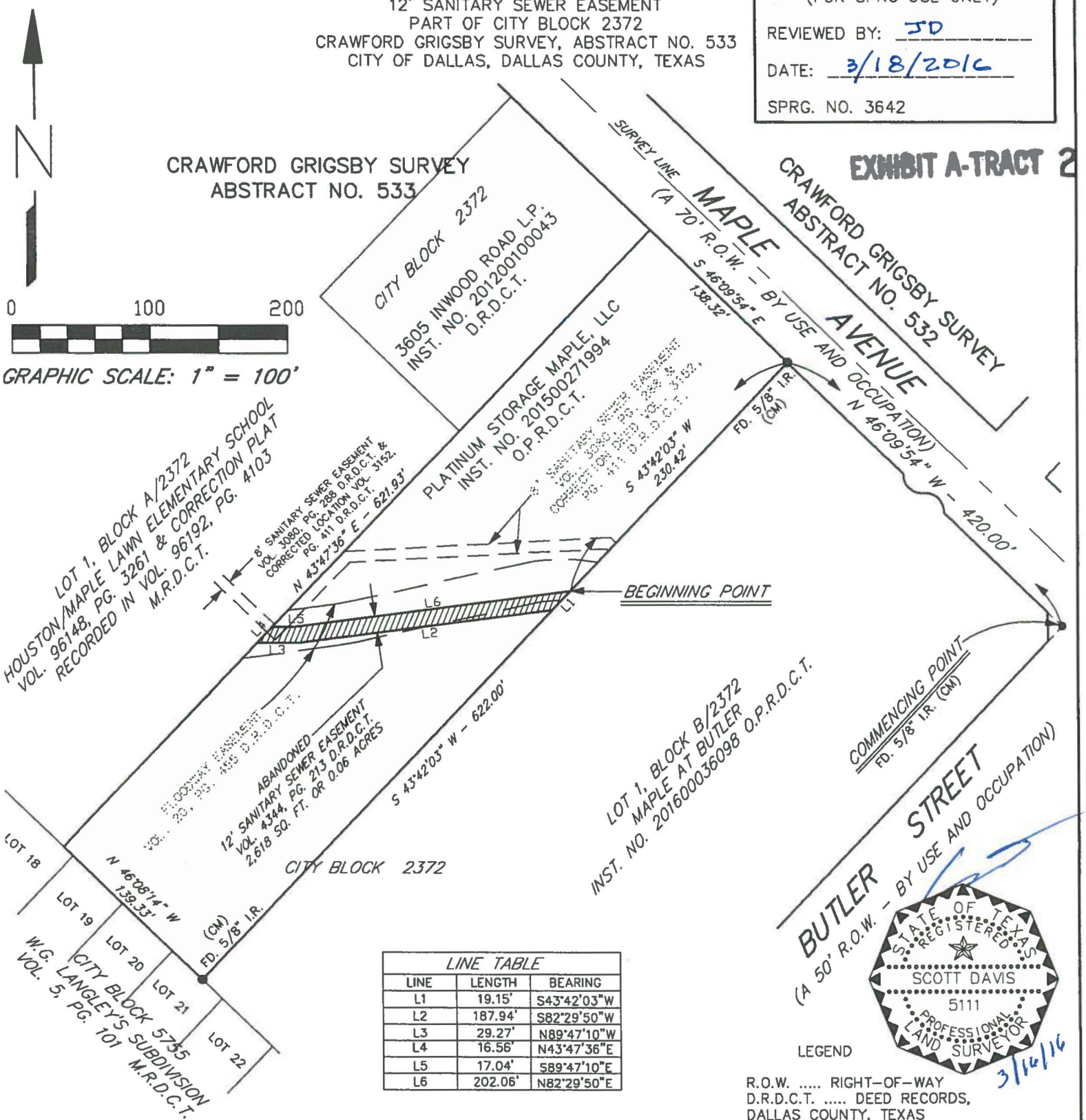
DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569

(FOR SPRG USE ONLY)
REVIEWED BY: JD
DATE: 5/20/2016
SPRG. NO. 3641

ABANDONMENT
12' SANITARY SEWER EASEMENT
PART OF CITY BLOCK 2372
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)
REVIEWED BY: JD
DATE: 3/18/2016
SPRG. NO. 3642

EXHIBIT A-TRACT 2



LINE TABLE		
LINE	LENGTH	BEARING
L1	19.15'	S43°42'03"W
L2	187.94'	S82°29'50"W
L3	29.27'	N89°47'10"W
L4	16.56'	N43°47'36"E
L5	17.04'	S89°47'10"E
L6	202.06'	N82°29'50"E

STATE OF TEXAS
REGISTERED
SCOTT DAVIS
5111
PROFESSIONAL
LAND SURVEYOR
3/16/16

LEGEND

R.O.W. ..... RIGHT-OF-WAY
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
VOL. ..... VOLUME
PG. ..... PAGE
FD. ..... FOUND
SQ. ..... SQUARE
FT. ..... FEET
(CM) ..... CONTROLLING MONUMENT
I.R. ..... IRON ROD

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1986).

dlsci@sbcglobal.net

DATE: 8/19/15

JOB NO. 15024B-2

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569

ABANDONMENT
12' SANITARY SEWER EASEMENT
PART OF CITY BLOCK 2372
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 2

BEING 2,618 square feet of part of City Block 2372, situated in the Crawford Grigsby Survey, Abstract No. 533, in the City of Dallas, Dallas County, Texas and being part of that same tract of land described in Special Warranty Deed with Vendor's Lien to Platinum Storage Maple, LLC, recorded in Instrument Number 201500271994 of the Official Public Records of Dallas County, Texas; said 2,618 square foot tract being all of a Sanitary Sewer Easement created by that same document recorded in Volume 4344, Page 213 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

COMMENCING at a 5/8" iron rod found at the present intersection of the northwest R.O.W. line of Butler Street (a 50' R.O.W.) with the southwest R.O.W. line of Maple Avenue (a 70' R.O.W.); THENCE N 46°09'54" W, 420.00' along the southwest line of Maple Avenue to a 5/8" iron rod found at the east corner of the above mentioned Platinum Storage Maple, LLC property; THENCE S 43°42'03" W, 230.42' along the southeast line of Platinum Storage Maple, LLC property to the Point of Beginning;

THENCE S 43°42'03" W, 19.15' along the southeast line of Platinum Storage Maple, LLC property to a point for corner;

THENCE S 82°29'50" W, 187.94' to a point for corner;

THENCE N 89°47'10" W, 29.27' to a point for corner in the northwest line of Platinum Storage Maple, LLC property;

THENCE N 43°47'36" E, 16.56' along the northwest line of Platinum Storage Maple, LLC property to a point for corner;

THENCE S 89°47'10" E, 17.04' to a point for corner;

THENCE N 82°29'50" E, 202.06' to the Point of Beginning and containing 2,618 square feet or 0.06 acres of land.

3/16/16

Scott Davis, Registered Professional Land Surveyor No. 5111



dlsci@sbcglobal.net

DATE: 8/19/15

JOB NO. 15024B-2

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1986).

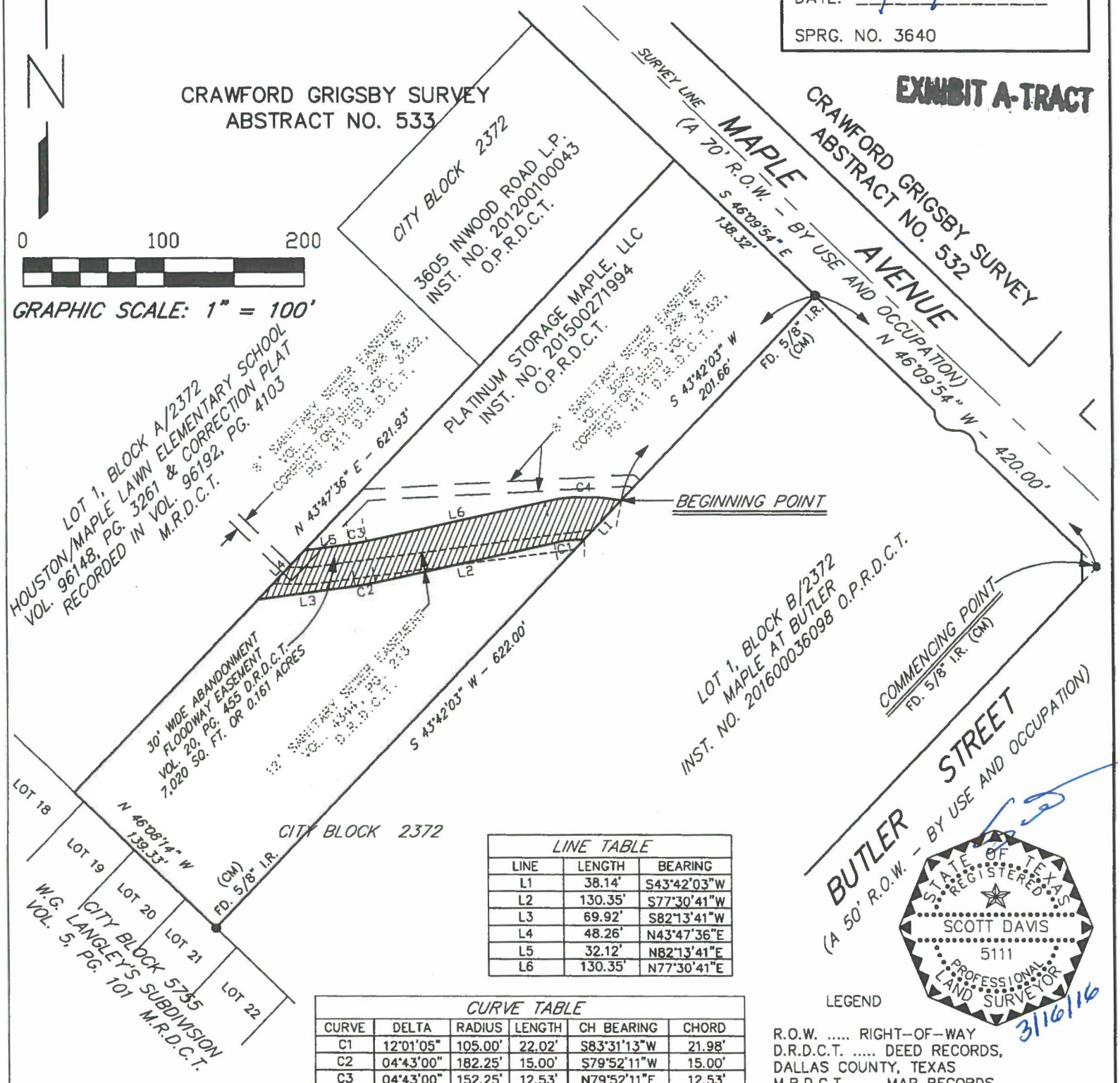
DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569

(FOR SPRG USE ONLY)
REVIEWED BY: JD
DATE: 3/18/2016
SPRG. NO. 3642

ABANDONMENT
FLOODWAY EASEMENT
PART OF CITY BLOCK 2372
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)
REVIEWED BY: JD
DATE: 3/18/2016
SPRG. NO. 3640

EXHIBIT A-TRACT



LINE TABLE		
LINE	LENGTH	BEARING
L1	38.14'	S43°42'03"W
L2	130.35'	S77°30'41"W
L3	69.92'	S82°13'41"W
L4	48.26'	N43°47'36"E
L5	32.12'	N82°13'41"E
L6	130.35'	N77°30'41"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH BEARING	CHORD
C1	12°01'05"	105.00'	22.02'	S83°31'13"W	21.98'
C2	04°43'00"	182.25'	15.00'	S79°52'11"W	15.00'
C3	04°43'00"	152.25'	12.53'	N79°52'11"E	12.53'
C4	23°22'20"	135.00'	55.07'	N89°11'51"E	54.69'

STATE OF TEXAS
REGISTERED
SCOTT DAVIS
5111
PROFESSIONAL LAND SURVEYOR
3/16/16

LEGEND

R.O.W. ..... RIGHT-OF-WAY
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
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VOL. ..... VOLUME
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(CM) ..... CONTROLLING MONUMENT
I.R. ..... IRON ROD

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1986).

dlsci@sbcglobal.net

DATE: 8/19/15

JOB NO. 15024B-3

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569

ABANDONMENT
FLOODWAY EASEMENT
PART OF CITY BLOCK 2372
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 3

BEING 7,020 square feet of part of City Block 2372, situated in the Crawford Grigsby Survey, Abstract No. 533, in the City of Dallas, Dallas County, Texas and being part of that same tract of land described in Special Warranty Deed with Vendor's Lien to Platinum Storage Maple, LLC, recorded in Instrument Number 201500271994 of the Official Public Records of Dallas County, Texas; said 7,020 square foot tract being all of a Floodway Easement created by that same document recorded in Volume 20, page 455 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

COMMENCING at a 5/8" iron rod found at the present intersection of the northwest R.O.W. line of Butler Street (a 50' R.O.W.) with the southwest R.O.W. line of Maple Avenue (a 70' R.O.W.); THENCE N 46°09'54" W, 420.00' along the southwest line of Maple Avenue to a 5/8" iron rod found at the east corner of the above mentioned Platinum Storage Maple, LLC property; THENCE S 43°42'03" W, 201.66' along the southeast line of Platinum Storage Maple, LLC property to the Point of Beginning;

THENCE S 43°42'03" W, 38.14' along the southeast line of Platinum Storage Maple, LLC property to a point for corner and the beginning of a curve to the left having a central angle of 12°01'05" and a radius of 105.00' (Chord Bearing S 83°31'13" W, 21.98');

THENCE around said curve to the left, a distance of 22.02' to a point for corner;

THENCE S 77°30'41" W, 130.35' to the beginning of a curve to the right having a central angle of 04°43'00" and a radius of 182.25' (Chord Bearing S 79°52'11" W, 15.00');

THENCE around said curve to the right, a distance of 15.00' to a point for corner;

THENCE S 82°13'41" W, 69.92' to a point for corner in the northwest line of Platinum Storage Maple, LLC property;

THENCE N 43°47'36" E, 48.26' along the northwest line of Platinum Storage Maple, LLC property to a point for corner;

THENCE N 82°13'41" E, 32.12' to a point for corner at the beginning of a curve to the left having a central angle of 04°43'00" and a radius of 152.25' (Chord Bearing N 79°52'11" E, 12.53');

THENCE around said curve to the left, a distance of 12.53' to a point for corner;

THENCE N 77°30'41" E, 130.35' to a point for corner at the beginning of a curve to the right having a central angle of 23°22'20" and a radius of 135.00' (Chord Bearing N 89°11'51" E, 54.69');

THENCE around said curve to the right, a distance of 55.07' to the Point of Beginning and containing 7,020 square feet or 0.161 acres of land.

3/16/16

Scott Davis, Registered Professional Land Surveyor No. 5111

STATE OF TEXAS
REGISTERED
SCOTT DAVIS
5111
PROFESSIONAL
LAND SURVEYOR

dlsci@sbcglobal.net

DATE: 8/19/15

JOB NO. 15024B-3

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1986).

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569

(FOR SPRG USE ONLY)
REVIEWED BY: JD
DATE: 3/18/2016
SPRG. NO. 3640

DRAINAGE, WATER, WASTEWATER & DETENTION AREA EASEMENT
BEING IN 2.2232 ACRES
CITY BLOCK 2372
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)
REVIEWED BY: JD
DATE: 10/19/2016
SPRG. NO. 3902

EXHIBIT B



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 43°42'03" W	211.10'
L2	N 46°12'24" W	138.99'
L3	N 43°47'36" E	35.00'
L4	S 46°12'24" E	108.93'
L5	N 43°42'03" E	176.12'
L6	S 46°09'54" E	30.00'

10/19/16

STATE OF TEXAS
REGISTERED
SCOTT DAVIS
5111
PROFESSIONAL LAND SURVEYOR

LEGEND

R.O.W. ..... RIGHT-OF-WAY
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
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FT. ..... FEET
(CM) ..... CONTROLLING MONUMENT
I.R. ..... IRON ROD

dlsci@sbcglobal.net

REVISED 10/19/16

DATE: 9/27/16

JOB NO. 15024C

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1986).

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569
FIRM REG. NO. 10009600

DRAINAGE, WATER, WASTEWATER & DETENTION AREA EASEMENT
BEING IN 2.2232 ACRES
CITY BLOCK 2372
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT B

BEING 10,147 square feet of part of City Block 2372, situated in the Crawford Grigsby Survey, Abstract No. 533, in the City of Dallas, Dallas County, Texas and being part of that same tract of land described in Special Warranty Deed with Vendor's Lien to Platinum Storage Maple, LLC, recorded in Instrument Number 201500271994 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

COMMENCING at a 5/8" iron rod found at the present intersection of the northwest R.O.W. line of Butler Street (a 50' R.O.W.) with the southwest R.O.W. line of Maple Avenue (a 70' R.O.W.); THENCE N 46°09'54" W, 420.00' along the southwest line of Maple Avenue to a 5/8" iron rod found at the east corner of the above mentioned Platinum Storage Maple, LLC property; THENCE S 43°42'03" W, 203.87' along the southeast line of Platinum Storage Maple, LLC property to 60d nail set at the Point of Beginning;

THENCE S 43°42'03" W, 211.10' along the southeast line of Platinum Storage Maple, LLC property to a 60d nail set for corner;

THENCE N 46°12'24" W, 138.99' over and across said Platinum Storage Maple, LLC property to a 60d nail set for corner in the northwest line of Platinum Storage Maple, LLC property;

THENCE N 43°47'36" E, 35.00' along the northwest line of Platinum Storage Maple, LLC property to a 60d nail set for corner;

THENCE S 46°12'24" E, 108.93' over and across said Platinum Storage Maple, LLC property to a 60d nail set for corner;

THENCE N 43°42'03" E, 176.12' over and across said Platinum Storage Maple, LLC property to a 60d nail set for corner;

THENCE S 46°09'54" E, 30.00' over and across said Platinum Storage Maple, LLC property to the Point of Beginning and containing 10,147 square feet or 0.233 acres of land.



10/19/16
Scott Davis, Registered Professional Land Surveyor No. 5111

dlsci@sbcglobal.net

REVISED 10/19/16

DATE: 9/27/16

JOB NO. 15024C

BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1986).

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569

(FOR SPRG USE ONLY)
REVIEWED BY: JD
DATE: 10/19/2016
SPRG. NO. 3902

FIRM REG. NO. 10009600

AGENDA ITEM # 38

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 23X Y

SUBJECT

An ordinance amending Ordinance No. 29383, amended by Ordinance No. 30094, previously approved on May 25, 2016, which abandoned a portion of Straightway Drive, located near the intersection of Northwest Highway and Straightway Drive, to Northwest Overlake, L.L.C. and Rizos Land Group Northwest Highway, LLC to extend the final replat from two years to 39 months and alter dedication requirements - Revenue: $5,400, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the amendment of Ordinance No. 29383, which abandoned a portion of Straightway Drive, amended by Ordinance No. 30094, previously approved on May 25, 2016, that extended final replat and dedication requirements from two years to 30 months to Northwest Overlake, L.L.C and Rizos Land Group Northwest Highway, LLC, the abutting owners.

This amendment will allow for the extension of the final replat from two years to 39 months and alter dedication requirements.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council approved Ordinance No. 29383.

On May 25, 2016, City Council approved Ordinance No. 30094.

Information about this item will be provided to the Economic Development Committee on December 5, 2016.

FISCAL INFORMATION

Revenue: $5,400, plus the $20 ordinance publication fee

OWNERS

Northwest Overlake, L.L.C.

Oxford Enterprises, Inc., Member

Anthony Swartz, President

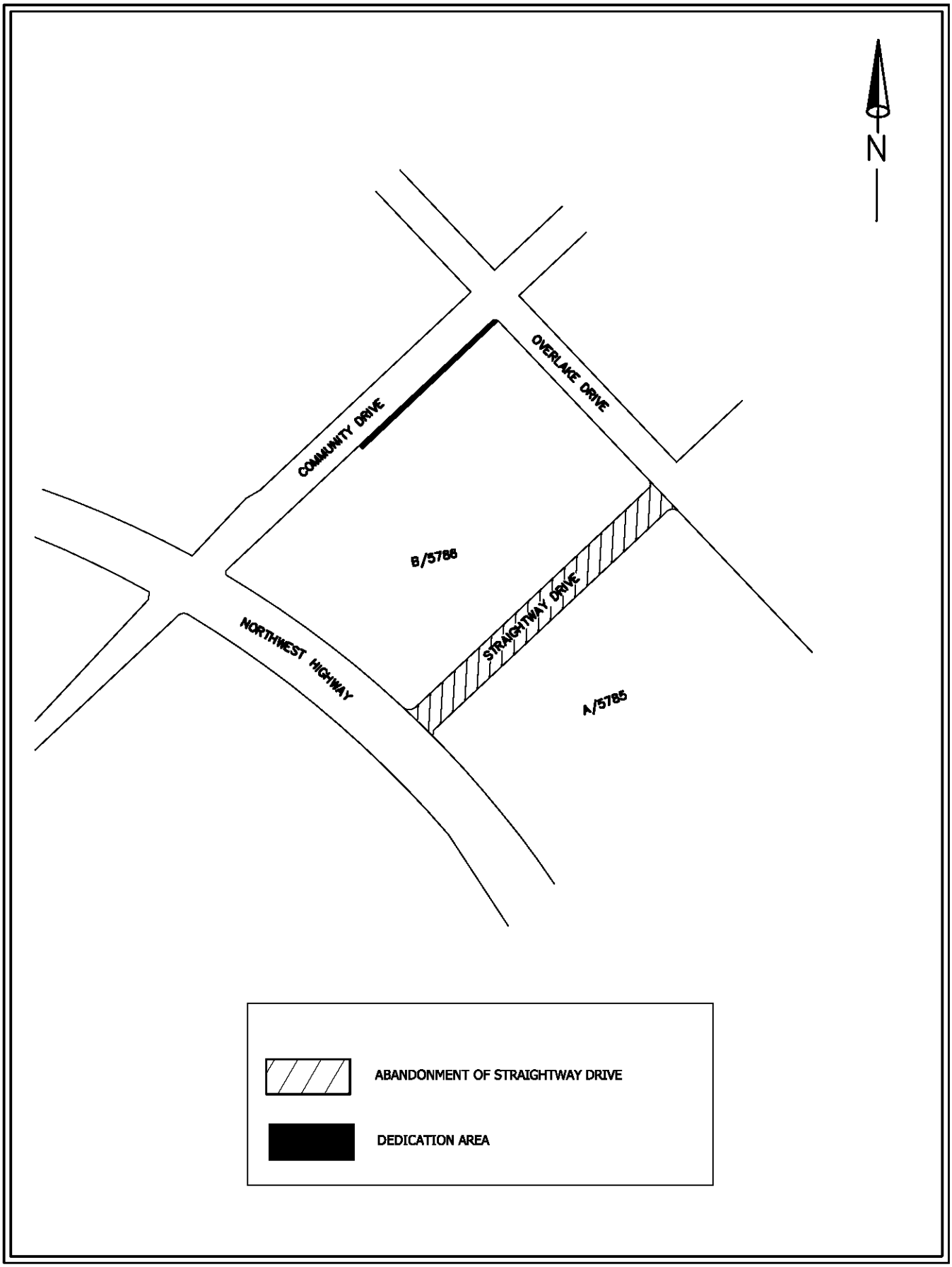
Rizos Land Group Northwest Highway, LLC

Olympic Pizza Inc., General Partner

Nick Rizos, President

MAP

Attached


N
COMMUNITY DRIVE
OVERLAKE DRIVE
B/5786
STRAIGHTWAY DRIVE
NORTHWEST HIGHWAY
A/5785
ABANDONMENT OF STRAIGHTWAY DRIVE
DEDICATION AREA

ORDINANCE NO. _____

An ordinance amending Ordinance No. 29383, as amended by Ordinance No. 30094, by deleting the one time extension, altering Section 9 thereof to extend the 30 month deadline to replat and dedicate needed easements, and altering Section 10 to clarify Grantee's obligations; providing for the altering of conditions of Section 9 as a part of the consideration for the quitclaim made herein; providing for consideration to be paid to the City of Dallas; providing for payment of the publication fee; providing a savings clause; and providing an effective date.

oooOooo

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

SECTION 1. That Ordinance No. 29383 adopted by the City Council of the City of Dallas on June 25, 2014, as amended by Ordinance No. 30094 adopted by City Council of the City of Dallas on May 25, 2016, be and the same is hereby amended by altering and amending Section 9:

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

A) Submit application for a preliminary plat within one year of the effective date of this ordinance and record a final replat of the adjoining properties within ~~two years~~ ~~30~~ 39 months of the effective date of this ordinance showing any dedication by easement made necessary as noted in Section 9B below and as shown in the replacement Exhibit C hereto attached. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area and the dedicated property are located, after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not be effective unless and until this dedication is completed and failure to record a final replat in accordance with the term of this section shall render this ordinance null and void and of no further effect. Further, the final replat shall be recorded in the official real property records of the county in which the

abandoned area is located before a certified copy of this ordinance shall be delivered to **GRANTEE**.

B) In conjunction with the preliminary plat submittal:

(i) Submit landscape and parkway plans acceptable to the Department of Sustainable Development and Construction, Building Inspection Division and Engineering Division, for review and approval including the following:

~~1) Provide a Pedestrian Access Easement along Community Drive from Overlake Drive to a point approximately 280 feet northeast of Community Drive's intersection with Northwest Highway which shall include:~~

~~a) a 5' landscape buffer within property where planted trees shall be included within the buffer; and~~

~~b) a 3 parkway to curb within City right-of-way; and~~

~~c) a 6' concrete sidewalk between the parkway and landscape buffer.~~

~~2) Provide a Pedestrian Access Easement along Northwest Highway from the abandonment area of Straightway Drive to a point approximately 237 feet east of Community Drive which shall include:~~

~~a) a 5' landscape buffer within property; and~~

~~b) a 5 parkway to curb within the State right-of-way; and~~

~~c) a 6' concrete sidewalk between the parkway and landscape buffer;~~

1) Provide a 6' sidewalk and utility easement on private property parallel to Community Drive for a distance of approximately 280 feet from the corner of Overlake and Community Drives, as shown in Exhibit C. Provide a 6' minimum concrete sidewalk in sidewalk and utility easement. Provide a 5' minimum landscape buffer on private property adjacent to the above sidewalk and utility easement with trees planted in buffer.

2) Provide a 6’ minimum concrete sidewalk in the Northwest Highway right-of-way from the abandonment area of Straightway Drive to a point approximately 237 feet east of Community Drive. Provide a 5’ minimum landscape buffer on private property adjacent to the above right-of-way with trees planted in buffer.

C) In conjunction with the filing of the final plat execute the approved plans by the Director of Sustainable Development and Construction and execute appropriate contracts for the construction of paving improvements.

This abandonment shall not be effective unless and until **GRANTEE** complies with this provision, and **GRANTEE’s** failure to satisfy said conditions shall render this ordinance null and void and of no further effect.

SECTION 2. That Ordinance No. 29383 adopted by the City Council of the City of Dallas on June 25, 2014, as amended by Ordinance No. 30094 adopted by City Council of the City of Dallas on May 25, 2016, be and the same is hereby amended by altering and amending Section 10:

> **SECTION 10.** That as a condition of this abandonment and as part of the consideration for the quitclaim made herein, **GRANTEE** shall, ~~immediately upon the effectiveness of this abandonment,~~ upon completion of all obligations contained herein, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE’s** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE,** their successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 3. That, as consideration for amending Ordinance No 29383, as amended by Ordinance No. 30094, Northwest Overlake, L.L.C. and Rizos Land Group Northwest Highway, LLC agrees to pay monetary consideration in the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 ($5,400.00) DOLLARS** to the City of Dallas, and, by its tender thereof, accepts the terms and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 3 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction – Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

SECTION 5. That the terms and conditions of Ordinance No. 29383, as amended by Ordinance No. 30094, shall remain in full force and effect except as amended hereby.

SECTION 6. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 3, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and the filing of the final replat set forth in Section 9, and completion of the dedications set forth in Section 9, 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 (1) year after its passage.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provision of the Charter of the City of Dallas and it is accordingly so ordained.

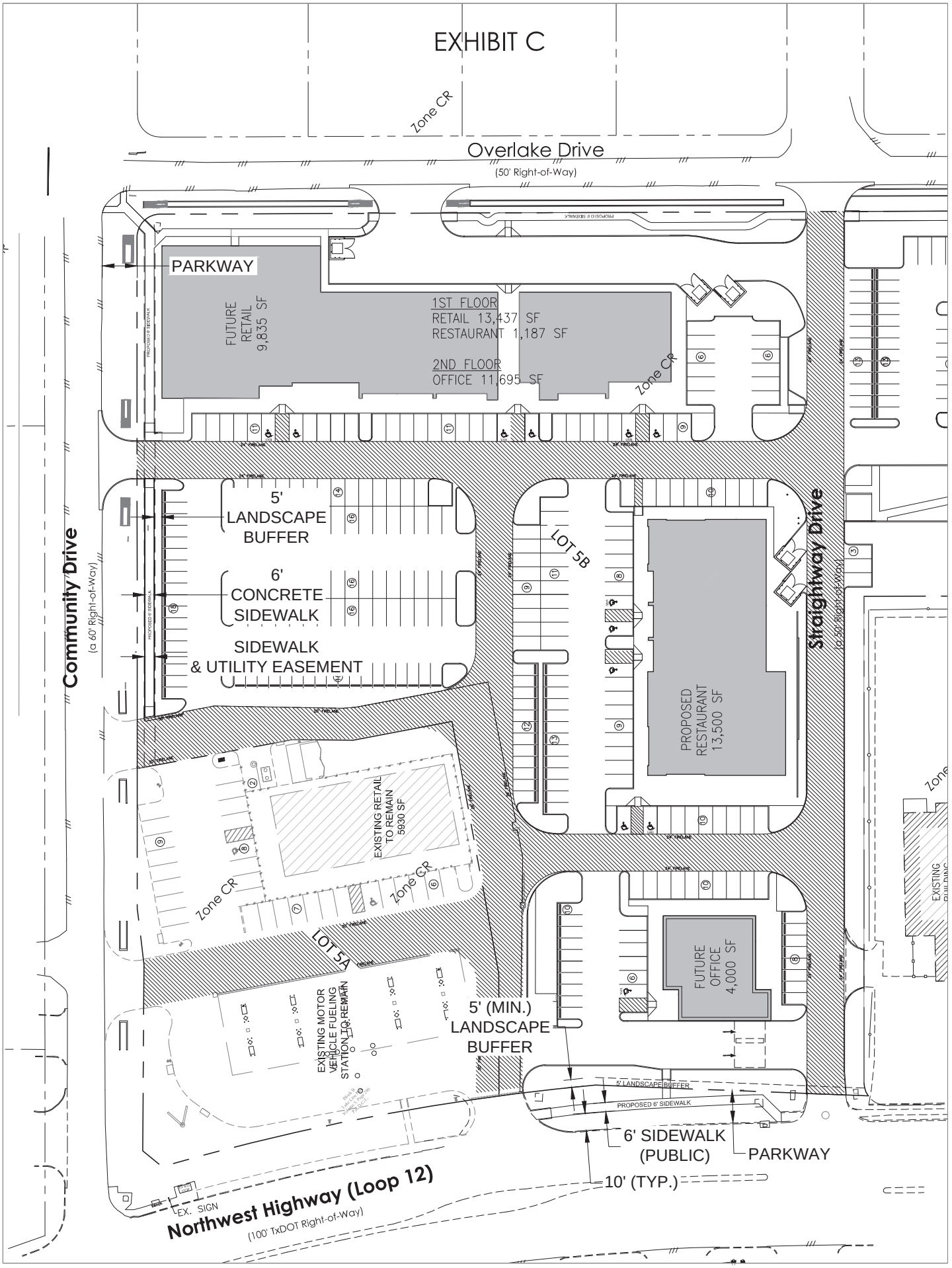
APPROVED AS TO FORM:
LARRY E. CASTO
City Attorney

BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY _____
Assistant Director

Passed _____.


EXHIBIT C
Zone CR
Overlake Drive
(50' Right-of-Way)
PARKWAY
FUTURE RETAIL 9,835 SF
1ST FLOOR
RETAIL 13,437 SF
RESTAURANT 1,187 SF
2ND FLOOR
OFFICE 11,695 SF
Zone CR
5' LANDSCAPE BUFFER
6' CONCRETE SIDEWALK
SIDEWALK & UTILITY EASEMENT
Community Drive
(a 60' Right-of-Way)
LOT 5B
Straightway Drive
(a 50' Right-of-Way)
PROPOSED RESTAURANT 13,500 SF
EXISTING RETAIL TO REMAIN 5930 SF
Zone CR
Zone CR
LOT 5A
EXISTING MOTOR VEHICLE FUELING STATION TO REMAIN
FUTURE OFFICE 4,000 SF
5' (MIN.) LANDSCAPE BUFFER
5' LANDSCAPE BUFFER
PROPOSED 6' SIDEWALK
6' SIDEWALK (PUBLIC)
PARKWAY
10' (TYP.)
EX. SIGN
Northwest Highway (Loop 12)
(100' TxDOT Right-of-Way)

AGENDA ITEM # 39

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	December 14, 2016
COUNCIL DISTRICT(S):	8
DEPARTMENT:	Trinity Watershed Management Mobility and Street Services
CMO:	Mark McDaniel, 670-3256 Jill A. Jordan, P.E., 670-5299
MAPSCO:	75D

SUBJECT

Authorize acquisition from Veterans Land Board of the State of Texas and King E. Rhodes, of an unimproved tract of land containing approximately 65,699 square feet, three slope easements containing a total of approximately 35,859 square feet, and two drainage easements containing a total of approximately 3,693 square feet, located on East Wheatland Road near its intersection with Lancaster Road for the Wheatland Road Improvement Project - Not to exceed $92,176 ($88,176 plus closing costs and title expenses not to exceed $4,000) - Financing: General Obligation Commercial Paper Funds

BACKGROUND

This item authorizes the acquisition of an unimproved tract of land containing approximately 65,699 square feet, three slope easements containing a total of approximately 35,859 square feet, and two drainage easements containing a total of approximately 3,693 square feet, from Veterans Land Board of the State of Texas and King E. Rhodes. This property is located on East Wheatland Road near its intersection with Lancaster Road and will be used for the Wheatland Road Improvement Project. The consideration is based upon an independent appraisal, reviewed and adjusted by staff.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Transportation and Trinity River Project Committee on October 24, 2016.

FISCAL INFORMATION

2006 Bond Funds (General Obligation Commercial Paper Funds) - $92,176 ($88,176 plus closing costs and title expenses not to exceed $4,000)

OWNERS

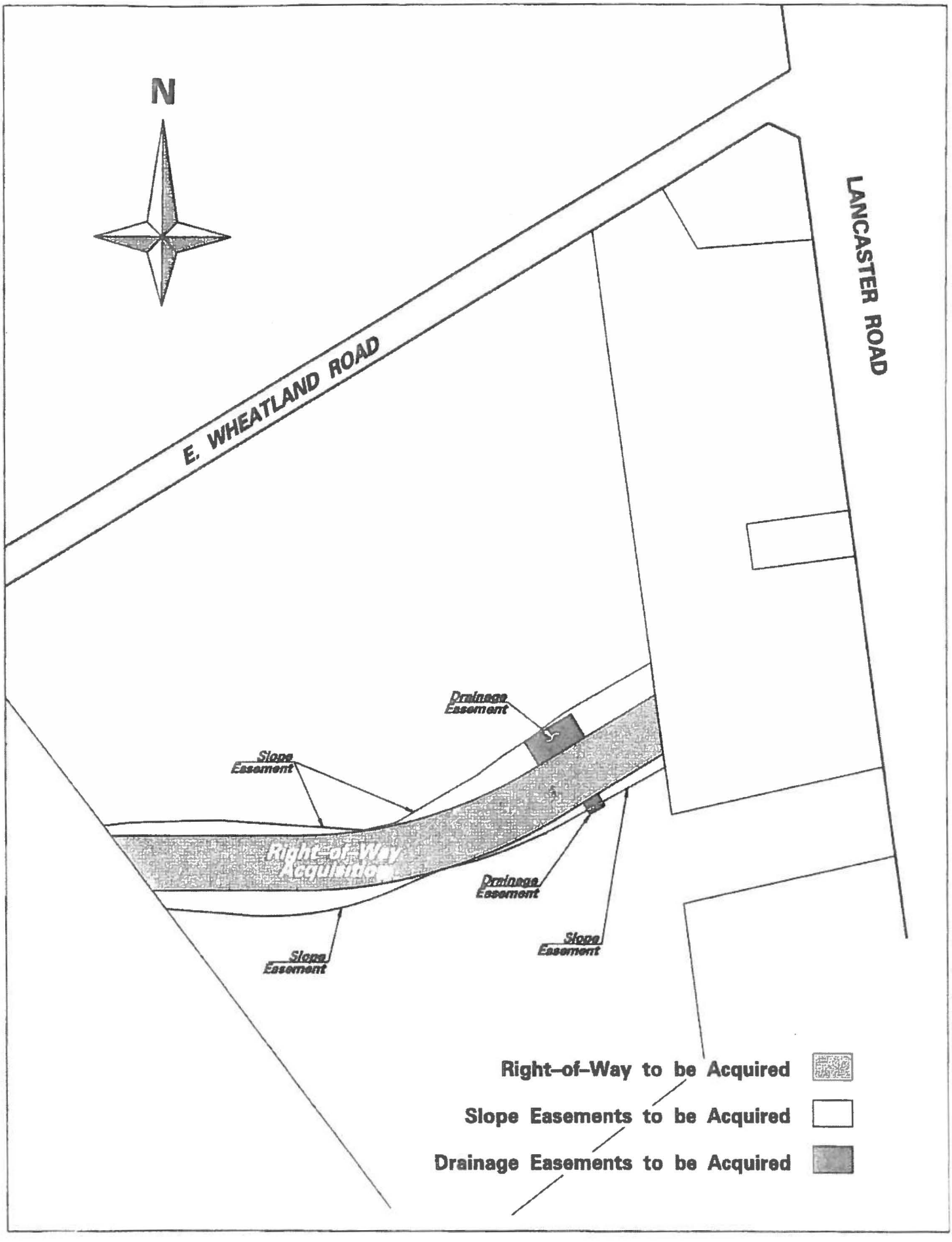
Veterans Land Board of the State of Texas

Matthew Elledge, Executive Secretary

King E. Rhodes

MAP

Attached


N
E. WHEATLAND ROAD
LANCASTER ROAD
Drainage Easement
Slope Easement
Right-of-Way Acquisition
Drainage Easement
Slope Easement
Slope Easement
Right-of-Way to be Acquired
Slope Easements to be Acquired
Drainage Easements to be Acquired

December 14, 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": Six tracts containing a total of approximately 105,251 square feet of property located in Dallas County, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Wheatland Road Improvement Project

"USE": The construction, installation, use, and maintenance of a realigned section of roadway, together with such appurtenant facilities as may be necessary.

"PROPERTY INTEREST": Parcel No. 3 - Fee Simple, Parcel Nos. 3A, 3B & 3C - Slope Easement, and Parcel Nos. 3-ia & 3-ib - Drainage Easement

"OWNER": Veterans Land Board of the State of Texas and King E. Rhodes, 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":	Parcel No. 3 - Fee Simple	$59,129.00
	Parcel Nos. 3A, 3B & 3C Slope Easement	$26,055.00
	Parcel Nos. 3-ia & 3-ib Drainage Easement	$ 2,992.00
	Total	$88,176.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $4,000.00

"AUTHORIZED AMOUNT": Not to exceed $92,176.00

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" – Warranty Deed, Exhibit "C" – Slope Easement and Exhibit "D" – Drainage Easement, 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 payable out of 2006 Bond Funds: Fund No. 4T22, Department STS, Unit U803, Activity THRF, Program No. PB06U803, Object 4210, Encumbrance No. CT-STS06U803A3, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 4T22, Department STS, Unit U803, Activity THRF, Program No. PB06U803, Object 4230, Encumbrance No. CT-STS06U803A4. The OFFER 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:
LARRY E. CASTO, City Attorney

BY _____
Assistant City Attorney

Field Notes Describing a 65,699 Square Foot, Or 1.5082 Acre Tract of Land To Be Acquired in Block 7609 From King E. Rhodes

Being a 65,699 Square Foot (1.5082 Acre) tract of unplatted land situated in the Robert Simonton Survey, Abstract No. 1277, in the City of Dallas, Dallas County, Texas, lying in Block 7609 (official City of Dallas Block Numbers), and being a portion of the 22.0197 acre tract of land conveyed to King E. Rhodes (Ltc King Rhodes, current contract holder) by Contract of Sale and Purchase with the Texas Veterans Land Board (Loan Number 3800205092), dated 08-30-02 and recorded in Volume 2002187, Page 125 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the most Westerly corner of said 22.0197 Acre tract, lying on the Southeast Right-of-Way line of Wheatland Road (a 50' Right-of-Way) and being also the most Northerly corner of a tract of land conveyed to Crescent Real Estate Equities Limited Partnership by deed recorded in Volume 97092, Page 2778 of the Deed Records of Dallas County, Texas, from which a ½ inch dia. Iron Rod found bears North 33°44'10" West a distance of 1.24 feet:

THENCE South 37°05'17" East, departing the last said Southeast Right-of-Way line of Wheatland road and with the common line between said Rhodes and Crescent Real Estate tracts, a distance of 394.78 feet to a 5/8 in dia. Iron Rod with cap marked "DALLAS" (hereinafter referred to as "5/8" I.R. w/COD cap") set at the Northwest corner and **POINT OF BEGINNING** of the herein described tract of land:

THENCE North 90°00'00" East, departing the last said common line between said Rhodes and Crescent Real Estate tracts, over and across a portion of said Rhodes property a distance of 275.64 feet to a 5/8" I.R. w/COD cap set at the Point of Curvature of a Curve to the Left:

THENCE Northeasterly, along said Curve, having a Radius of 660.00 feet, a Central Angle of 31°16'43", an Arc Length of 360.31 feet and a Chord which bears North 74°21'38" East a distance of 355.85 to a 5/8" I.R. w/COD cap set at the Point of Tangency:

THENCE North 58°43'17" East a distance of 211.47 feet to a 5/8" I.R. w/COD cap set at the Northeast corner of the herein described tract of land, on the common line with a tract of land conveyed to the Sun NLF Ltd. Partnership by deed recorded in Volume 95125, Page 768 of the Deed Records of Dallas County, Texas:

Field Notes Describing a 65,699 Square Foot, Or 1.5082 Acre Tract of Land To Be Acquired in Block 7609 From King E. Rhodes

THENCE South 7°19'12" East with the common line between said Rhodes and Sun NLF Ltd. tracts a distance of 87.54 feet to a 5/8" I.R. w/COD cap set at the Southeast corner of the herein described tract of land:

THENCE South 58°43'17" West, departing the last said common line between the Rhodes and Sun NLF Ltd. tracts, a distance of 175.92 feet to a 5/8" I.R. w/COD cap set at the Point of Curvature of a Curve to the Right:

THENCE Southwesterly along said Curve, having a Radius of 740.00 feet, a Central Angle of 31°16'43", an Arc Length of 403.98 feet and a Chord which bears South 74°21'38" West a distance of 398.98 feet to a 5/8" I.R. w/COD cap set at the Point of Tangency:

THENCE South 90°00'00" West a distance of 215.16 feet to a 5/8" I.R. w/COD cap set at the Southwest corner of the herein described tract of land, on the above referenced common line between the Rhodes and Crescent Real Estate tracts:

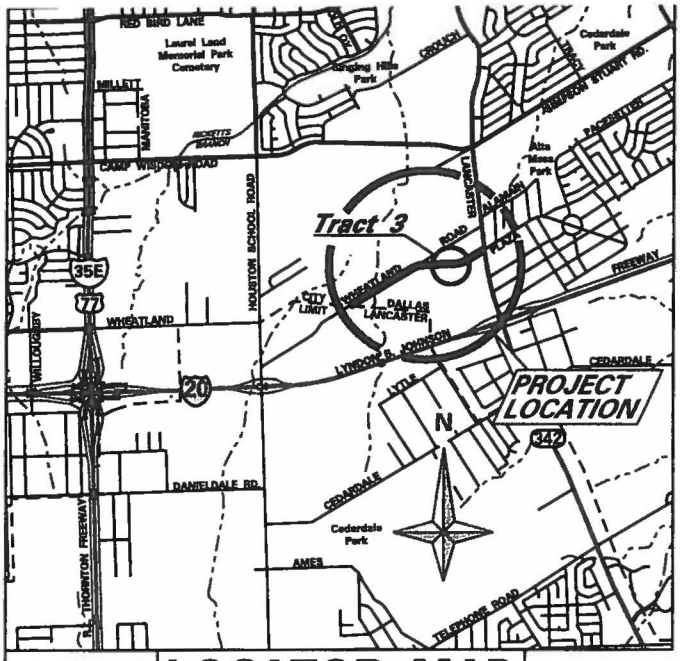
THENCE North 37°05'17" West along the common line between said Rhodes and Crescent Real Estate tracts a distance of 100.29 feet to the **POINT OF BEGINNING**, containing 65,699 Square Feet, or 1.5082 Acres of land.

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

Scott Holt

11/4/2016





LOCATOR MAP

NOT TO SCALE

WHEATLAND ROAD (50' R.O.W.)

1,110.28'

1/2" I.R. Found CONTROLLING MONUMENT

Charles O. Monroe Vol. 97178, Pg. 0011

5/8" I.R. Found

1/2" I.R. Found

2" I.P. Found

3/8" I.R. Found

UNPLATTED

Sun NLF Ltd. Partnership Vol. 95125, Pg. 0768

LANCASTER ROAD

RR Spike Found

1/2" I.R. Found

PK Nail Found

865.53'

BLOCK 7609

UNPLATTED

King E. Rhodes Vol. 2002187, Pg. 0125

BLOCK 7616

1/2" I.R. Fnd.: Bears 1.24' N33°44'20"W. POINT OF COMMENCING

394.78', S37°05'17"E

65,699 Square Foot (1.5082 Acre) Tract To Be Acquired

Rad. = 660.00'
Δ = 31°16'43"
Length = 360.31'
Chord Brs: 355.85'
N74°21'38"E

211.47'
N58°43'17"E

87.54'
S07°19'12"E

175.92'
S58°43'17"W

277.88'

323.35'

3/8" I.R. Found

5/8" I.R. wCOD Cap Set
POINT OF BEGINNING

275.64'
N90°00'0"E

100.29'
N37°05'17"W

215.16'
S90°00'0"W

Rad. = 740.00'
Δ = 31°16'43"
Length = 403.98'
Chord Brs: 398.98'
S74°21'38"W

1,185.43'

698.15', N37°05'17"W

3/8" I.R. Found

N

0 100 200 300

ROBERT S. LYONTON
SURVEY
District #1277

Crescent Real Estate Equities Limited Partnership Vol. 97092, Pg. 2778

BLOCK 7609

UNPLATTED

1/2" I.R. Found CONTROLLING MONUMENT

5/8" I.R. wCOD Cap Set

Property to be Acquired

Sheet 3 of 3

LOCATOR MAP: Parcel No. 3

Wheatland Road

From Lancaster City Limits to Lancaster Road

DEPT. OF PUBLIC WORKS & TRANSPORTATION

SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER. NAME	DESIGN FILE NAME		SCALE	DATE
S. Holt	N:\ENGR\SURVEY\HOLT\Wheatland\Wheatland Field Notes.dgn		As Noted	5-27-10
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.	
J. Chambers	S. Holt	Block 7605	311D-4147-12	

...\Wheatland Field Notes.dgn 11/4/2016 3:19:09 PM

Field Notes Describing Slope Easements To Be Acquired in Block 7609 From King E. Rhodes

PARCEL 3-A:

Being a 10,619 Square Foot (0.244 Acre) tract of land situated in the Robert Simonton Survey, Abstract No. 1277, in the City of Dallas, Dallas County, Texas, lying in Block 7609 (official City of Dallas Block Numbers), and being a portion of the 22.0197 acre tract of land conveyed to King E. Rhodes by Contract of Sale and Purchase, recorded in Volume 2002187, Page 125 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch diameter Iron Rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD cap") set at the intersection of the South line of the approved realignment location of Wheatland Road (an 80-foot Right-of-Way per approved Council Alignment) with the Southwest boundary line of said King E. Rhodes tract, being also the Northeast line of a tract of land conveyed to Crescent Real Estate by Deed recorded in Volume 97092, Page 2778 of the Deed Records of Dallas County, Texas, from which a ½ inch diameter Iron Rod found at the common Southeast corner of said Crescent Real Estate and King E. Rhodes properties bears South 36°16'35" East a distance of 655.22 feet:

THENCE North 90°00'00" East with the said approved South line of Wheatland Road, departing the common line between said King E. Rhodes and Crescent Real Estate properties, over and across a portion of said King E. Rhodes property a distance of 215.16 feet to the Point of Curvature of a Curve to the Left:

THENCE Northeasterly, continuing with the said approved South line of Wheatland Road and along said Curve to the Left, having a Radius of 740 feet, a Central Angle of 15°50'11", an Arc Length of 205.54 feet and a Chord which bears North 82°04'54" East a distance of 203.88 feet to the most Easterly corner of the herein described tract of land (not monumented):

Thence South 66°41'28" West, departing the said approved South line of Wheatland Road, continuing over and across a portion of said King E. Rhodes property a distance of 70.88 feet to the Point of Curvature of a Curve to the Right (not monumented):

THENCE Southwesterly, continuing over and across a portion of said King E. Rhodes property and along said Curve to the Right, having a Radius of 545.76 feet, a Central Angle of 27°55'21", an Arc Length of 221.62 feet and a Chord which bears South 80°39'09" West a distance of 219.43 feet to the Point of Tangency (not monumented):

Field Notes Describing Slope Easements
To Be Acquired in Block 7609
From King E. Rhodes

THENCE North 85°23'10" West, continuing over and across a portion of said King E. Rhodes property a distance of 116.01 feet to the intersection with the above said common line with the Crescent Real Estate property, being also the Southwest corner of the herein described tract of land (not monumented):

THENCE North 37°05'17" West with the common line between said Crescent Real Estate and King E. Rhodes properties a distance of 32.93 feet to the **POINT OF BEGINNING**, containing 10,619 Square Feet, or 0.244 Acres of land.

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



Field Notes Describing Slope Easements
To Be Acquired in Block 7609
From King E. Rhodes

PARCEL 3-B:

Being a 3,558 Square Foot (0.081 Acre) tract of land situated in the Robert Simonton Survey, Abstract No. 1277, in the City of Dallas, Dallas County, Texas, lying in Block 7609 (official City of Dallas Block Numbers), and being a portion of the 22.0197 acre tract of land conveyed to King E. Rhodes by Contract of Sale and Purchase, recorded in Volume 2002187, Page 125 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" I.R. w/COD cap set at the intersection of the South line of the approved realignment location of Wheatland Road (an 80-foot Right-of-Way per approved Council Alignment) with the Northeast boundary line of said King E. Rhodes tract, being also the Southwest line of a tract of land conveyed to Sun NLF Limited Partnership by Deed recorded in Volume 95125, Page 768 of the Deed Records of Dallas County, Texas, from which the Southwest corner of said Sun NLF Limited Partnership tract bears South 07°19'12" East a distance of 86.79 feet:

THENCE South 07°19'12" East, departing the last said approved South line of Wheatland Road and with the common line between said King E. Rhodes and Sun NLF Limited Partnership properties a distance of 19.88 feet to the Southeast corner of the herein described tract of land (not monumented):

THENCE South 61°07'54" West, departing the common line between said King E. Rhodes and Sun NLF Limited Partnership properties, over and across a portion of said King E. Rhodes property a distance of 147.93 feet to an outside corner of the herein described tract of land (not monumented):

THENCE South 62°15'33" West, continuing over and across a portion of said King E. Rhodes property a distance of 52.24 feet to an outside corner of the herein described tract of land (not monumented):

THENCE South 66°44'50" West, continuing over and across a portion of said King E. Rhodes property a distance of 46.70 feet to the Point of Curvature of a Curve to the Right (not monumented):

Field Notes Describing Slope Easements
To Be Acquired in Block 7609
From King E. Rhodes

THENCE Southwesterly, continuing over and across a portion of said King E. Rhodes property and along said Curve to the Right, having a Radius of 524.98 feet, a Central Angle of 10°55'50", an Arc Length of 100.15 feet and a Chord which bears South 72°12'44" West a distance of 100.00 feet to the intersection with the said approved South line of Wheatland Road, being also the most Westerly corner of the herein described tract of land (not monumented):

THENCE Northeasterly, continuing over and across a portion of said King E. Rhodes property and with the approved South line of Wheatland Road, along a curve to the Left having a Radius of 740.00 feet, a Central Angle of 13°43'29", an Arc Length of 177.26 feet and a Chord which bears North 65°35'01" East a distance of 176.84 feet to the Point of Tangency (not monumented)

THENCE North 58°43'17" East, continuing with the said approved South line of Wheatland Road, over and across a portion of said King E. Rhodes property a distance of 175.92 feet to the **POINT OF BEGINNING**, containing 3,558 Square Feet, or 0.081 Acres of land.

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



Scott Holt

8/12/14

Field Notes Describing Slope Easements
To Be Acquired in Block 7609
From King E. Rhodes

PARCEL 3-C:

Being a 21,682 Square Foot (0.498 Acre) tract of land situated in the Robert Simonton Survey, Abstract No. 1277, in the City of Dallas, Dallas County, Texas, lying in Block 7609 (official City of Dallas Block Numbers), and being a portion of the 22.0197 acre tract of land conveyed to King E. Rhodes by Contract of Sale and Purchase, recorded in Volume 2002187, Page 125 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" I.R. w/COD cap set at the intersection of the North line of the approved realignment location of Wheatland Road (an 80-foot Right-of-Way per approved Council Alignment) with the Northeast boundary line of said King E. Rhodes tract, being also the Southwest line of a tract of land conveyed to Sun NLF Limited Partnership by Deed recorded in Volume 95125, Page 768 of the Deed Records of Dallas County, Texas, from which the Southwest corner of said Sun NLF Limited Partnership tract bears South 07°19'12" East a distance of 174.51 feet:

THENCE South 58°43'17" West, over and across a portion of said King E. Rhodes property and with the said approved North line of Wheatland Road a distance of 211.47 feet to a 5/8" I.R. w/COD Cap set at the Point of Curvature of a Curve to the Right:

THENCE Southwesterly, continuing with the said approved North line of Wheatland Road, over and across a portion of said King E. Rhodes property and along said Curve to the Right, having a Radius of 660.00 feet, an Central Angle of 31°16'43", an Arc Length of 360.31 feet and a Chord which bears South 74°21'38" West a distance of 355.85 feet to a 5/8" I.R. w/COD Cap set at the Point of Tangency:

THENCE South 90°00'00" West, continuing with the said approved North line of Wheatland Road, over and across a portion of said King E. Rhodes property a distance of 275.64 feet to a 5/8" I.R. w/COD Cap set at the intersection with the Southwest boundary line of said King E. Rhodes tract, being also the Northeast line of a tract of land conveyed to Crescent Real Estate by Deed recorded in Volume 97092, Page 2778 of the Deed Records of Dallas County, Texas, from which a ½ inch diameter Iron Rod found at the common Southeast corner of said Crescent Real Estate and King E. Rhodes properties bears South 36°16'35" East a distance of 788.44 feet:

Field Notes Describing Slope Easements
To Be Acquired in Block 7609
From King E. Rhodes

THENCE North 37°05'17" West, departing the said approved North line of Wheatland Road and with the common line between said Crescent Real Estate and King E. Rhodes properties a distance of 18.43 feet to the Northwest corner of the herein described tract of land (Not monumented):

THENCE North 88°33'03" East, departing the common line with said Crescent Real Estate property, over and across a portion of said King E. Rhodes property a distance of 127.99 feet to an outside corner of the herein described tract of land (not monumented):

THENCE Easterly and Northeasterly, continuing over and across a portion of said King E. Rhodes property the following courses and distances:

South 85°50'27" East a distance of 72.24 feet to an inside corner of the herein described tract of land (not monumented).

South 86°07'45" East a distance of 144.10 feet to an inside corner of the herein described tract of land (not monumented).

North 76°45'04" East a distance of 47.07 feet to an inside corner of the herein described tract of land (not monumented).

North 60°03'00" East a distance of 140.31 feet to an inside corner of the herein described tract of land (not monumented).

North 52°52'07" East a distance of 45.38 feet to an outside corner of the herein described tract of land (not monumented).

North 56°50'17" East a distance of 46.57 feet to an inside corner of the herein described tract of land (not monumented).

North 53°20'07" East a distance of 61.88 feet to an outside corner of the herein described tract of land (not monumented).

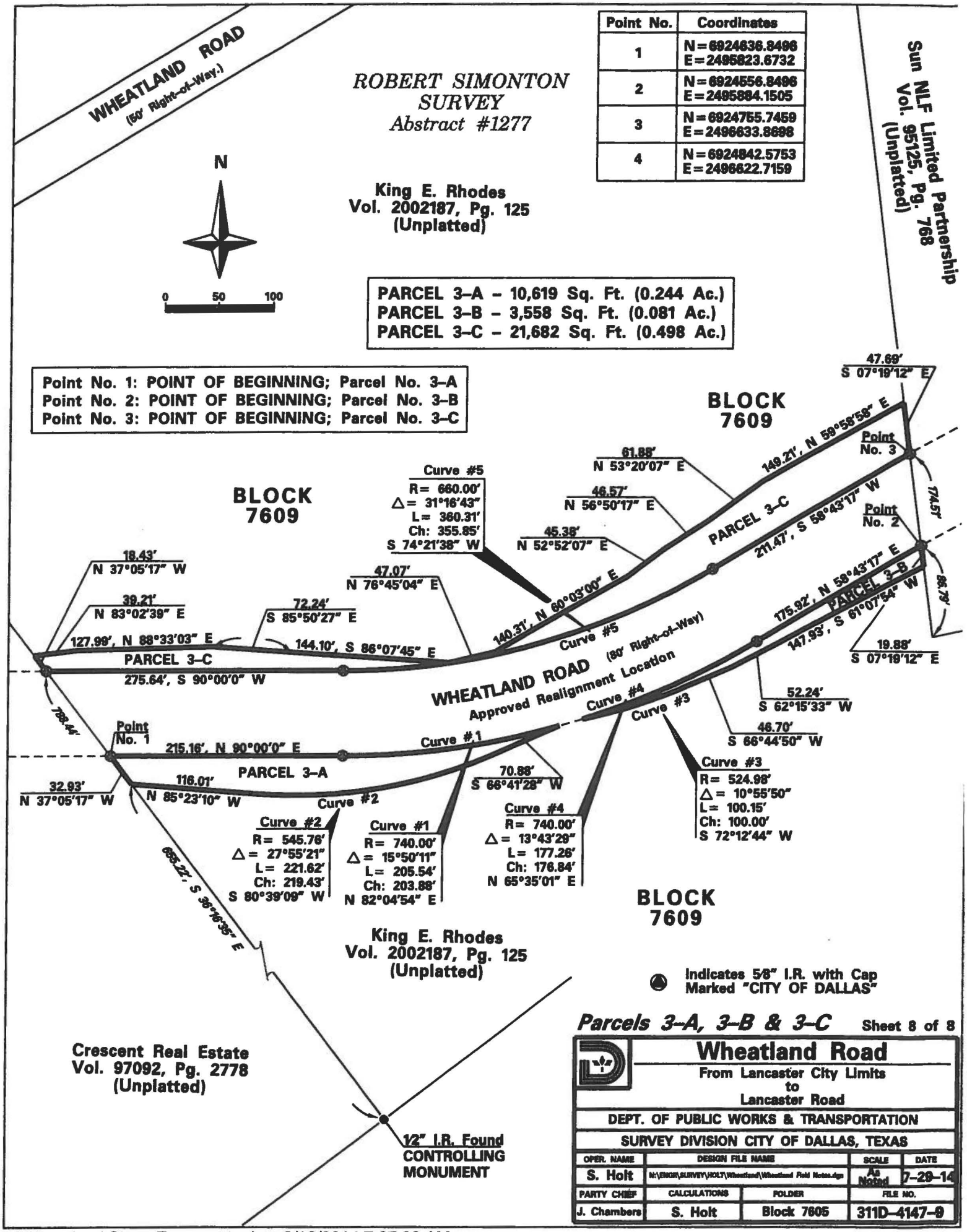
North 59°58'58" East a distance of 149.21 feet to the intersection with the above referenced common line with the Sun NLF Limited Partnership tract, being also the Northeast corner of the herein described tract of land (not monumented).

Field Notes Describing Slope Easements
To Be Acquired in Block 7609
From King E. Rhodes

THENCE South 07°19'12" East with the said common line between the King E. Rhodes and Sun NLF Limited Partnership properties a distance of 47.67 feet to the **POINT OF BEGINNING**, containing 21,682 Square Feet, or 0.498 Acres of Land.

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





Parcels 3-A, 3-B & 3-C Sheet 8 of 8

Wheatland Road
From Lancaster City Limits
to
Lancaster Road

DEPT. OF PUBLIC WORKS & TRANSPORTATION

SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER. NAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	M:\ENGR\SURVEY\HOLT\Wheatland\Wheatland Field Notes.dgn	As Noted	7-29-14
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
J. Chambers	S. Holt	Block 7605	311D-4147-9

...\Wheatland Slope Easements.dgn 8/12/2014 7:07:08 AM

Field Notes Describing a 501 Square Foot (0.012 Acre) Drainage Easement To Be Acquired in Block 7609 From King E. Rhodes

PARCEL 3-ia:

Being a 501 Square Foot (0.012 Acre) tract of unplatted land situated in the Robert Simonton Survey, Abstract No. 1277, in the City of Dallas, Dallas County, Texas, lying in Block 7609 (official City of Dallas Block Numbers), and being a portion of the 22.0197 acre tract of land conveyed to King E. Rhodes by Contract of Sale and Purchase, recorded in Volume 2002187, Page 125 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch diameter Iron Rod with cap marked "CITY OF DALLAS" set at the Point of Tangency of a Curve on the Southeast Right-of-Way line of the approved relocation alignment of Wheatland Road (a planned 80-foot wide Right-of-Way):

THENCE North 58°43'17" East with the said approved Southeast line of Wheatland Road, over and across a portion of said King E. Rhodes property a distance of 36.72 feet to the most Southerly corner and **POINT OF BEGINNING** of the herein described tract of land (not monumented):

THENCE North 58°43'17" East, continuing with the said approved Southeast line of Wheatland Road, over and across a portion of said King E. Rhodes property a distance of 25.17 feet to the most Northerly corner of the herein described tract of land (not monumented):

Thence South 30°44'14" East, departing the said approved Southeast line of Wheatland Road, continuing over and across a portion of said King E. Rhodes property a distance of 20.04 feet to the most Easterly corner of the herein described tract of land (not monumented):

THENCE South 59°15'46" West, continuing over and across a portion of said King E. Rhodes property a distance of 25.17 feet to the most Southerly corner of the herein described tract of land (not monumented):

THENCE North 30°44'14" West, continuing over and across a portion of said King E. Rhodes property a distance of 19.80 feet to the **POINT OF BEGINNING**, containing 501 Square Feet, or 0.012 Acres of land.

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

Scott Holt

STATE OF TEXAS
REGISTERED
SCOTT RAY HOLT
4895
PROFESSIONAL
LAND SURVEYOR

Field Notes Describing a 3,192 Square Foot (0.073 Acre) Drainage Easement To Be Acquired in Block 7609 From King E. Rhodes

PARCEL 3-ib:

Being a 3,192 Square Foot (0.073 Acre) tract of unplatted land situated in the Robert Simonton Survey, Abstract No. 1277, in the City of Dallas, Dallas County, Texas, lying in Block 7609 (official City of Dallas Block Numbers), and being a portion of the 22.0197 acre tract of land conveyed to King E. Rhodes by Contract of Sale and Purchase, recorded in Volume 2002187, Page 125 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch diameter Iron Rod with cap marked "CITY OF DALLAS" set at the Point of Tangency of a Curve on the Northwest Right-of-Way line of the approved relocation alignment of Wheatland Road (a planned 80-foot wide Right-of-Way):

THENCE North 58°43'17" East with the said approved Northwest line of Wheatland Road, over and across a portion of said King E. Rhodes property a distance of 9.74 feet to the most Southerly corner and POINT OF BEGINNING, of the herein described tract of land (not monumented):

THENCE North 31°16'43" East, departing the last said approved Northwest line of Wheatland Road and continuing over and across a portion of said King E. Rhodes property a distance of 39.90 feet to the most Westerly corner of the herein described tract of land (not monumented):

THENCE North 58°43'17" East, continuing over and across a portion of said King E. Rhodes property a distance of 80.00 feet to the most Northerly corner of the herein described tract of land (not monumented):

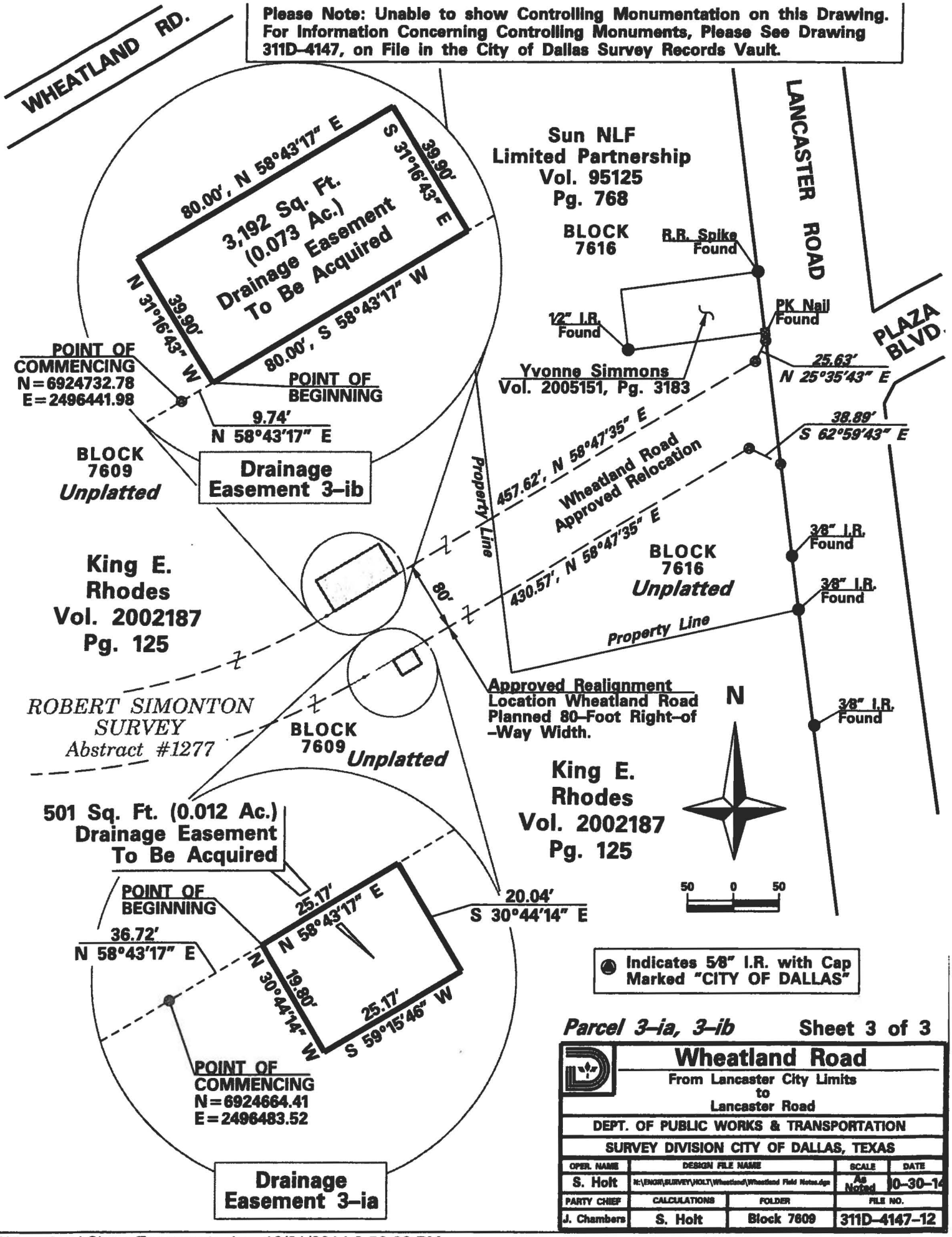
THENCE South 31°16'43" East, continuing over and across apportion of said King E. Rhodes property a distance of 39.90 feet to the intersection with the above said approved Northwest line of Wheatland Road, being also the most Easterly corner of the herein described tract of land (not monumented):

THENCE South 58°43'17" West, with the said approved Northwest line of Wheatland Road and continuing over and across a portion of said King E. Rhodes property a distance of 80.00 feet to the POINT OF BEGINNING, containing 3,192 Square Feet, or 0.073 Acres of land.

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

Scott Holt
10/31/2014





Parcel 3-ia, 3-ib Sheet 3 of 3

Wheatland Road

From Lancaster City Limits to Lancaster Road

DEPT. OF PUBLIC WORKS & TRANSPORTATION

SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER. NAME	DESIGN FILE NAME		SCALE	DATE
S. Holt	N:\ENGR\SURVEY\HOLT\Wheatland\Wheatland Field Notes.dgn		As Noted	10-30-14
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.	
J. Chambers	S. Holt	Block 7609	311D-4147-12	

...\Wheatland Slope Easements.dgn 10/31/2014 2:56:28 PM

EXHIBIT B

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That Veterans Land Board of the State of Texas, a Texas state agency (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-NINE THOUSAND ONE HUNDRED TWENTY-NINE AND NO/100 DOLLARS ($59,129.00) 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, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: NONE

TO HAVE AND TO HOLD the above described premises, 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 premises 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 _____, _____.

VETERANS LAND BOARD OF THE STATE OF TEXAS,
a Texas state agency

_____ or _____

Bill McLemore
Assistant Executive Secretary

Matthew G. Elledge
Executive Secretary

EXHIBIT B

* *

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared _____, _____ of the Veterans Land Board of the State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the ___ day of _____, 20__.

_____
Notary Public, State of Texas

* *

After recording return to:
City of Dallas,
Trinity Watershed Management, Real Estate Division
1500 Marilla Street, Room 6B South
Dallas, Texas 75201
attn: Todd Wright

Warranty Deed Log No. TWM452

SLOPE EASEMENT

THE STATE OF TEXAS '

' KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF DALLAS '

That King E. Rhodes, a single person, (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 TWENTY-SIX THOUSAND FIFTY-FIVE AND NO/100 DOLLARS ($26,055.00)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 said City, its successors and assigns, a right-of-way under, in and along the property described in "Exhibit A", attached hereto and made a part hereof by reference for all purposes, an easement for the purpose of grading, filling, and/or maintaining a slope, together with the customary uses attendant thereto, including drainage improvements over, 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 grading, filling and/or maintaining a slope in conjunction with the construction of planned improvements, including the right to make the improvements on such grade and 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 Grantor(s) 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.

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.

The land herein described is under Contract of Sale and Purchase to Grantor herein, who will receive a deed to said land when the Grantor is in full compliance with all of the terms of said contract. Grantor executes this instrument with the approval of the Texas Veterans Land Board, in accordance with the regulations of said Board, which approval is signified by the signature of its Chairman or Executive Secretary or other designated official, duly authorized thereunto.

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 the said City of Dallas, its successors and assigns forever, and Grantor is hereby bound, together with all heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto the City of Dallas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

_____
King E. Rhodes

* *

STATE OF '
COUNTY OF '

This instrument was acknowledged before me on _____

by King E. Rhodes.

_____
Notary Public, State of Texas

* *

Accepted and Consented by:

VETERANS LAND BOARD OF THE STATE OF TEXAS

APPROVED THIS _____DAY OF_____.

_____ or _____

Bill McLemore
Assistant Executive Secretary

Matthew G. Elledge
Executive Secretary

___ Legal

* *

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared _____, _____ of the Veterans Land Board of the State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the ___ day of _____, 20__.

_____
Notary Public, State of Texas

* *

After recording return to:
City of Dallas
Trinity Watershed Management Department
Real Estate Division
1500 Marilla, Room 6BS
Dallas, Texas 75201
attn: Todd Wright

Slope Easement Log No. TWM452

DRAINAGE EASEMENT

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That King E. Rhodes, a single person (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 TWO THOUSAND NINE HUNDRED NINETY-TWO AND NO/100 DOLLARS ($2,992.00) 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 constructing, maintaining and using storm water drainage facilities in, under, over, 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 constructing, maintaining and using storm water drainage improvements including the right to make the improvements on such grade and according to such plans and specifications as will, in its opinion, best serve the public purpose. The payment of the purchase price for the property herein conveyed shall be considered full compensation for same and for any diminution in value that may result to remaining property by virtue of project proximity thereto, grade alignment, utility installation, or the alteration of drainage patterns and facilities.

Should one or more of the Grantor(s) 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 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 or proper function of said stormwater drainage facilities.

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.

The land herein described is under Contract of Sale and Purchase to Grantor herein, who will receive a deed to said land when the Grantor is in full compliance with all of the terms of said contract. Grantor executes this instrument with the approval of the Texas Veterans Land Board, in accordance with the regulations of said Board, which approval is signified by the signature of its Chairman or Executive Secretary or other designated official, duly authorized thereunto.

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 _____, _____.

_____
King E. Rhodes

* *

STATE OF '
COUNTY OF '

This instrument was acknowledged before me on _____

by King E. Rhodes.

_____
Notary Public, State of Texas

* *

Accepted and Consented by:

VETERANS LAND BOARD OF THE STATE OF TEXAS

APPROVED THIS _____DAY OF_____.

_____		_____
Bill McLemore	or	**Matthew G. Elledge**
Assistant Executive Secretary		Executive Secretary

___ Legal

* *

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared _____, _____ of the Veterans Land Board of the State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the ___ day of _____, 20__.

_____
Notary Public, State of Texas

* *

After recording return to:
City of Dallas
Trinity Watershed Management Department
Real Estate Division
1500 Marilla, Room 6BS
Dallas, Texas 75201
attn: Todd Wright

Drainage Easement Log No. TWM 452

AGENDA ITEMS # 40,41

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities

CMO: Ryan S. Evans, 671-9837

MAPSCO: All

SUBJECT

Texas Water Development Board

* Authorize a loan application to the Texas Water Development Board for low cost financial assistance through the Drinking Water State Revolving Fund in an amount up to $220,000,000 to fund the engineering and construction of Dallas Water Utilities' water main replacement program for the next five years - Financing: This action has no cost consideration to the City
* Authorize a loan application to the Texas Water Development Board for low cost financial assistance through the Clean Water State Revolving Fund in an amount up to $110,000,000 to fund the engineering and construction of Dallas Water Utilities' wastewater main replacement program for the next five years - Financing: This action has no cost consideration to the City

BACKGROUND

The Texas Water Development Board (TWDB) Drinking Water State Revolving Fund (DWSRF) and Clean Water State Revolving Fund (CWSRF), as authorized by the Safe Drinking Water Act, provide low-cost financial assistance for the construction of water and wastewater infrastructure. Dallas Water Utilities (DWU) recently submitted project information forms and received an invitation from the TWDB to participate in these programs to help facilitate construction of its annual water and wastewater main replacement programs. There are several benefits to participating in these programs including: low interest loans, no maximum funding limits, and multi-year commitments. The low interest rate loans consist of 125 basis point reduction (DWSRF) and 155 basis point reduction (CWSRF) below current market rates. This would result in an average annual debt service payment reduction of approximately $4 million dollars for DWU's water and wastewater main replacement programs.

BACKGROUND (Continued)

This action is the first of two Council actions required by the TWDB to participate in these financial assistance programs. This action will authorize the filing of financial participation applications for the DWSRF and CWSRF. The application process is expected to take about three months to complete, at which time DWU will receive funding commitment letters from the TWDB. Once the letters are received, DWU will seek additional Council approval to accept the loans. This future action is anticipated to be presented to Council in June 2017. Participation in these programs will benefit Dallas Water Utilities and its customers by providing lower overall costs for financing its water and wastewater main replacement programs.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

This action has no cost consideration to the City.

December 14, 2016

WHEREAS, Dallas Water Utilities is seeking a loan from the Texas Water Development Board for low cost financial assistance through the Drinking Water State Revolving Fund for the engineering and construction of water main improvements associated with its annual water main replacement program; and,

WHEREAS, the Texas Water Development Board requires City of Dallas Council approval as part of the application for the loan.

Now, Therefore,

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

Section 1. That the City Manager and the Director of Dallas Water Utilities (or his/her designee) be, and are hereby authorized to represent the City of Dallas while seeking financial assistance through the Drinking Water State Revolving Fund from the Texas Water Development Board.

Section 2. That the designated representatives are authorized to apply for a loan not to exceed $220,000,000 from the Texas Water Development Board for the construction of water main improvements associated with its annual water main replacement program.

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.

December 14, 2016

WHEREAS, Dallas Water Utilities is seeking a loan from the Texas Water Development Board for low cost financial assistance through the Clean Water State Revolving Fund for the engineering and construction of wastewater main improvements associated with its annual wastewater main replacement program; and,

WHEREAS, the Texas Water Development Board requires City of Dallas Council approval as part of the application for the loan.

Now, Therefore,

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

Section 1. That the City Manager and the Director of Dallas Water Utilities (or his/her designee) be, and are hereby authorized to represent the City of Dallas while seeking financial assistance through the Clean Water State Revolving Fund from the Texas Water Development Board.

Section 2. That the designated representatives are authorized to apply for a loan not to exceed $110,000,000 from the Texas Water Development Board for the construction of wastewater main improvements associated with its annual wastewater main replacement program.

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 # 42

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Water Utilities

CMO: Ryan S. Evans, 671-9837

MAPSCO: 653 G

SUBJECT

Authorize **(1)** a Standard Utility Agreement with the State of Texas, acting through the Texas Department of Transportation, for protection-in-place of an existing 36-inch water main and appurtenance adjustments in FM 544 in Denton County between FM 2281 of Josey Lane; and **(2)** the receipt and deposit of funds from the Texas Department of Transportation for reimbursement of construction, inspection, and project management costs for the project - Revenue: $309,946

BACKGROUND

The Texas Department of Transportation (TxDOT) is currently constructing paving and drainage improvements associated with the widening of FM 544 between FM 2281 and Josey Lane. Dallas Water Utilities (DWU) has an existing 36-inch water main that crosses under FM 544, just west of Josey Lane. Due to the widening, adjustments must be made to the 36-inch main in order to address conflicts with the new paving. This work includes extending the protective encasement around the pipe, installation of concrete protective structures over the pipe bends and lowering a water manhole.

This action will approve a Standard Utility Agreement with the State of Texas, acting through the Texas Department of Transportation, to perform this work and authorize the receipt of funds from TxDOT for reimbursement of construction, inspection, and project management costs.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	January 2017
Complete Construction	March 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

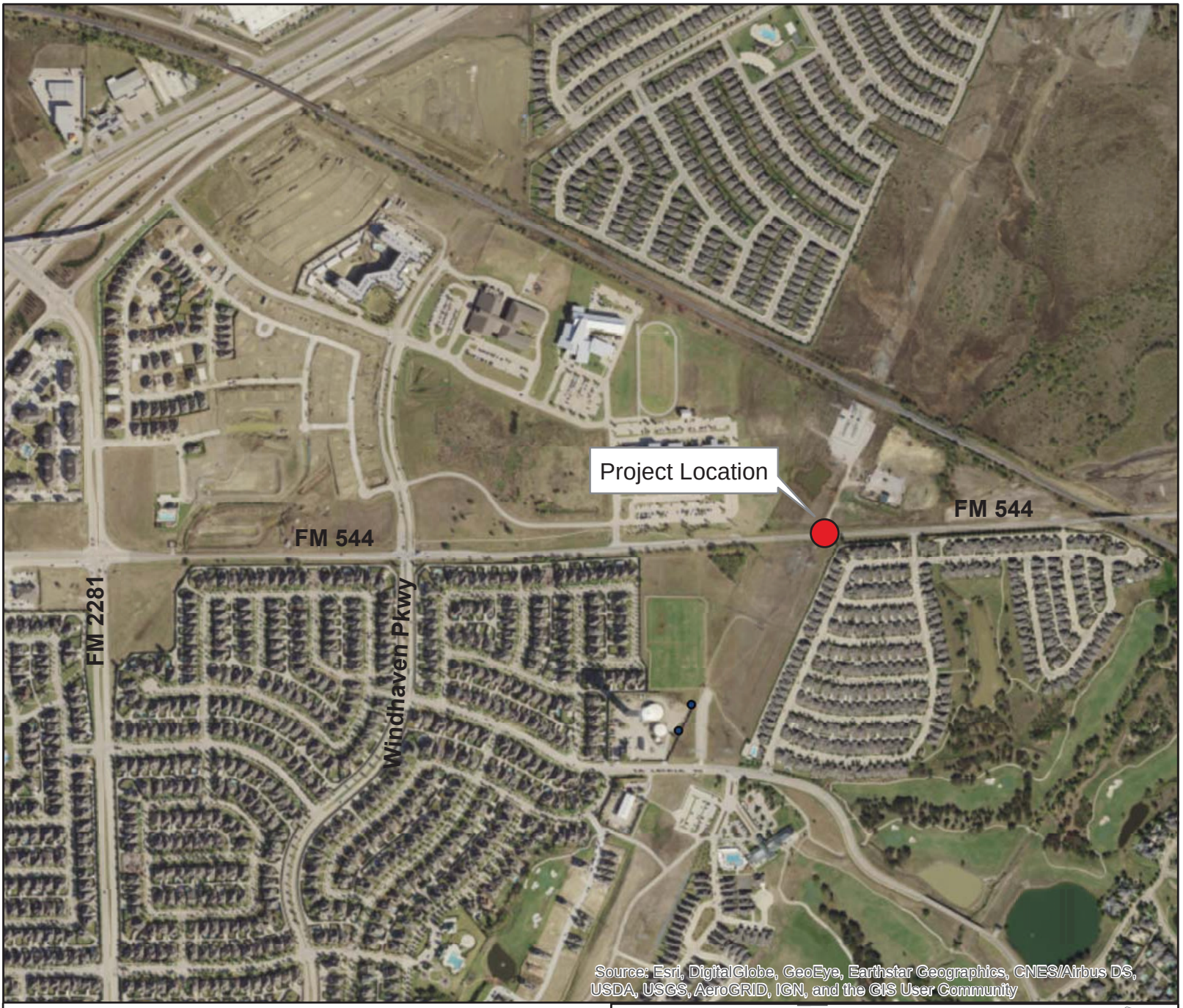
Information about this item will be provided to the Transportation & Trinity River Project Committee on December 12, 2016.

FISCAL INFORMATION

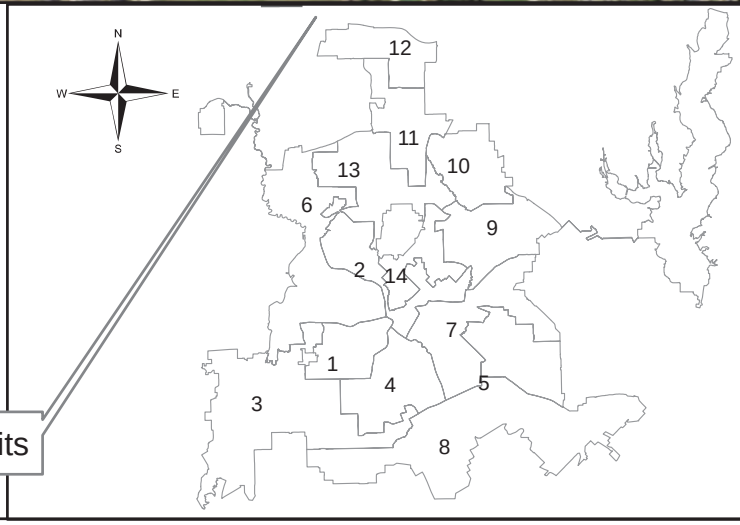
Revenue: $309,946.00

MAP

Attached



Mapsco: 653 G



Council District: Outside City Limits

Dallas Water Utilities
36-inch Water Main
Protection-in-Place and Adjustments in FM 544
between FM 2281 and 0.17 miles west of Josey Lane

December 14, 2016

WHEREAS, the Texas Department of Transportation (TxDOT) has plans to construct paving and drainage improvements in FM 544 from FM 2281 to 0.17 miles west of Josey Lane in Denton County; and,

WHEREAS, Dallas Water Utilities (DWU) has an existing 36-inch water main in FM 544 from FM 2281 to 0.17 miles west of Josey Lane in Denton County that is in conflict with TxDOT's proposed right-of-way expansion and construction; and,

WHEREAS, TxDOT has designed plans for the protection-in-place for DWU's existing 36-inch water main to allow the 36-inch water main to remain in place within TxDOT's expanded right-of-way, with additional steel split casing and concrete structures, and adjustments that DWU has accepted; and,

WHEREAS, under the Standard Utility Agreement with the State of Texas, acting through TxDOT, TxDOT has agreed to reimburse DWU one hundred percent for the construction cost for the protection-in-place steel casing, concrete structures, the lowering of an existing water manhole, and the direct and indirect salary costs for DWU's inspection and construction management costs.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a Standard Utility Agreement with the State of Texas, acting through the Texas Department of Transportation, for protection-in-place of an existing 36-inch water main and appurtenance adjustments in FM 544 in Denton County between FM 2281 and Josey Lane, after approval of the contract documents by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to receive all reimbursements from the Texas Department of Transportation pertaining to costs incurred under this project and deposit funds in an amount not to exceed $309,946.00 as follows:

FUND	DEPT	UNIT	REVENUE SOURCE CODE
0100	DWU	7005	9906

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 # 43

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities

CMO: Ryan S. Evans, 671-9837

MAPSCO: All

SUBJECT

Authorize a service contract with Raftelis Financial Consultants, Inc. to conduct a comprehensive retail water and wastewater cost of service and rate development study - Not to exceed $399,320 - Financing: Water Utilities Capital Construction Funds

BACKGROUND

Dallas Water Utilities (DWU) performs an annual retail and wholesale cost of service study to determine the revenue requirement for the upcoming fiscal year and to set both retail and wholesale rates to recover the revenues necessary to provide water and wastewater services for the approximately 2.4 million people served by DWU.

Wholesale cost of service studies and rate development methodology is currently based on a Memorandum of Agreement last reviewed and adopted by Dallas City Council and Dallas' wholesale treated water customers in 2010.

The last comprehensive retail water and wastewater cost of service study was performed in 2002. With the maturity of DWU's water conservation program and the implementation of maximum twice weekly watering in 2012, DWU felt it appropriate to obtain professional consultant services to review the current retail cost of service methodology and rate structure and evaluate the impacts of the City of Dallas Water Conservation Programs on customer usage patterns and the allocation of costs between the retail customer classes.

The services shall include the allocation of costs to the customer classes according to the proportionate demands they impose on both the water and wastewater systems; a review of fixed versus variable costs by customer class; an evaluation of the existing rate structure and customer classes and the identification of alternatives including the number of rate tiers; a comprehensive cost of service report; and the development of a cost of service study and rate development model to incorporate the existing wholesale cost of service rate methodology and the updated retail cost of service methodology and rate development.

ESTIMATED SCHEDULE OF PROJECT

Begin Study January 2017
Complete Study December 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

$399,320.00 - Water Utilities Capital Construction Funds

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Raftelis Financial Consultants, Inc.

Hispanic Female	1	Hispanic Male	0
Black Female	1	Black Male	0
White Female	19	White Male	42
Other Female	5	Other Male	5

OWNER

Raftelis Financial Consultants, Inc.

Bill Stannard, P.E., President and Chief Executive Officer

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a service contract with Raftelis Financial Consultants, Inc. to conduct a comprehensive retail water and wastewater cost of service and rate development study - Not to exceed $399,320 - Financing: Water Utilities Capital Construction Funds

Raftelis Financial Consultants, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-consultants.
PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$362,320.00	90.73%
Total non-local contracts	$37,000.00	9.27%
TOTAL CONTRACT	$399,320.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

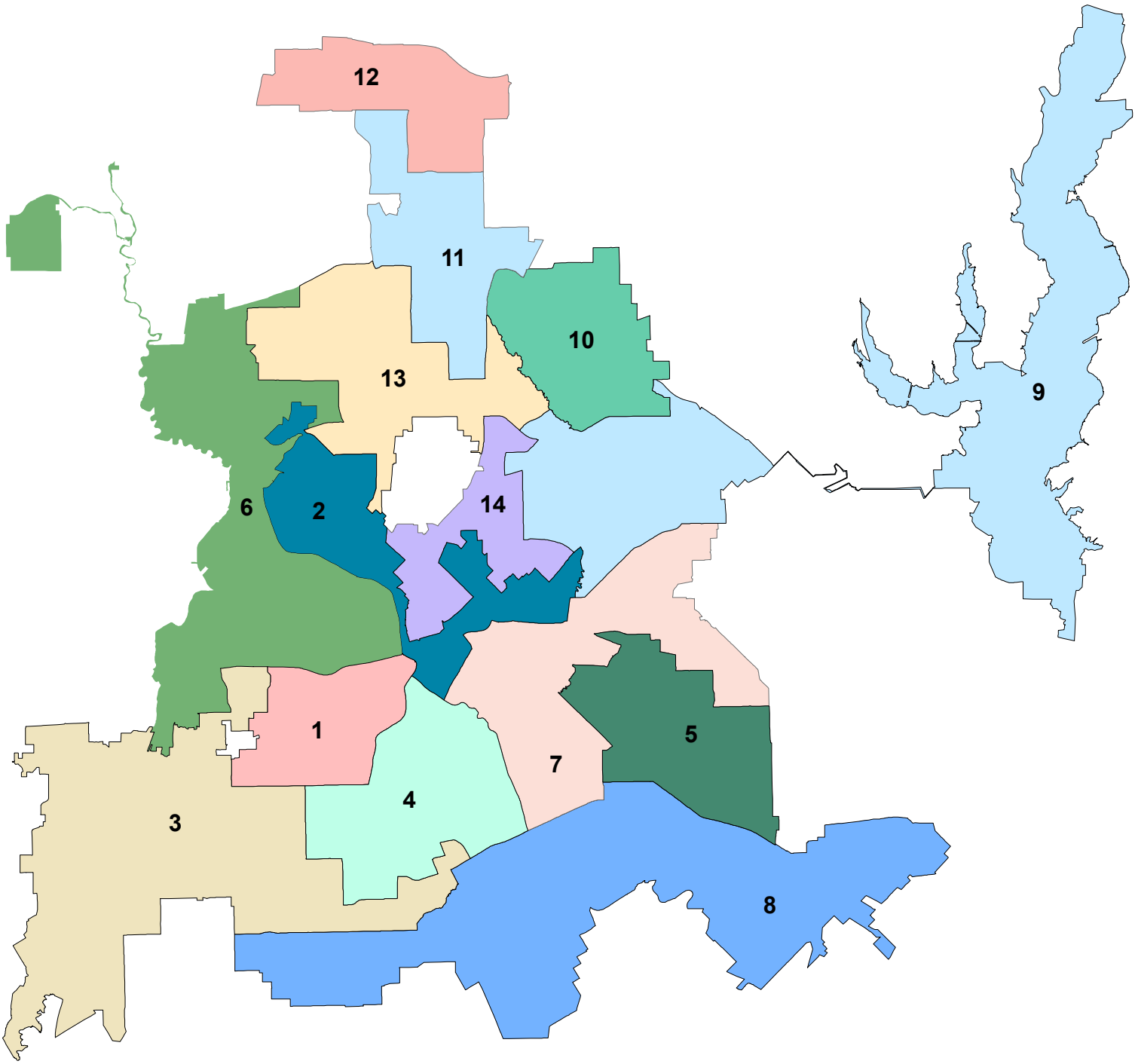
Local	Certification	Amount	Percent
K Strategies	BFDB06673Y0317	$15,910.00	4.39%
Pacheco Koch	HMMB25567Y0917	$41,020.00	11.32%
Total Minority - Local		$56,930.00	15.71%

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Miitek, Inc	WFWBC200560817	$37,000.00	100.00%
Total Minority - Non-local		$37,000.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$15,910.00	4.39%	$15,910.00	3.98%
Hispanic American	$41,020.00	11.32%	$41,020.00	10.27%
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%	$37,000.00	9.27%
Total	$56,930.00	15.71%	$93,930.00	23.52%



Dallas Water Utilities
Water and Wastewater Cost of Service Rate Study

December 14, 2016

WHEREAS, the City of Dallas and Dallas Water Utilities provide potable water and wastewater treatment services to approximately 2.4 million customers; and,

WHEREAS, the last comprehensive retail water and wastewater cost of service study was performed in 2002; and,

WHEREAS, the City of Dallas has passed a Water Conservation Plan that has successfully and significantly reduced water consumption for both the City of Dallas and its customer cities; and,

WHEREAS, the allocation of costs to the City of Dallas retail customers needs to be updated to reflect changing patterns and usage; and,

WHEREAS, Raftelis Financial Consultants, Inc., 227 West Trade Street, Suite 1400, Charlotte, North Carolina 28202, has submitted an acceptable proposal to provide these services.

Now, Therefore,

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

Section 1. That the proposal submitted by Raftelis Financial Consultants, Inc. in the amount of $399,320.00 be approved and the consultant be authorized to perform the required services.

Section 2. That the City Manager is hereby authorized to enter into a service contract with Raftelis Financial Consultants, Inc. in the amount of $399,320.00 to conduct a comprehensive cost of service rate study on water and wastewater retail rates, after having approval of the contract documents by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $399,320.00 from the Water Construction Fund and Wastewater Construction Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR	AMOUNT
0102	DWU	CW01	3070	7A1336	CTDWU7A1336EN	VS0000075029	$200,320

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR	AMOUNT
0103	DWU	CS01	3070	7A1337	CTDWU7A1337EN	VS0000075209	$199,000

Raftelis Financial Consultants, Inc. - $399,320.00

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 # 44

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

DEPARTMENT: Water Utilities

CMO: Ryan S. Evans, 671-9837

MAPSCO: Various

SUBJECT

Authorize engineering services contracts with four consulting firms to provide design services for the replacement and rehabilitation of water and wastewater mains at 109 locations (lists attached) - Huitt-Zollars, Inc., in the amount of $1,218,823, APM & Associates, Inc., in the amount of $1,454,527, Gresham Smith and Partners, in the amount of $2,180,475, and Burgess & Niple, Inc., in the amount of $2,754,802 - Total not to exceed $7,608,627 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of providing engineering services for the design and surveying of an estimated 210,156 total linear feet of water and wastewater mains, approximately 74,330 feet of 8-inch through 18-inch water mains and 135,826 feet of 8-inch through 96-inch wastewater mains. A total of four consulting firms will be utilized.

The mains targeted for design were built between 1905 and 1988. The water mains contribute to water quality issues, in addition to excessive maintenance and service interruptions. The wastewater mains contribute to excessive amounts of inflow and infiltration into the wastewater collection system, resulting in wastewater overflows and high maintenance costs. The future replacement of the proposed segments will improve the capacity of the water and wastewater systems and will reduce maintenance costs.

The estimated construction cost for the targeted mains is approximately $106,470,058.

ESTIMATED SCHEDULE OF PROJECT

Begin Services	January 2017
Complete Services	January 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation & Trinity River Project Committee on December 12, 2016.

FISCAL INFORMATION

$7,608,626.75 - Water Utilities Capital Improvement Funds

Council District	Amount
1	$ 47,277.02
2	$ 935,622.57
5	$ 488,864.28
6	$1,363,770.27
7	$ 845,540.60
8	$ 236,934.49
9	$ 929,359.79
10	$ 707,135.44
11	$1,165,424.22
12	$ 101,426.40
13	$ 316,783.04
14	$ 470,488.63
Total	$7,608,626.75

Huitt-Zollars, Inc. - Contract 16-351/352E

Design	$ 1,218,823.00
Construction	$10,286,400.00 (est.)
Total	$11,505,223.00 (est.)

APM & Associates, Inc. - Contract 16-353/354E

Design	$ 1,454,527.00
Construction	$14,500,000.00 (est.)
Total	$15,954,527.00 (est.)

Gresham Smith and Partners - Contract 16-357/358E

Design	$ 2,180,474.50
Construction	$37,399,450.00 (est.)
Total	$39,579,924.50 (est.)

FISCAL INFORMATION (Continued)

Burgess & Niple, Inc. - Contract 16-359/360E

Design	$ 2,754,802.25
Construction	$44,284,208.00 (est.)
Total	$47,039,010.25 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Huitt-Zollars, Inc.

Hispanic Female	12	Hispanic Male	11
Black Female	6	Black Male	2
White Female	33	White Male	51
Other Female	2	Other Male	6

APM & Associates, Inc.

Hispanic Female	1	Hispanic Male	1
Black Female	3	Black Male	5
White Female	1	White Male	8
Other Female	0	Other Male	4

Gresham Smith and Partners

Hispanic Female	17	Hispanic Male	24
Black Female	18	Black Male	15
White Female	244	White Male	424
Other Female	9	Other Male	19

Burgess & Niple, Inc.

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

OWNERS

Huitt-Zollars, Inc.

Robert L. Zollars, President

APM & Associates, Inc.

Afisu Olabimtan, President

Gresham Smith and Partners

James Bearden, Chief Executive Officer

Burgess & Niple, Inc.

Ronald R. Schultz, P.E., Chairman and President

MAPS

Attached

Renewal of Water and Wastewater Mains

District 1

Argonne Drive from Lausanne Avenue to Montclair Avenue
Hampton Road from Plymouth Road north
Montclair Avenue from Argonne Drive to Colorado Boulevard

District 2

*Baylor Street from Hickory Street southeast
*Fitzhugh Avenue from Crosstown Expressway northwest
Philip Avenue from Graham Avenue southwest
Ross Avenue from Annex Avenue to Fitzhugh Avenue
Upshur Street from Rowan Avenue to Barry Avenue

District 6

Canada Drive from Bosque Avenue east
Singleton Boulevard from Norwich Street to Westmoreland Road
Toronto Street from west of Herbert Street east

District 7

Alley between Birmingham Avenue and Warren Avenue from Jeffries Street to Atlanta Street
Alley between Al Lipscomb Way and Park Row Avenue from Good Latimer Expressway northeast
Alley between Parnell Street and Cleveland Street from Lenway Street southeast
*(Baylor Street from Hickory Street southeast) (See District 2)
Edgewood Street from Good Latimer Expressway southeast
*(Fitzhugh Avenue from Crosstown Expressway northwest) (See District 2)
Good Latimer Expressway from Central Expressway Ramp northeast
Harris Court from Durrett Street southeast
Martin Luther King Jr. Boulevard from Malcolm X Boulevard to Meadow Street
Pine Street from Crozier Street northeast
Washington Street from Keating Drive east

District 10

Alley west of Fireglow Walk from Emberglow Lane to Burning Log Lane
Burning Log Lane from Emberglow Lane north
Easement west of Vanguard Way from Royal Lane northwest
Royal Lane from east of Greenville Avenue west

District 11

Easement between Gramercy Lane and Hughes Lane from Lafayette Way south
St. Michaels Drive/Boedeker Street from Royal Lane to Walnut Hill Lane

District 12

Big Bend Drive from Old Mill Road to Seedling Lane
Cedar Hollow from Davenport Road to Southpoint Drive
Rembrandt Terrace from Michaelangelo Drive to Gainesborough Drive

District 13

Jubilee Trail from Shans Street to Cromwell Drive
Valley Ridge Road from Crestline Avenue to Rockbrook Drive

District 14

Easement between Clermont Avenue and Monte Vista Drive from San Mateo Boulevard to Lindsley Avenue

*Project limits in more than one Council District

Renewal of Water and Wastewater Mains

District 2

Briar Cliff Road from Inwood Road west
Deere Street from Peak Street to Carroll Avenue
Hawthorne Avenue from Hartford Street to Cedar Springs Road
Mockingbird Lane from Maple Avenue east
Stemmons Freeway northbound Service Road from Inwood Road east
*(Summit Avenue from Bell Avenue to Sears Street) (See District 14)

District 9

*Abrams Road from Mercedes Avenue to Kenwood Avenue
Bob O Link Drive from Abrams Road to Hillside Drive
Lake Highlands Drive from Waterview Road to Hobart Street
Lawther Drive from Garland Road north
Velasco Avenue from Abrams Road to Wendover Road

District 10

Alley south of McCree Road from Whitewing Lane east
Flicker Lane from Pelican Drive south
Pandora Drive from alley south of McCree Road south
Pelican Drive from Flicker Lane to Whitewing Lane
Whitewing Lane from Pelican Drive south

District 11

Alley between Lavendale Avenue and Lavendale Circle from St. Michaels Drive to Hillcrest Road
Alley between Ravenscroft Drive and Boedeker Street from Woodthrush Drive north
Belmead Drive from West Ricks Circle to East Ricks Circle
Northaven Road from Preston Road to Ricks Circle

District 14

*(Abrams Road from Mercedes Avenue to Kenwood Avenue) (See District 9)
Alley between Avondale Avenue and Irving Avenue from Oak Lawn Avenue east
Alley between Belmont Avenue and Goliad Avenue from Greenville Avenue to Concho Street
Alley between Bryan Parkway and Live Oak Street from Bryan Parkway to Glendale Street

District 14 (Continued)

Alley between Greenville Avenue and Matilda Street from University Boulevard north
Alley between Hudson Street and Live Oak Street form Hudson Street to Lindell Avenue
Alley between Monticello Avenue and Merrimac Avenue from Laneri Avenue to Glencoe Street
Bermuda Street from La Vista Drive south
Concho Street from Revere Place north
Corona Street from La Vista Drive southwest
Easement between Springbrook Drive and Edgewater Street from Glenwood Avenue to Abbott Avenue
Hubert Street from Live Oak Street to Hudson Street
Hudson Street from Hubert Street east
La Vista Drive from Bermuda Street to Lucerne Street
Live Oak Street from Ross Avenue to alley south of Hudson Street
Martel Avenue from Delmar Avenue to Concho Street
Ross Avenue from Matilda Street to Hubert Street
*Summit Avenue from Bell Avenue to Sears Street
Tucker Street from La Vista Drive southwest

*Project limits in more than one Council District

Renewal of Water and Wastewater Mains

District 2

Alley between Peak Street and Mckell Street from San Jacinto Street southeast
Carroll Avenue from Lafayette Street to Munger Avenue
*Haskell Avenue from Ross Avenue to San Jacinto Street
Munger Avenue from Carroll Avenue to Peak Street
Peak Street from Munger Avenue to Roseland Avenue
Ripley Street from Roseland Avenue to Ross Avenue
Roseland Avenue from Peak Street to Ripley Street
Ross Avenue from Ripley Street to Haskell Avenue
*Stemmons Freeway Service Road from Market Center Boulevard northwest

District 6

Dragon Street from Woodall Rodgers Freeway northwest
*(Stemmons Freeway Service Road from Market Center Boulevard northwest) (See District 2)

District 10

Easement southeast of Skillman Street from Skillman Street southeast
Easement southeast of Skillman Street from west of Goforth Road west
Skillman Street from north of Walnut Hill Lane south

District 14

*(Haskell Avenue from Ross Avenue to San Jacinto Street) (See District 2)

*Project limits in more than one Council District

Renewal of Water and Wastewater Mains

District 2

Crutcher Street from Haskell Avenue to Washington Avenue
*Hall Street from Cobb Street to R.L. Thornton Freeway
Junius Street from southwest of Washington Avenue southwest
Washington Avenue from Crutcher Street to Waterloo Place
Waterloo Place from Washington Avenue southwest

District 5

Blanton Street from Fairhaven Lane north
Fairhaven Lane from Riverway Drive to Blanton Street
Riverway Drive from Rosecliff Drive to Bruton Road
*Riverway Drive from Fairhaven Lane to Havencove Drive

District 7

Buckner Boulevard from Ferguson Road south
Ferguson Road from Lakeland Drive to Buckner Boulevard
*(Hall Street from Cobb Street to R.L. Thornton Freeway) (See Districts 2, 14)
*Lakeland Drive from Arturo Drive to Ferguson Road
Riverway Drive from Bruton Road to Havencove Drive
*(Riverway Drive from Fairhaven Lane to Havencove Drive) (See District 5)

District 8

Easement south of Seagoville Road from Belt Line Road to Woody Road
Lasater Road from Lawson Road to Stark Road

District 9

Arturo Drive from Lakeland Drive west
*(Lakeland Drive from Arturo Drive to Ferguson Road) (See District 7)
Vinewood Drive from Lakeland Drive east

District 11

LBJ Freeway Service Road from Hillcrest Road east
Easement in White Rock Creek from LBJ Freeway northwest
Hillcrest Road from Spring Valley Road to LBJ Freeway
Spring Valley Road from Hillcrest Road west

District 13

Beechwood Lane from Crestline Avenue to Rockbrook Drive
Crestline Avenue from Willow Grove Road to Beechwood Lane
Park Lane from Rockbrook Drive east
Rockbrook Drive from Beechwood Lane to Park Lane

District 14

Floride Street from Swiss Avenue to Cobb Street
*(Hall Street from Cobb Street to R.L. Thornton Freeway) (See Districts 2, 7)
Swiss Avenue from Hall Street to Floride Street

*Project limits in more than one Council District

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize engineering services contracts with four consulting firms to provide design services for the replacement and rehabilitation of water and wastewater mains at 109 locations (lists attached) - Huitt-Zollars, Inc., in the amount of $1,218,823, APM & Associates, Inc., in the amount of $1,454,527, Gresham Smith and Partners, in the amount of $2,180,475, and Burgess & Niple, Inc., in the amount of $2,754,802 - Total not to exceed $7,608,627 - Financing: Water Utilities Capital Improvement Funds

Huitt-Zollars, 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

	Amount	Percent
Total local contracts	$1,218,823.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$1,218,823.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
The Rios Group, Inc.	HFDB27179Y0717	$40,000.00	3.28%
Texas Municipal Engineering, Inc.	HMMB63917Y0117	$104,548.00	8.58%
IEA, Inc.	IMDB38121Y0417	$40,100.00	3.29%
HVJ North Texas Chelliah Consultants, Inc.	IMDB60714N0617	$25,000.00	2.05%
Lim & Associates, Inc.	PMBD90825Y0617	$162,196.00	13.31%
Total Minority - Local		$371,844.00	30.51%

Non-Local Contractors / Sub-Contractors

None

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$144,548.00	11.86%	$144,548.00	11.86%
Asian American	$227,296.00	18.65%	$227,296.00	18.65%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$371,844.00	30.51%	$371,844.00	30.51%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize engineering services contracts with four consulting firms to provide design services for the replacement and rehabilitation of water and wastewater mains at 109 locations (lists attached) - Huitt-Zollars, Inc., in the amount of $1,218,823, APM & Associates, Inc., in the amount of $1,454,527, Gresham Smith and Partners, in the amount of $2,180,475, and Burgess & Niple, Inc., in the amount of $2,754,802 - Total not to exceed $7,608,627 - Financing: Water Utilities Capital Improvement Funds

APM & Associates, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-consultants.
PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$1,454,527.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$1,454,527.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
APM & Associates, Inc.	BMMB65246Y0618	$1,067,832.00	73.41%
BDS Technologies, Inc.	BMDB13100Y0517	$177,543.00	12.21%
IEA, Inc.	IMDB38121Y0417	$44,386.00	3.05%
CP&Y, Inc.	PMMB64115Y0217	$164,766.00	11.33%
Total Minority - Local		$1,454,527.00	100.00%

Non-Local Contractors / Sub-Contractors

None

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$1,245,375.00	85.62%	$1,245,375.00	85.62%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$209,152.00	14.38%	$209,152.00	14.38%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$1,454,527.00	100.00%	$1,454,527.00	100.00%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize engineering services contracts with four consulting firms to provide design services for the replacement and rehabilitation of water and wastewater mains at 109 locations (lists attached) - Huitt-Zollars, Inc., in the amount of $1,218,823, APM & Associates, Inc., in the amount of $1,454,527, Gresham Smith and Partners, in the amount of $2,180,475, and Burgess & Niple, Inc., in the amount of $2,754,802 - Total not to exceed $7,608,627 - Financing: Water Utilities Capital Improvement Funds

Gresham Smith and Partners 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

	Amount	Percent
Total local contracts	$2,180,474.50	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$2,180,474.50	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
The Rios Group, Inc.	HFDB27179Y0717	$121,600.00	5.58%
Gorrondona & Associates, Inc.	HMMB86153Y0718	$306,193.50	14.04%
2M Associates	IMDB92754Y0717	$102,900.00	4.72%
Stream Water Group, Inc.	IMBD17209Y0717	$74,600.00	3.42%
Hayden Consultants, Inc.	WFDB43038Y0817	$21,800.00	1.00%
Total Minority - Local		$627,093.50	28.76%

Non-Local Contractors / Sub-Contractors

None

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$427,793.50	19.62%	$427,793.50	19.62%
Asian American	$177,500.00	8.14%	$177,500.00	8.14%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$21,800.00	1.00%	$21,800.00	1.00%
Total	$627,093.50	28.76%	$627,093.50	28.76%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize engineering services contracts with four consulting firms to provide design services for the replacement and rehabilitation of water and wastewater mains at 109 locations (lists attached) - Huitt-Zollars, Inc., in the amount of $1,218,823, APM & Associates, Inc., in the amount of $1,454,527, Gresham Smith and Partners, in the amount of $2,180,475, and Burgess & Niple, Inc., in the amount of $2,754,802 - Total not to exceed $7,608,627 - Financing: Water Utilities Capital Improvement Funds

Burgess & Niple, 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

	Amount	Percent
Total local contracts	$2,754,802.25	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$2,754,802.25	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Criado & Associates, Inc.	HFDB00810Y0817	$145,000.00	5.26%
Pacheco Koch Consulting Engineers, Inc.	HMMB25567Y0917	$145,000.00	5.26%
2M Associates, LLC.	IMDB92754Y0717	$150,000.00	5.45%
Stream Water Group, Inc.	IMDB17209Y0717	$140,000.00	5.08%
Lim & Associates, Inc.	PMDB90825Y0617	$85,000.00	3.09%
CP&Y Inc.	PMMB64115Y0217	$46,000.00	1.67%
Dal-Tech Engineering, Inc.	WFWB63908Y0017	$138,000.00	5.01%
VRX, Inc.	WFDB30224Y0317	$46,000.00	1.67%
Total Minority - Local		$895,000.00	32.49%

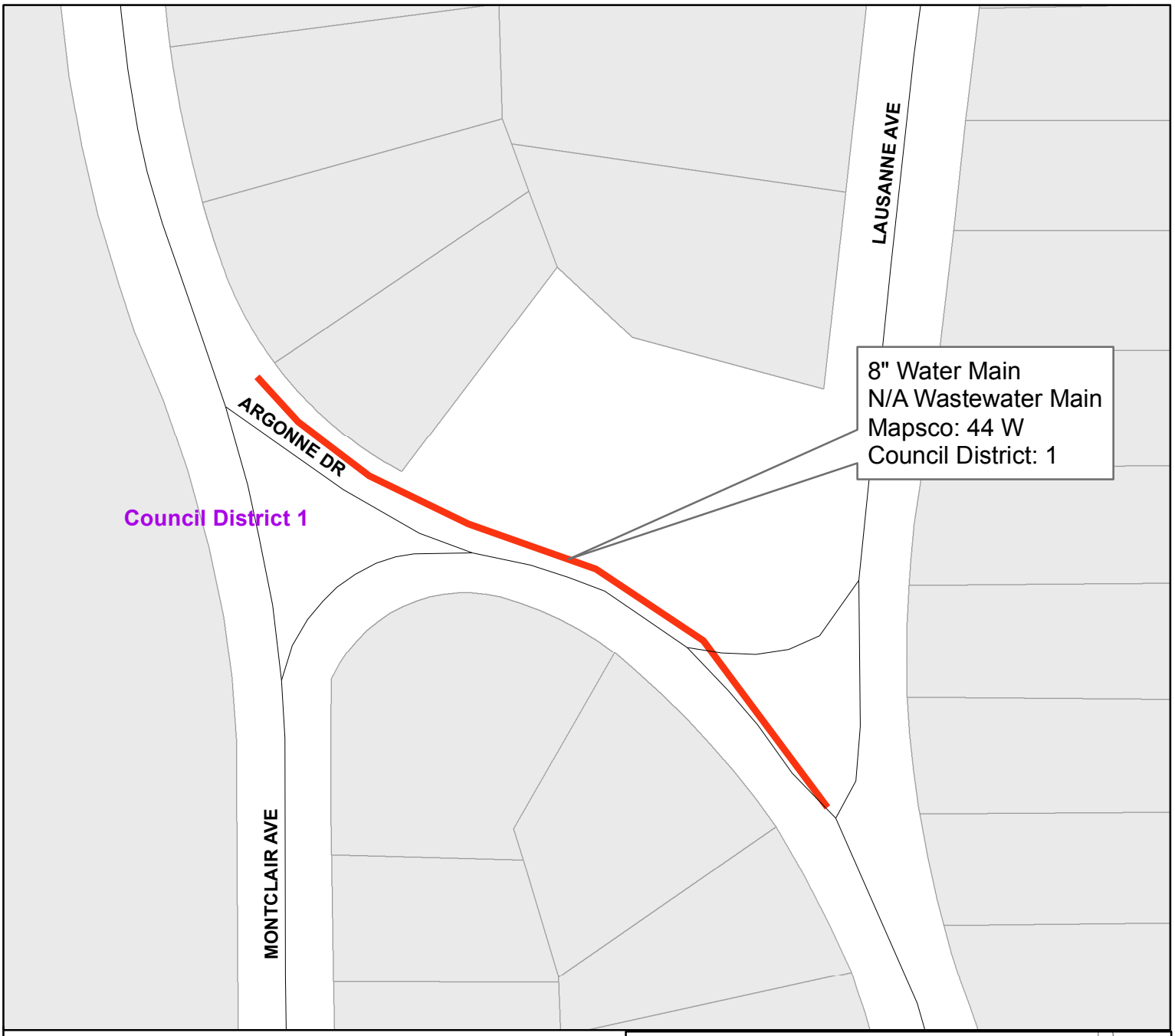
Non-Local Contractors / Sub-Contractors

None

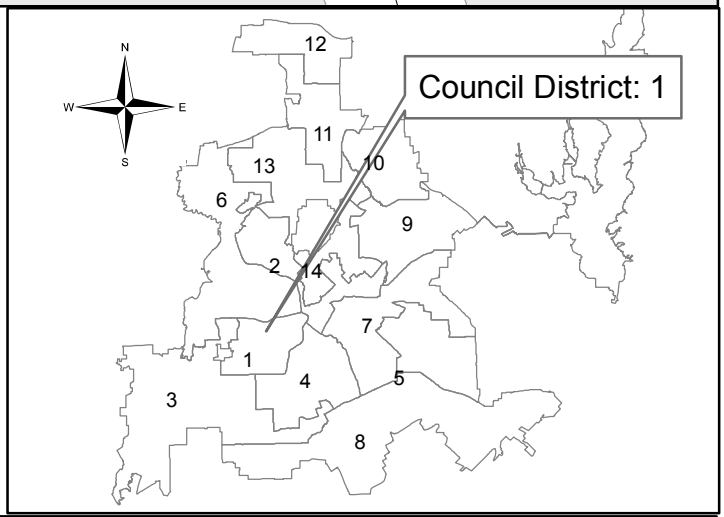
BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$290,000.00	10.53%	$290,000.00	10.53%
Asian American	$421,000.00	15.28%	$421,000.00	15.28%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$184,000.00	6.68%	$184,000.00	6.68%
Total	$895,000.00	32.49%	$895,000.00	32.49%



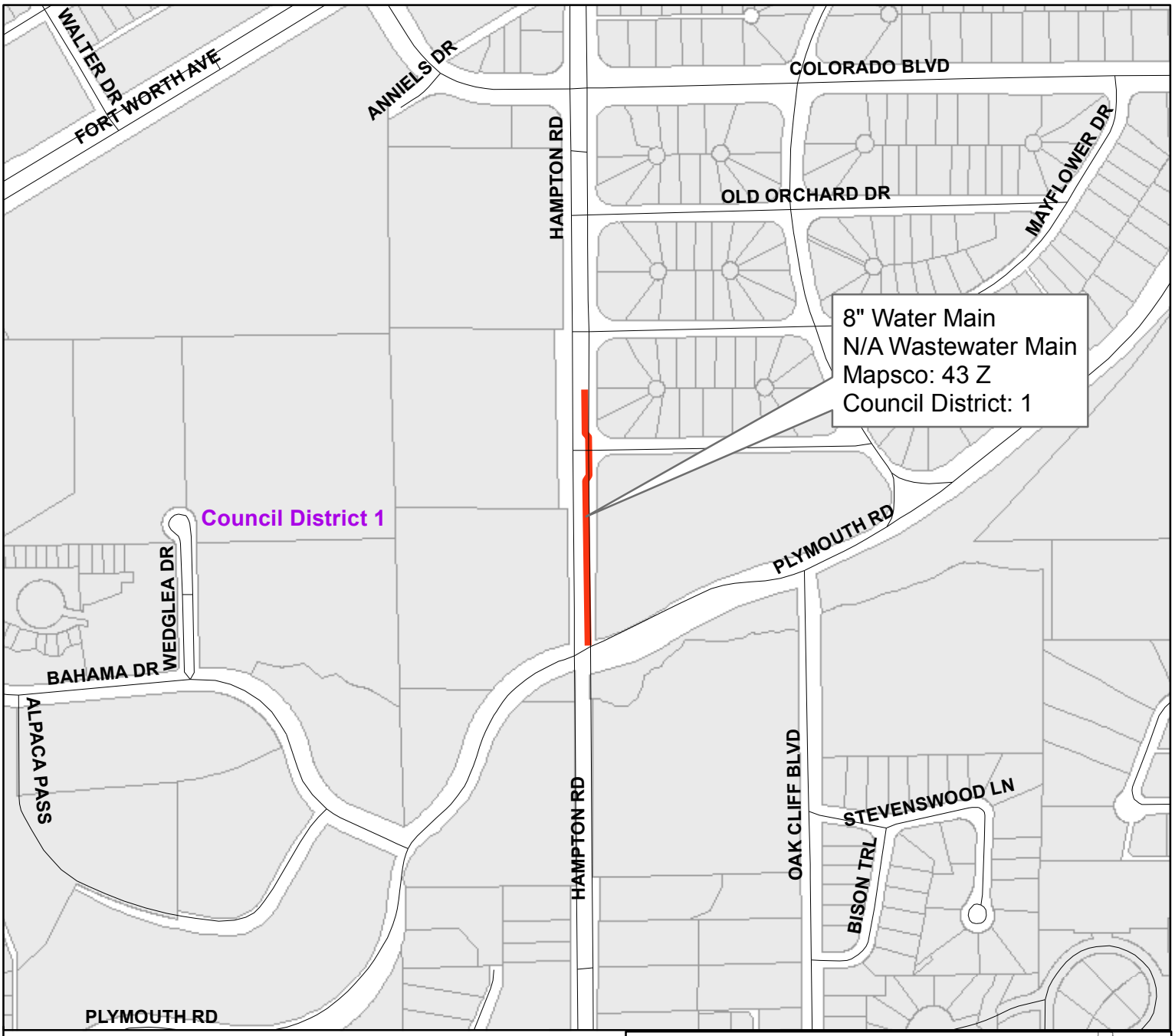
Argonne Drive
from Lausanne Avenue to Montclair Avenue



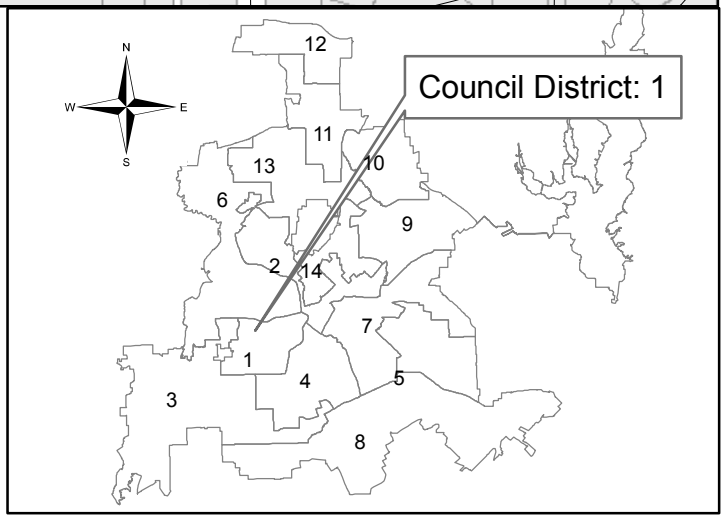
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5821

Segment 1 of 32



Hampton Road
from Plymouth Road north



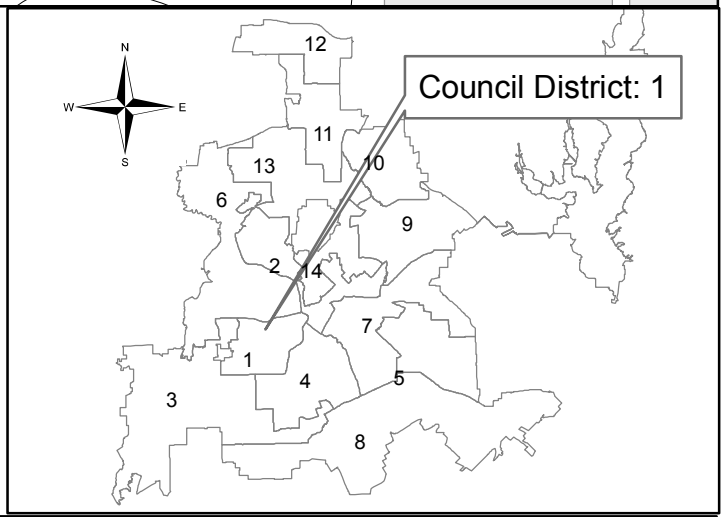
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5834

Segment 2 of 32



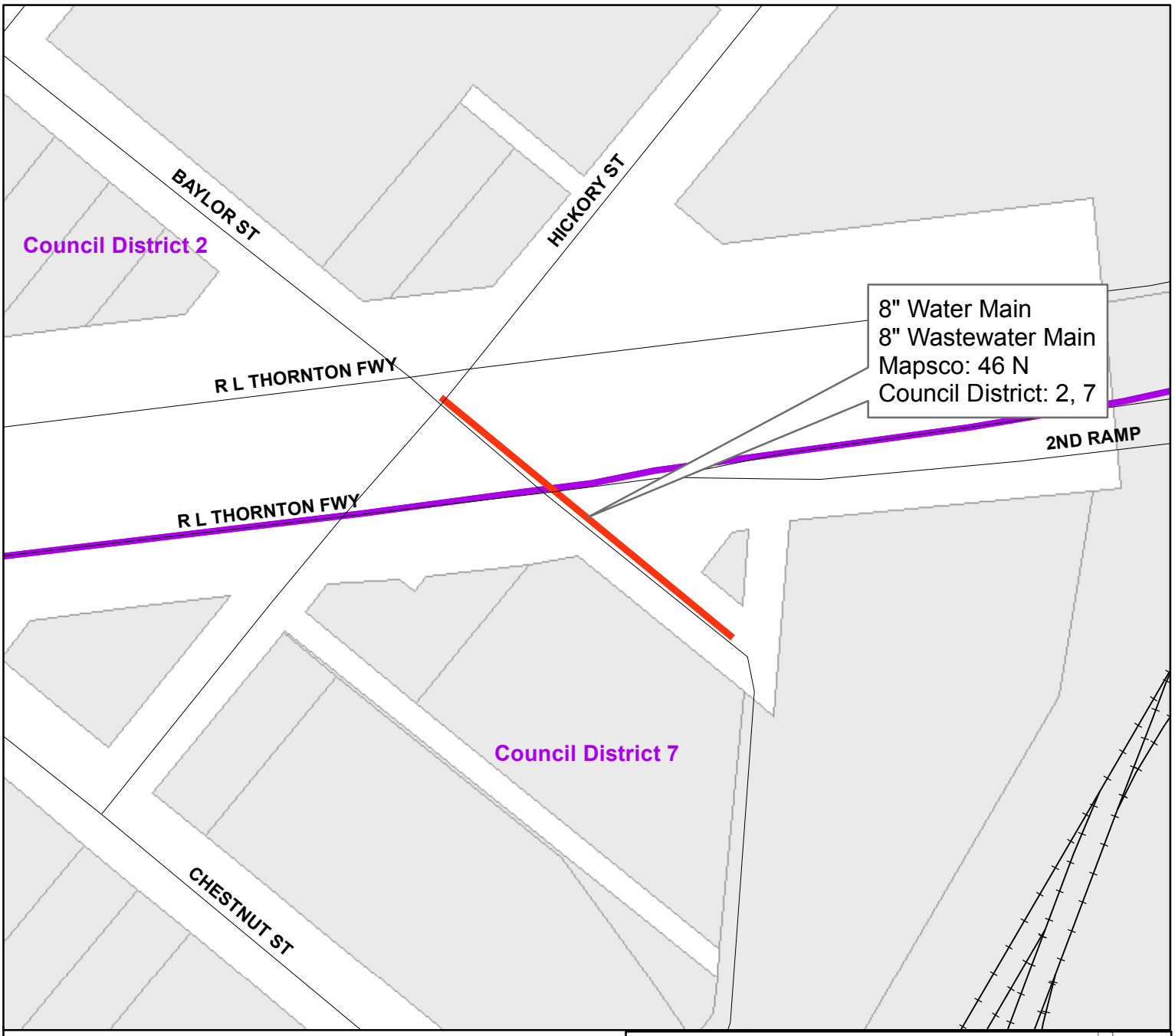
Montclair Avenue
from Argonne Drive to Colorado Boulevard



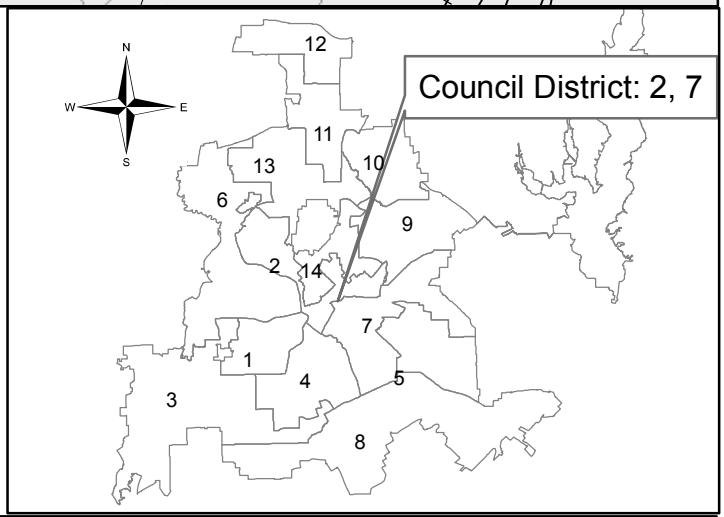
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5820

Segment 3 of 32



Baylor Street
from Hickory Street southeast



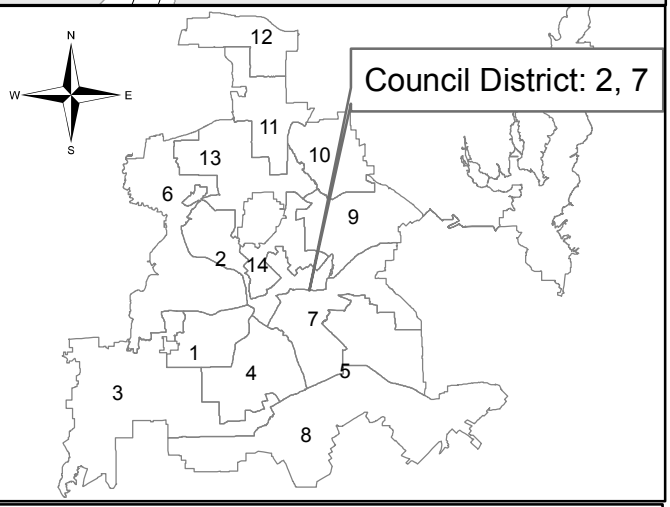
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5829

Segment 4 of 32



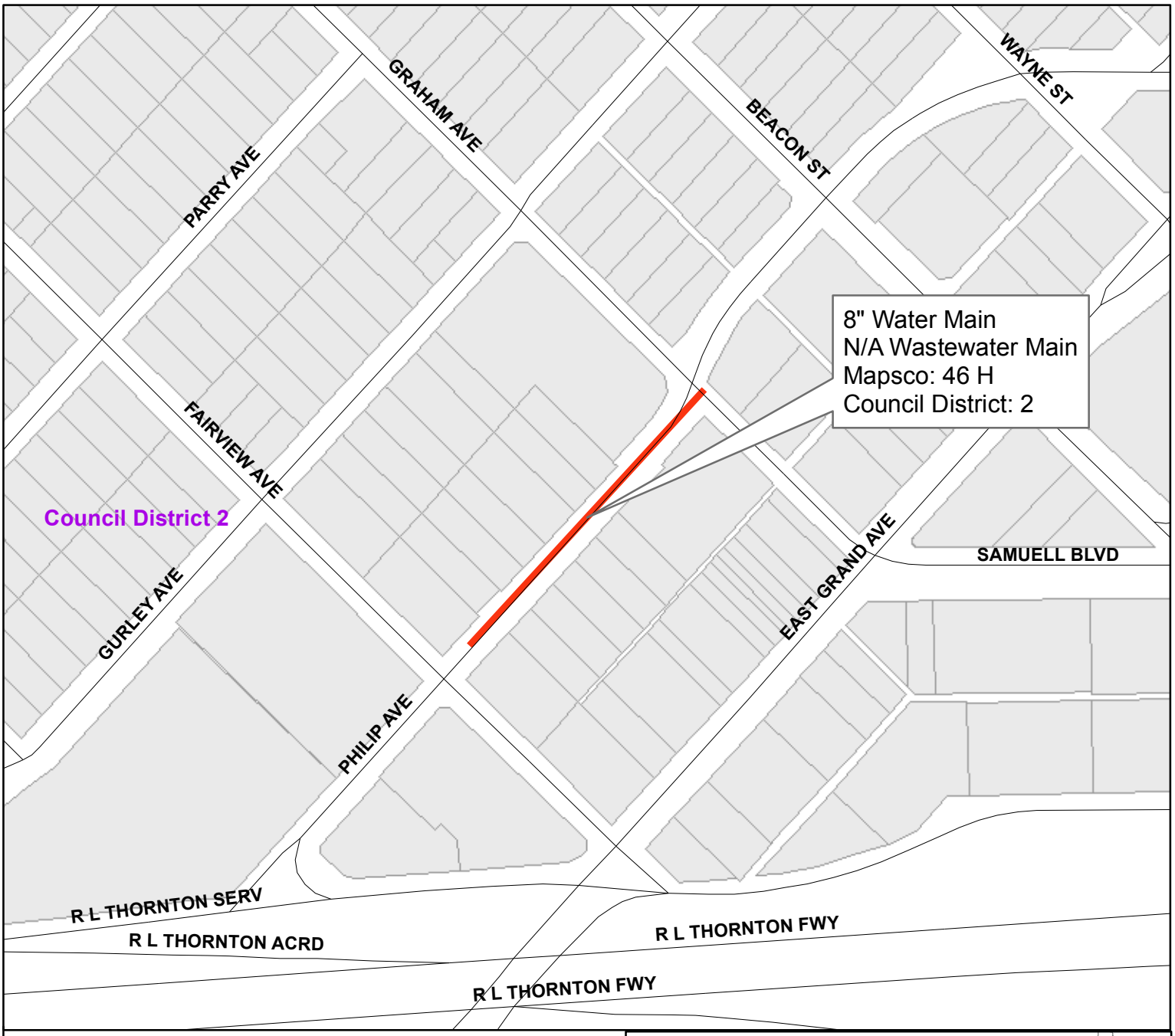
Fitzhugh Avenue
from Crosstown Expressway northwest



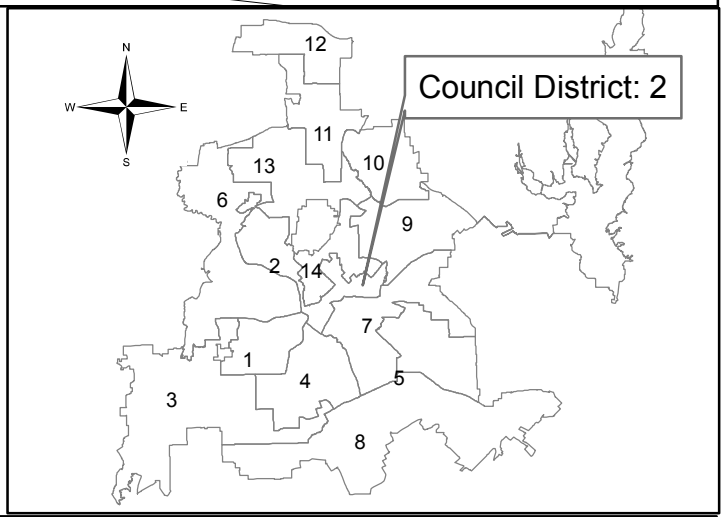
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5911

Segment 5 of 32



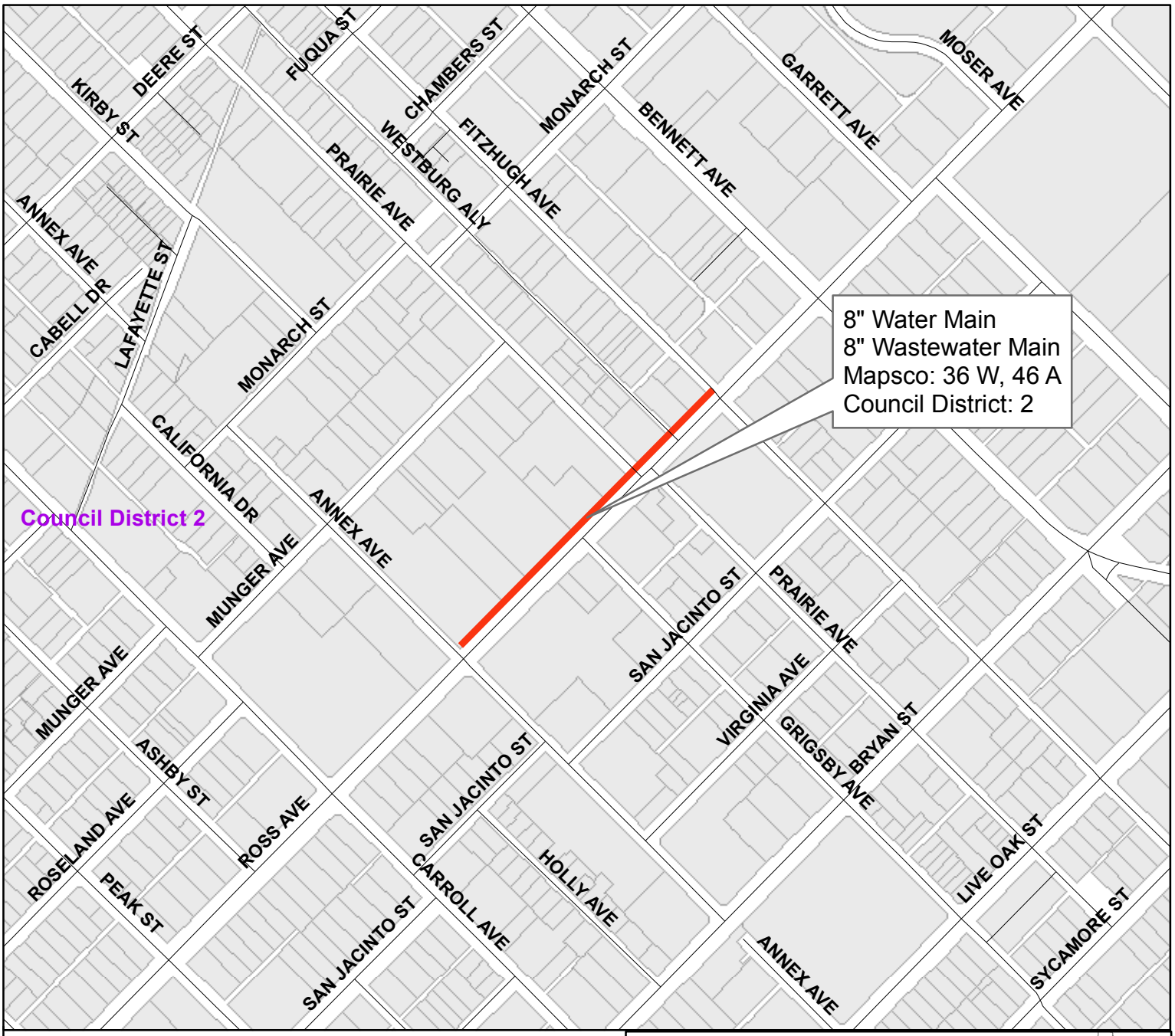
Philip Avenue
from Graham Avenue southwest



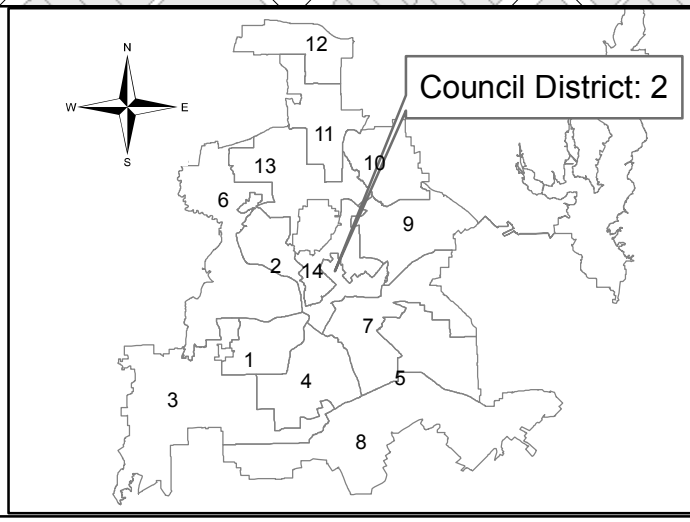
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5833

Segment 6 of 32



Ross Avenue
from Annex Avenue to Fitzhugh Avenue



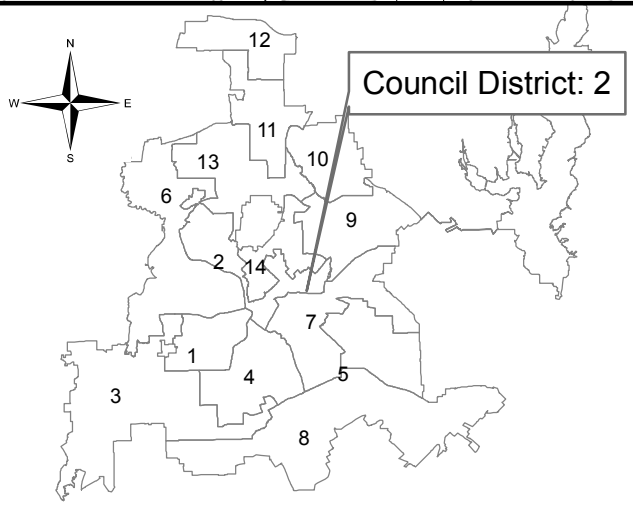
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5961

Segment 7 of 32



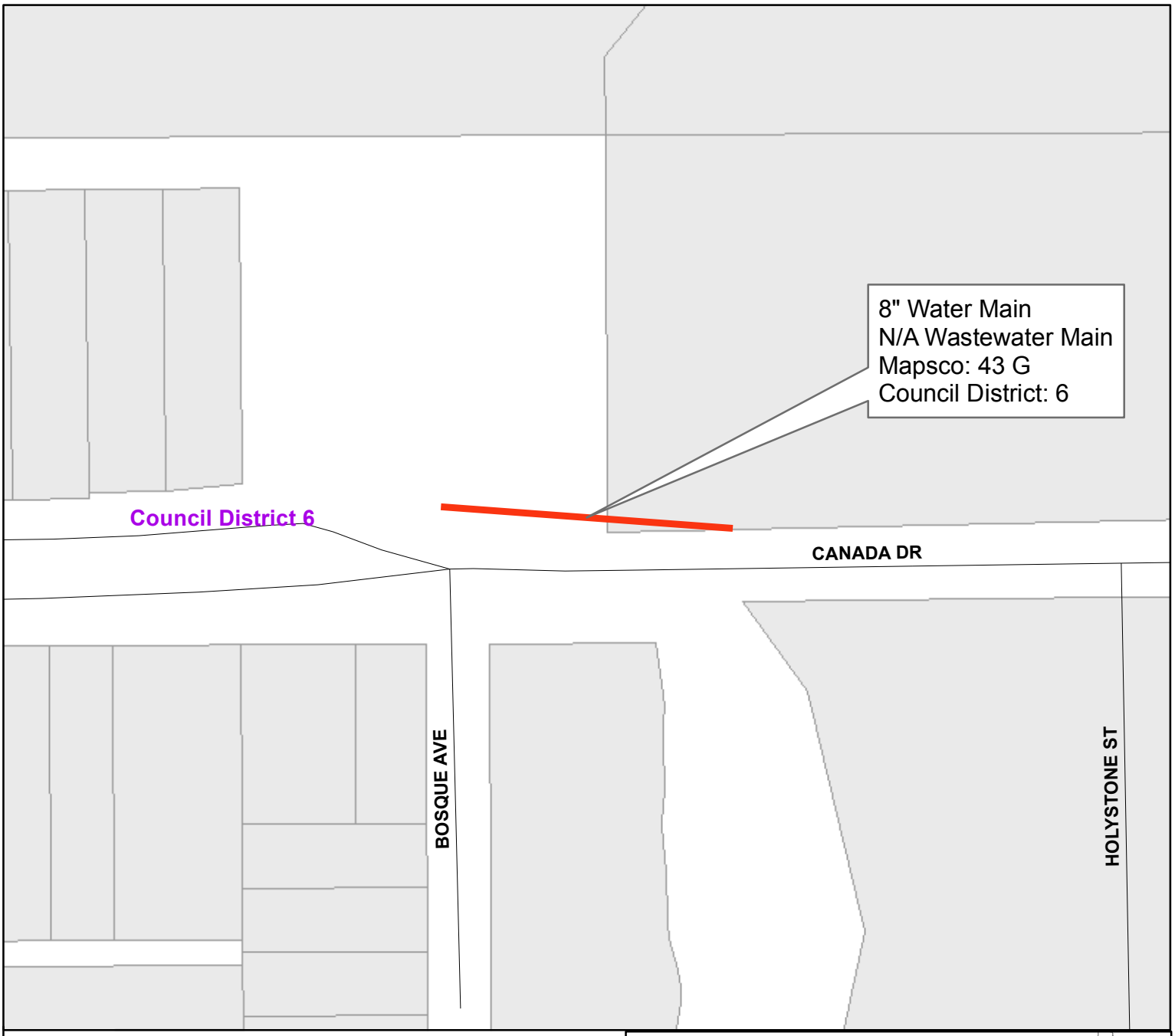
Upshur Street
from Rowan Avenue to Barry Avenue



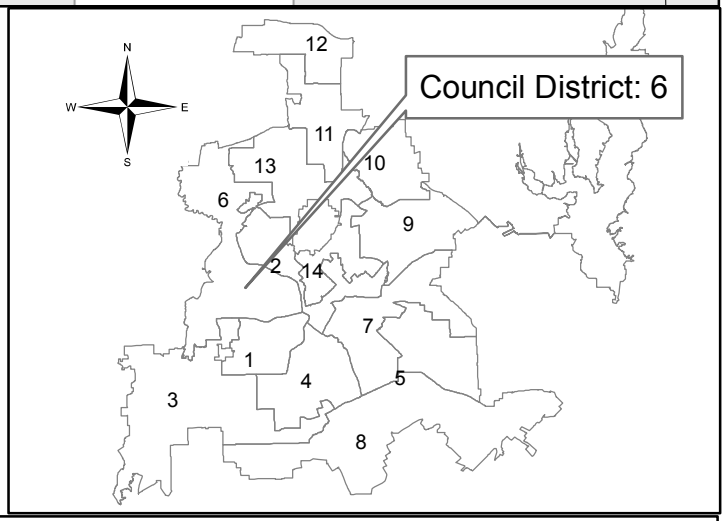
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 1489

Segment 8 of 32



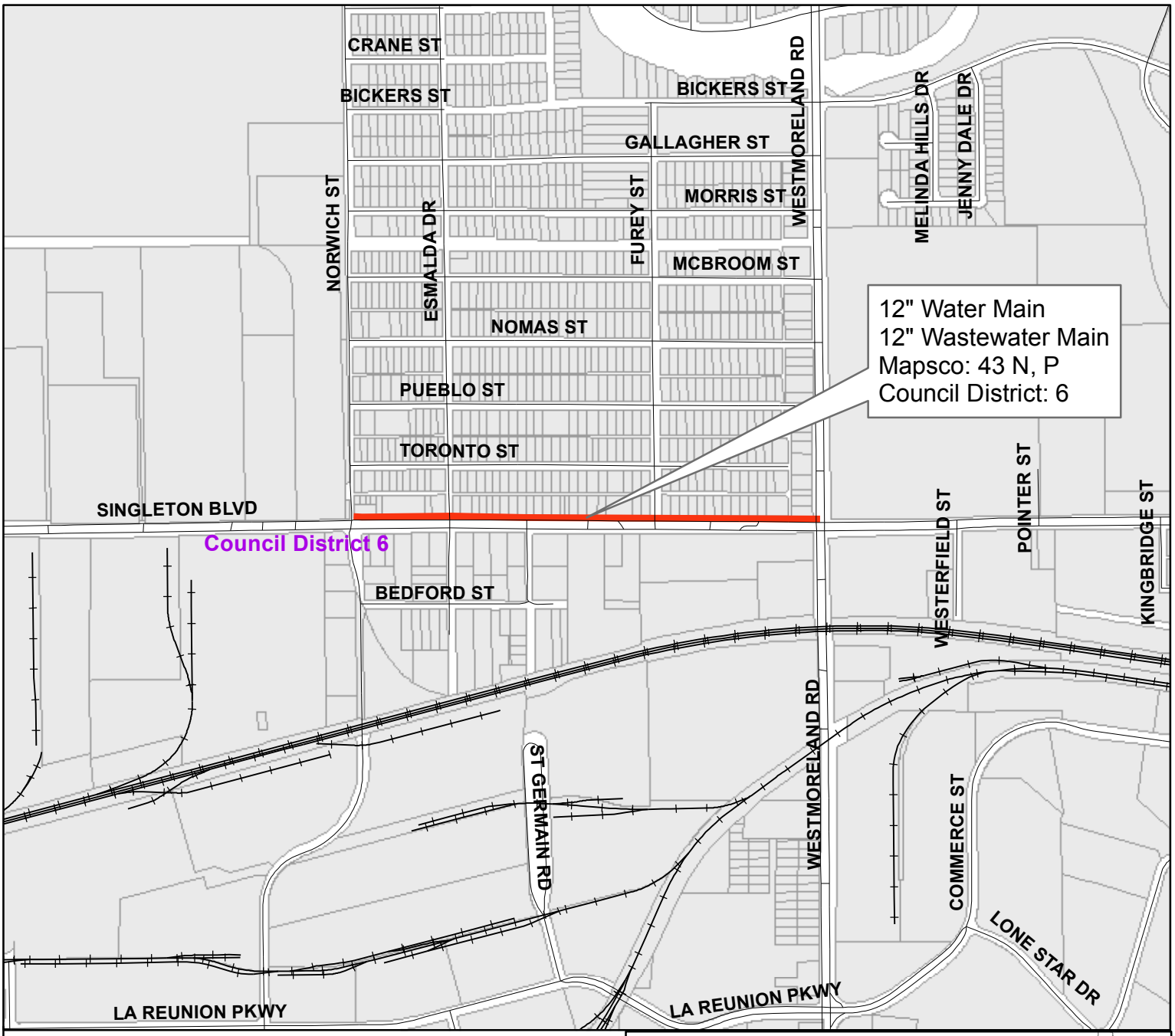
Canada Drive
from Bosque Avenue east



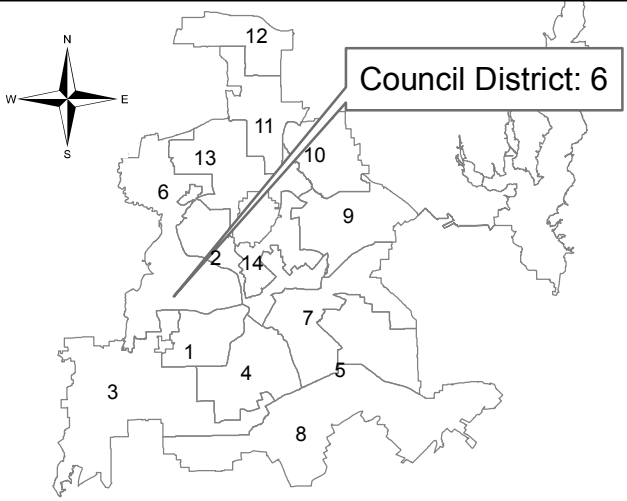
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5841

Segment 9 of 32



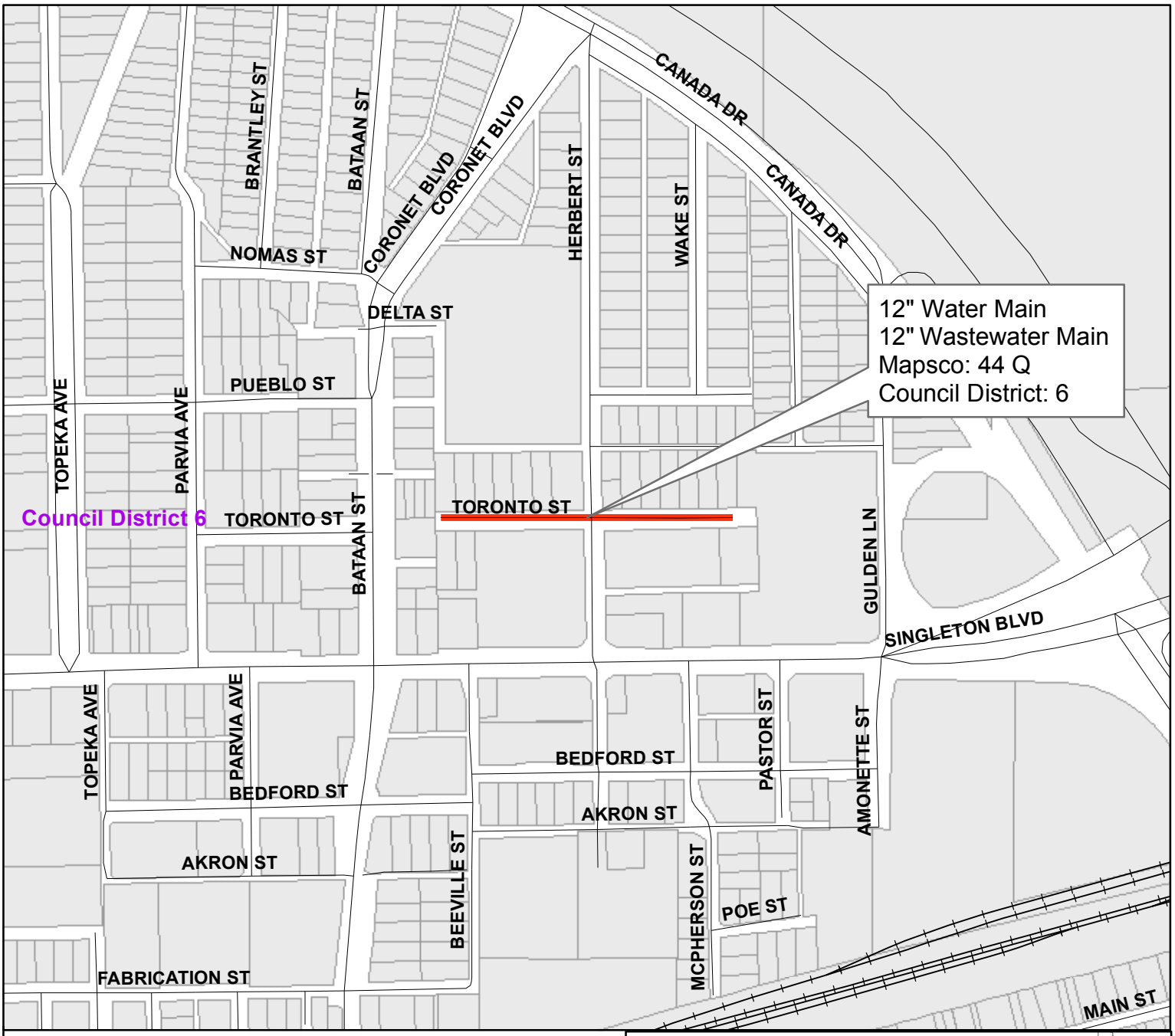
Singleton Boulevard
from Norwich Street to Westmoreland Road



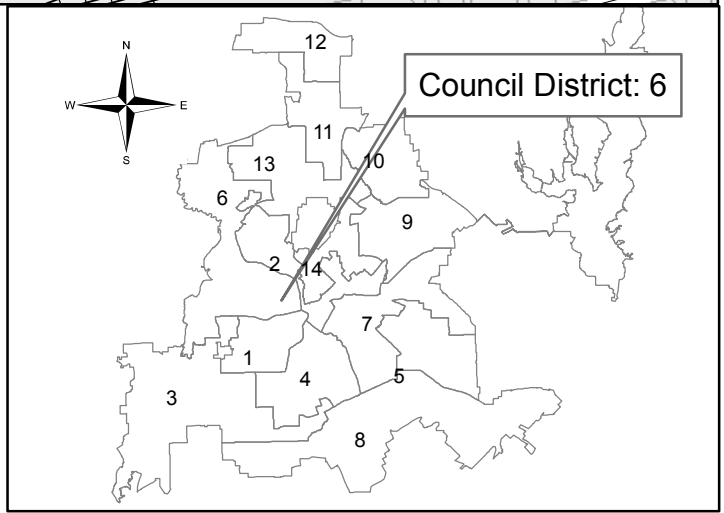
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5953

Segment 10 of 32



Toronto Street
from west of Herbert Street east



Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

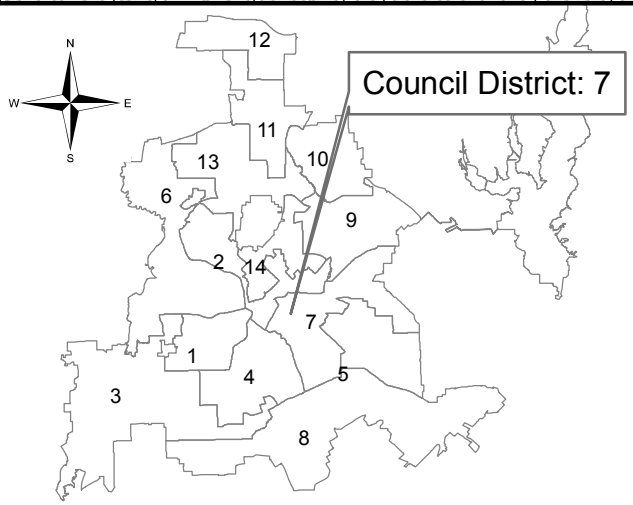
PID: 5877

Segment 11 of 32



Alley between Birmingham Avenue and Warren Avenue

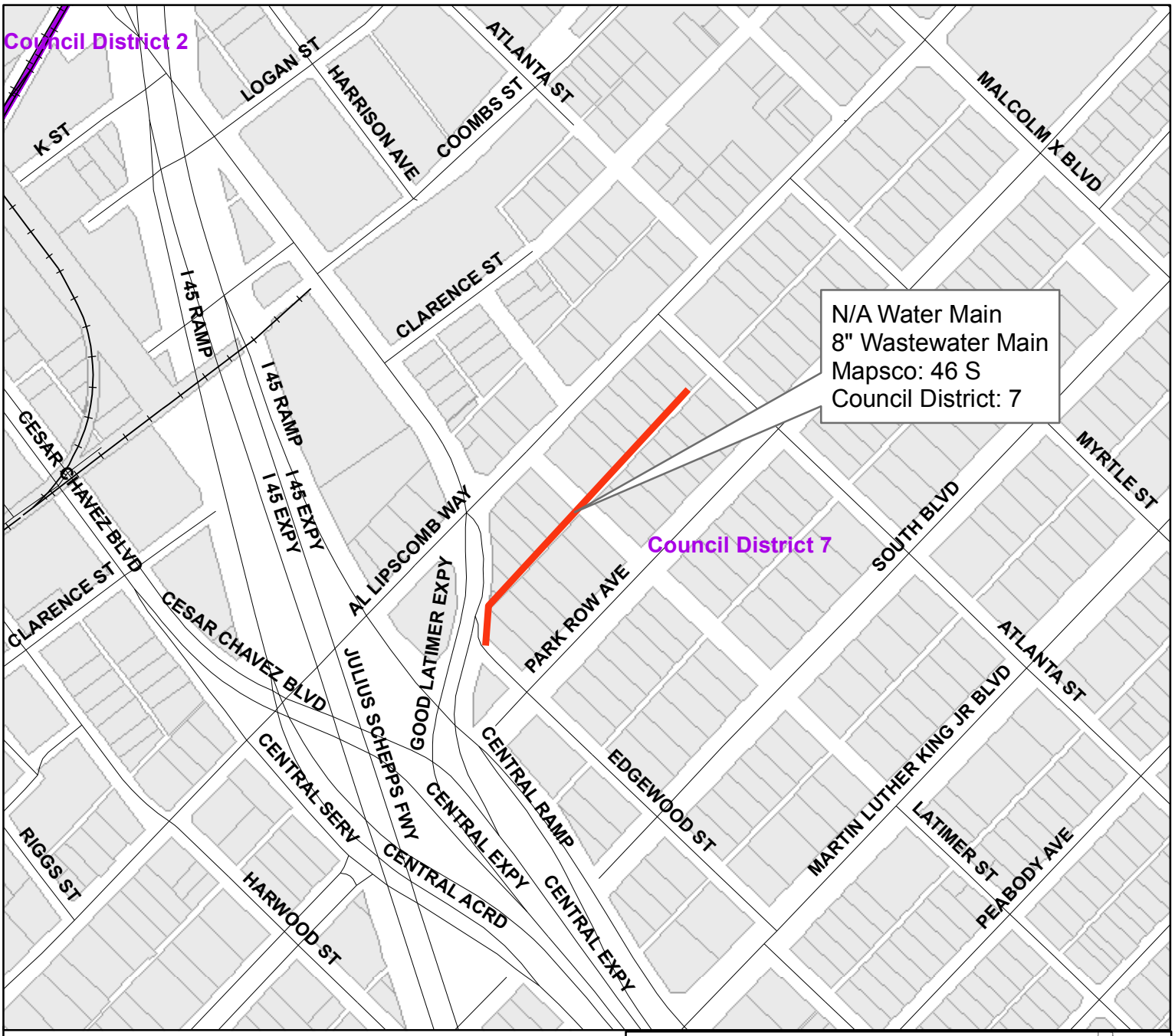
from Jeffries Street to Atlanta Street



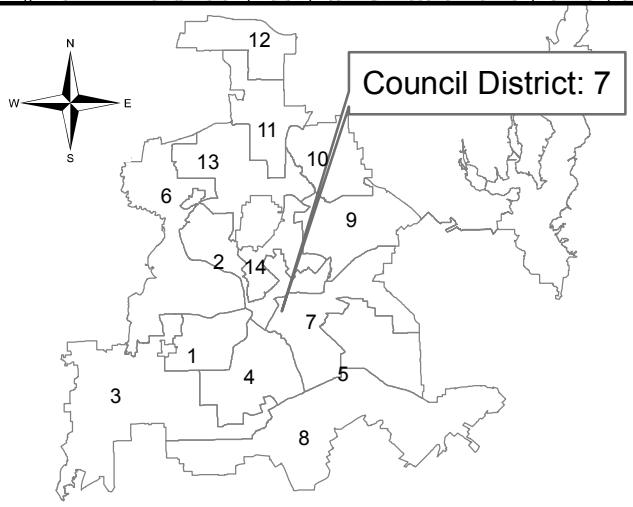
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5822

Segment 12 of 32



Alley between Al Lipscomb Way and
Park Row Avenue
from Good Latimer Expressway northeast



Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

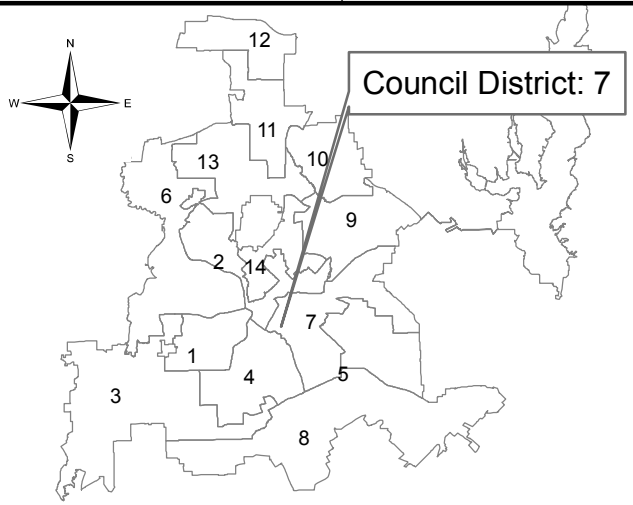
PID: 5872

Segment 13 of 32



Alley between Parnell Street and Cleveland Street

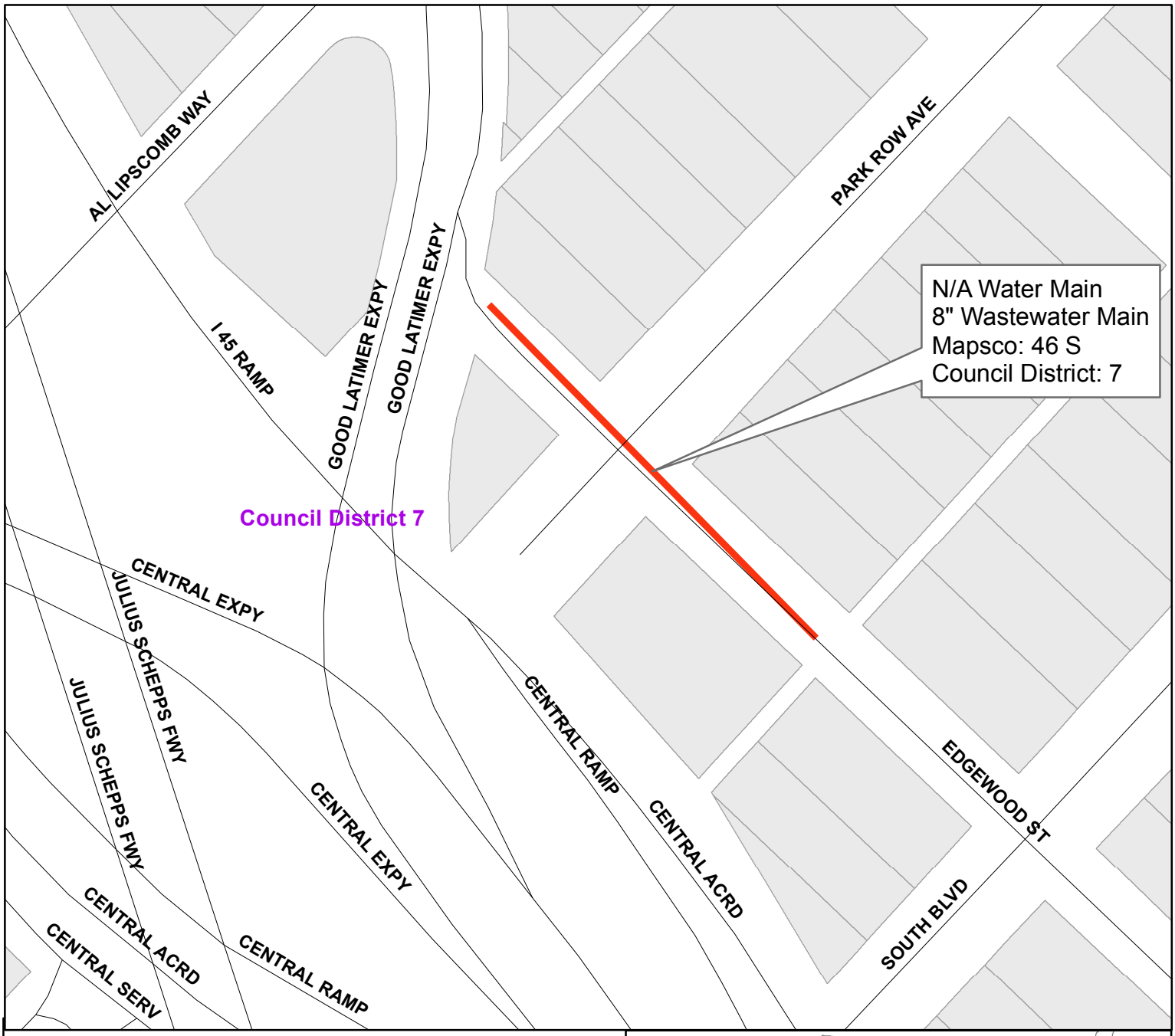
from Lenway Street southeast



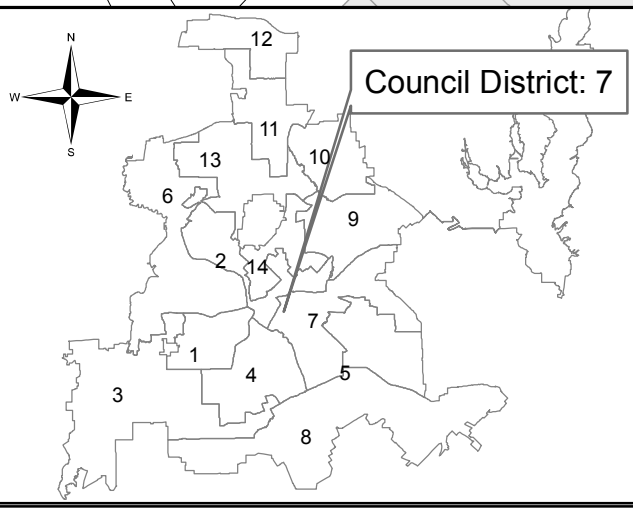
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5889

Segment 14 of 32



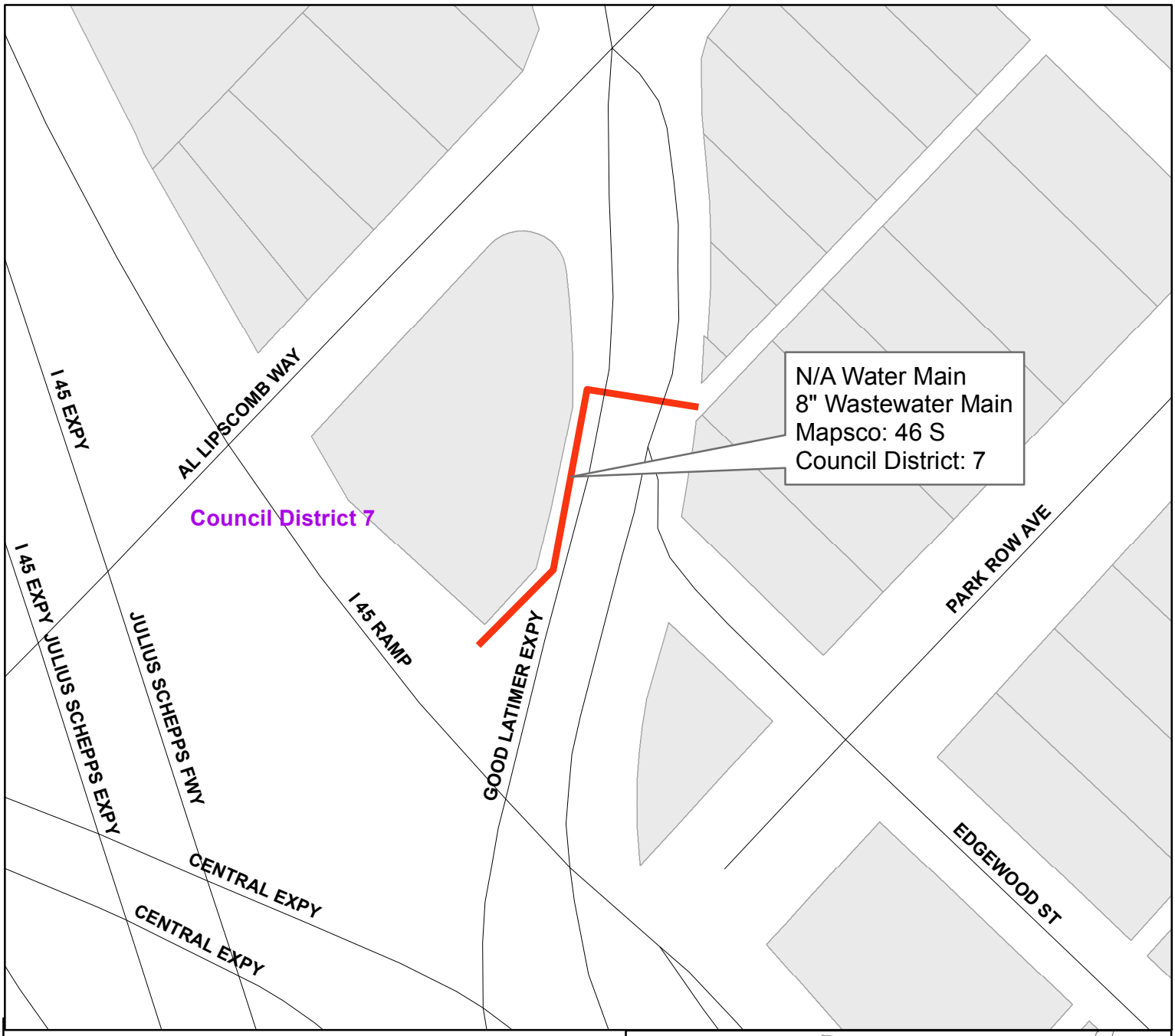
Edgewood Street
from Good Latimer Expressway southeast



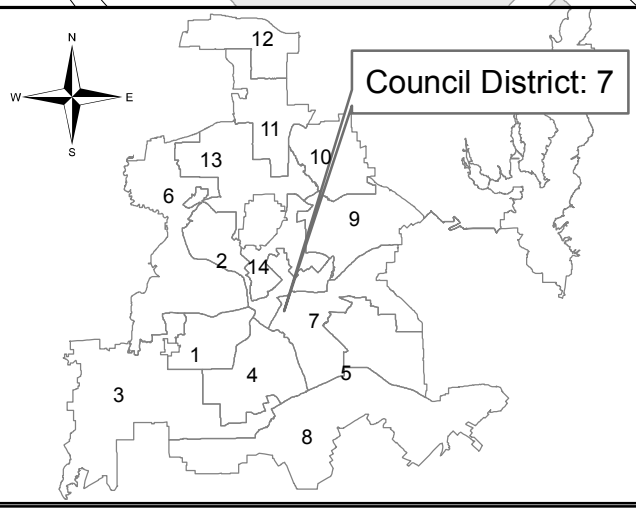
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5873

Segment 15 of 32



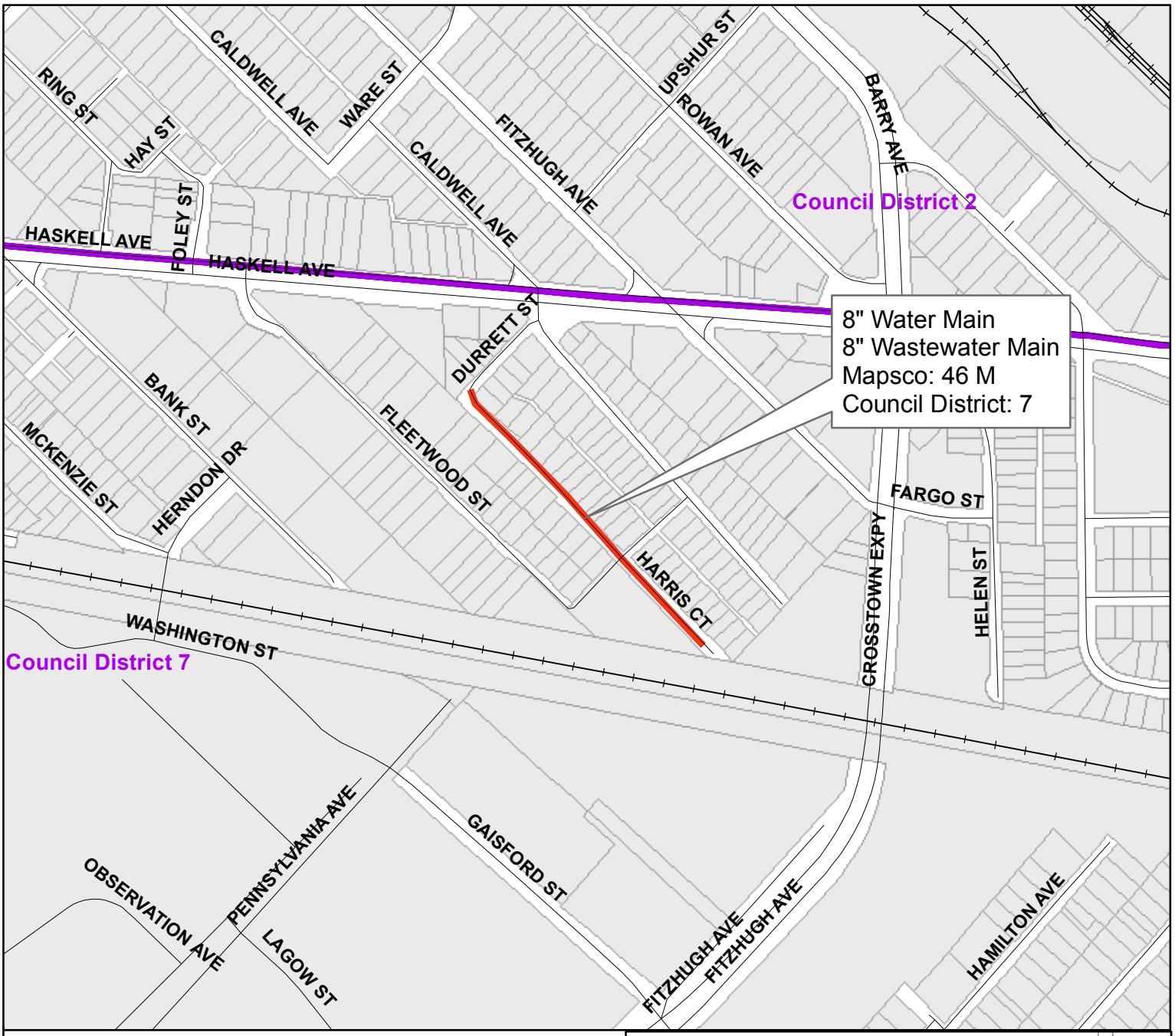
Good Latimer Expressway
from Central Expressway Ramp northeast



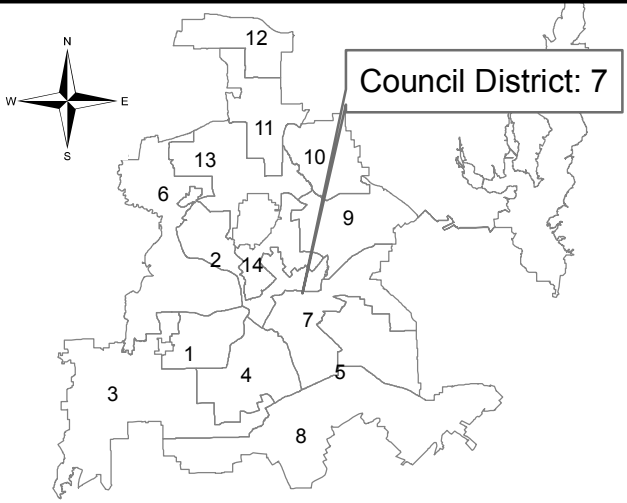
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5874

Segment 16 of 32



Harris Court
from Durrett Street southeast



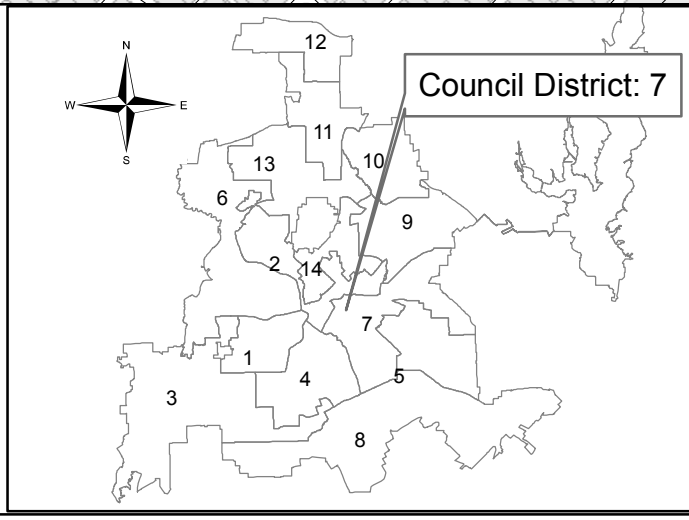
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 3861

Segment 17 of 32



Martin Luther King Jr. Boulevard
from Malcolm X Boulevard to Meadow Street



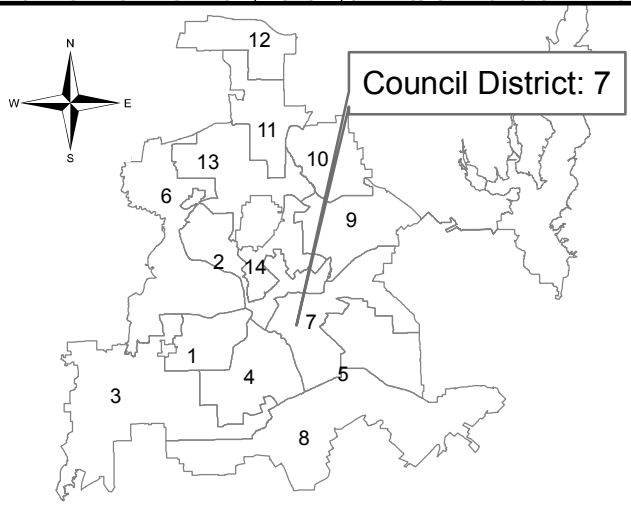
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5888

Segment 18 of 32



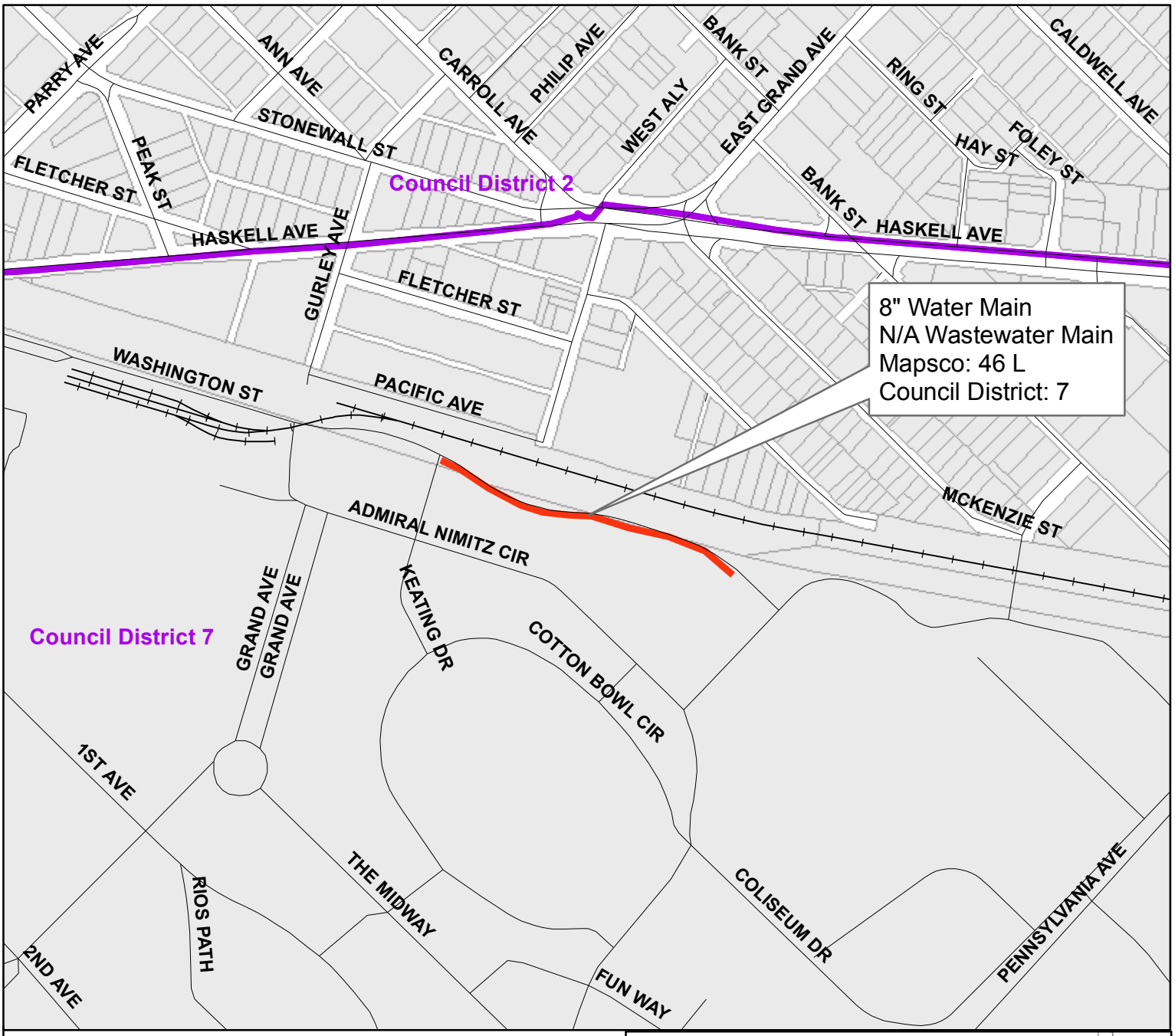
Pine Street
from Crozier Street northeast



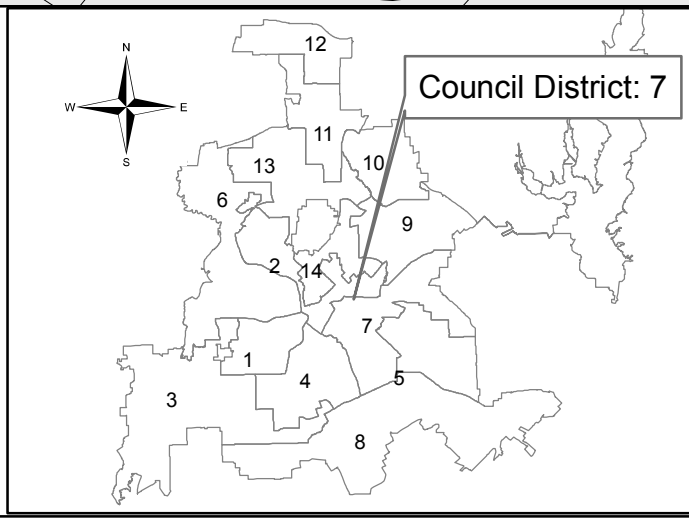
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5890

Segment 19 of 32



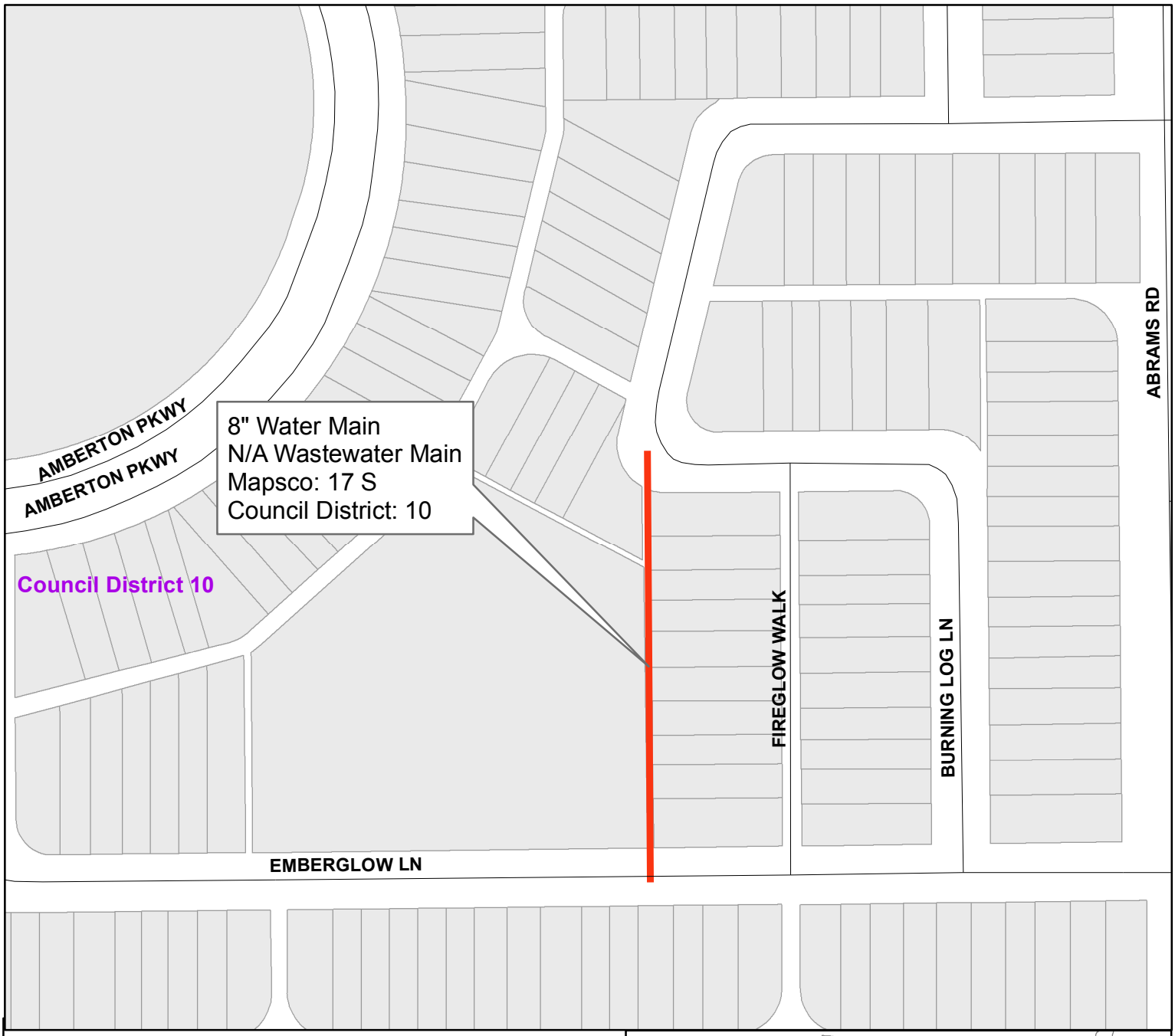
Washington Street
from Keating Drive east



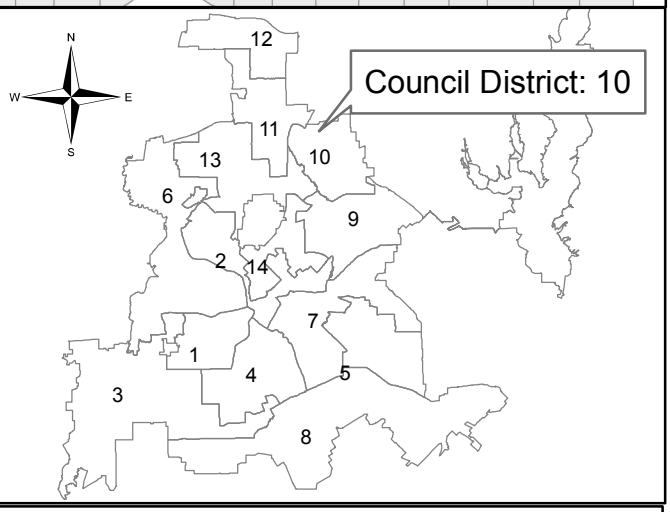
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5885

Segment 20 of 32



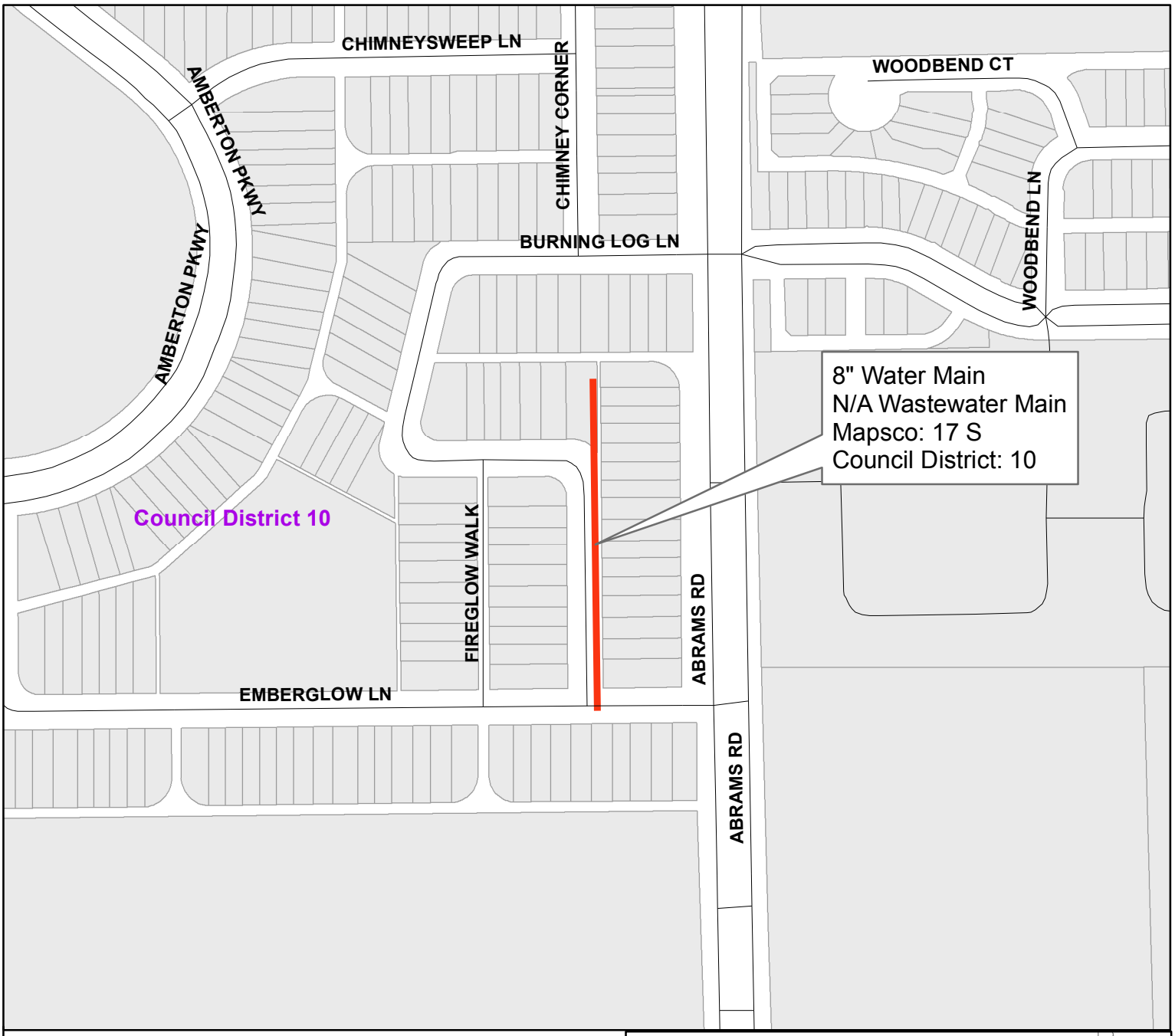
Alley west of Fireglow Walk
from Emberglow Lane to Burning Log Lane



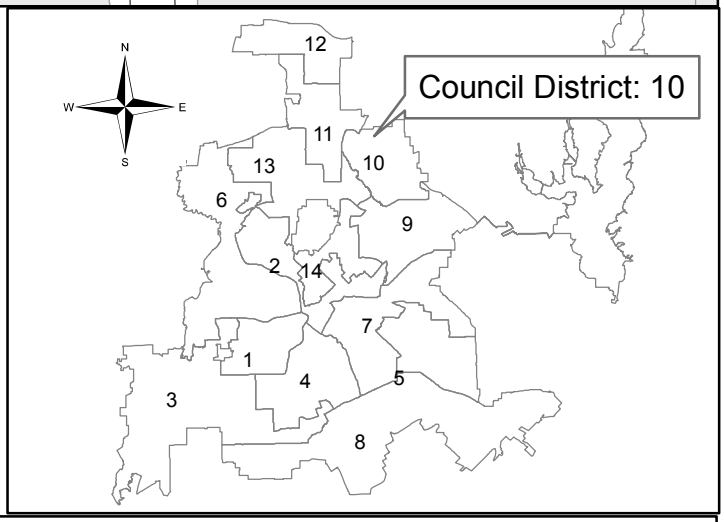
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5992

Segment 21 of 32



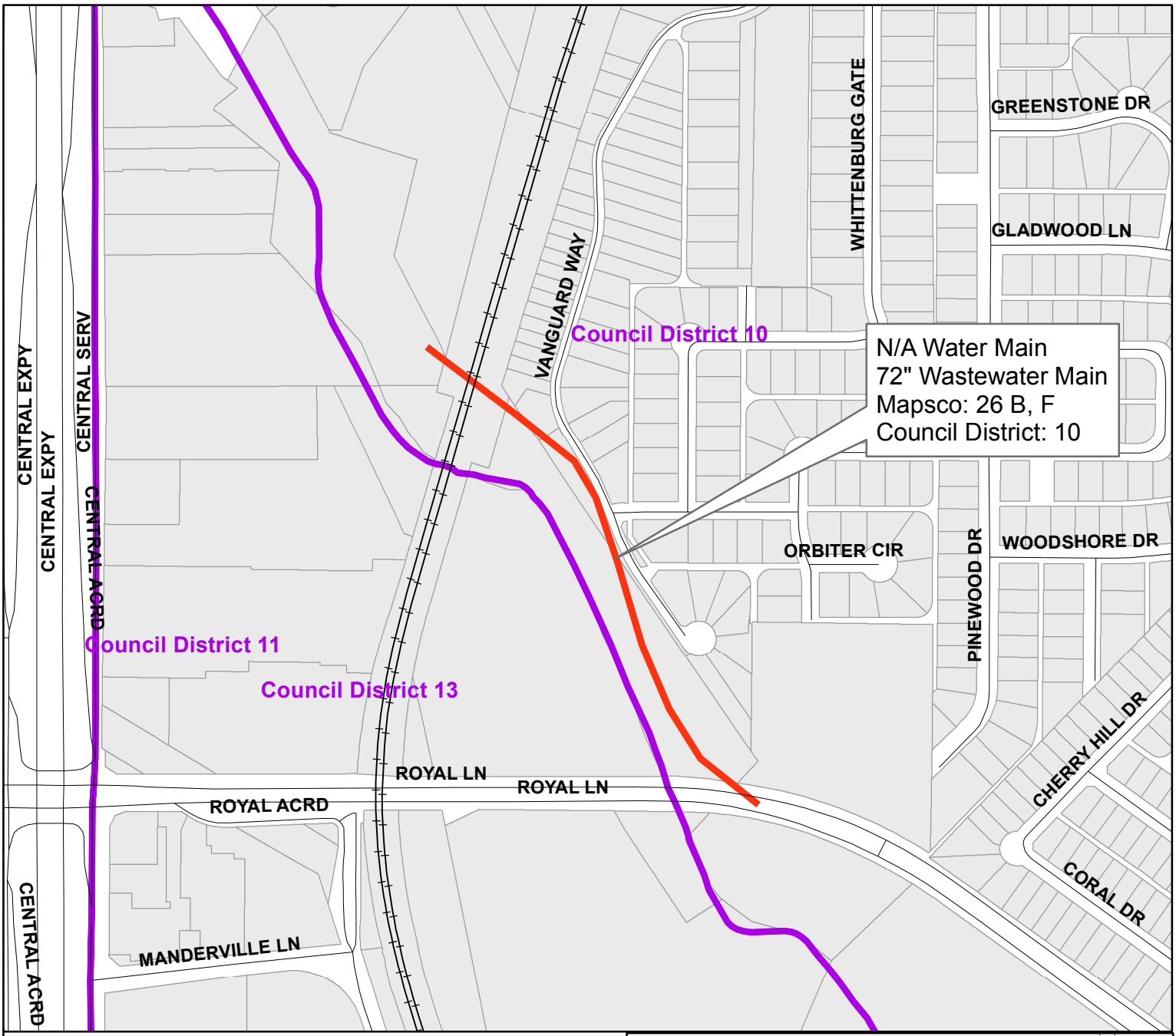
Burning Log Lane
from Emberglow Lane north



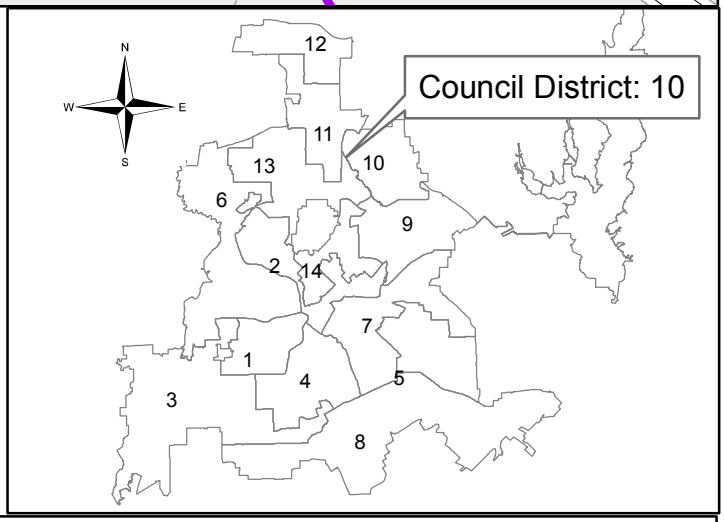
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5991

Segment 22 of 32



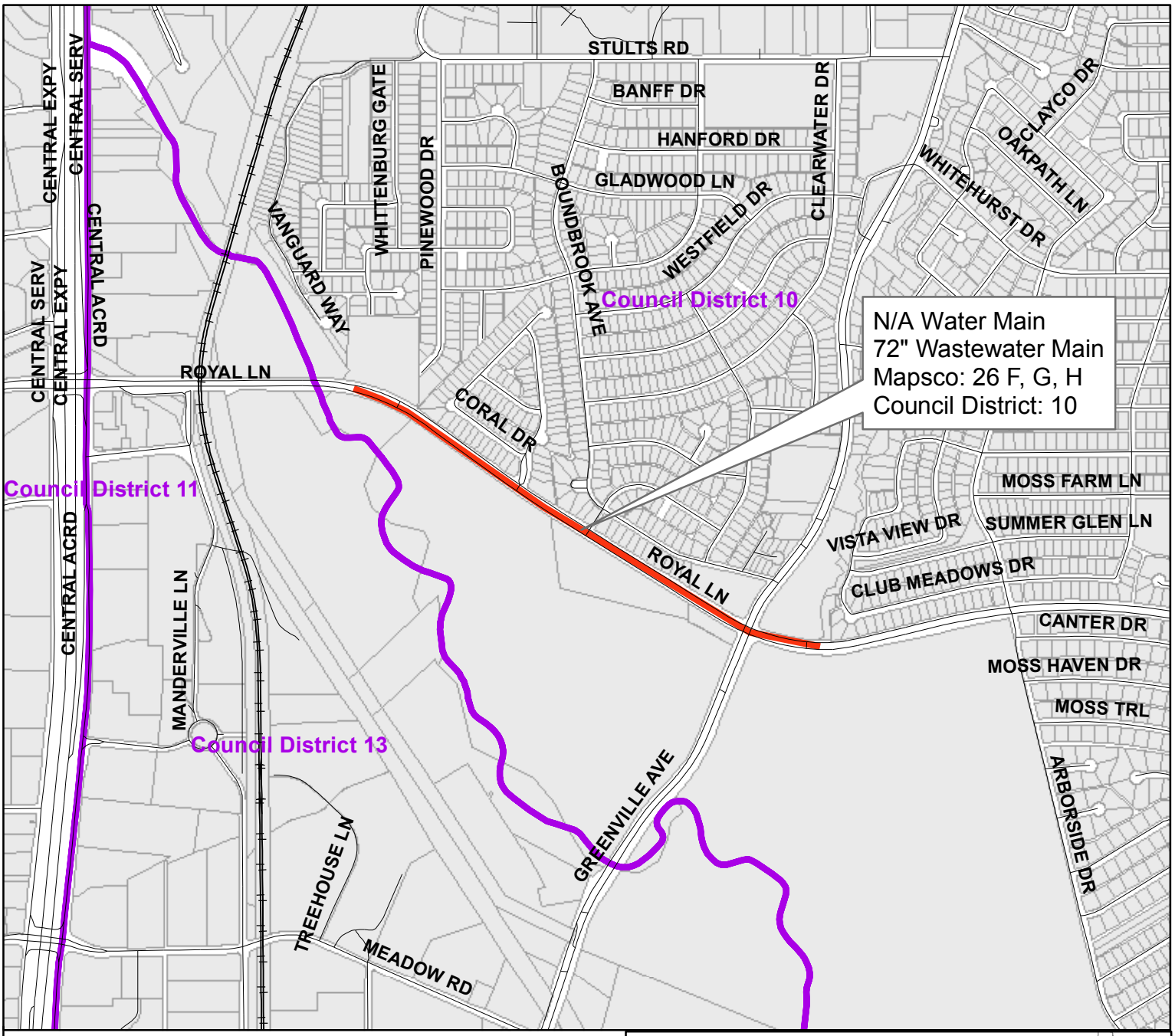
Easement west of Vanguard Way
from Royal Lane northwest



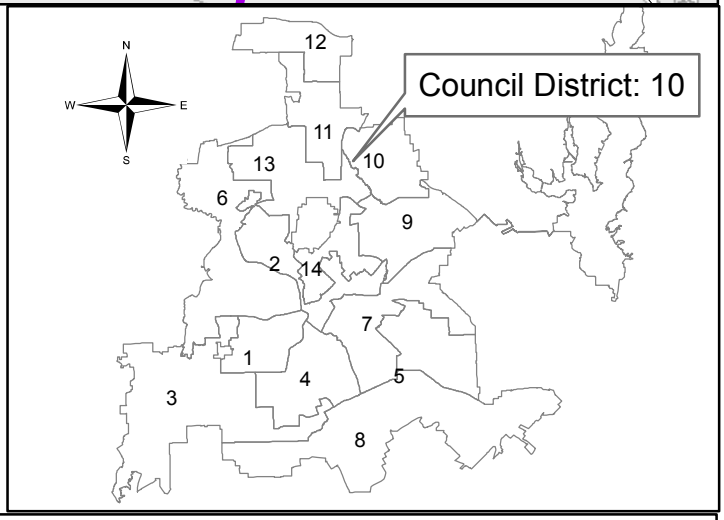
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 4641

Segment 23 of 32



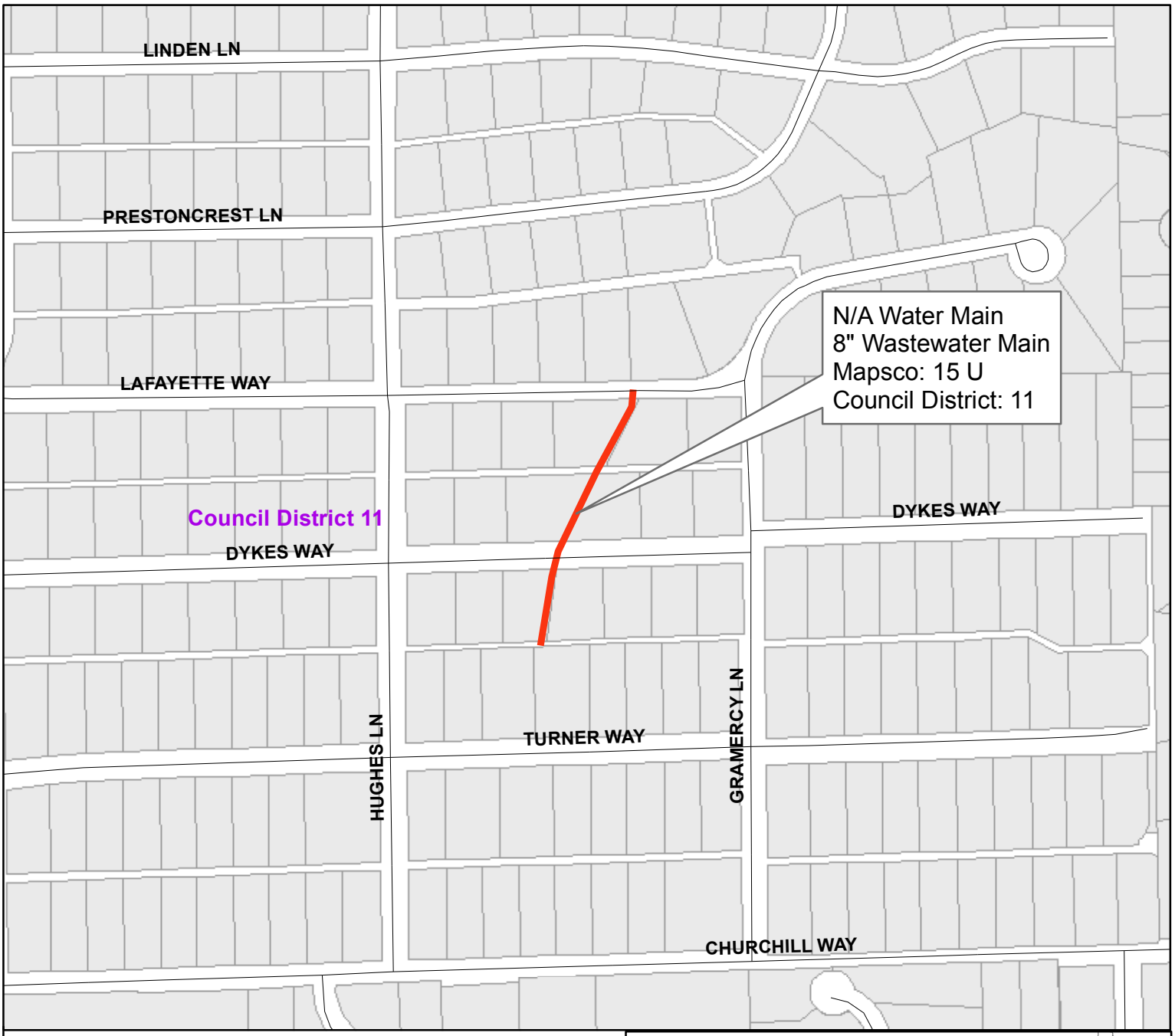
Royal Lane
from east of Greenville Avenue west



Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

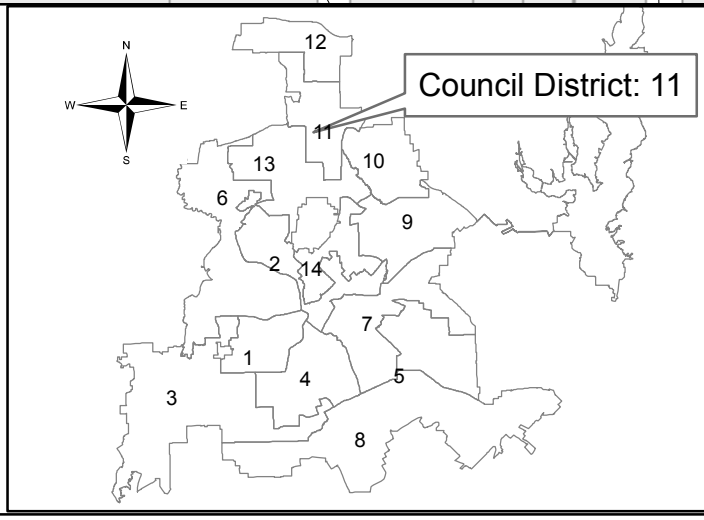
PID: 4642

Segment 24 of 32



Easement between Gramercy Lane and Hughes Lane

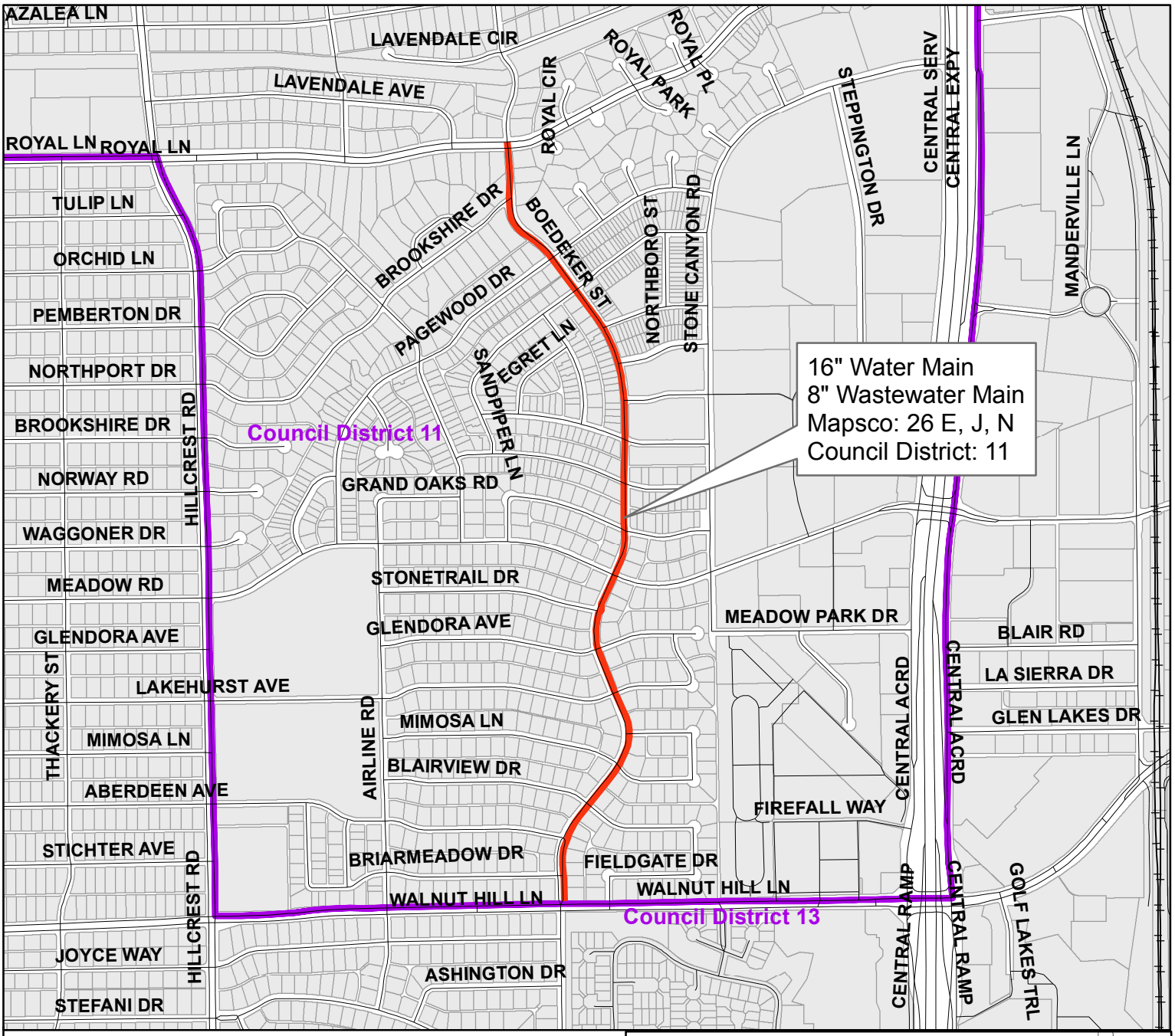
from Lafayette Way south



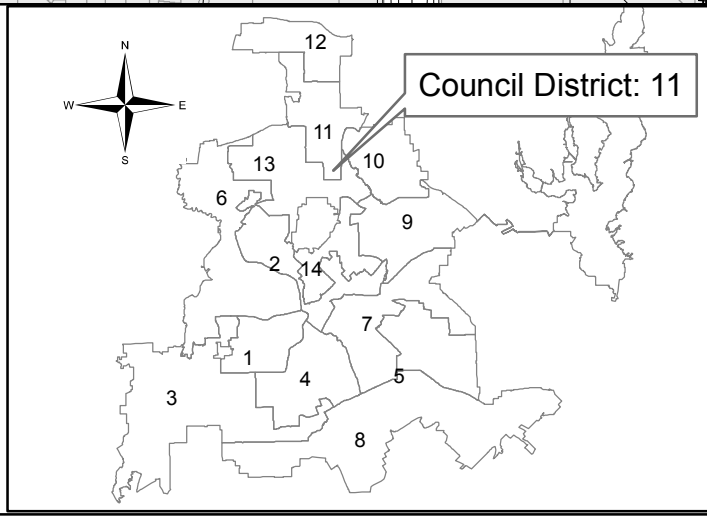
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5948

Segment 25 of 32



St. Michaels Drive/Boedeker Street
from Royal Lane to Walnut Hill Lane



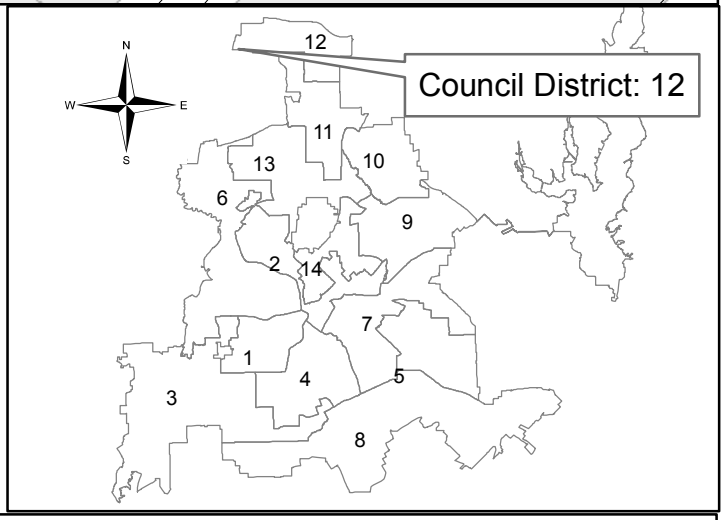
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5972

Segment 26 of 32



Big Bend Drive
from Old Mill Road to Seedling Lane



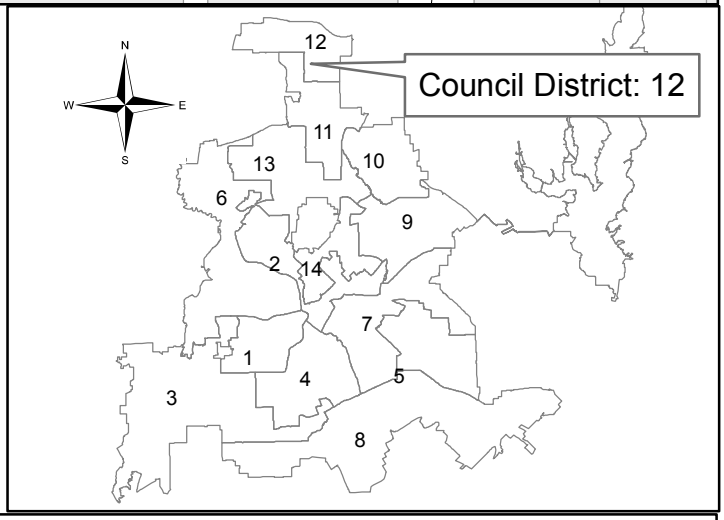
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5367

Segment 27 of 32



Cedar Hollow
from Davenport Road to Southpoint Drive



Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

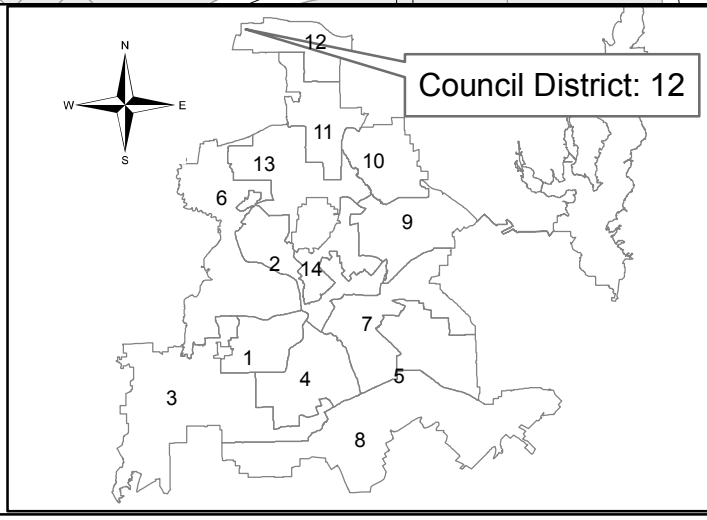
PID: 5574

Segment 28 of 32



Rembrandt Terrace

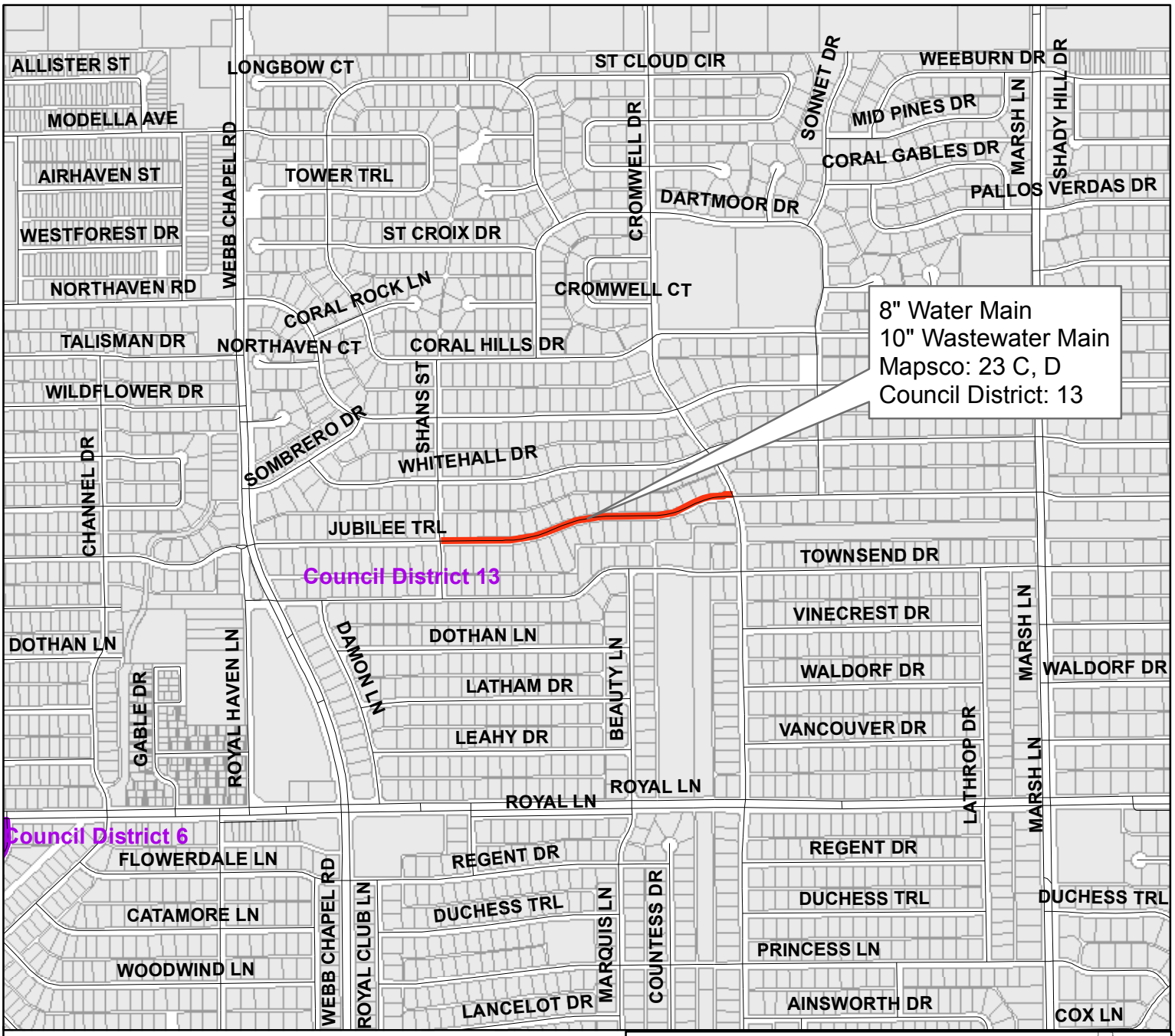
from Michaelangelo Drive to Gainesborough Drive



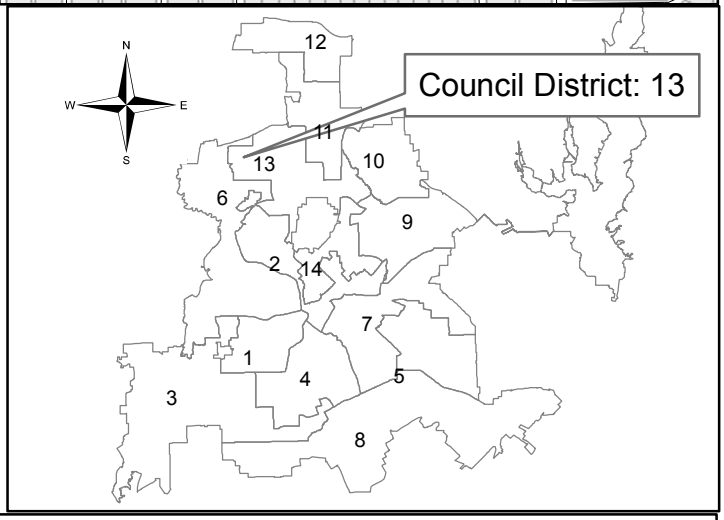
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 2837

Segment 29 of 32



Jubilee Trail
from Shans Street to Cromwell Drive



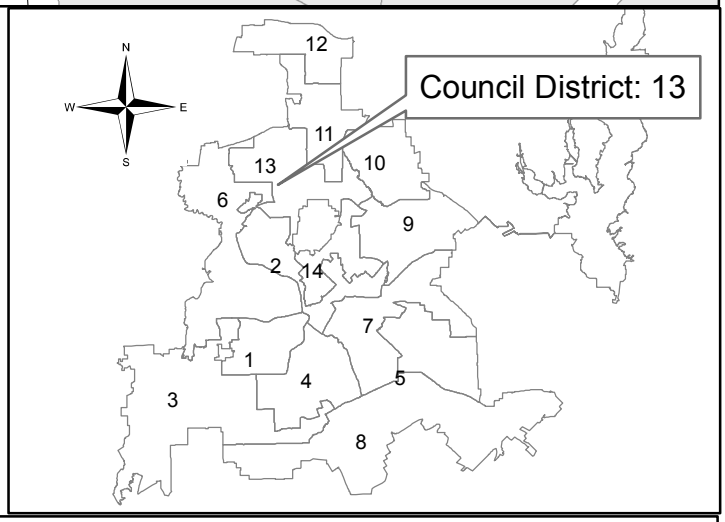
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5883

Segment 30 of 32



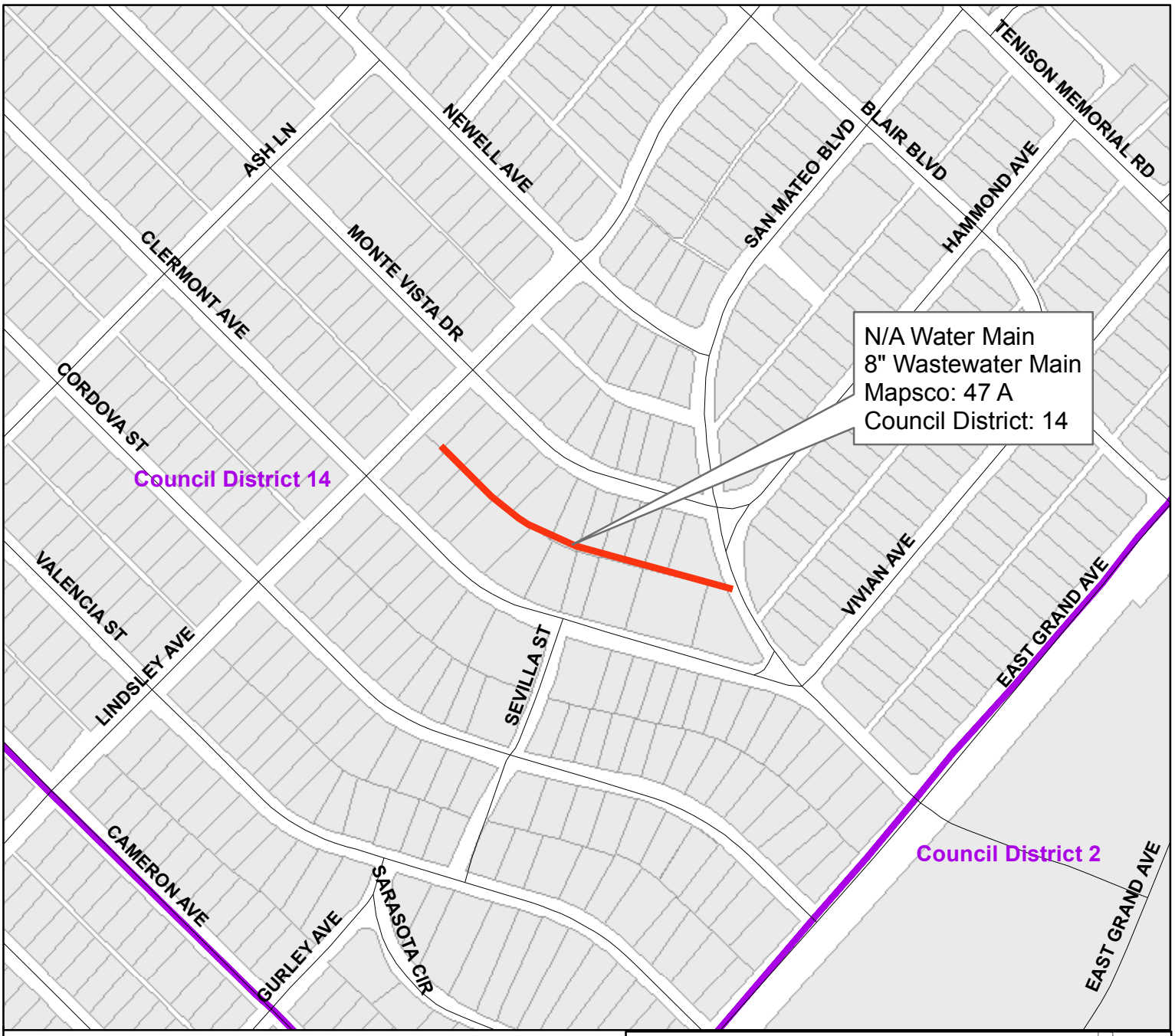
Valley Ridge Road
from Crestline Avenue to Rockbrook Drive



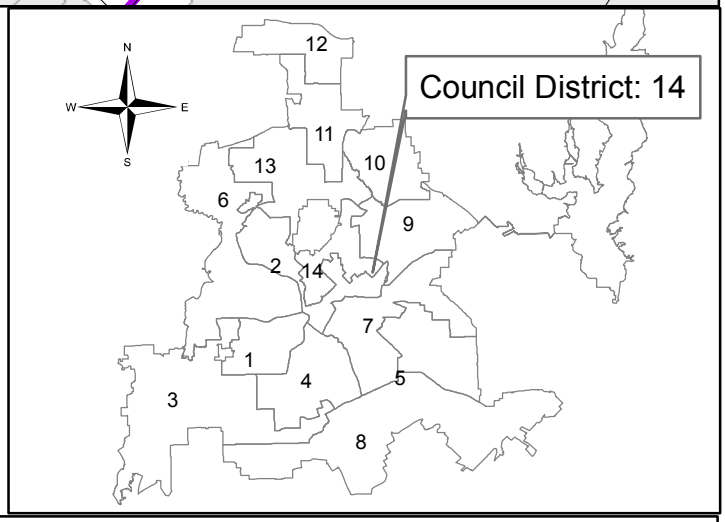
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5942

Segment 31 of 32



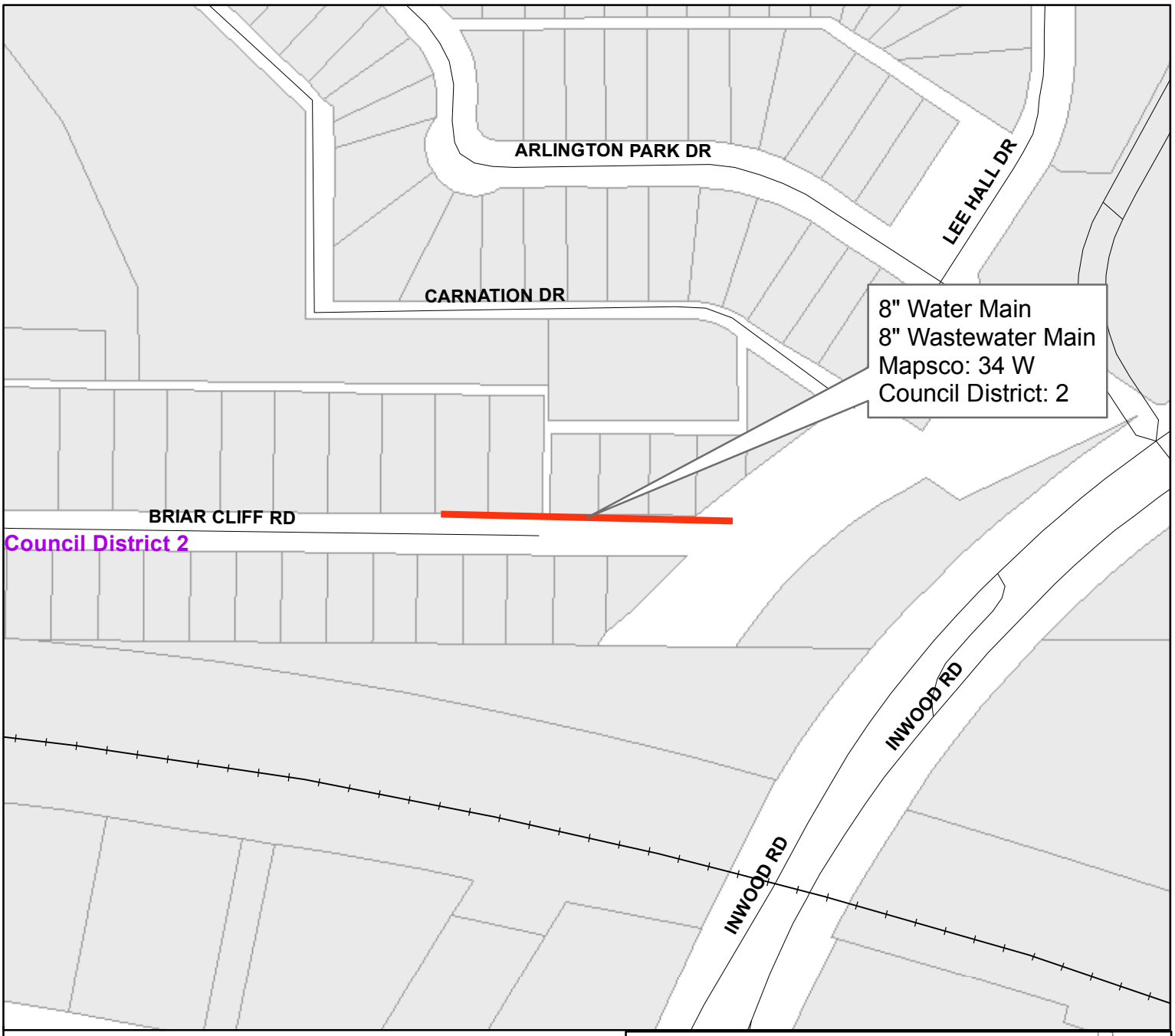
Easement between Clermont Avenue and
Monte Vista Drive
from San Mateo Boulevard to Lindsley Avenue



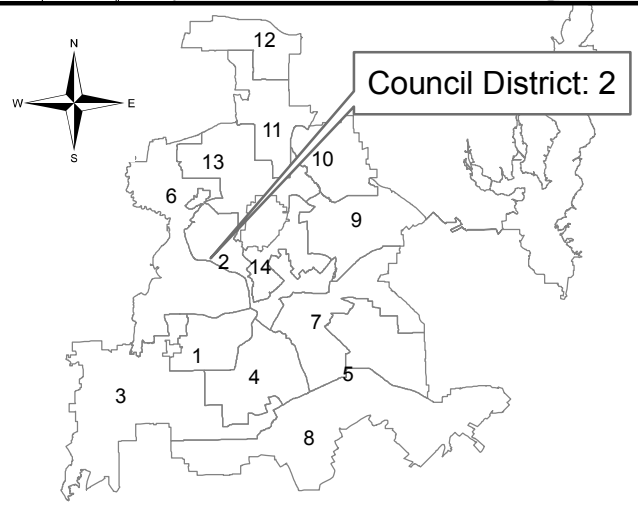
Dallas Water Utilities
Contract No. 16-351/352E
Water and Wastewater Main Renewals
at 32 Locations

PID: 5957

Segment 32 of 32



Briar Cliff Road
from Inwood Road west



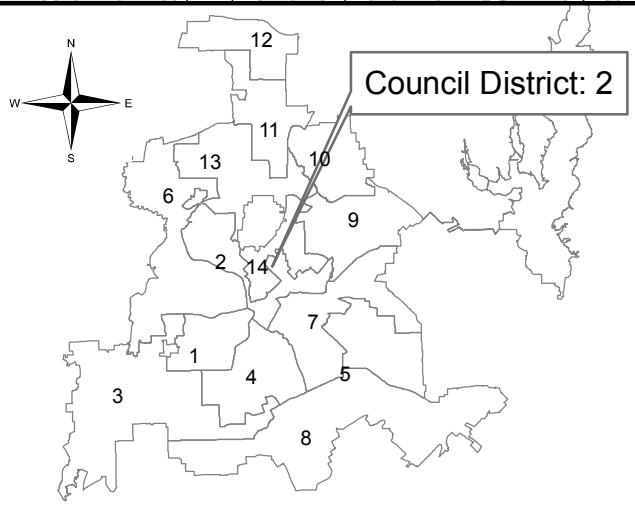
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5912

Segment 1 of 37



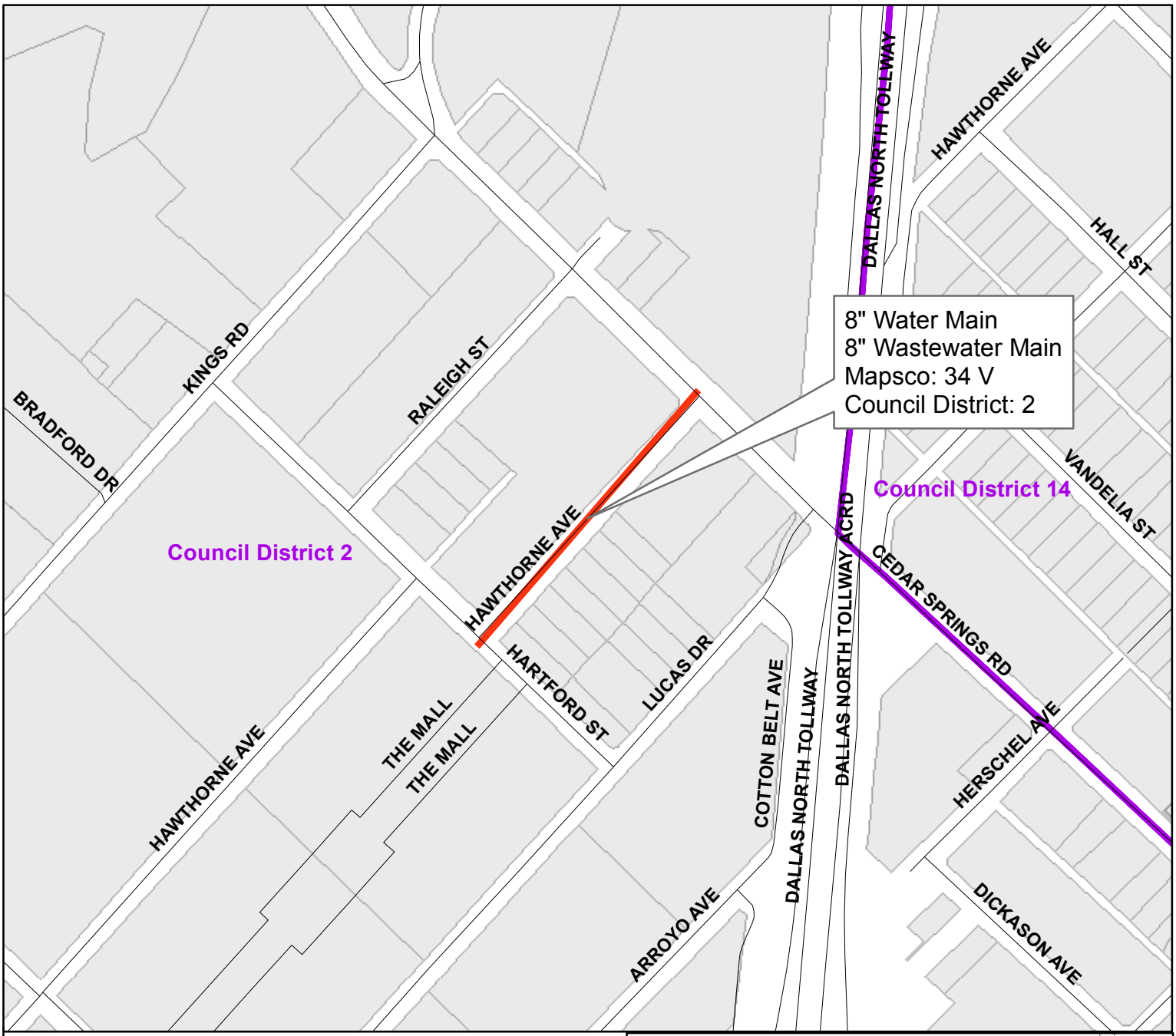
Deere Street
from Peak Street to Carroll Avenue



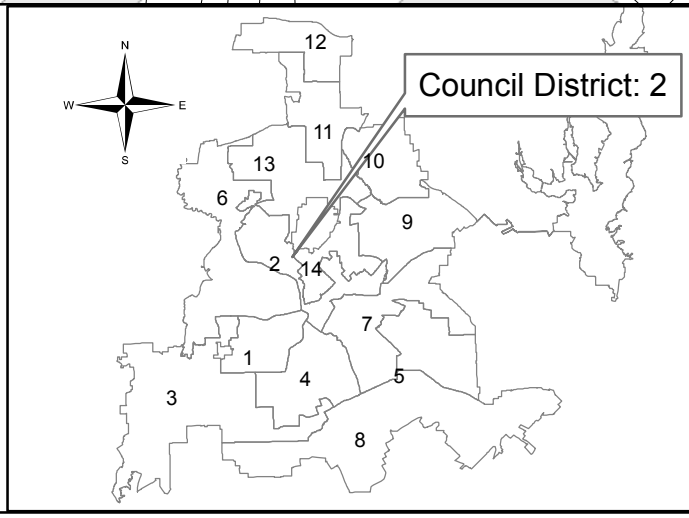
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 3082

Segment 2 of 37



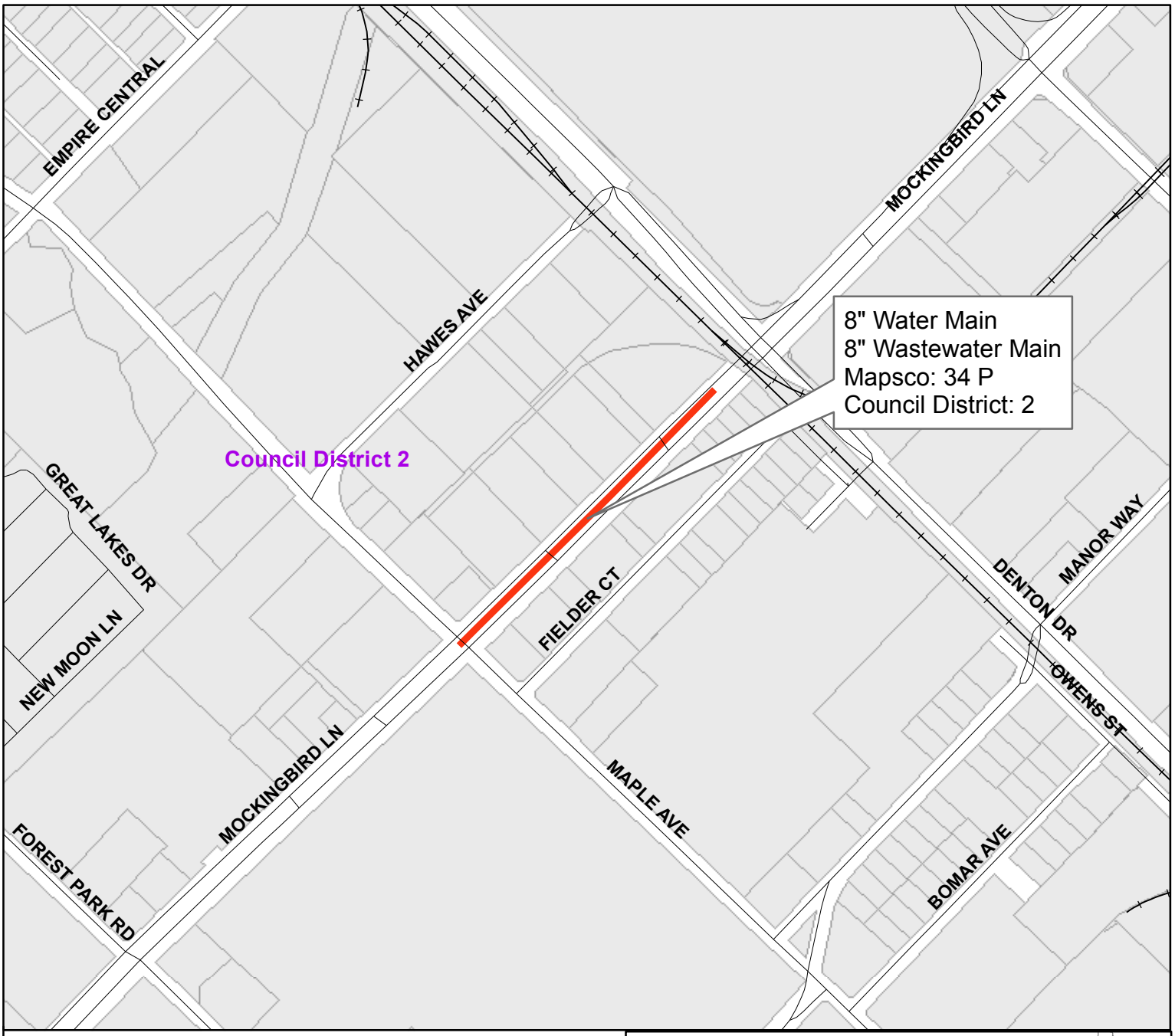
Hawthorne Avenue
from Hartford Street to Cedar Springs Road



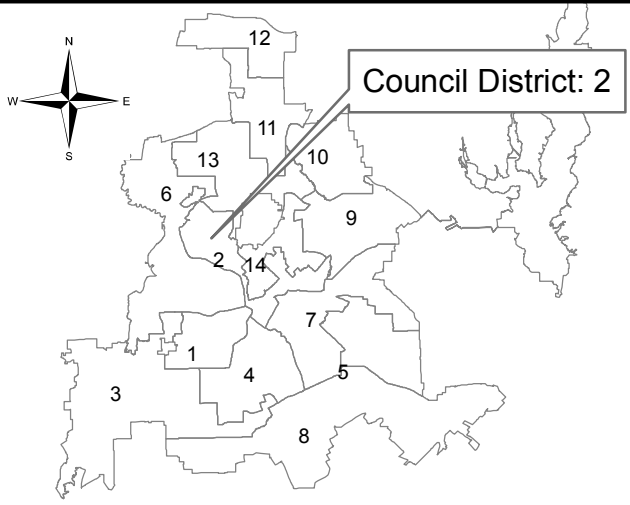
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5832

Segment 3 of 37



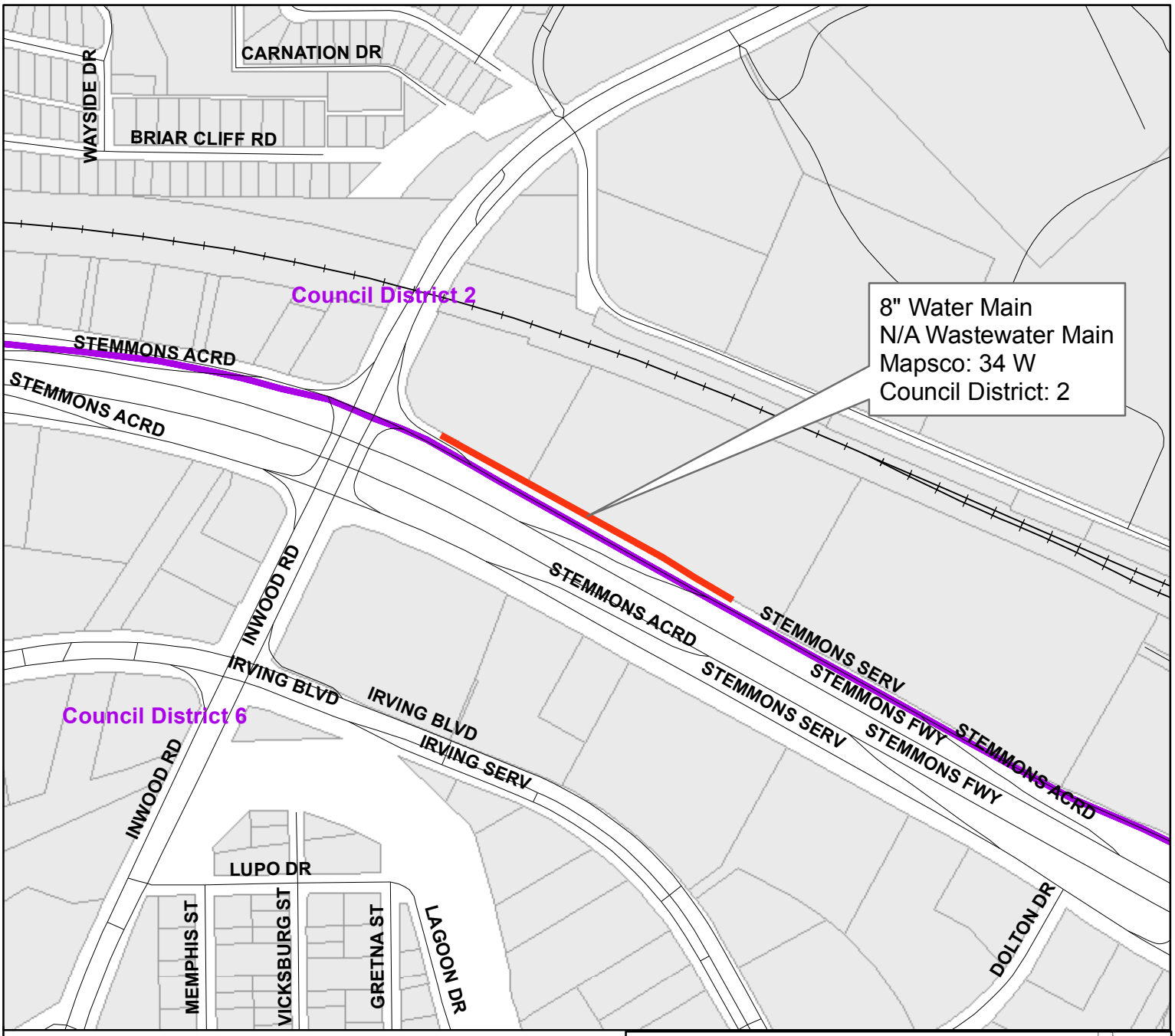
Mockingbird Lane
from Maple Avenue east



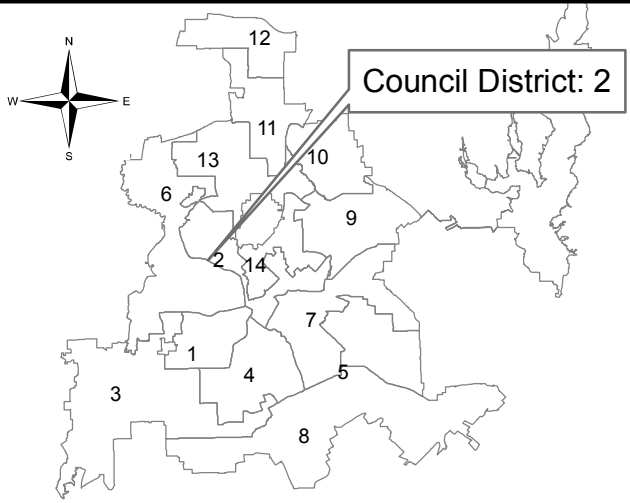
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5831

Segment 4 of 37



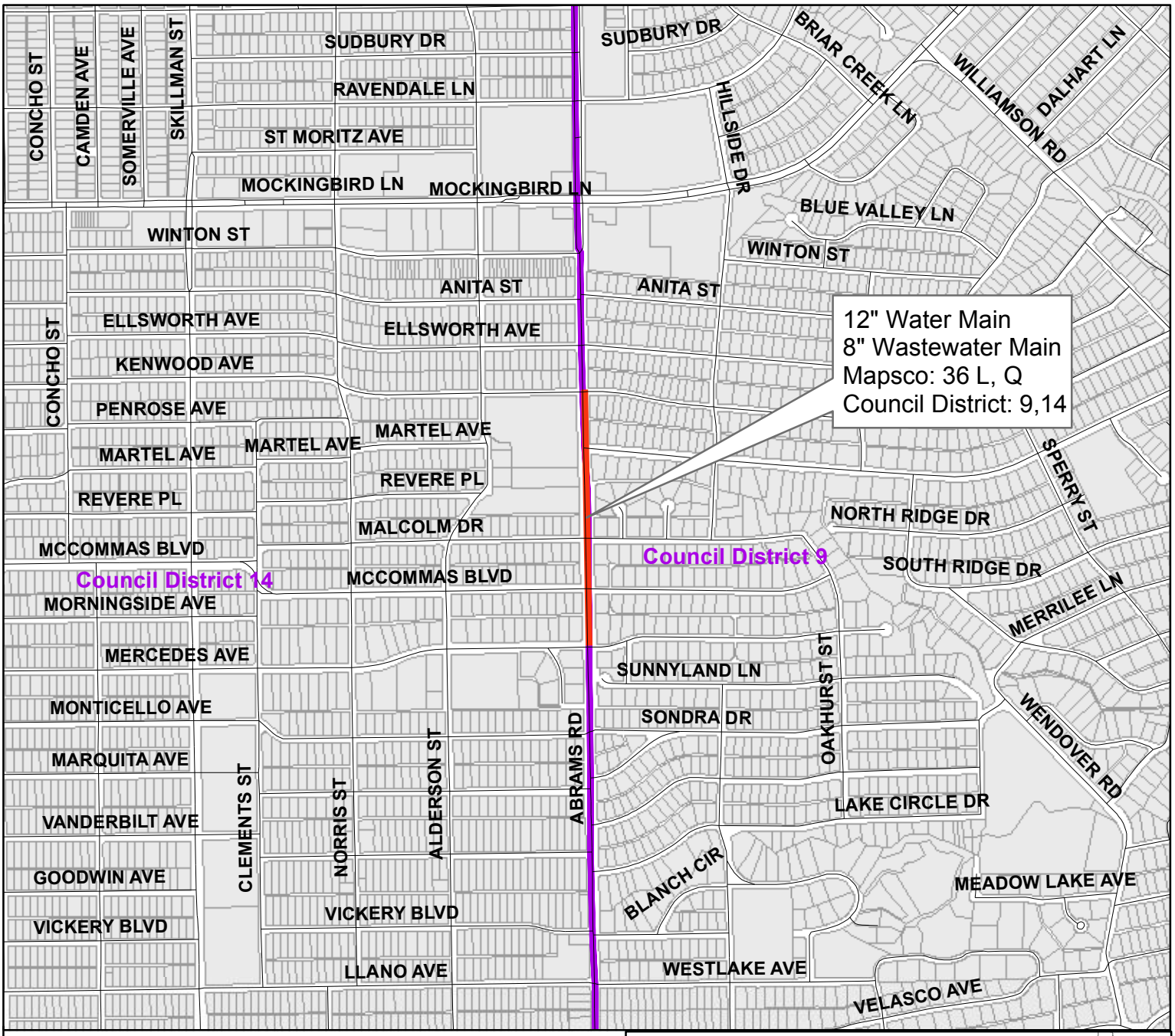
Stemmons Freeway northbound Service Road from Inwood Road east



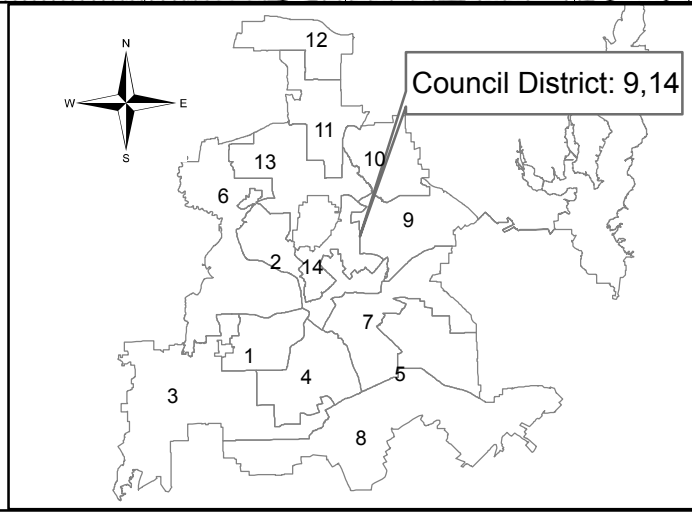
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals at 37 Locations

PID: 5886

Segment 5 of 37



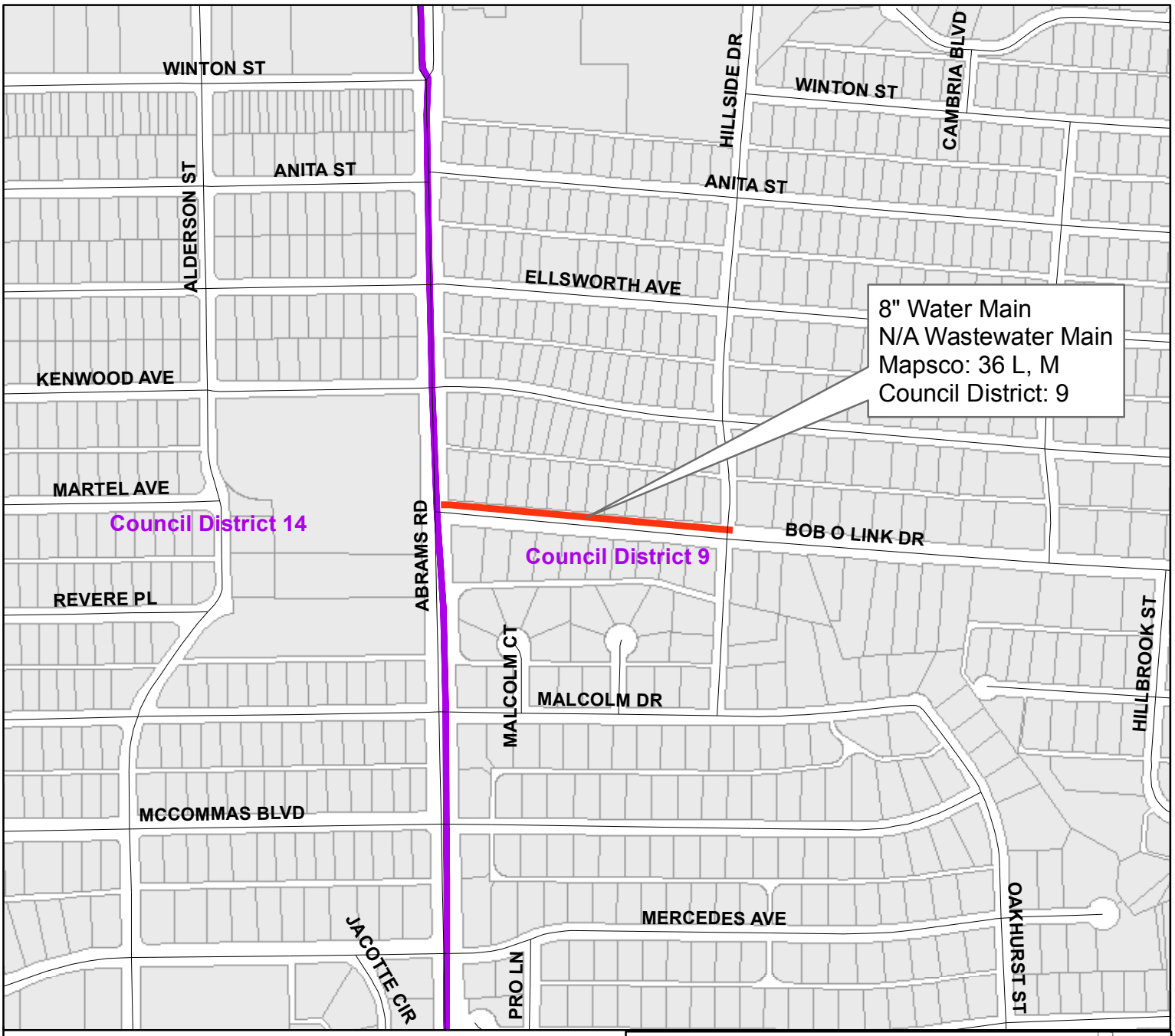
Abrams Road
from Mercedes Avenue to Kenwood Avenue



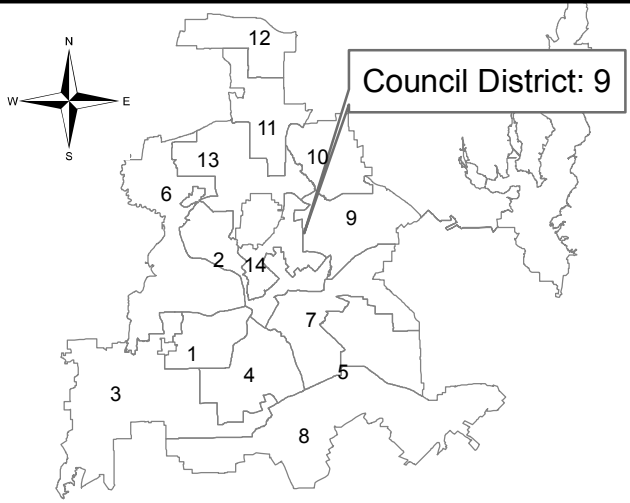
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5920

Segment 6 of 37



Bob O Link Drive
from Abrams Road to Hillside Drive



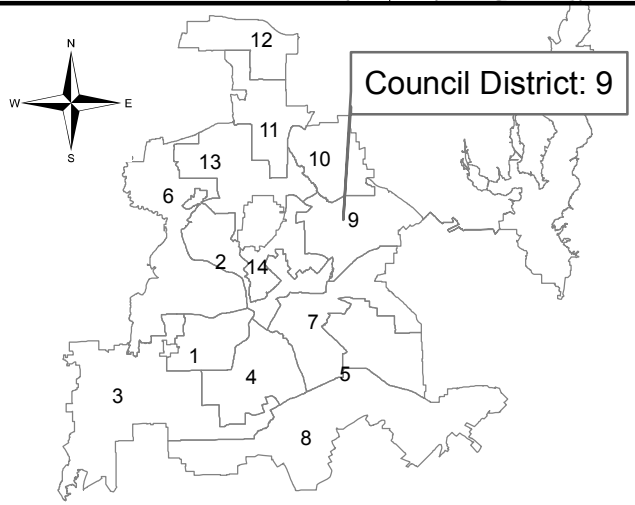
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5921

Segment 7 of 37



Lake Highlands Drive
from Waterview Road to Hobart Street



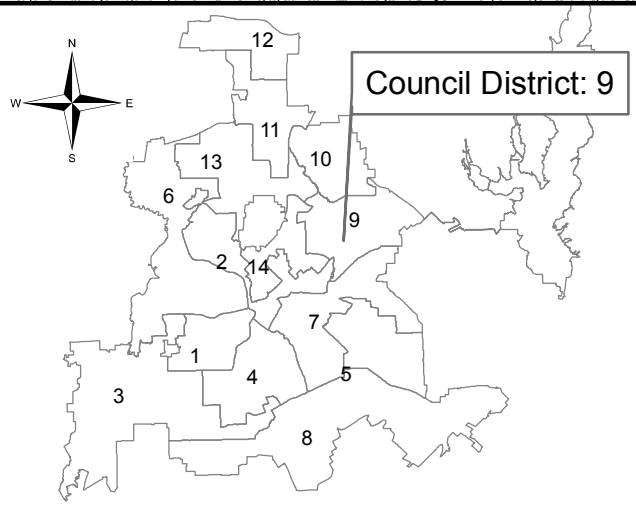
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5878

Segment 8 of 37



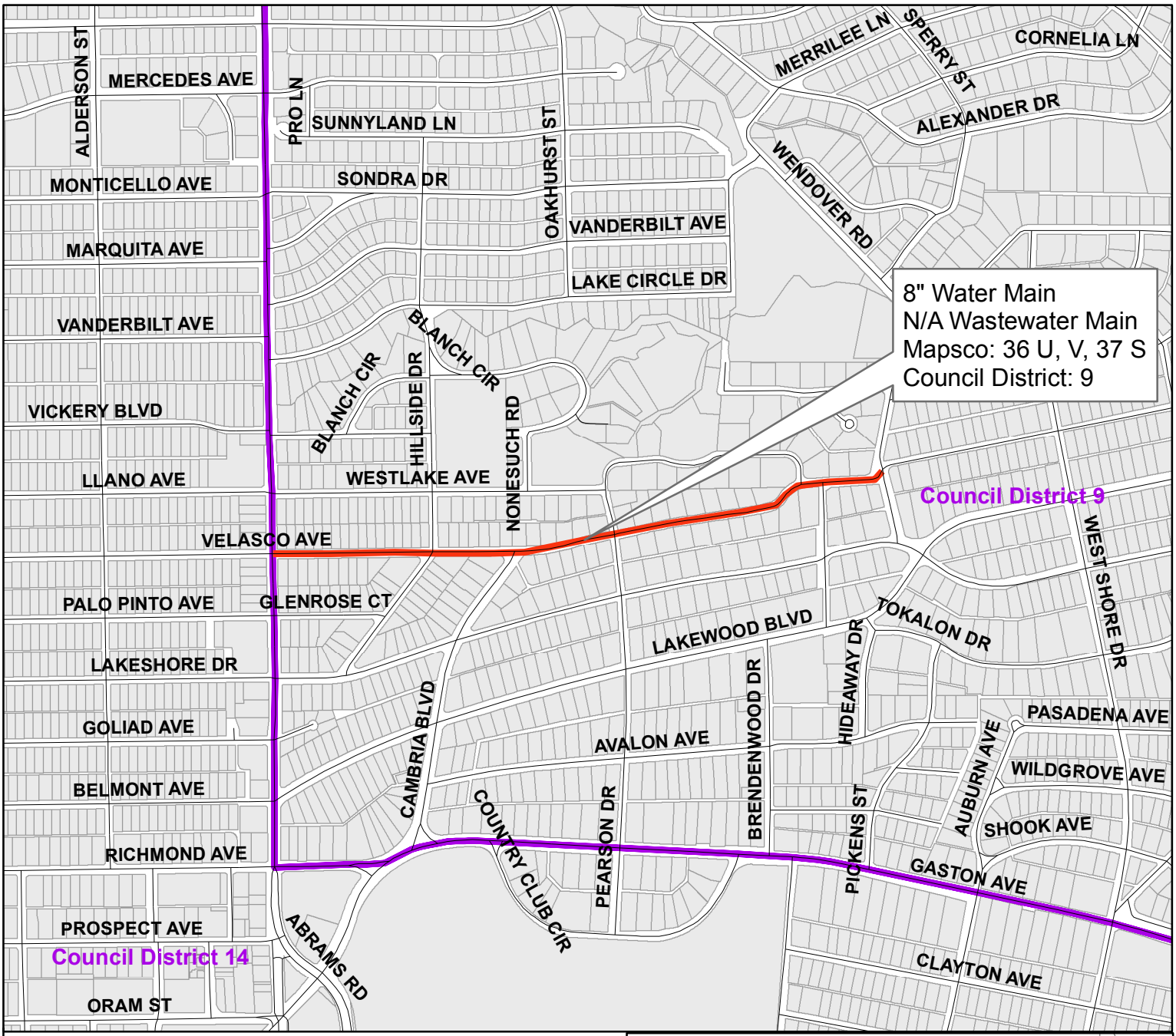
Lawther Drive
from Garland Road north



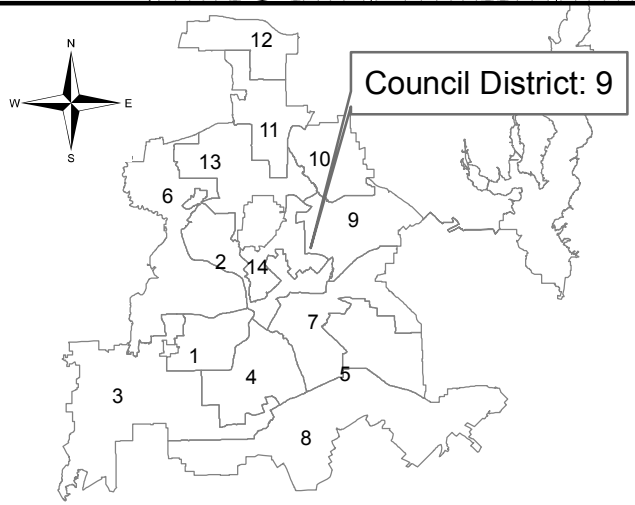
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5826

Segment 9 of 37



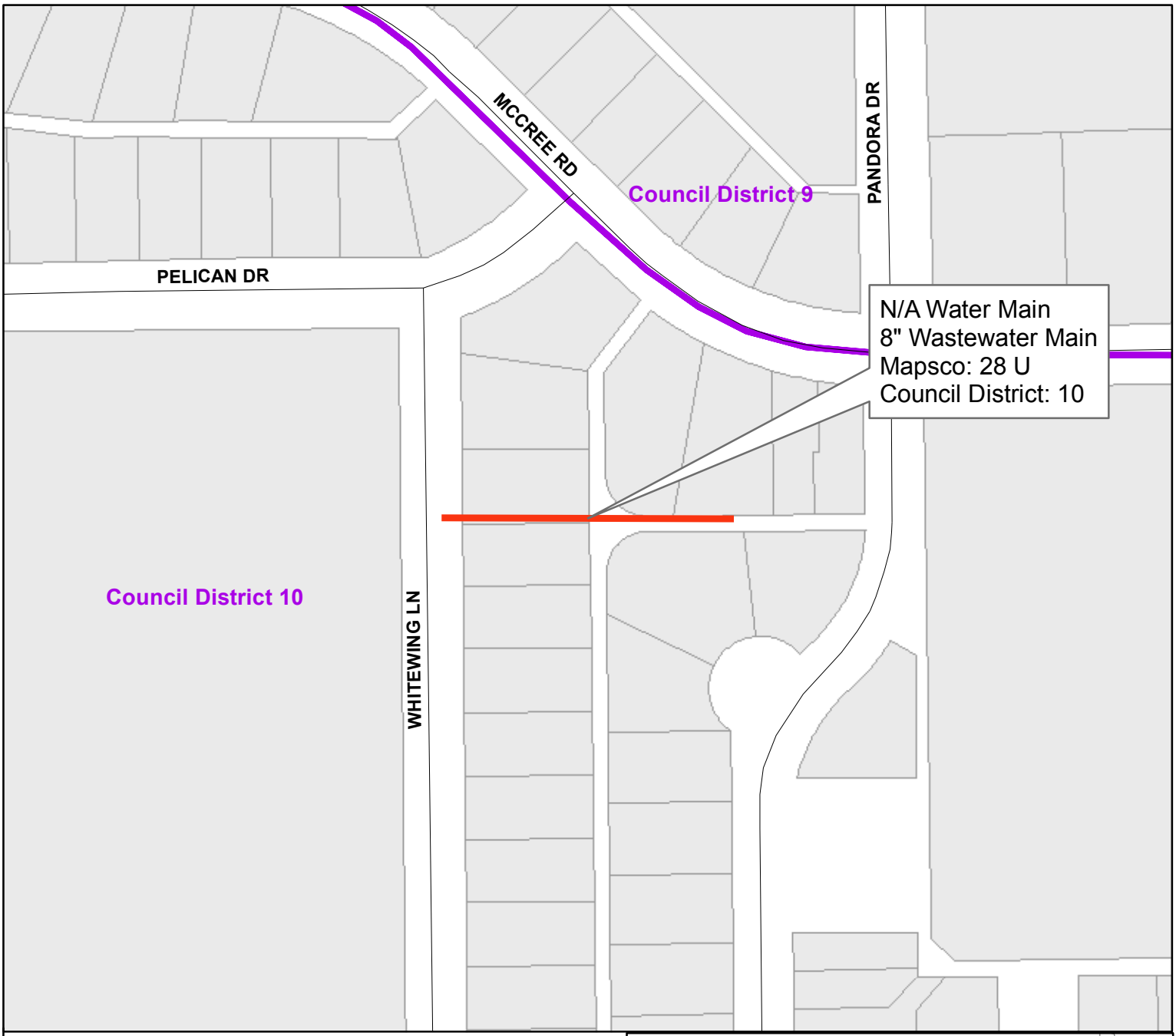
Velasco Avenue
from Abrams Road to Wendover Road



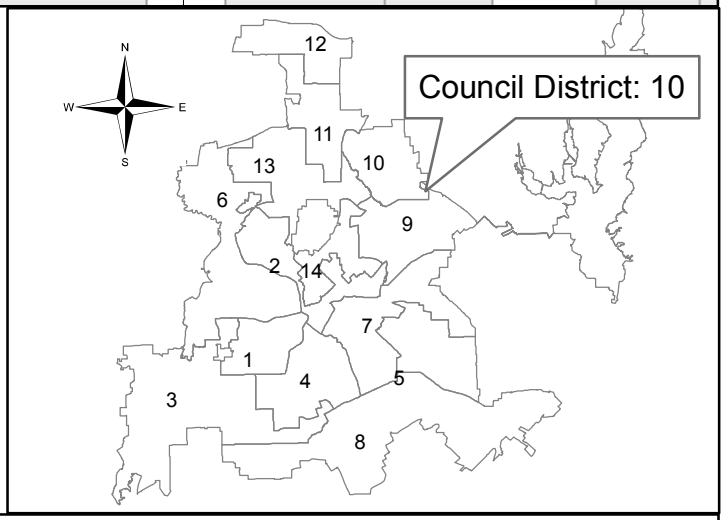
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 3036

Segment 10 of 37



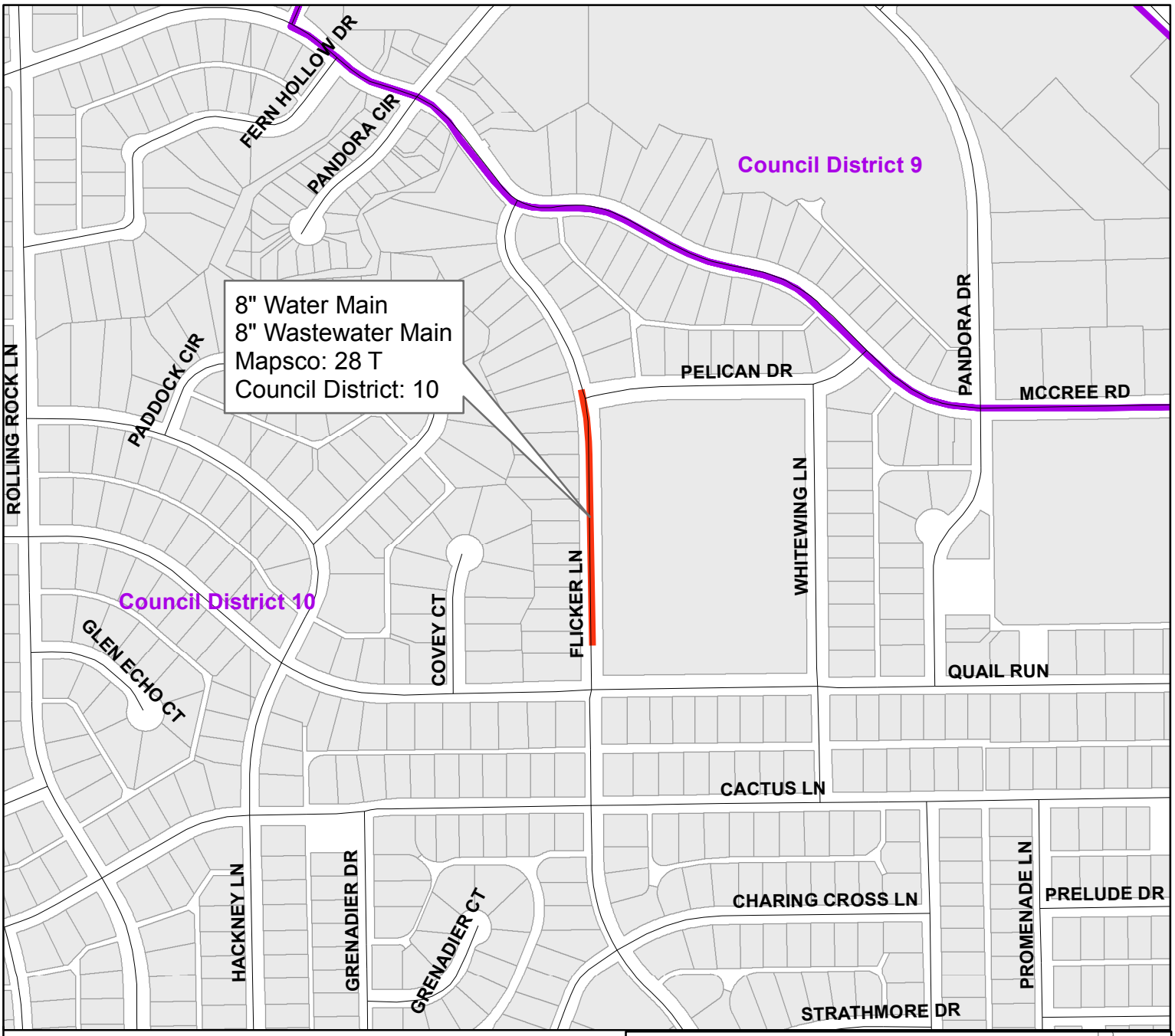
Alley south of McCree Road
from Whitewing Lane east



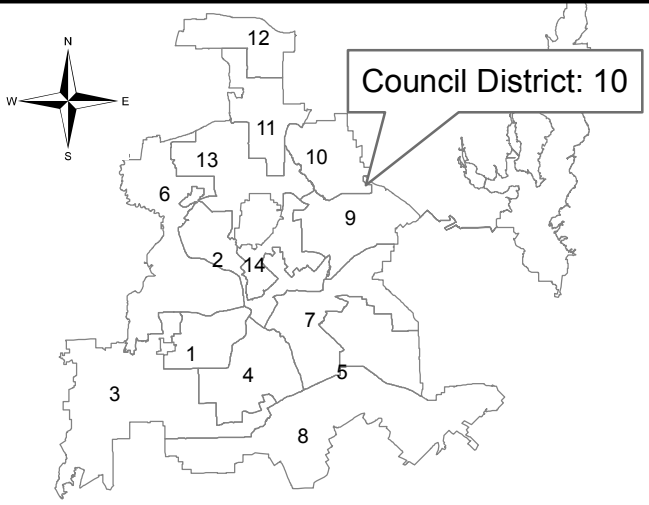
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5846

Segment 11 of 37



Flicker Lane
from Pelican Drive south



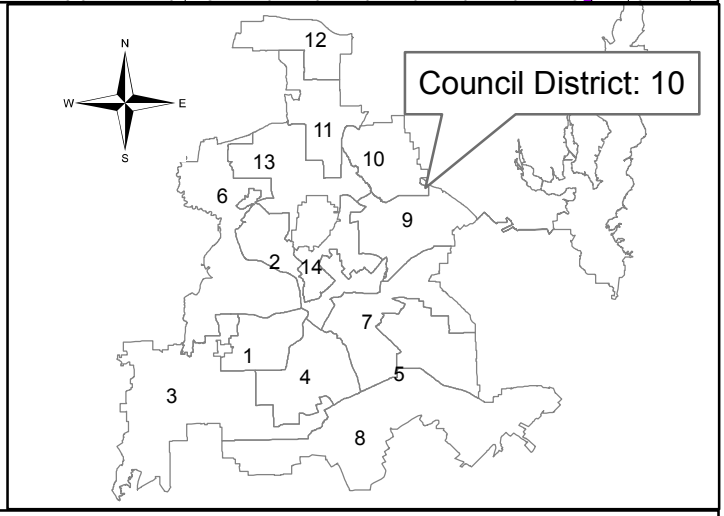
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5843

Segment 12 of 37



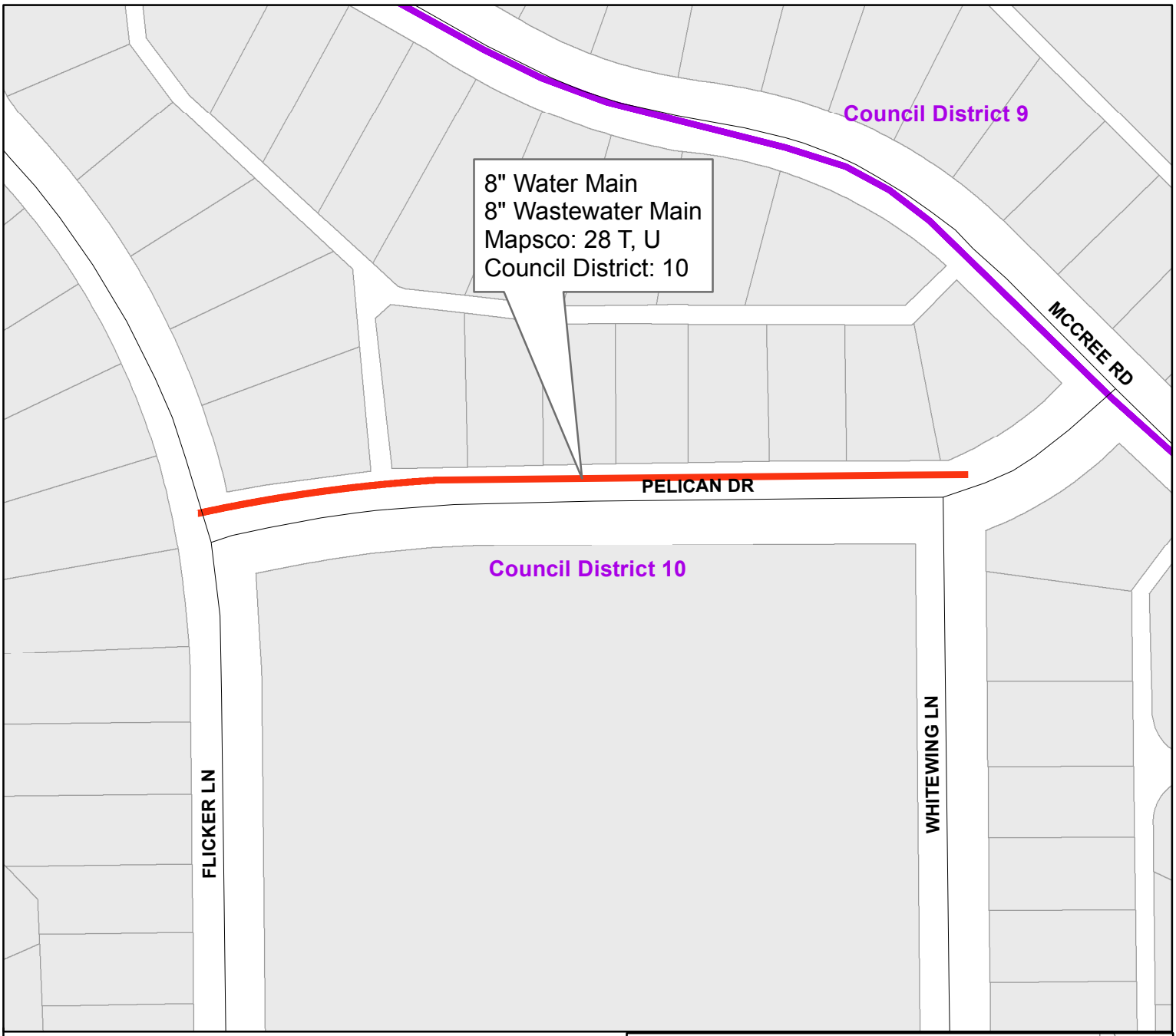
Pandora Drive
from alley south of McCree Road south



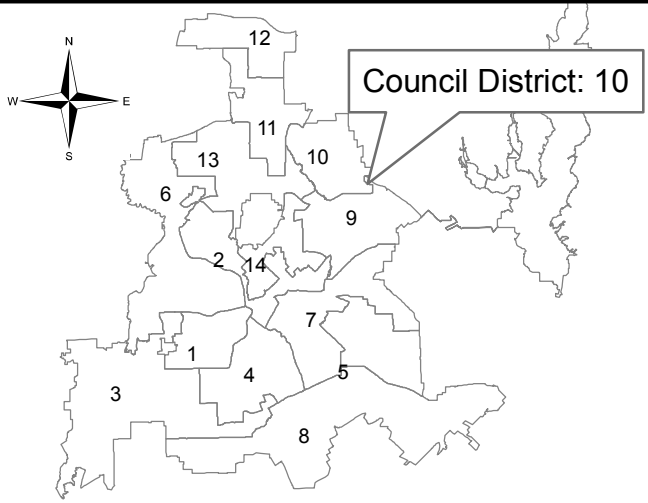
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5847

Segment 13 of 37



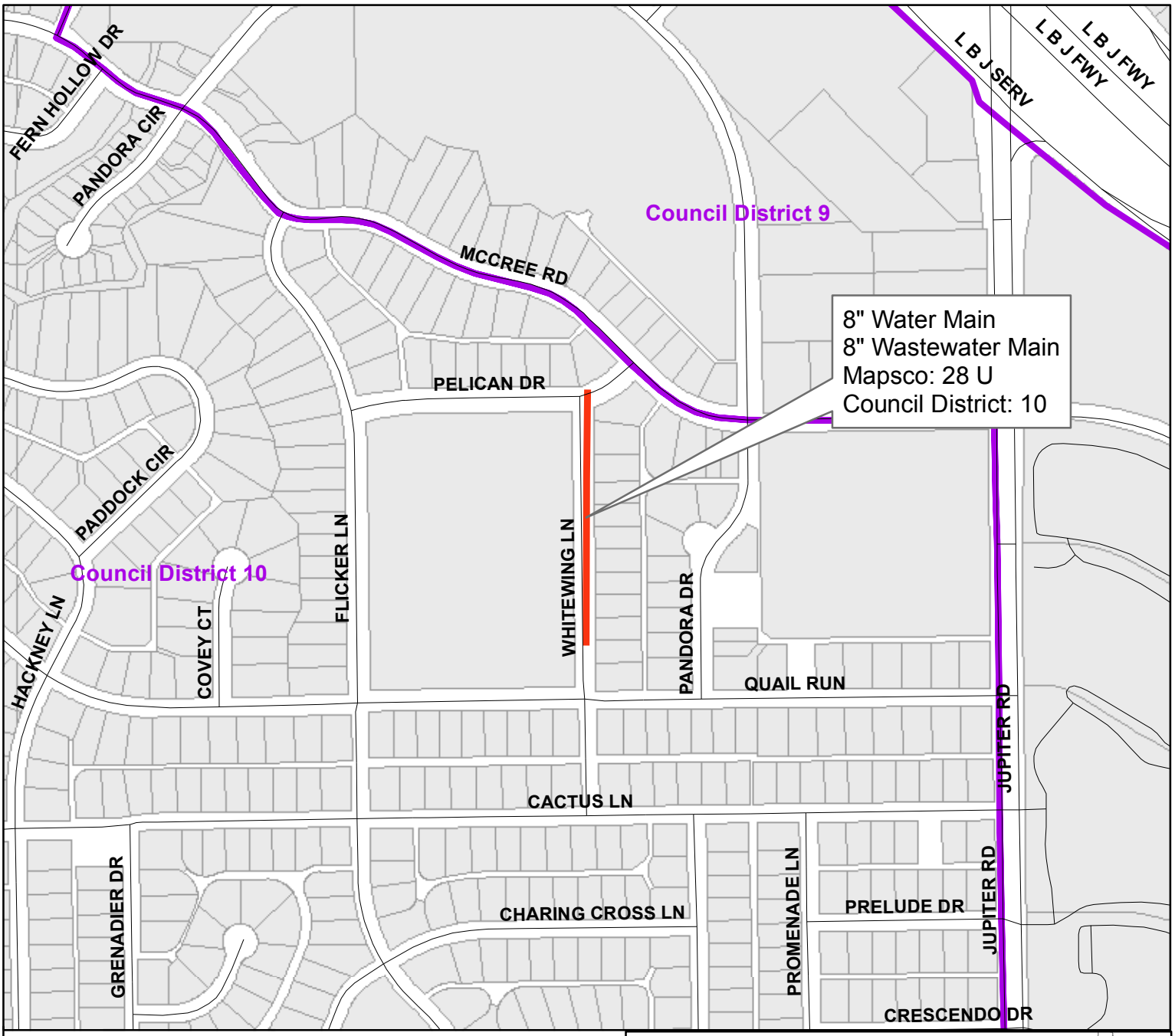
Pelican Drive
from Flicker Lane to Whitewing Lane



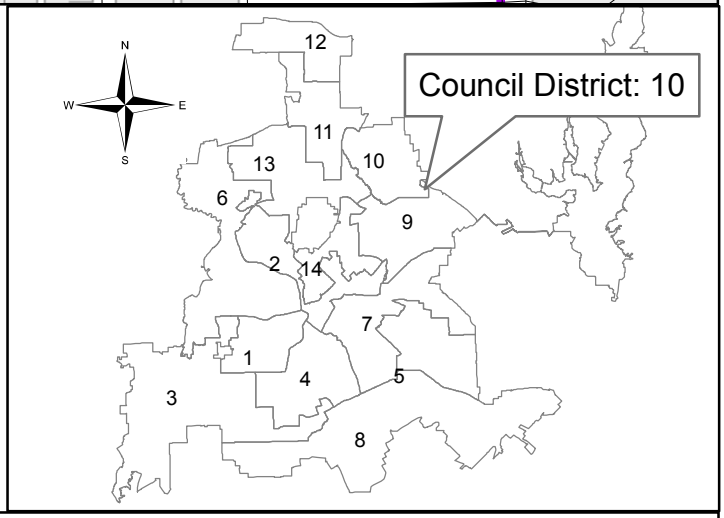
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5844

Segment 14 of 37



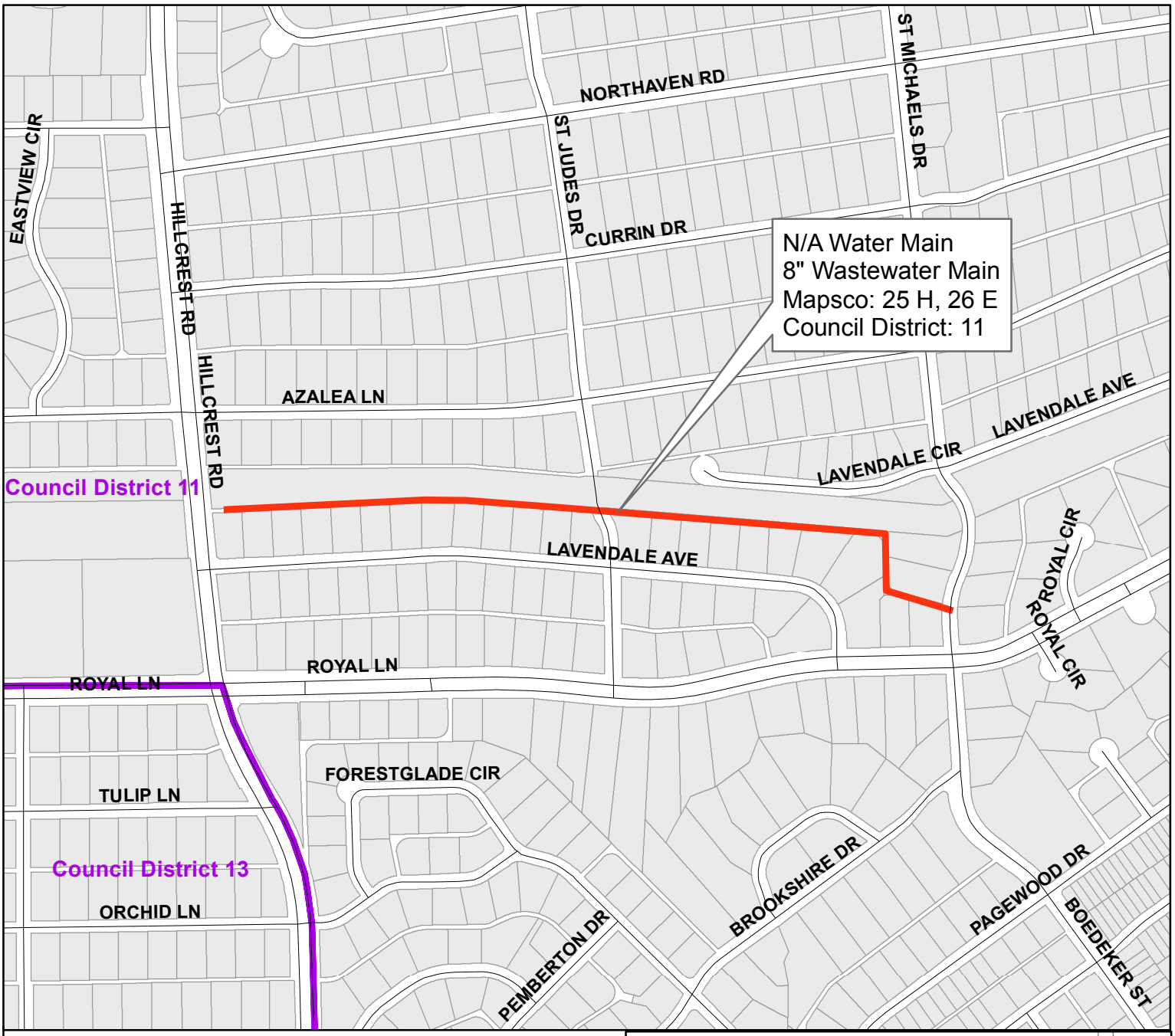
Whitewing Lane
from Pelican Drive south



Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

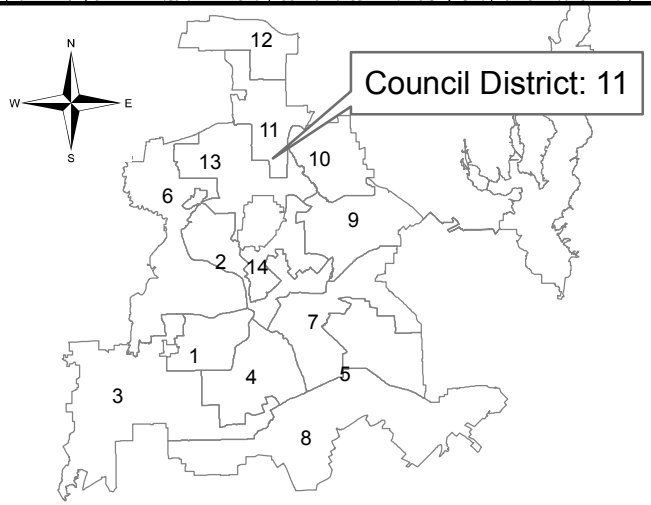
PID: 5845

Segment 15 of 37



Alley between Lavendale Avenue and Lavendale Circle

from St. Michaels Drive to Hillcrest Road



Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

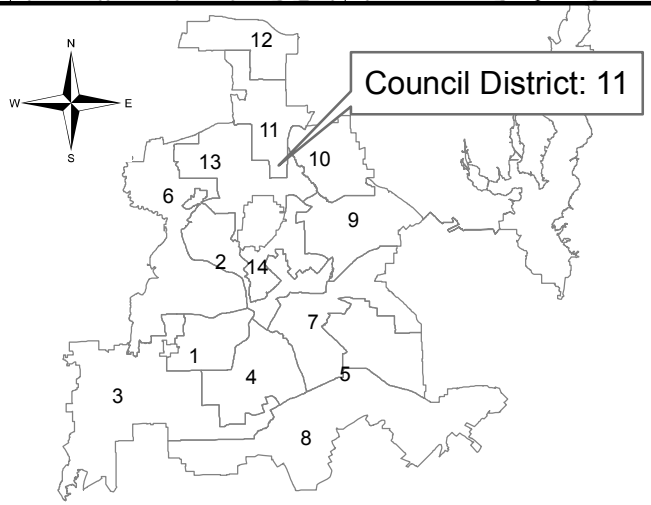
PID: 5954

Segment 16 of 37



Alley between Ravenscroft Drive and Boedeker Street

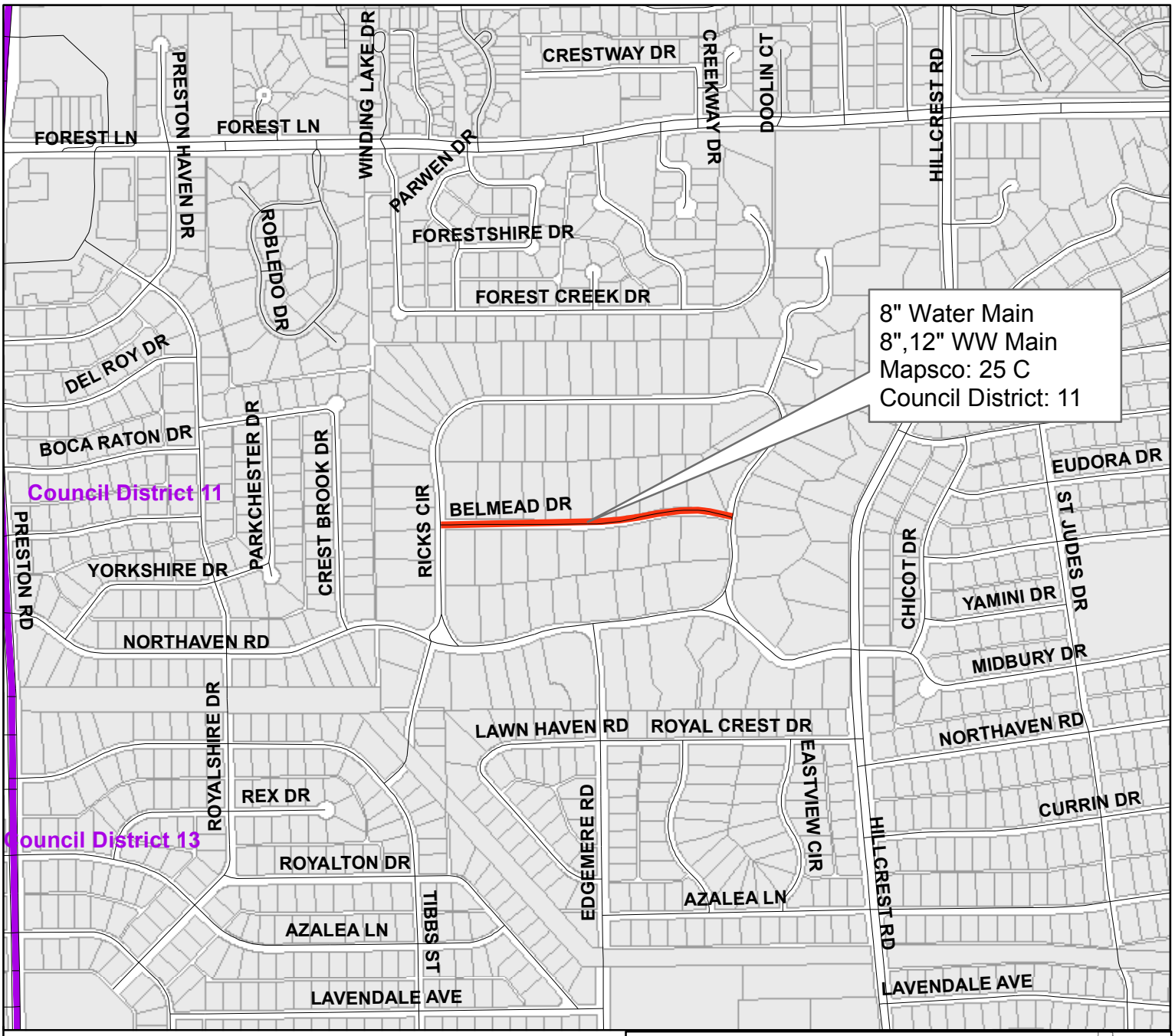
from Woodthrush Drive north



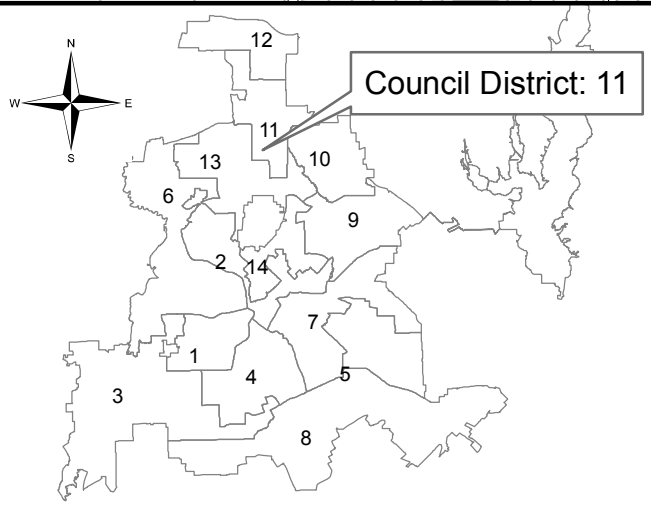
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5956

Segment 17 of 37



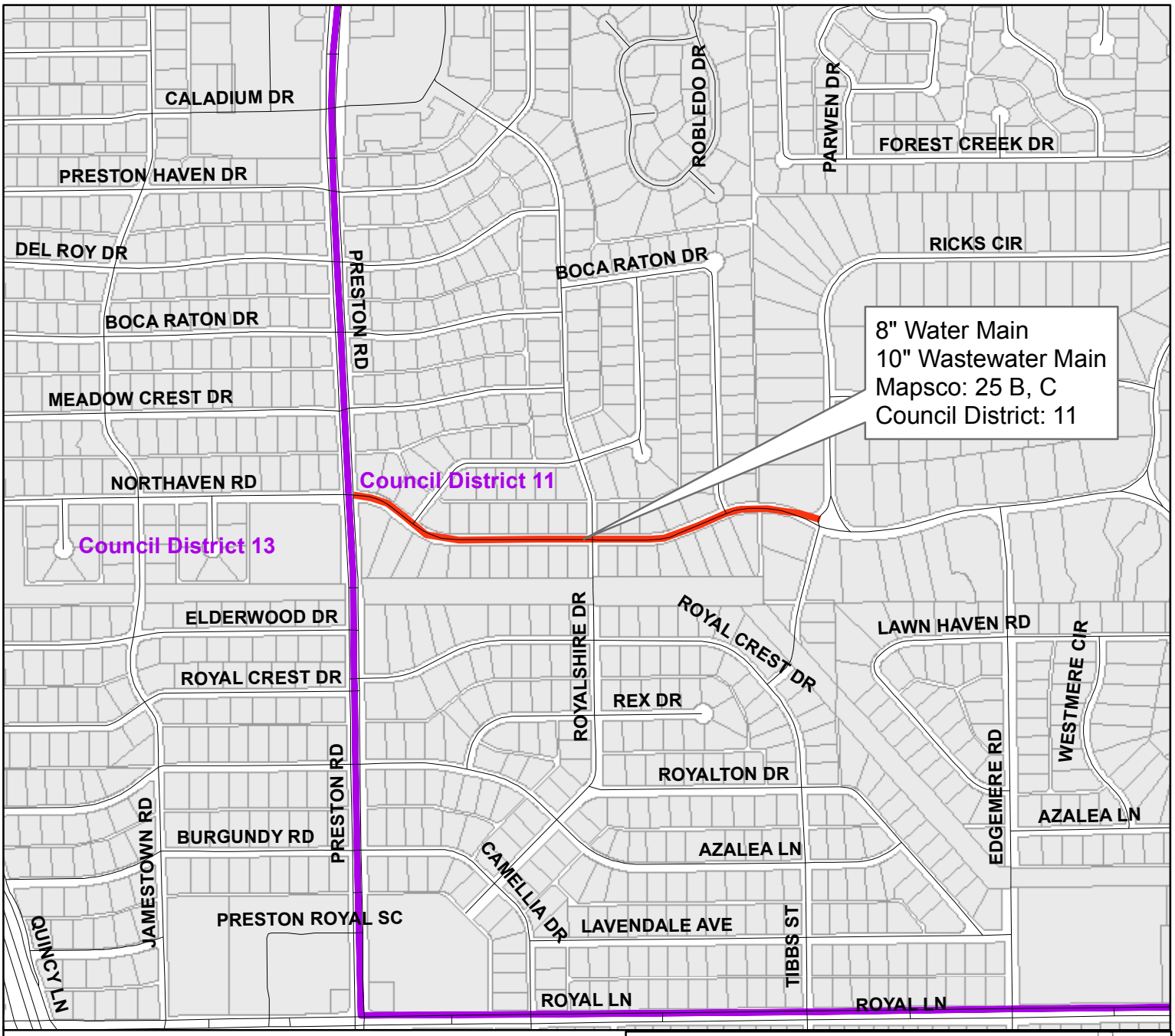
Belmead Drive
from West Ricks Circle to East Ricks Circle



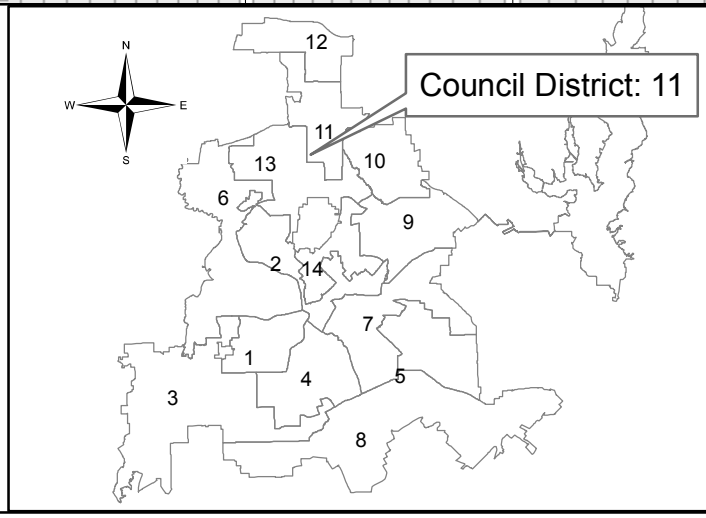
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5938

Segment 18 of 37



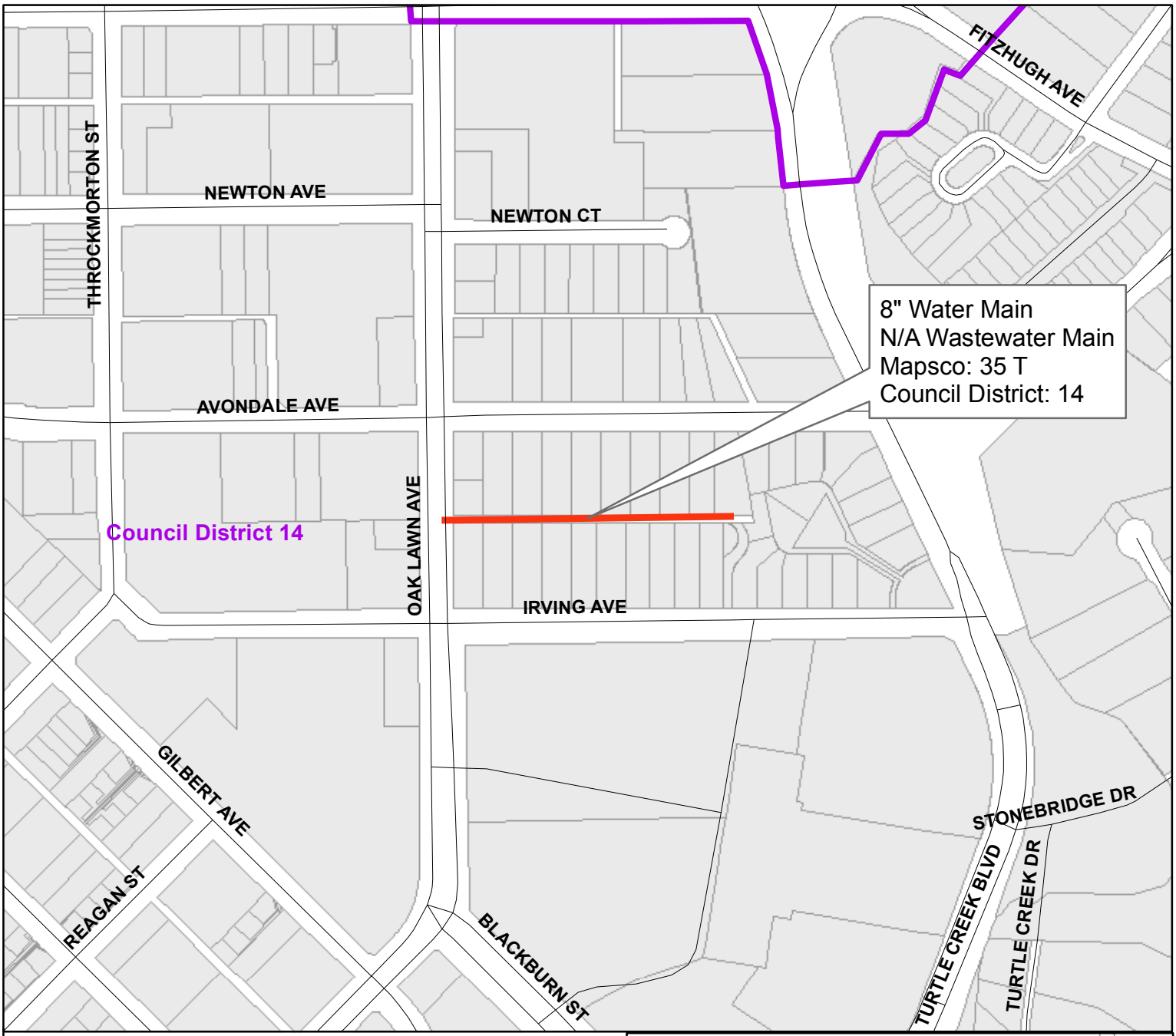
Northaven Road
from Preston Road to Ricks Circle



Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

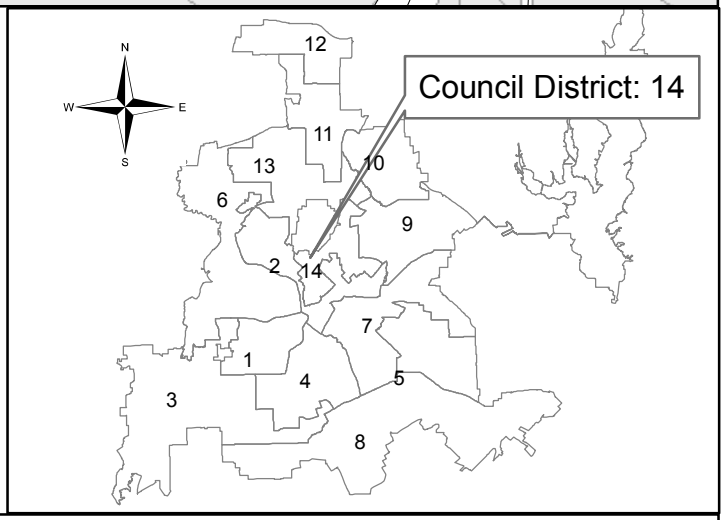
PID: 2871

Segment 19 of 37



Alley between Avondale Avenue and Irving Avenue

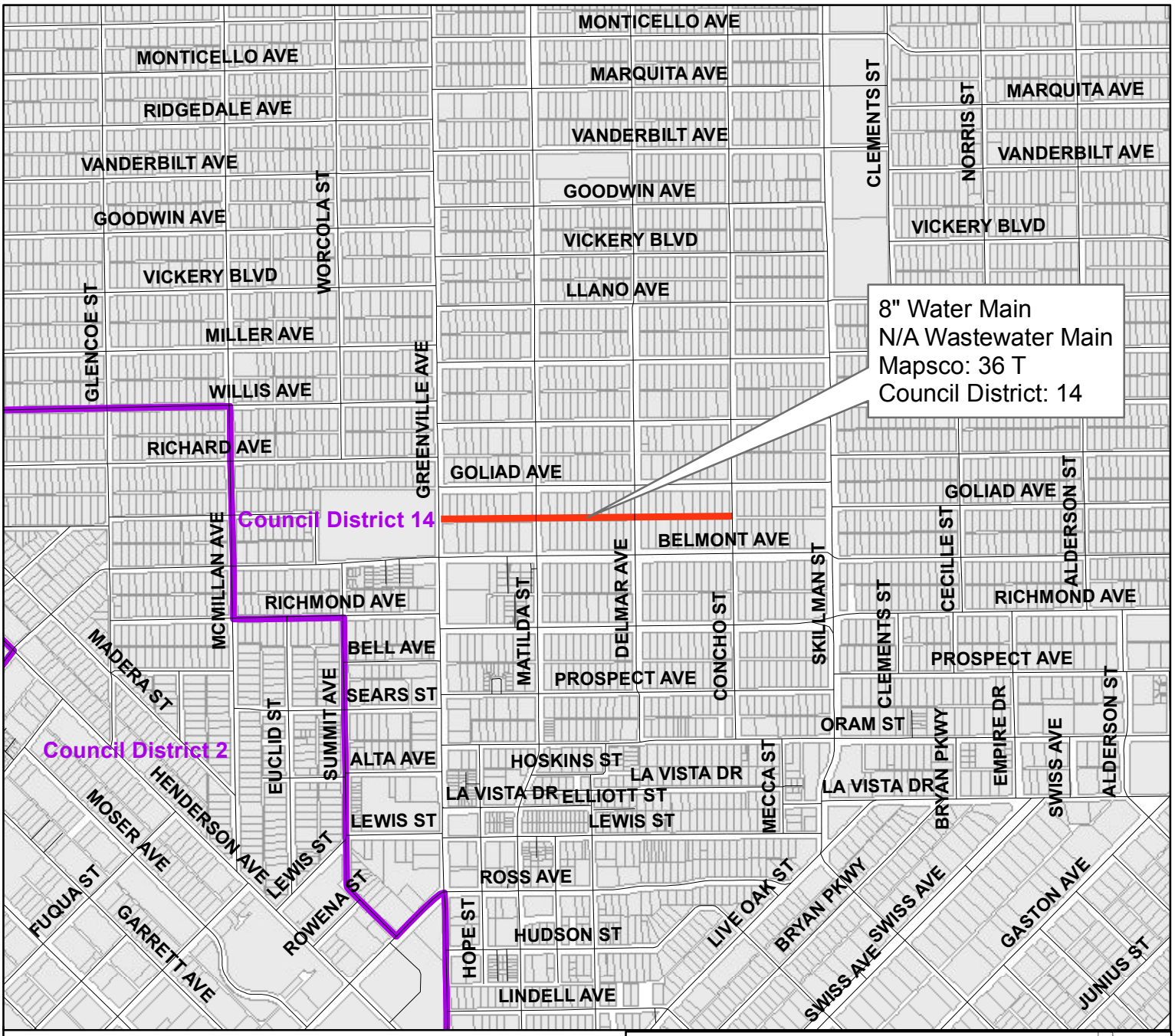
from Oak Lawn Avenue east



Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

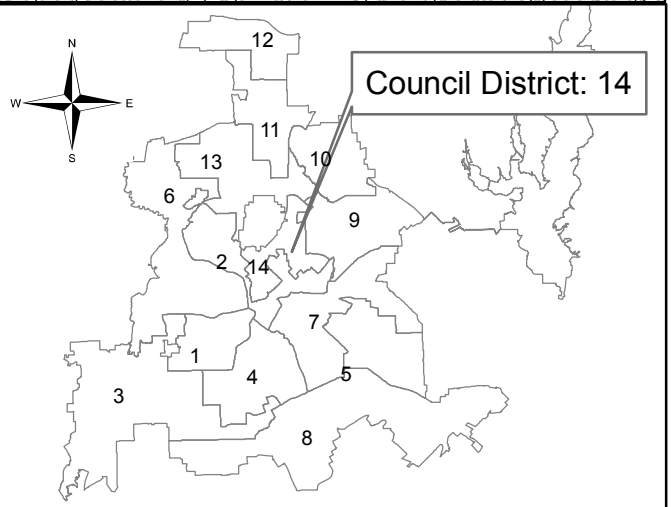
PID: 5979

Segment 20 of 37



Alley between Belmont Avenue and Goliad Avenue

from Greenville Avenue to Concho Street



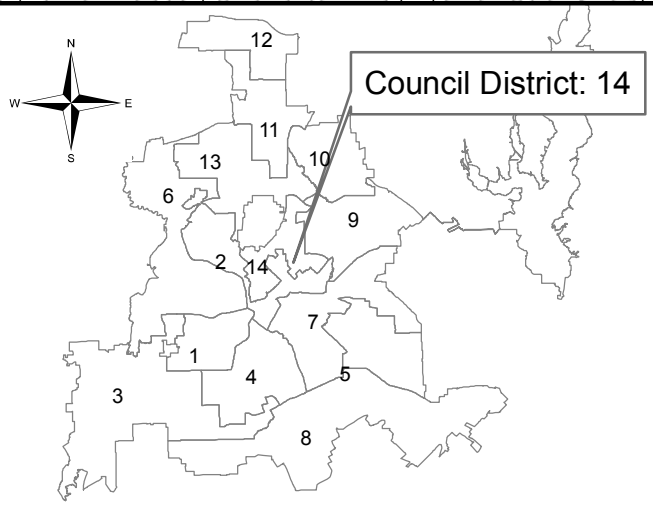
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5836

Segment 21 of 37



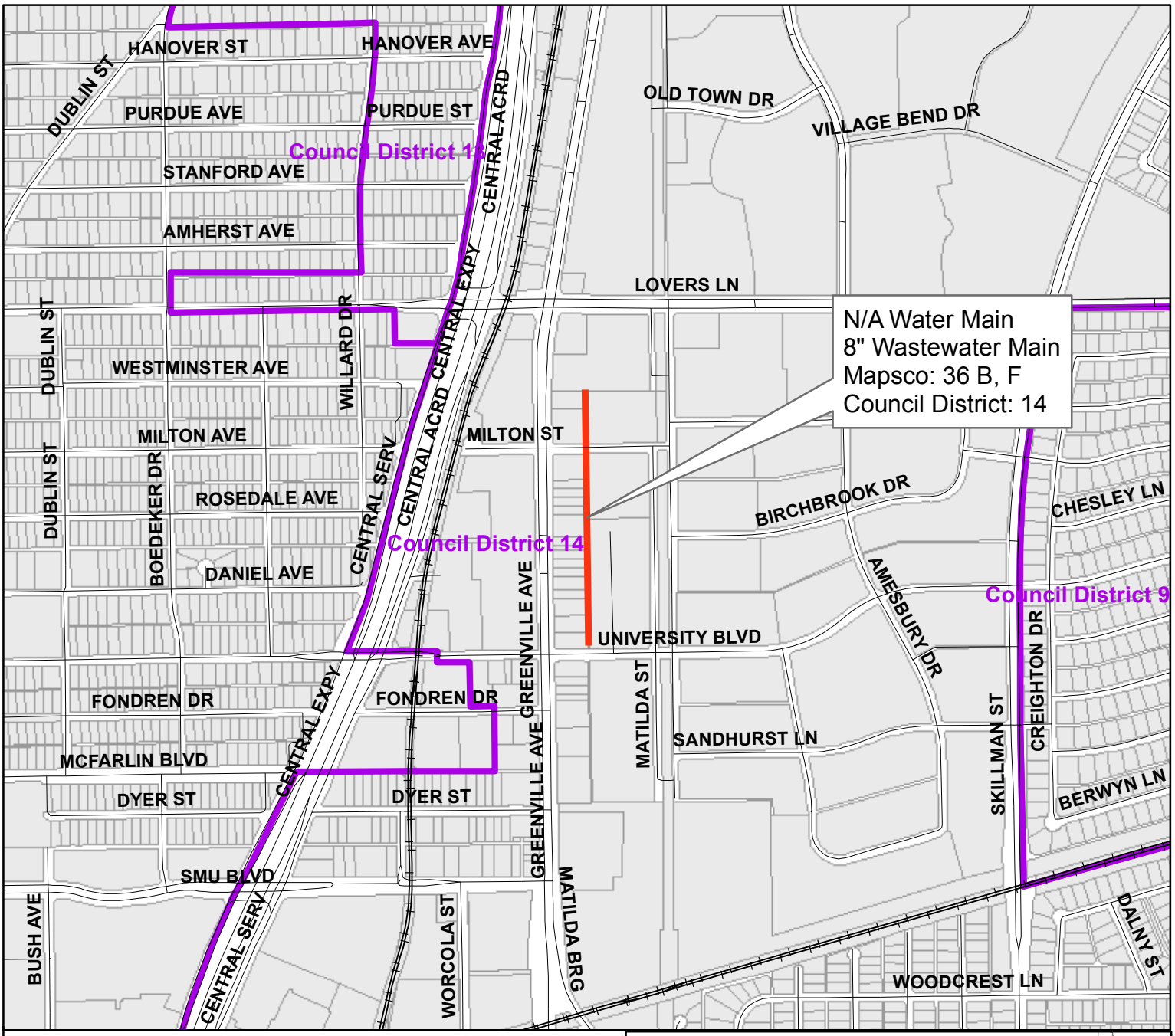
Alley between Bryan Parkway and Live Oak Street from Bryan Parkway to Glendale Street



Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

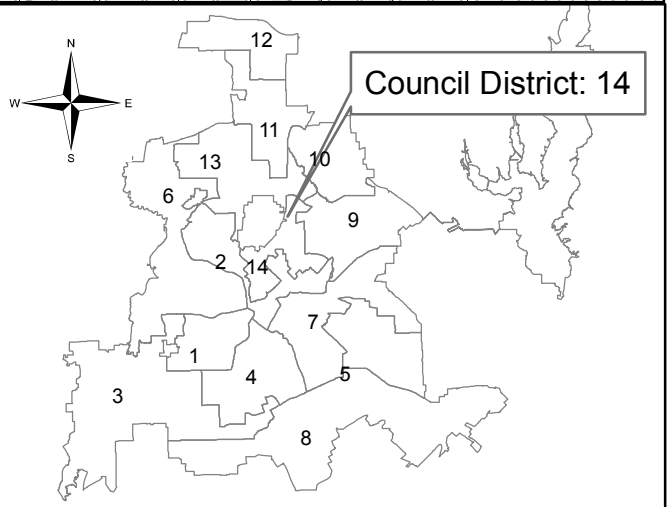
PID: 3087

Segment 22 of 37



Alley between Greenville Avenue and Matilda Street

from University Boulevard north



Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

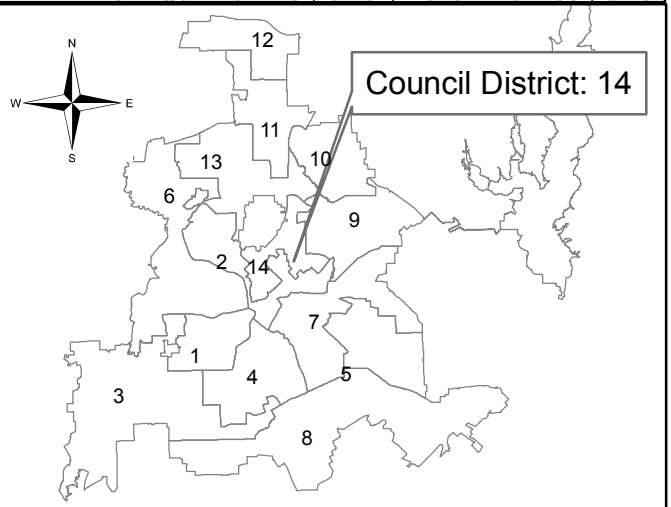
PID: 5960

Segment 23 of 37



Alley between Hudson Street and Live Oak Street

from Hudson Street to Lindell Avenue



Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

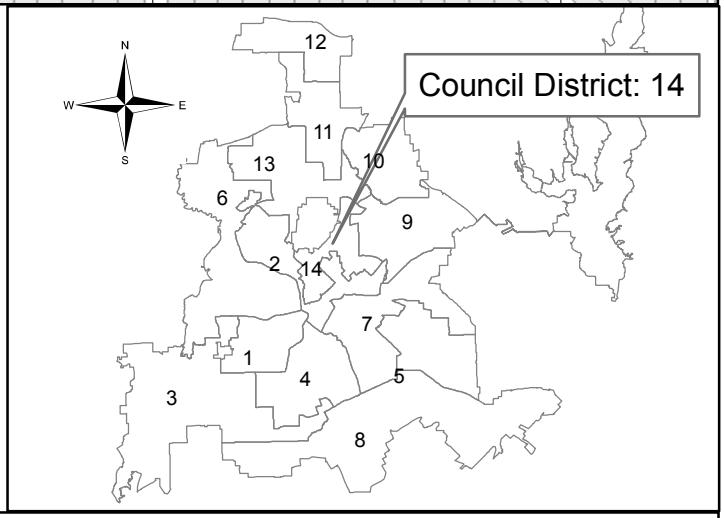
PID: 3086

Segment 24 of 37



Alley between Monticello Avenue and Merrimac Avenue

from Laneri Avenue to Glencoe Street



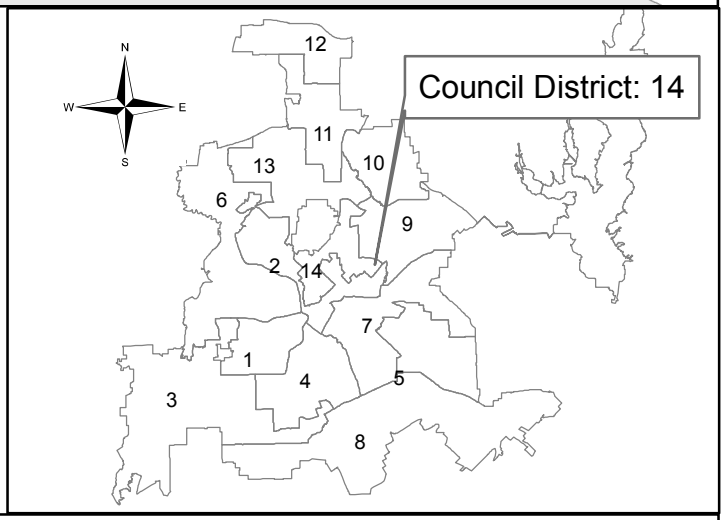
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5891

Segment 25 of 37



Bermuda Street
from La Vista Drive south

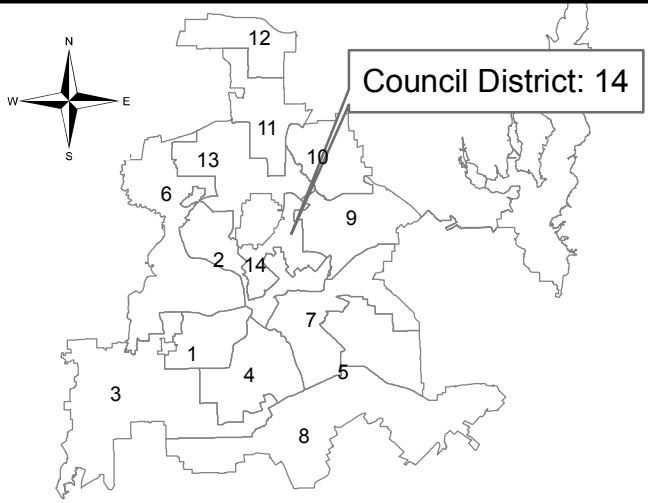


Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 3846



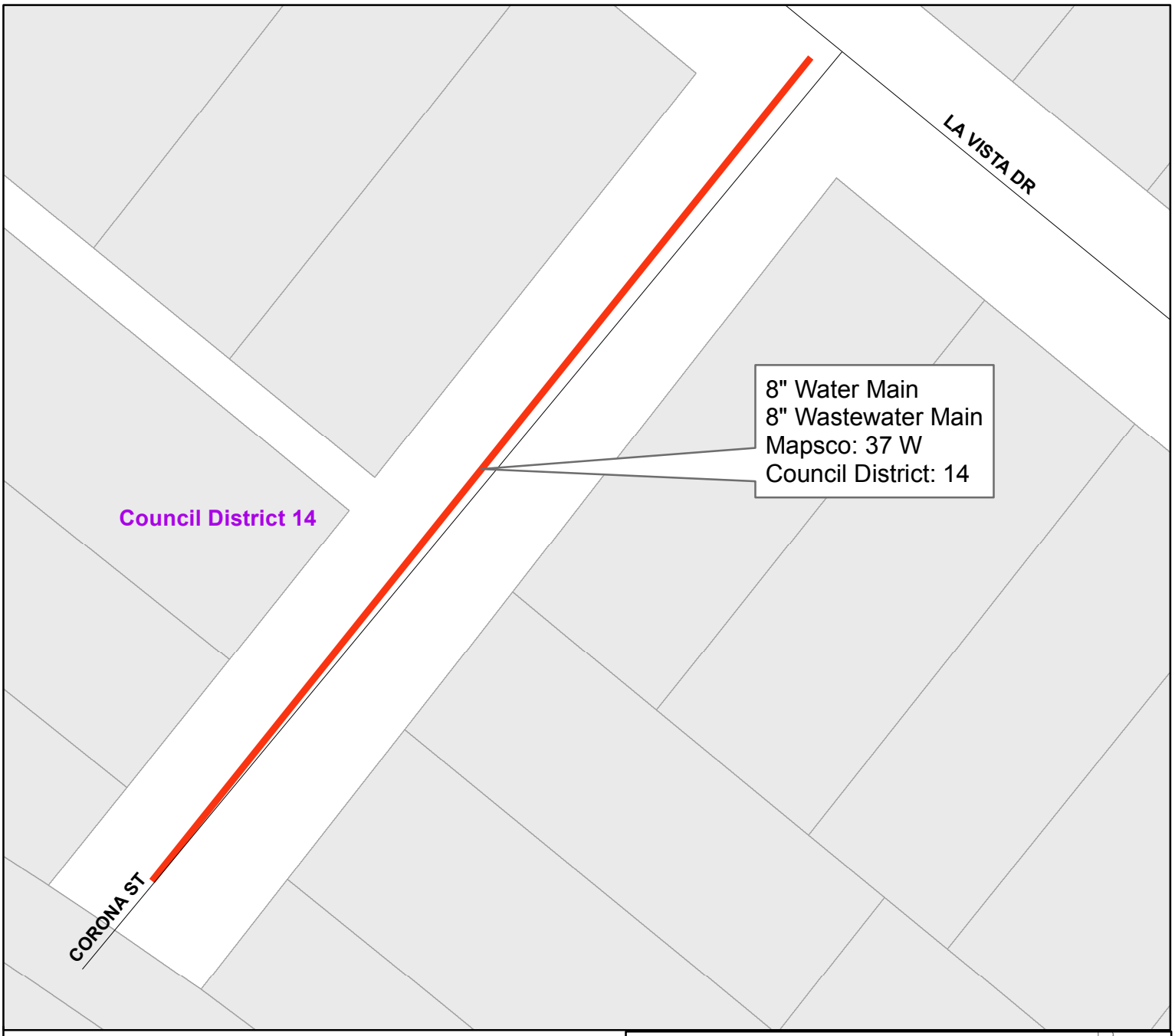
Concho Street
from Revere Place north



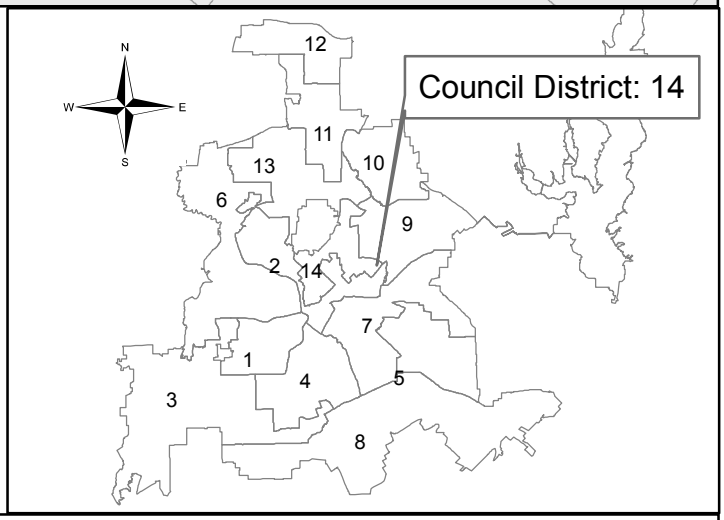
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5828

Segment 27 of 37



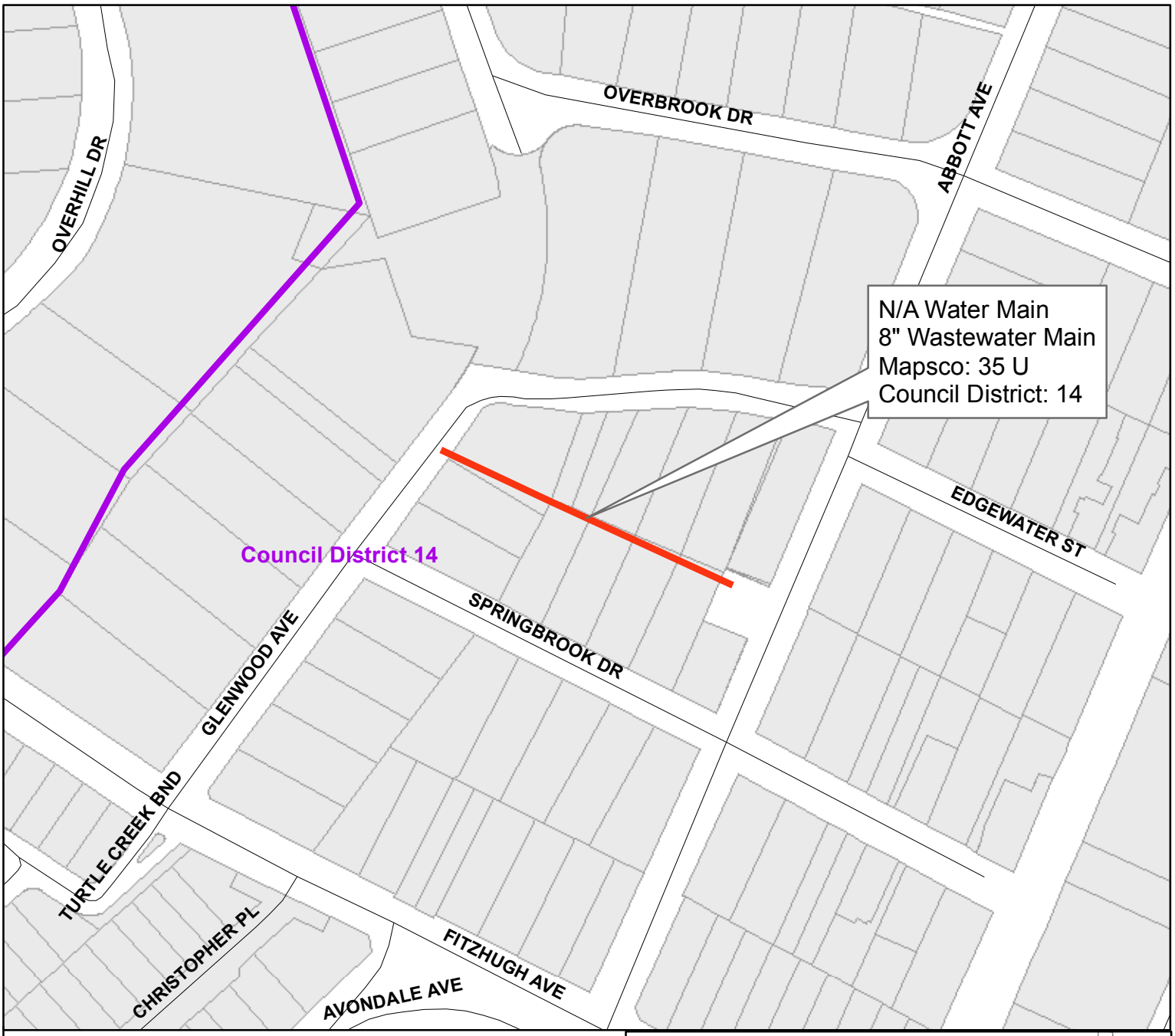
Corona Street
from La Vista Drive southwest



Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

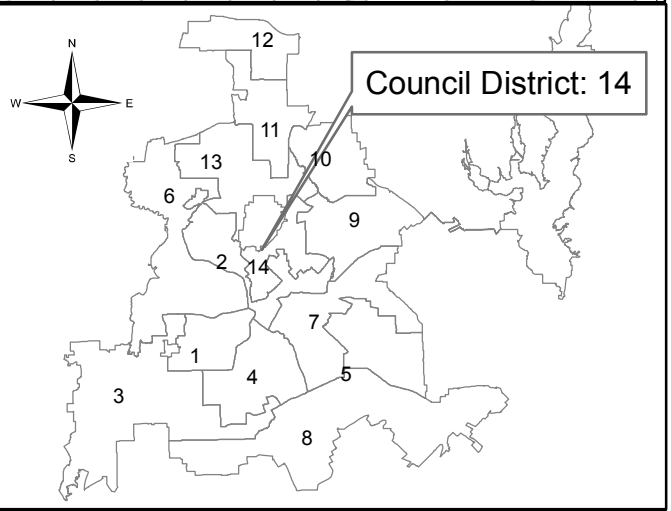
PID: 3847

Segment 28 of 37



Easement between Springbrook Drive
and Edgewater Street

from Glenwood Avenue to Abbott Avenue



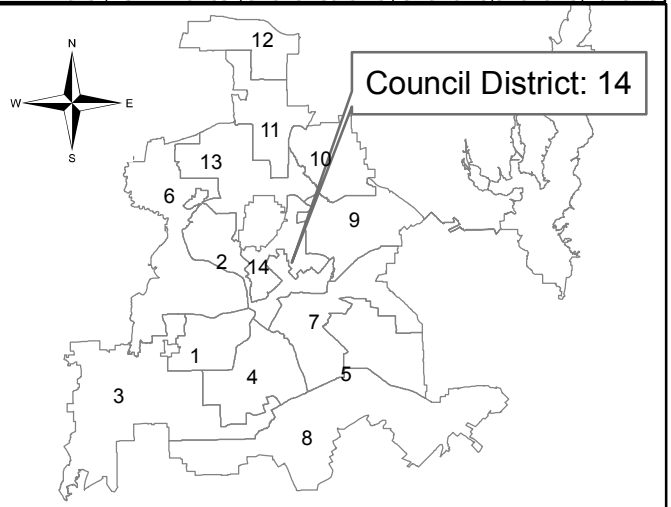
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5980

Segment 29 of 37



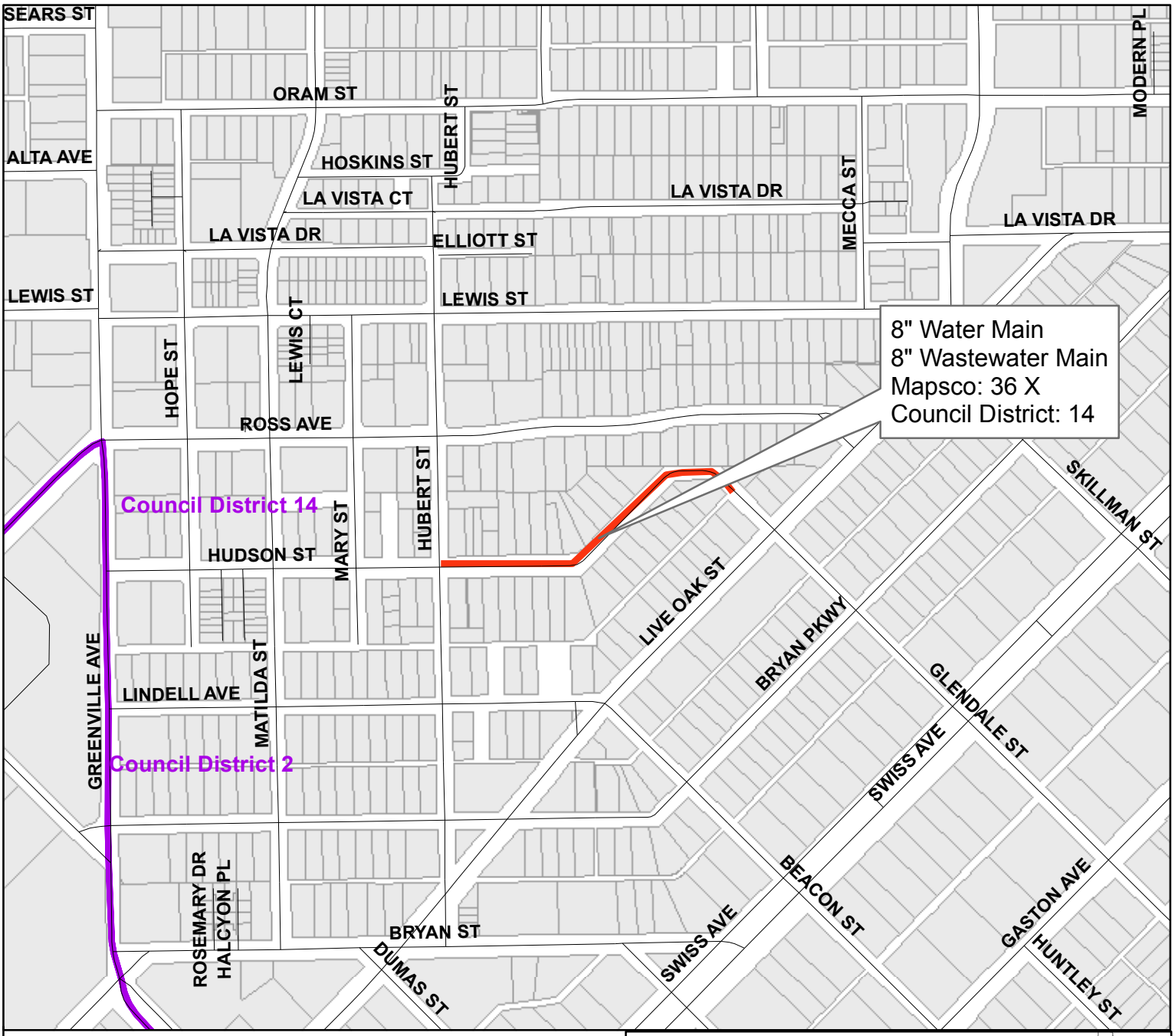
Hubert Street
from Live Oak Street to Hudson Street



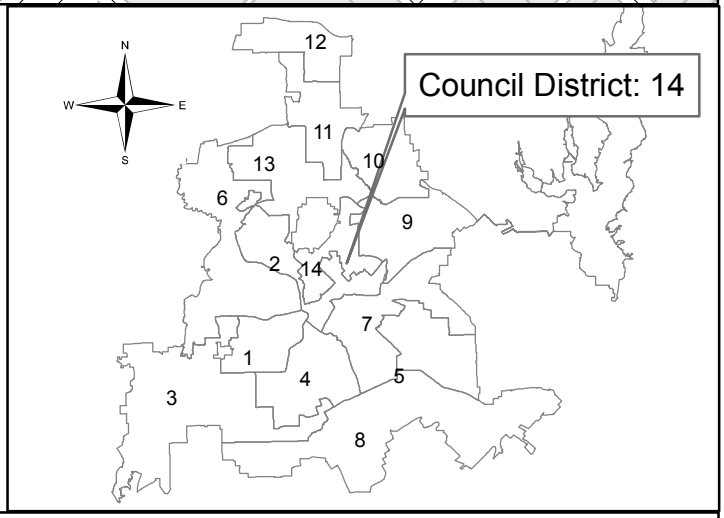
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5955

Segment 30 of 37



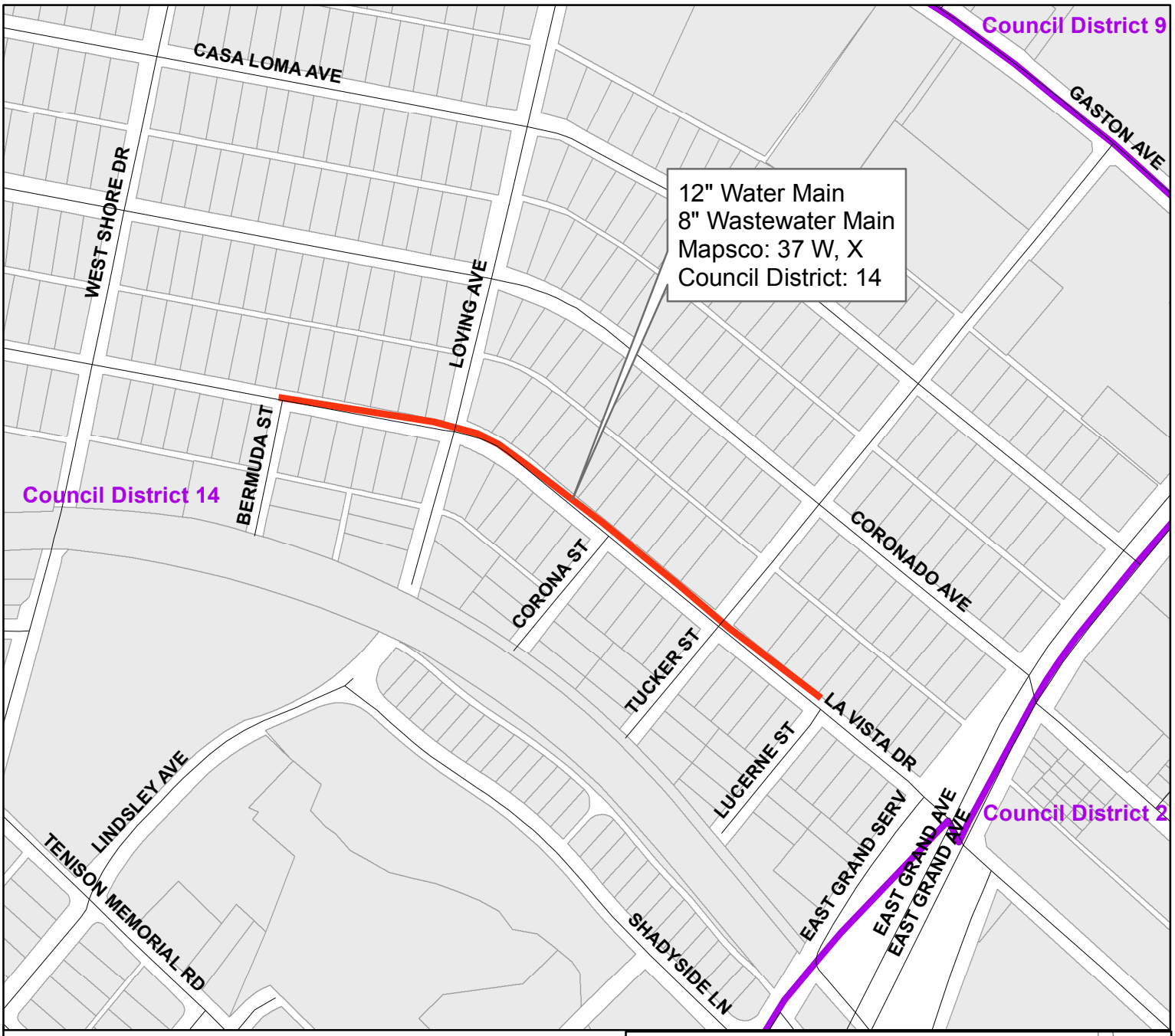
Hudson Street
from Hubert Street east



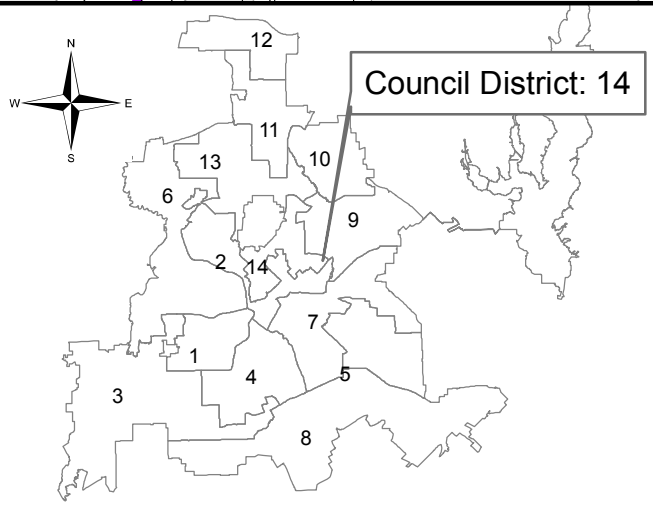
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 3085

Segment 31 of 37



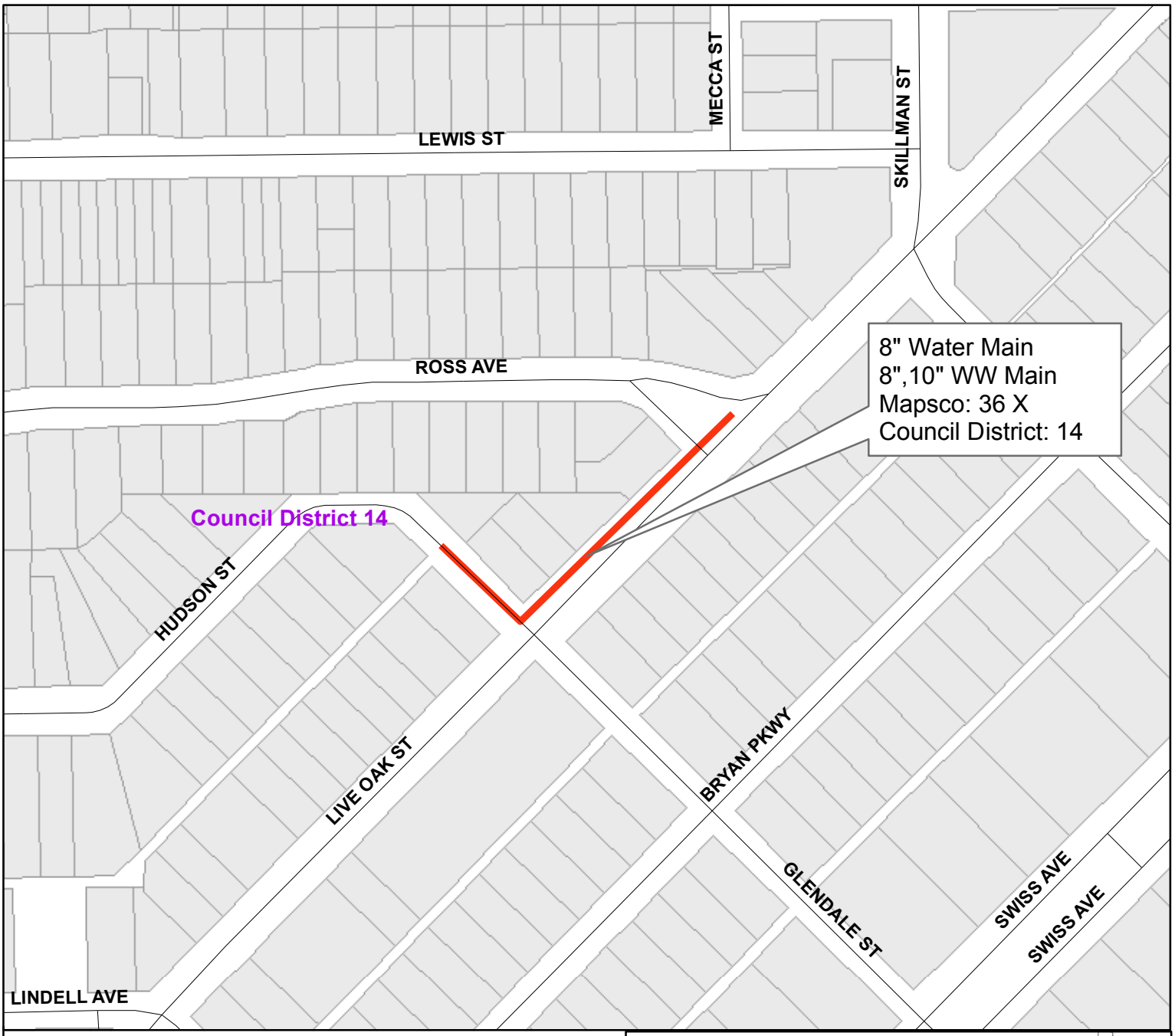
La Vista Drive
from Bermuda Street to Lucerne Street



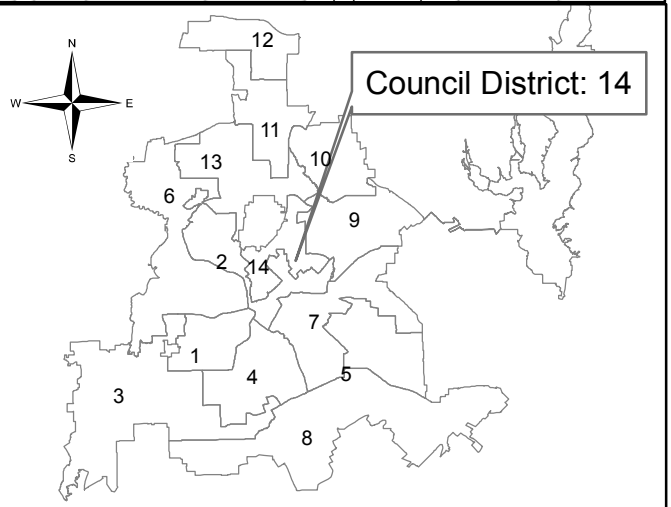
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 2690

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Live Oak Street
from Ross Avenue to alley south of Hudson Street



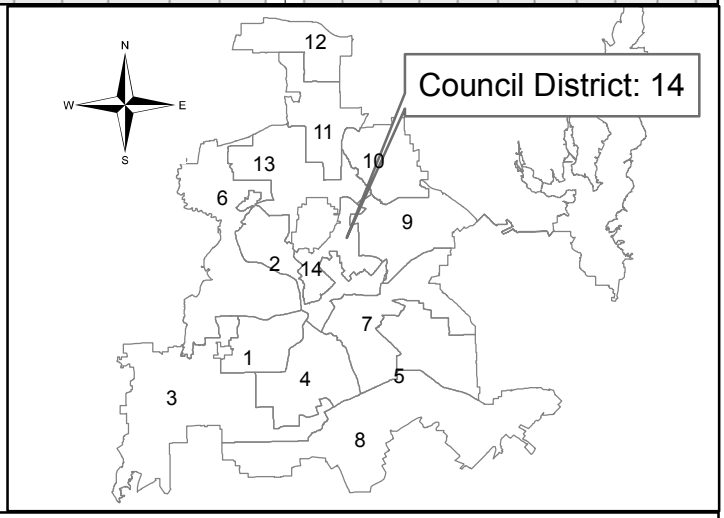
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5924

Segment 33 of 37



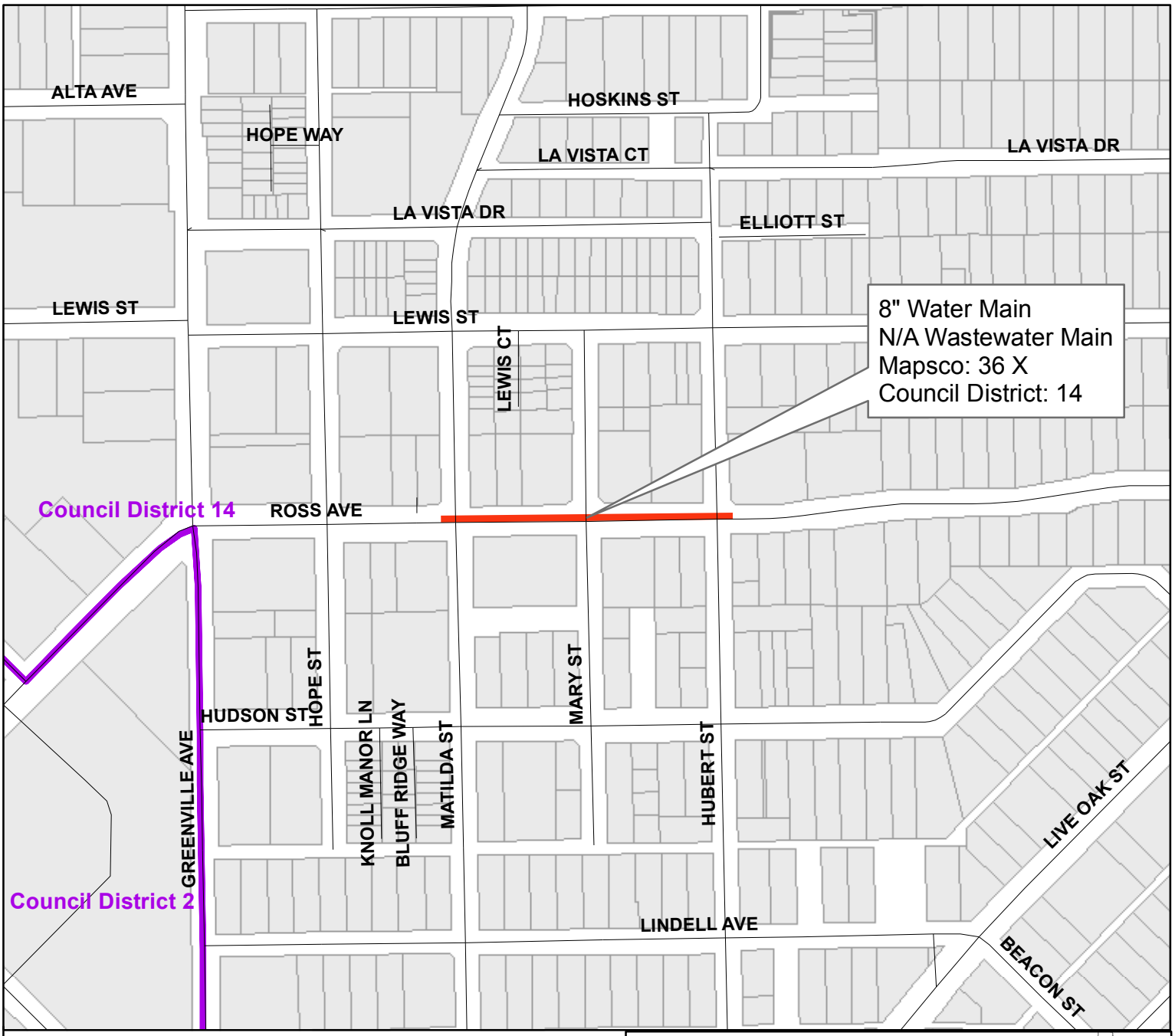
Martel Avenue
from Delmar Avenue to Concho Street



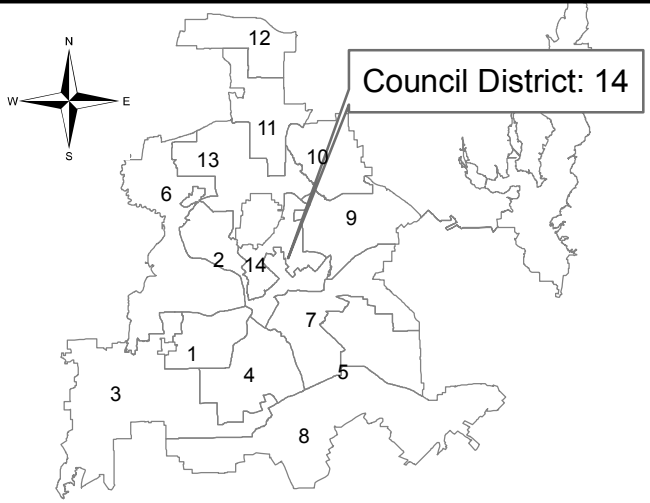
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5827

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Ross Avenue
from Matilda Street to Hubert Street



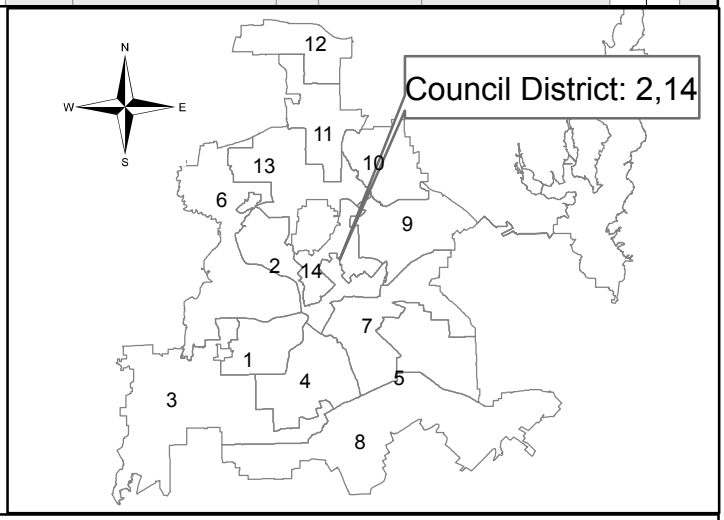
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5892

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Summit Avenue
from Bell Avenue to Sears Street



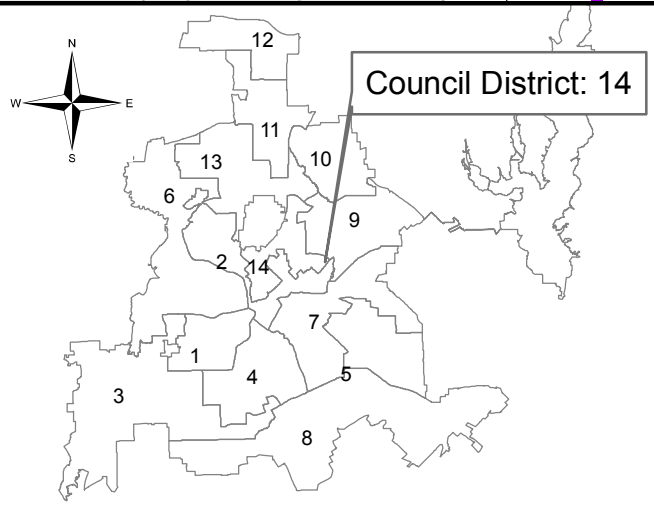
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 5842

Segment 36 of 37



Tucker Street
from La Vista Drive southwest



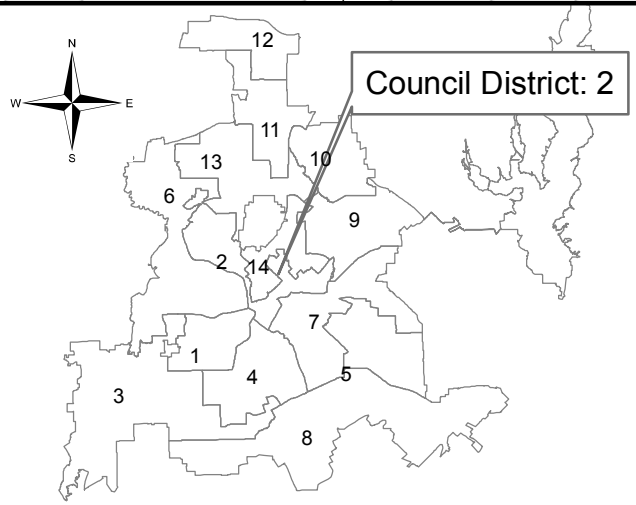
Dallas Water Utilities
Contract No. 16-353/354E
Water and Wastewater Main Renewals
at 37 Locations

PID: 3848

Segment 37 of 37



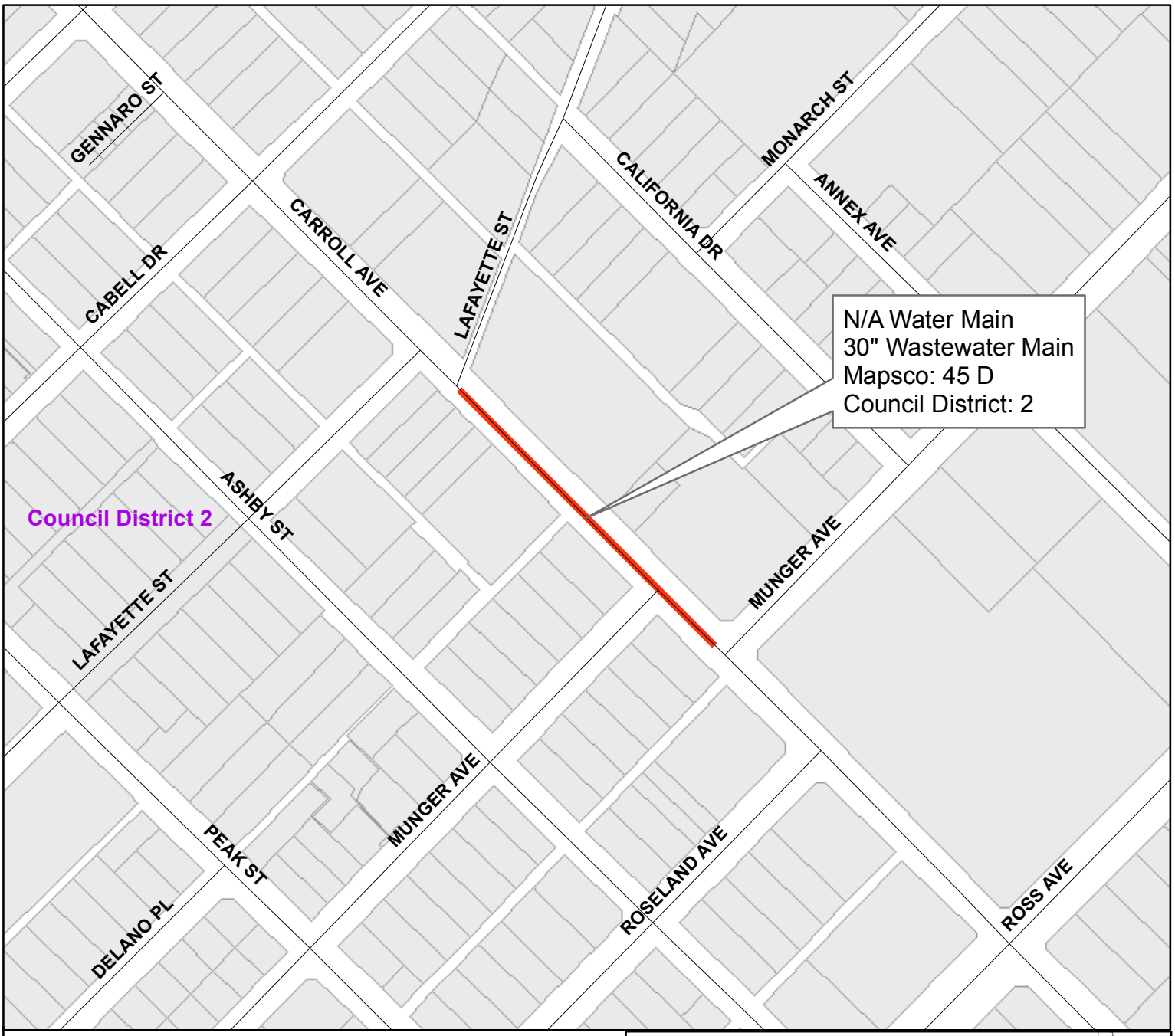
Alley between Peak Street and Mckell Street
from San Jacinto Street southeast



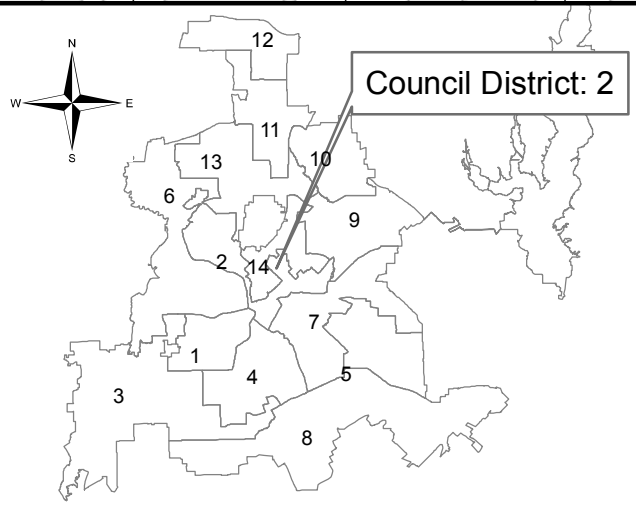
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 5995

Segment 1 of 13



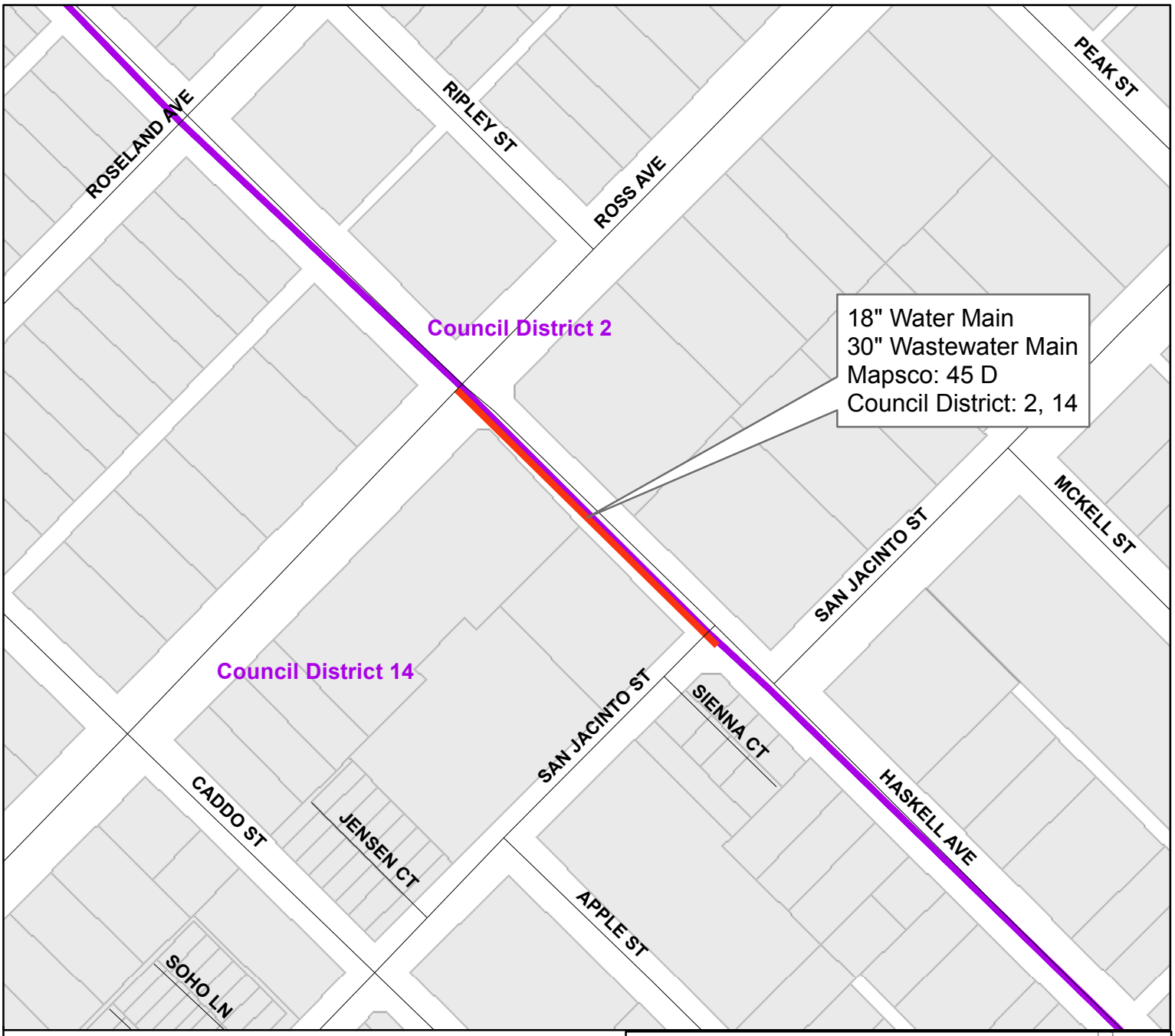
Carroll Avenue
from Lafayette Street to Munger Avenue



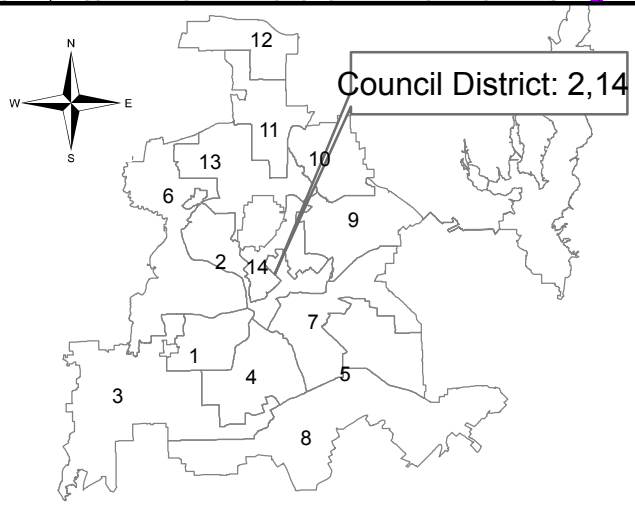
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 5990

Segment 2 of 13



Haskell Avenue
from Ross Avenue to San Jacinto Street



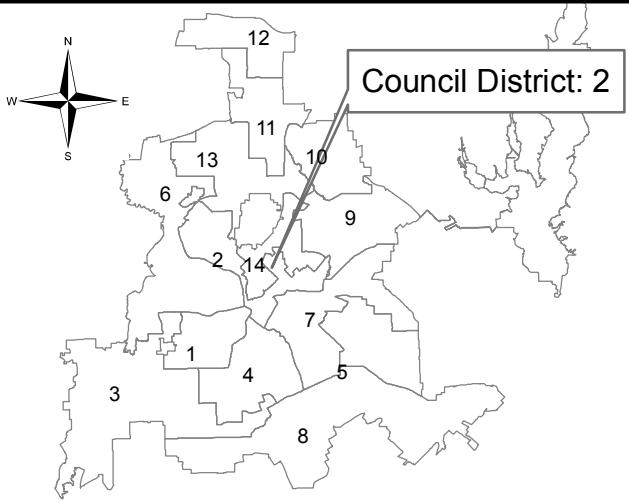
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 4528

Segment 3 of 13



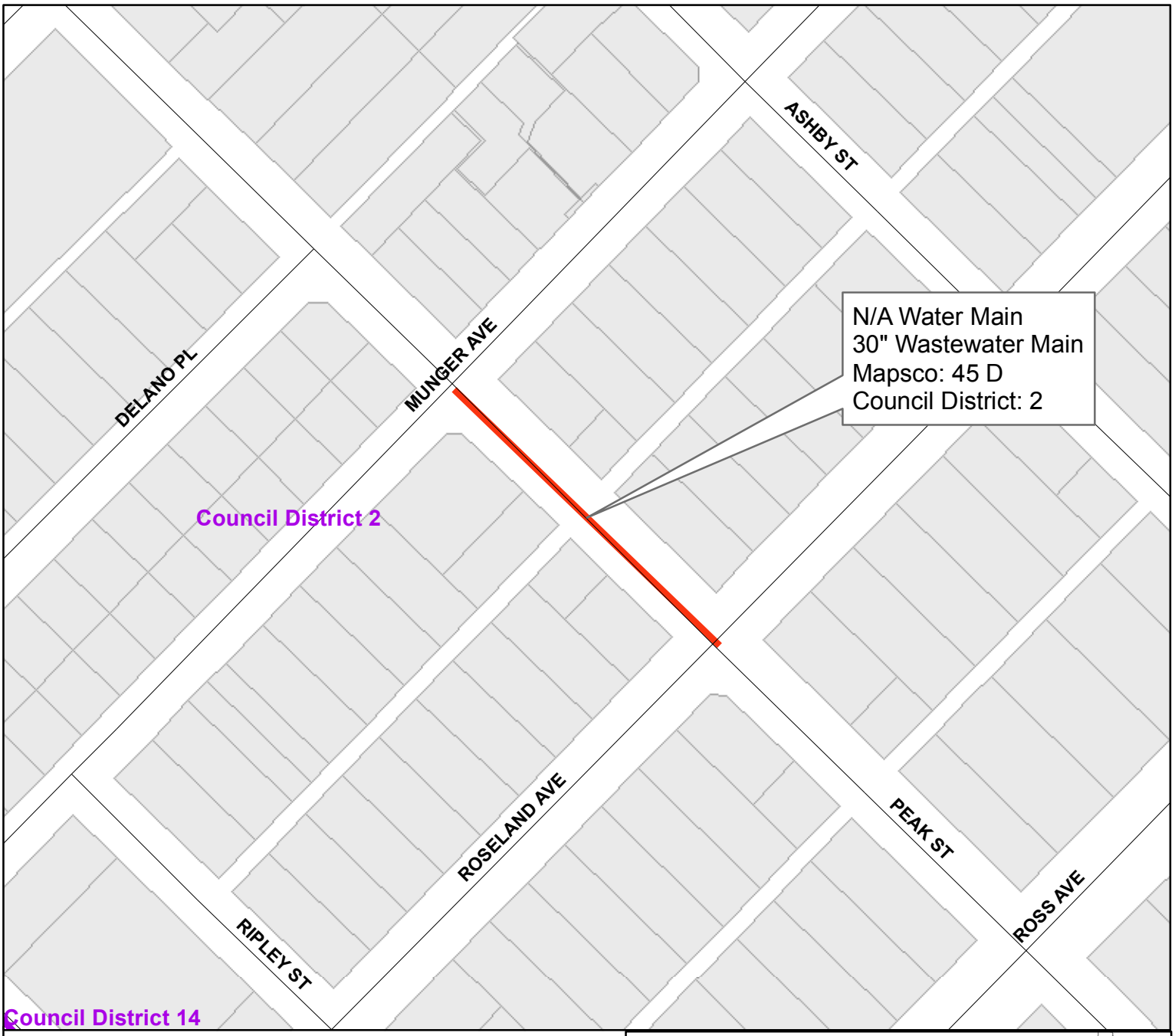
Munger Avenue
from Carroll Avenue to Peak Street



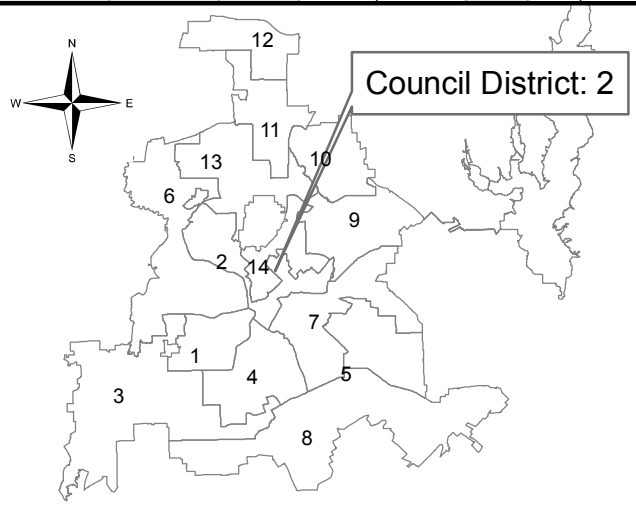
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 4523

Segment 4 of 13



Peak Street
from Munger Avenue to Roseland Avenue



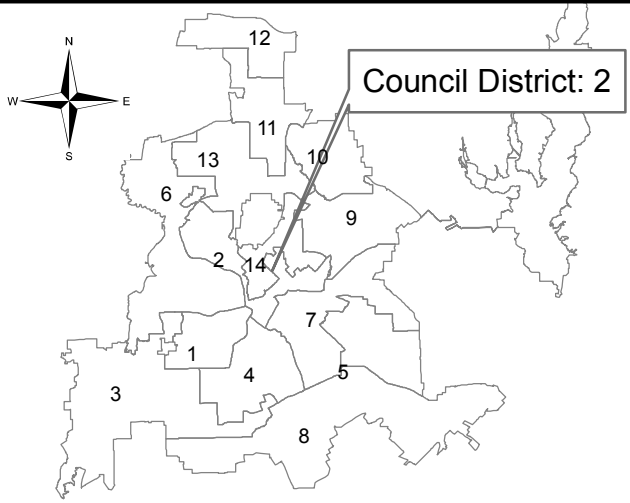
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 4524

Segment 5 of 13



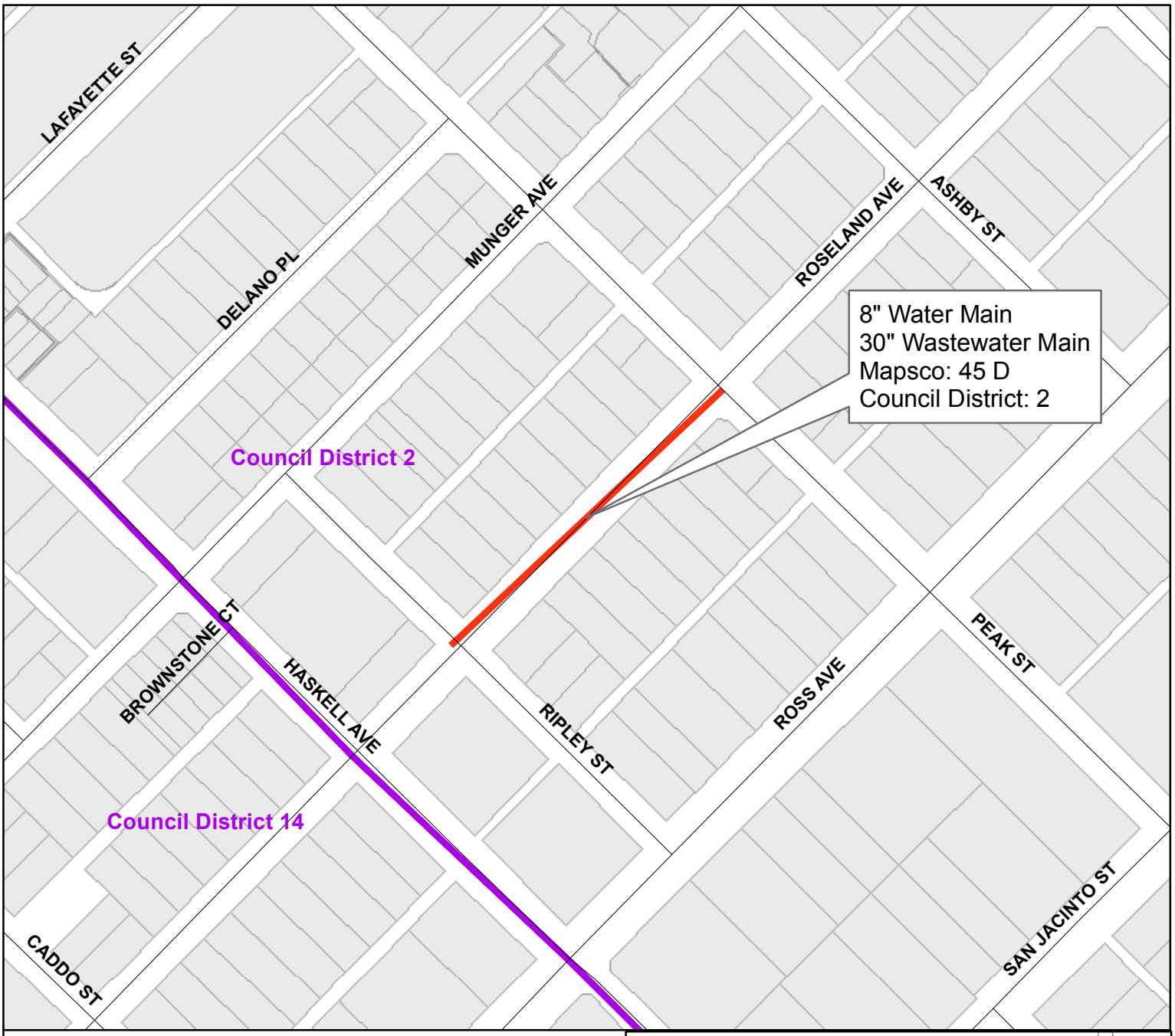
Ripley Street
from Roseland Avenue to Ross Avenue



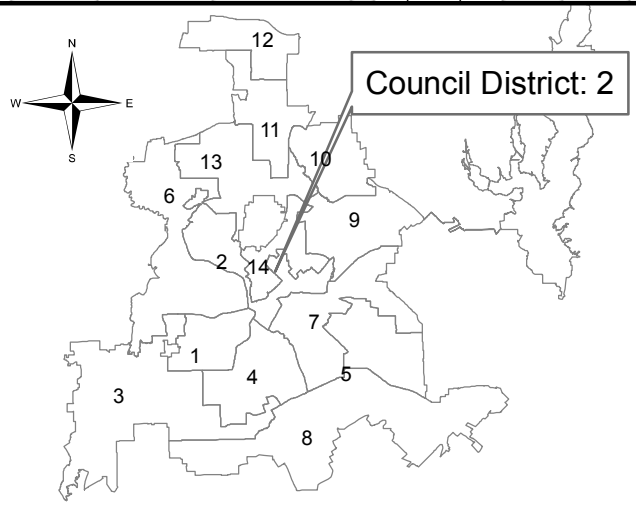
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 4526

Segment 6 of 13



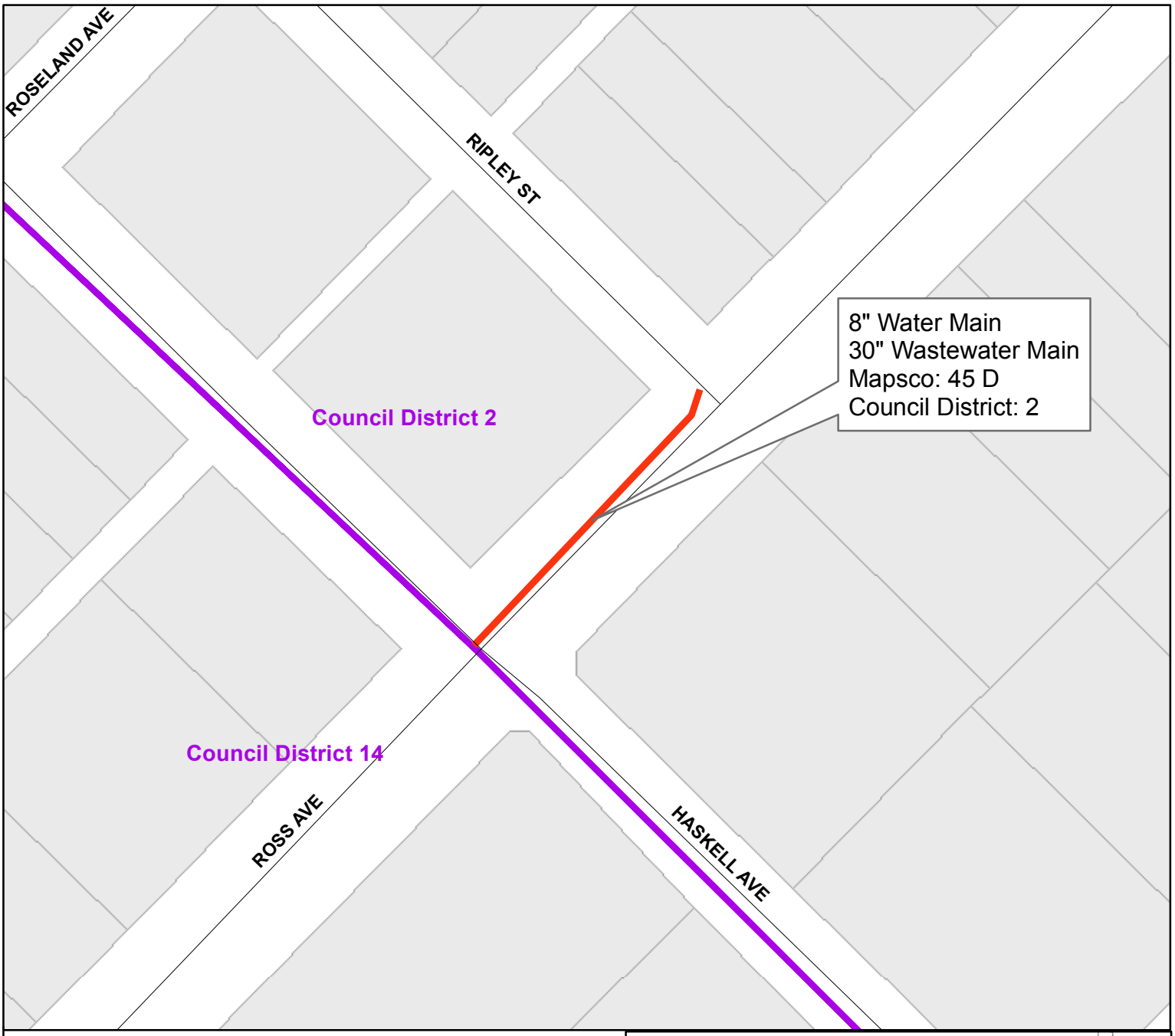
Roseland Avenue
from Peak Street to Ripley Street



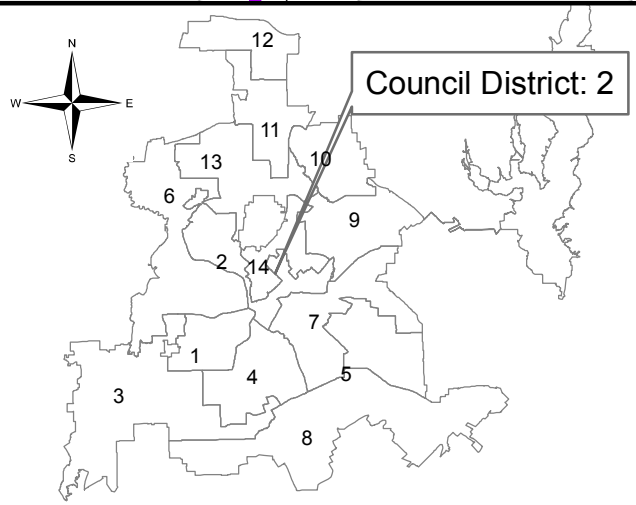
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 4525

Segment 7 of 13



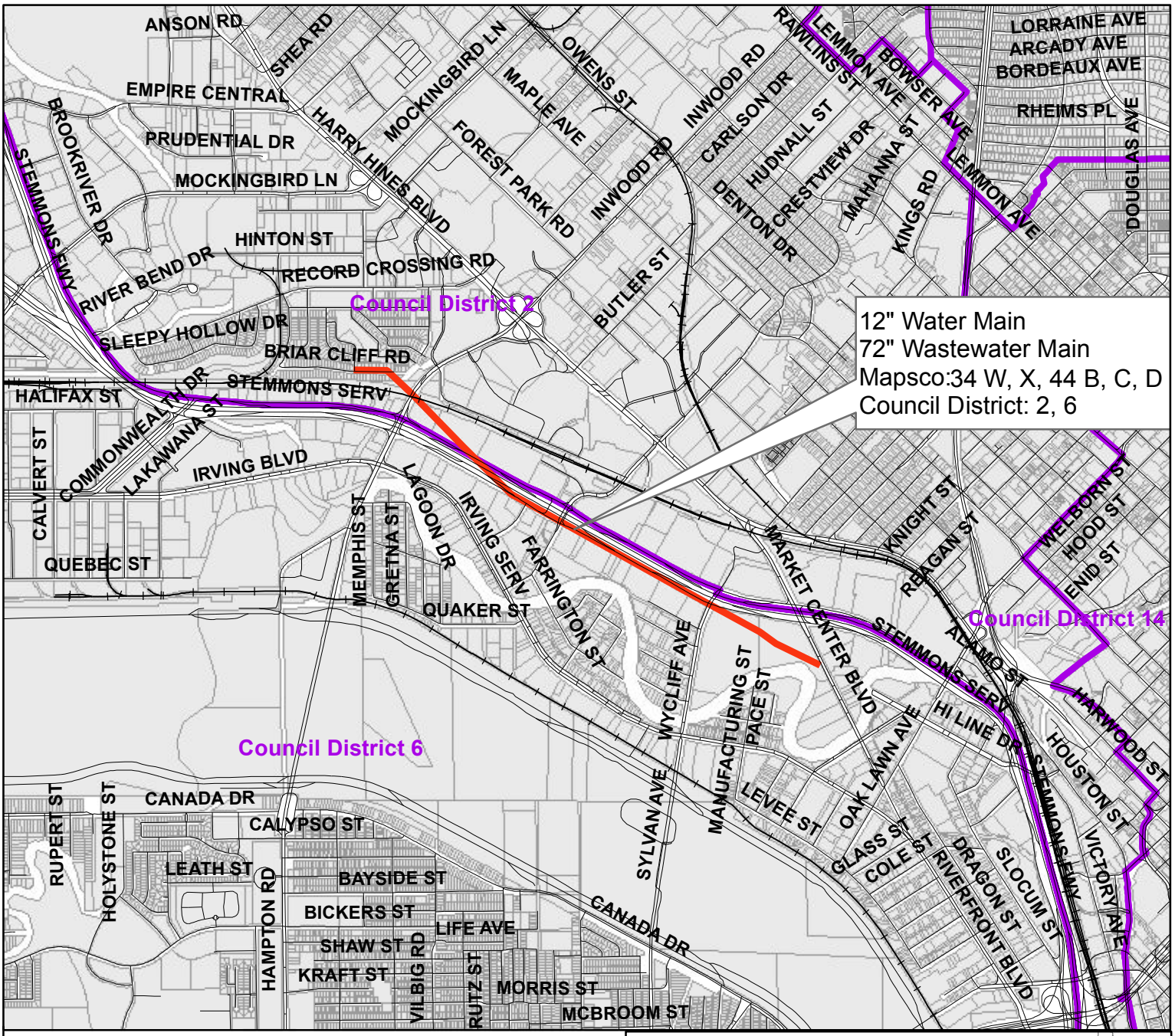
Ross Avenue
from Ripley Street to Haskell Avenue



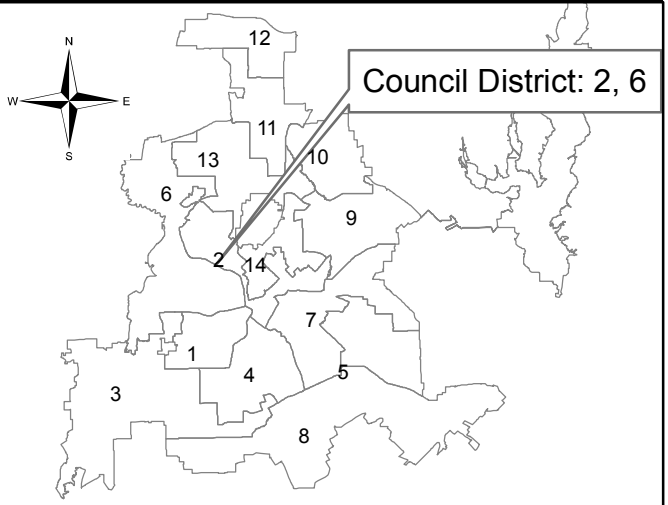
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 4527

Segment 8 of 13



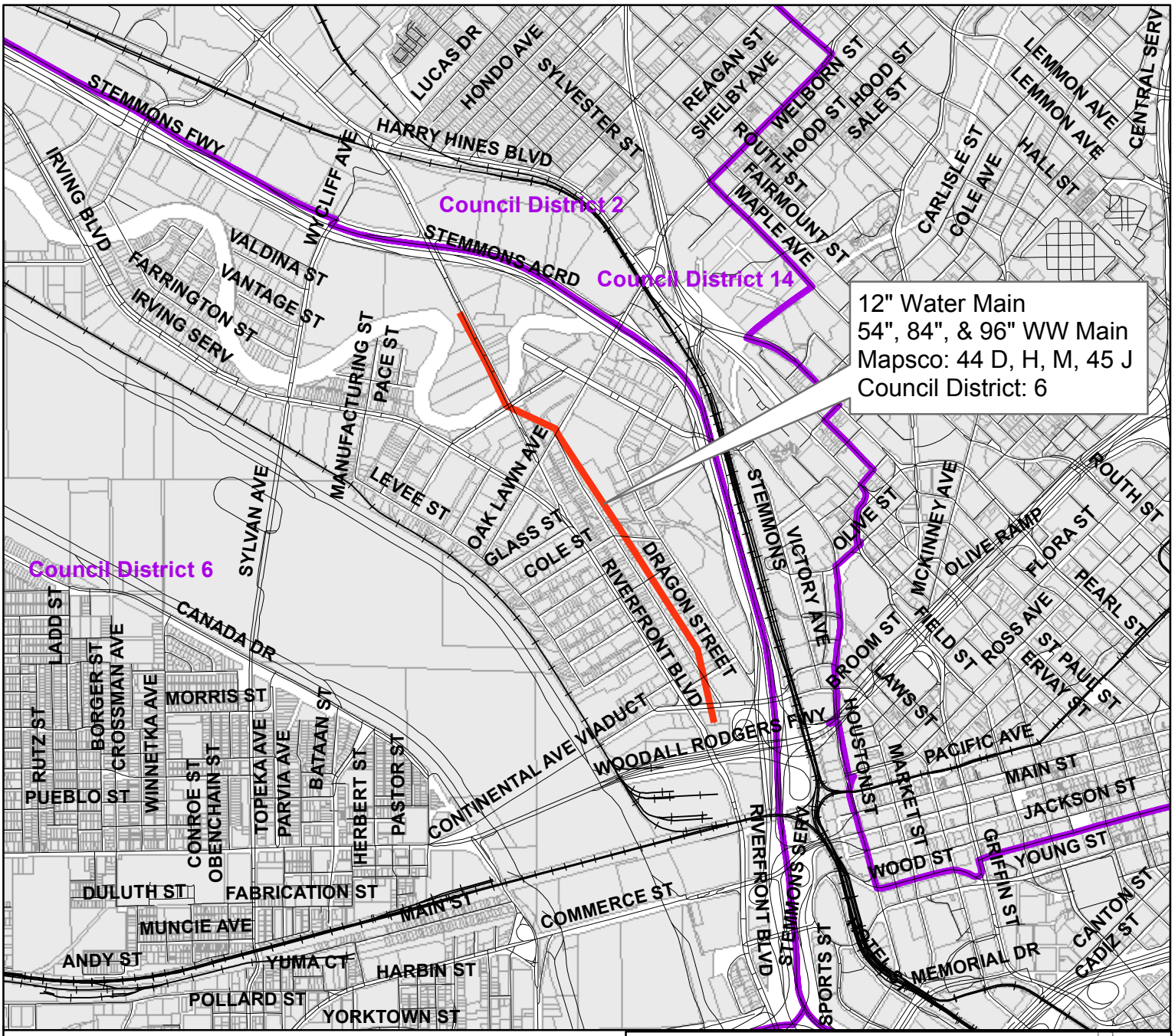
Stemmons Freeway Service Road
from Market Center Boulevard northwest



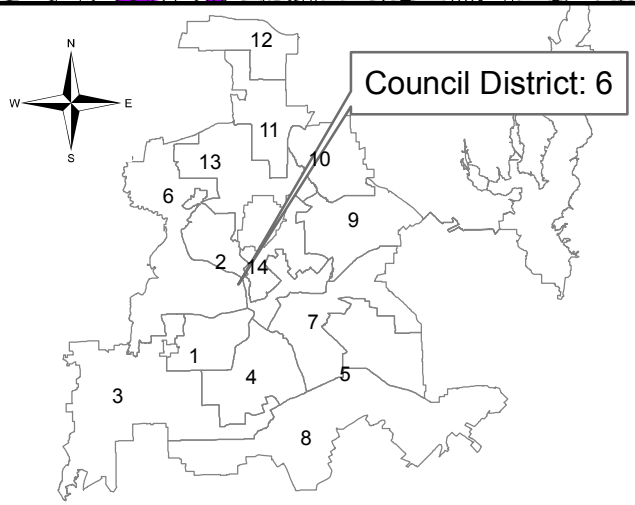
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 5977

Segment 9 of 13



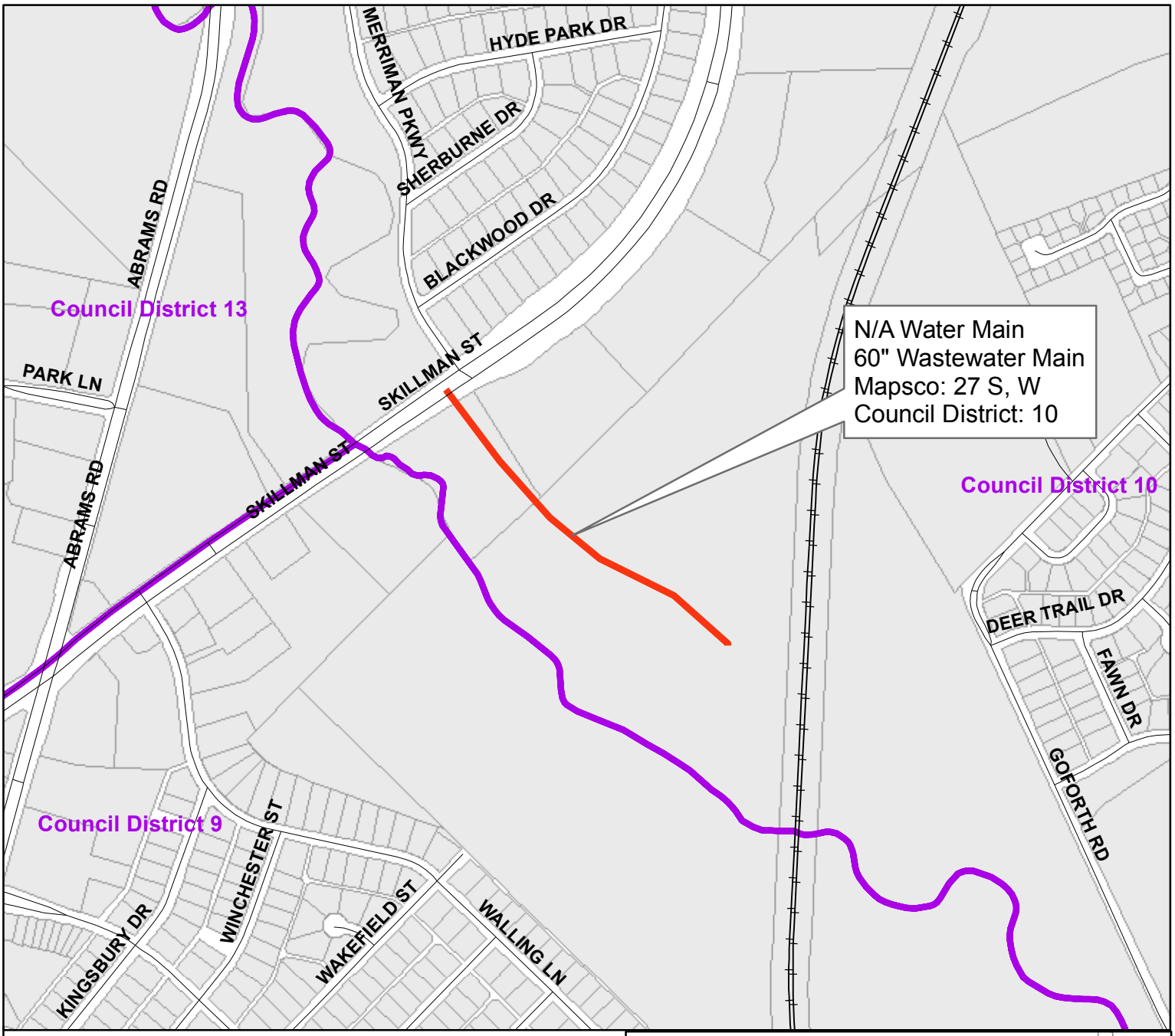
Dragon Street
from Woodall Rodgers Freeway northwest



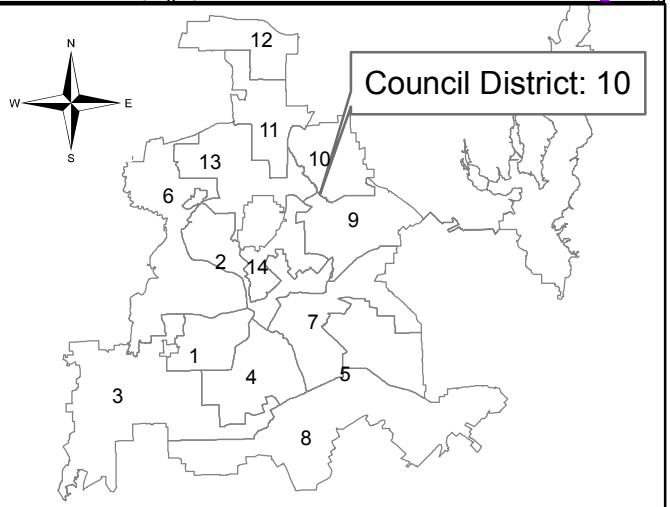
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 5910

Segment 10 of 13



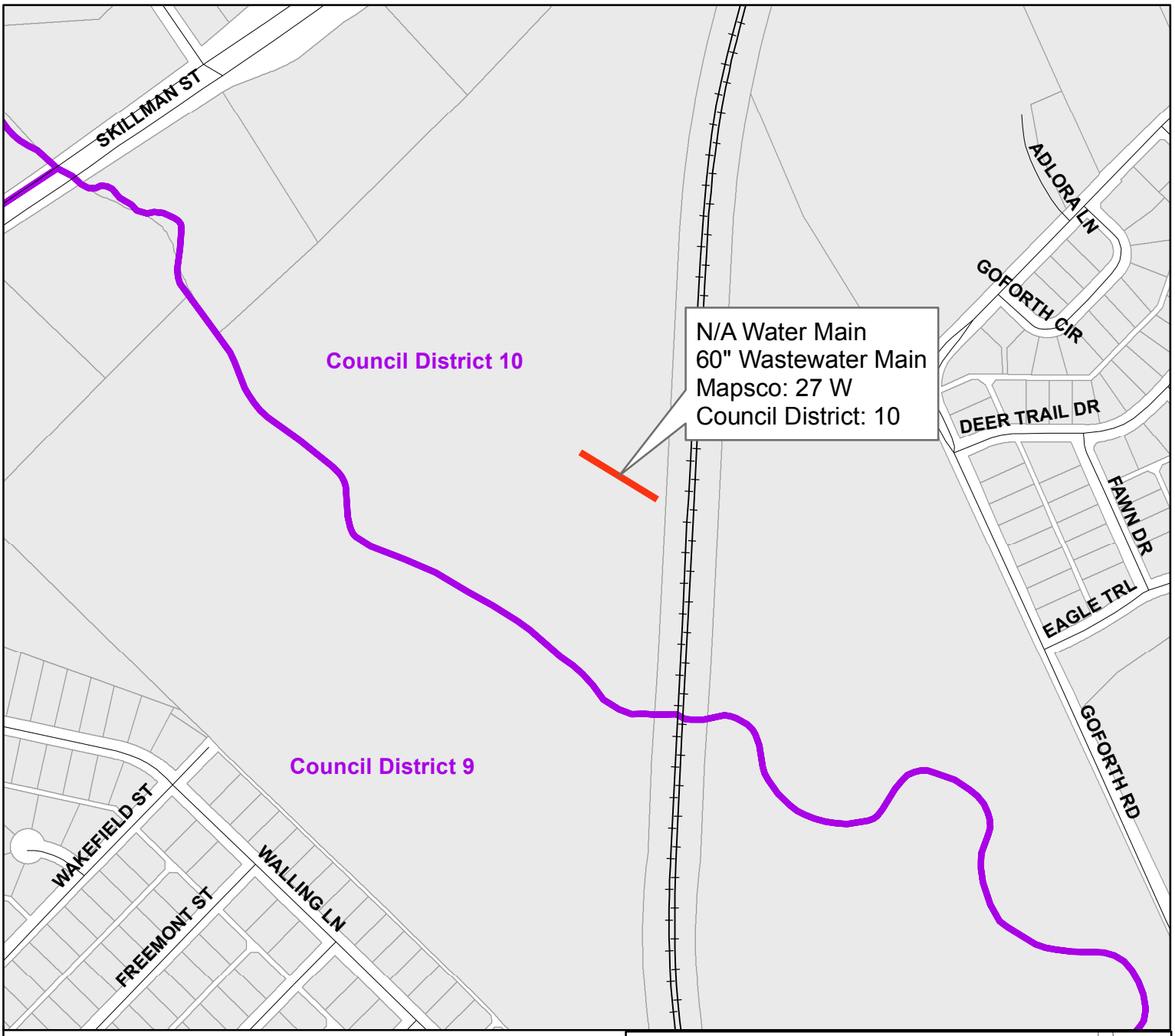
Easement southeast of Skillman Street
from Skillman Street southeast



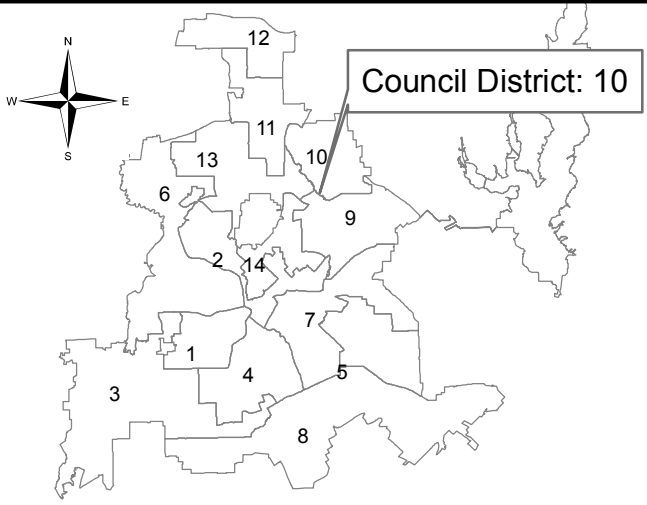
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 4734

Segment 11 of 13



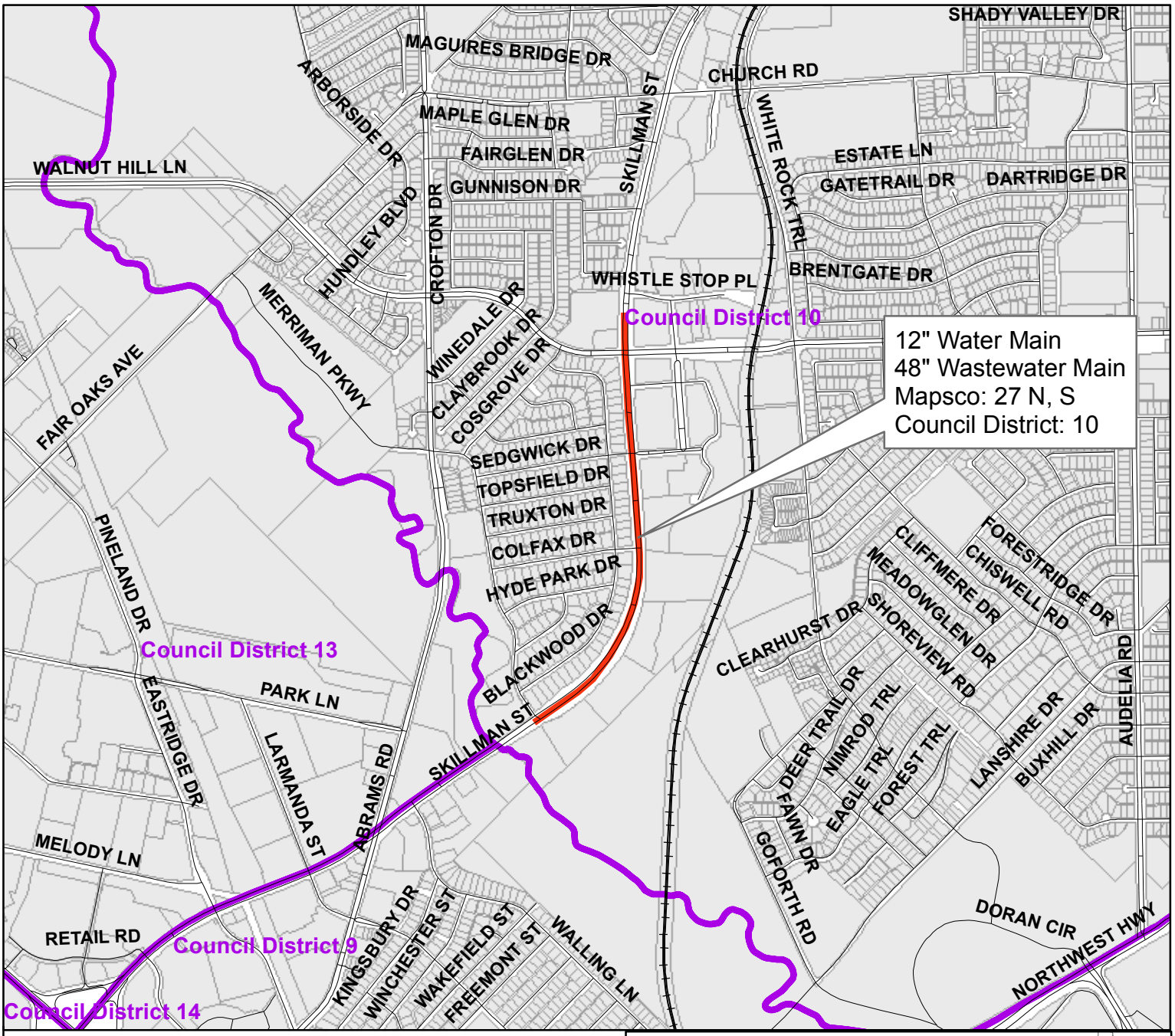
Easement southeast of Skillman Street
from west of Goforth Road west



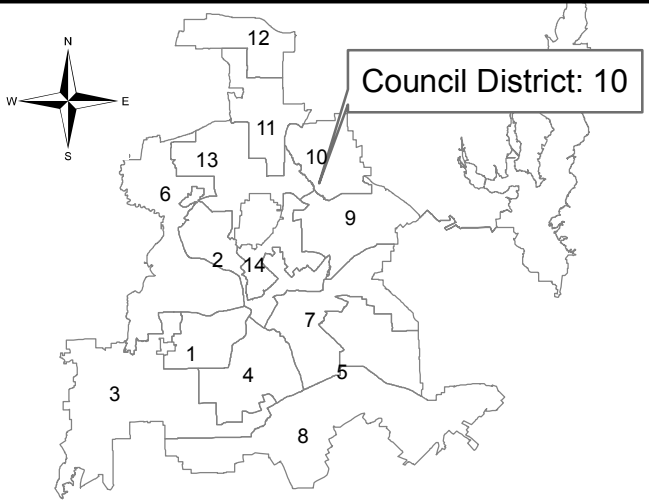
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 4647

Segment 12 of 13



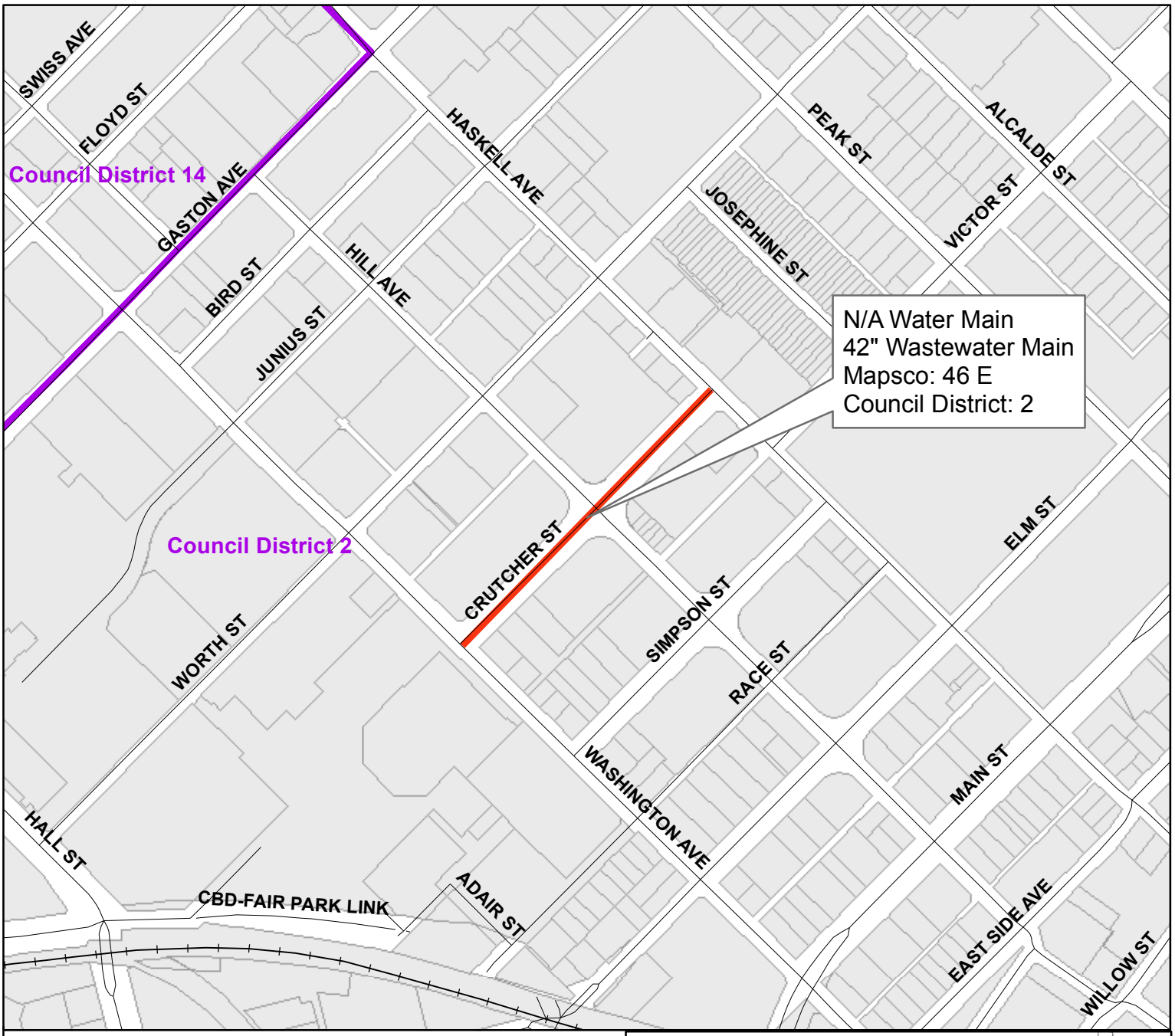
Skillman Street
from north of Walnut Hill Lane south



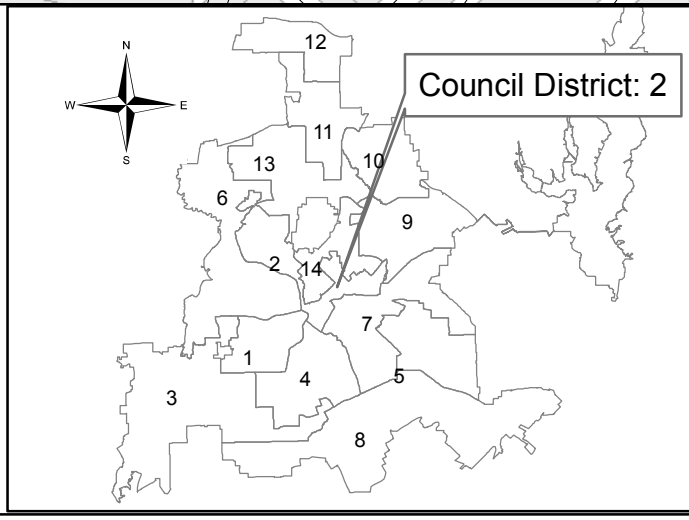
Dallas Water Utilities
Contract No. 16-357/358E
Water and Wastewater Main Renewals
at 13 Locations

PID: 4733

Segment 13 of 13



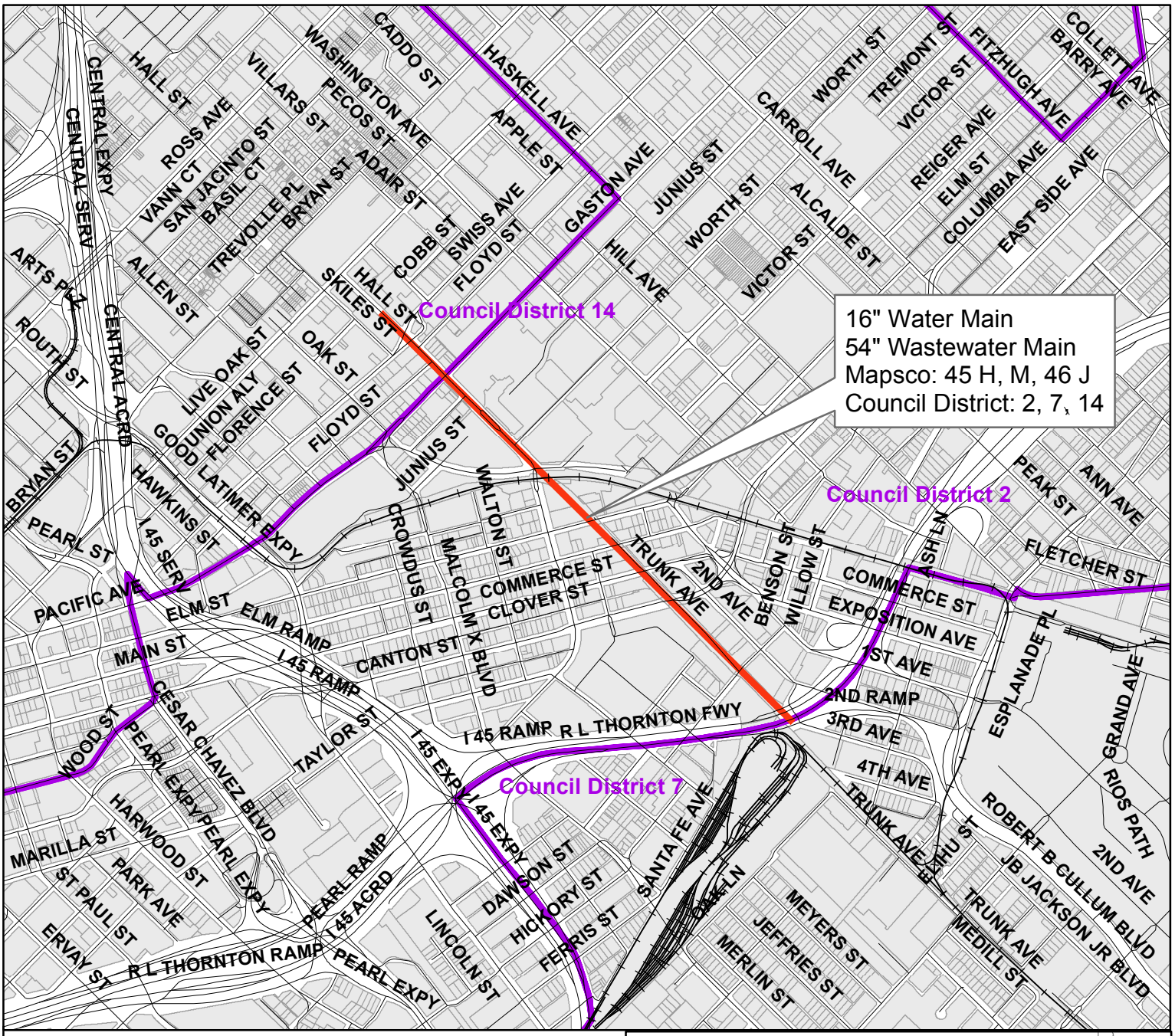
Crutcher Street
from Haskell Avenue to Washington Avenue



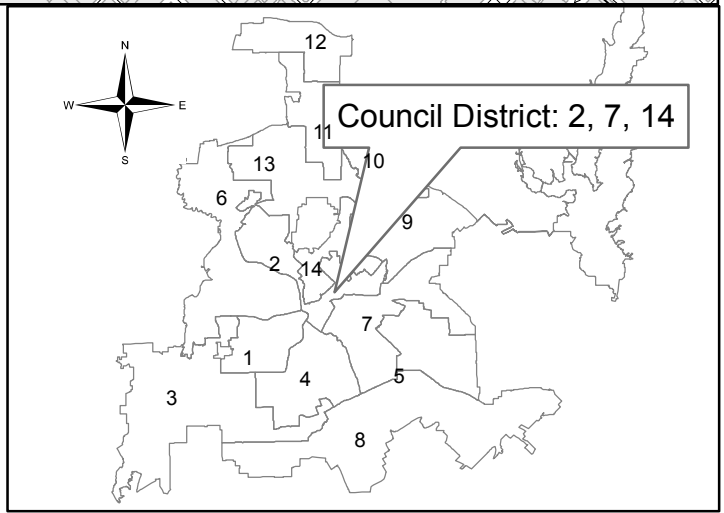
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 4558

Segment 1 of 27



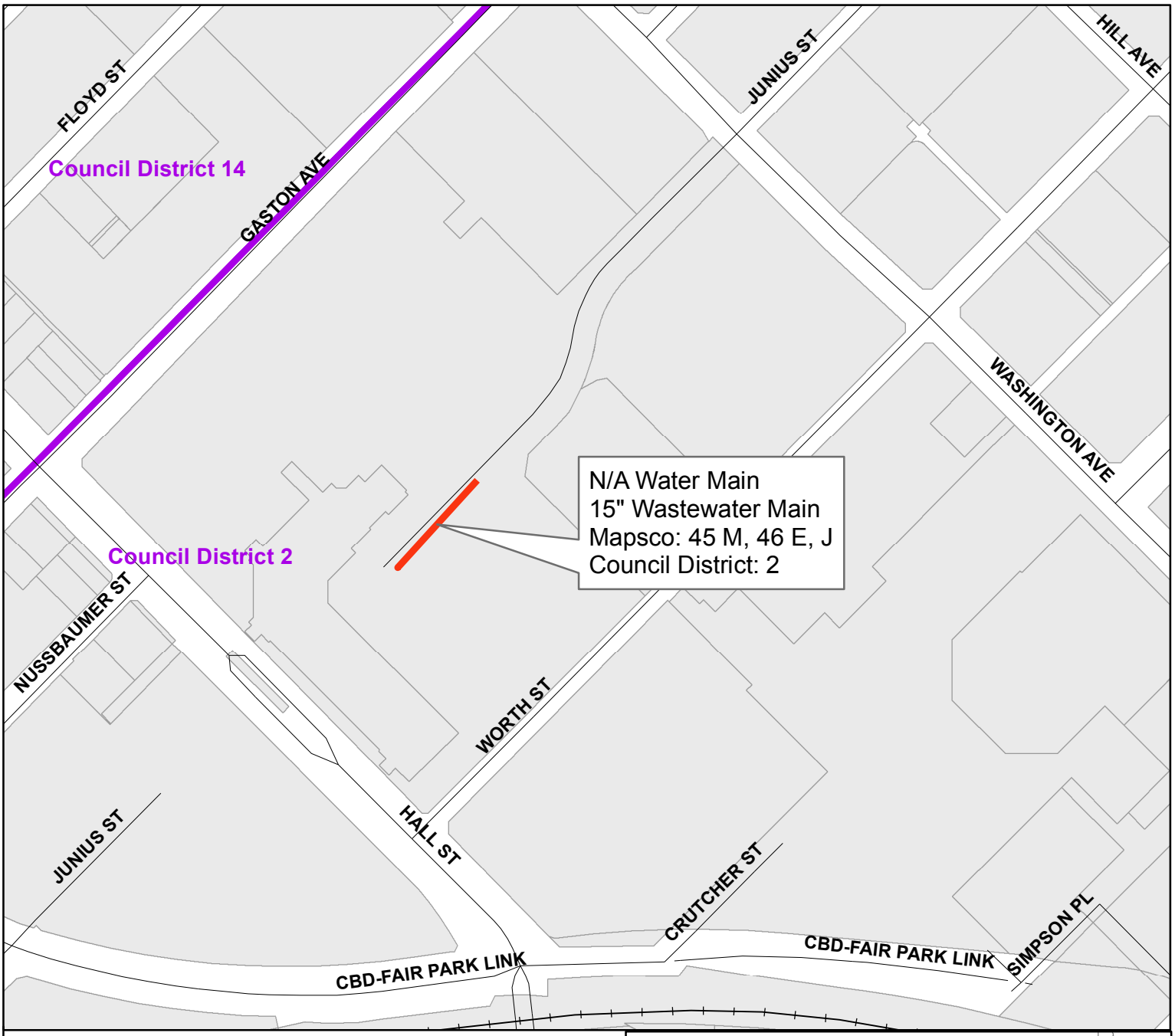
Hall Street
from Cobb Street to R.L. Thornton Freeway



Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

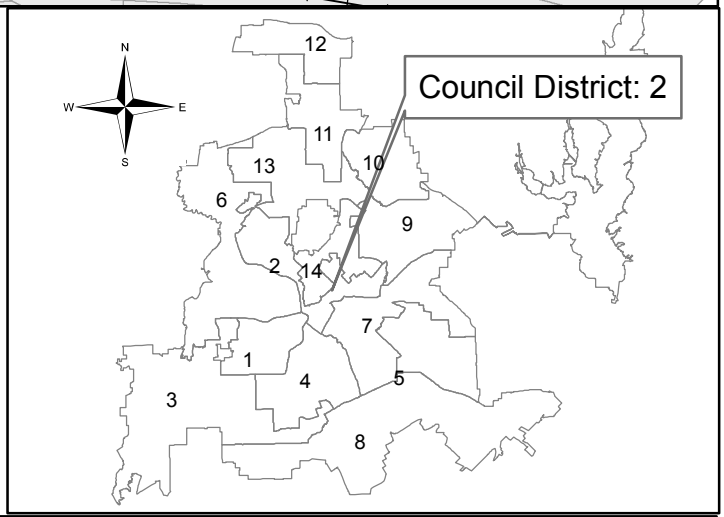
PID: 4533

Segment 2 of 27



Junius Street

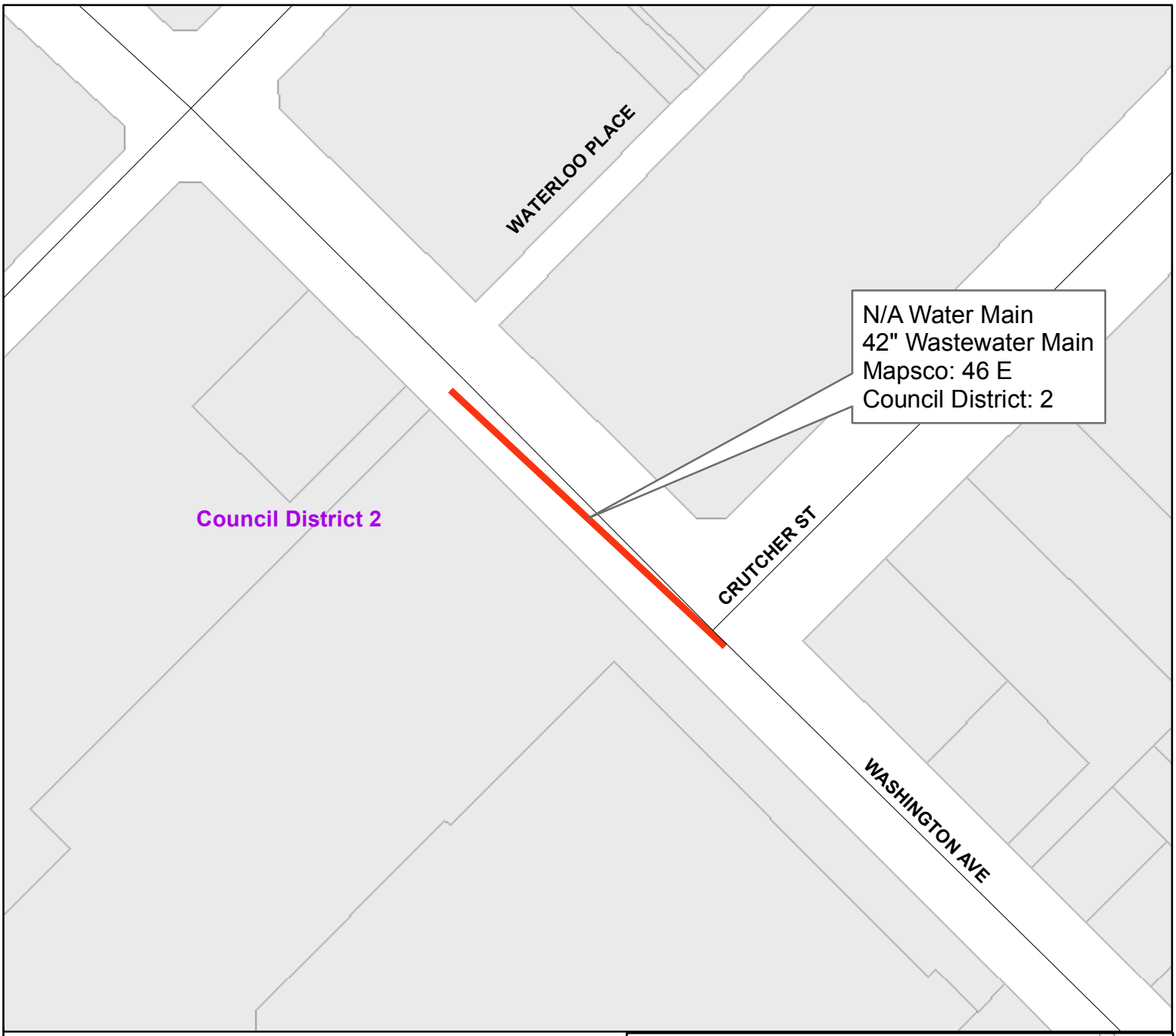
from southwest of Washington Avenue
southwest



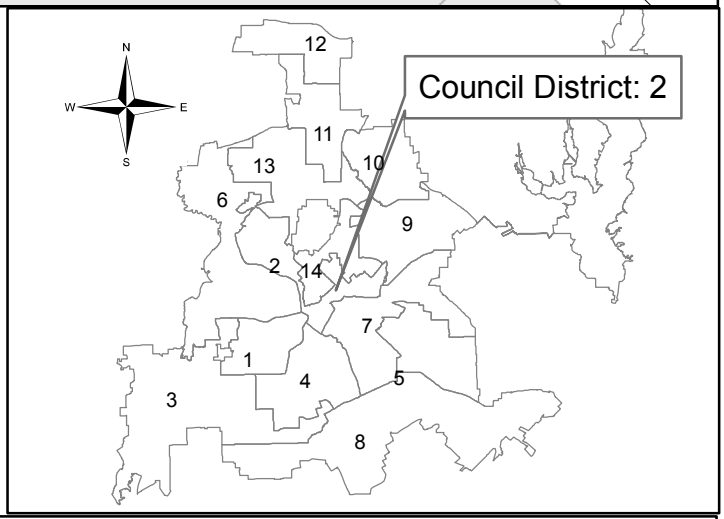
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5008

Segment 3 of 27



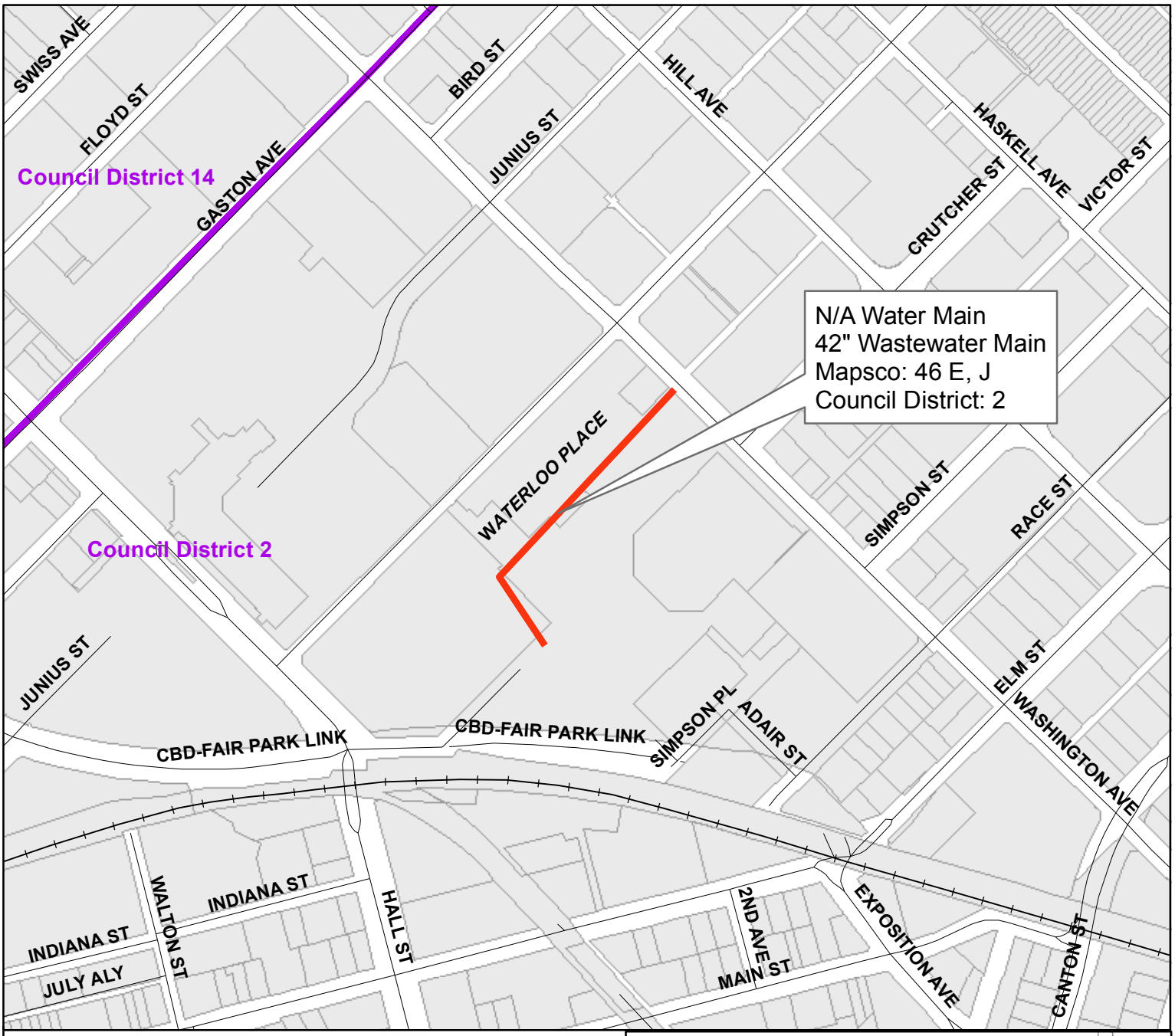
Washington Avenue
from Crutcher Street to Waterloo Place



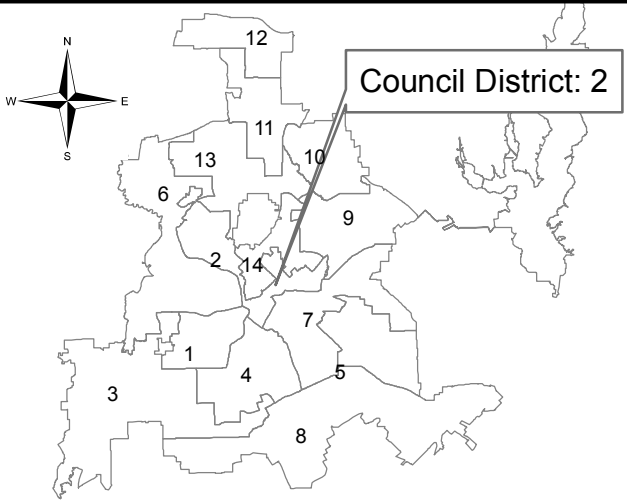
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 4559

Segment 4 of 27



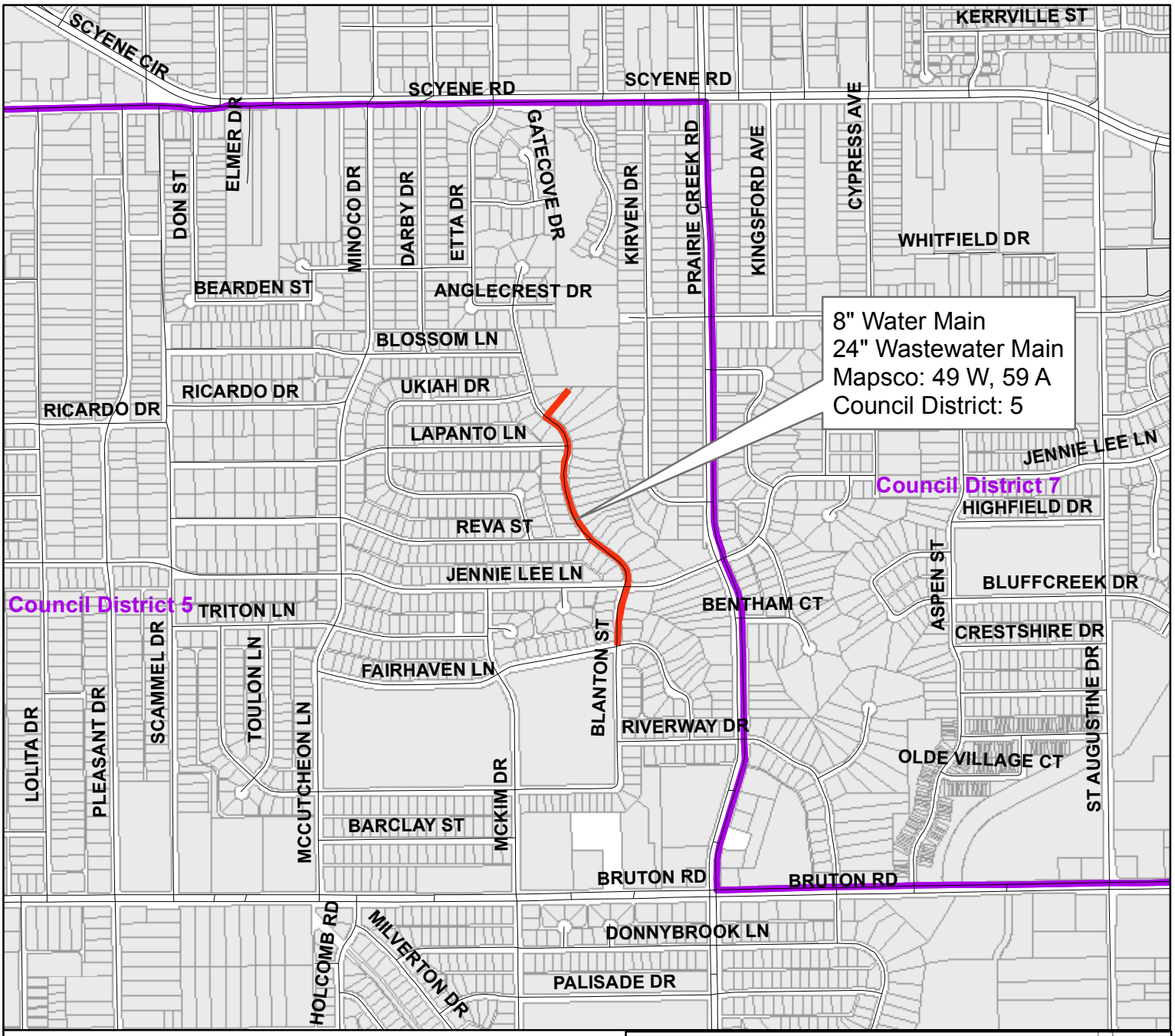
Waterloo Place
from Washington Avenue southwest



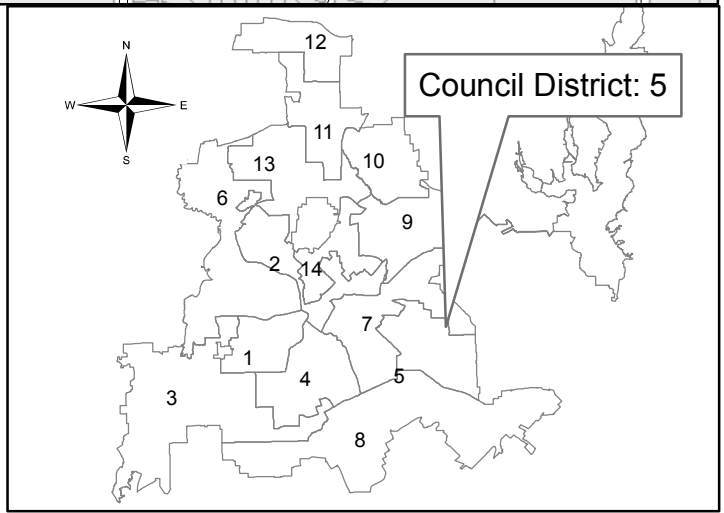
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 4560

Segment 5 of 27



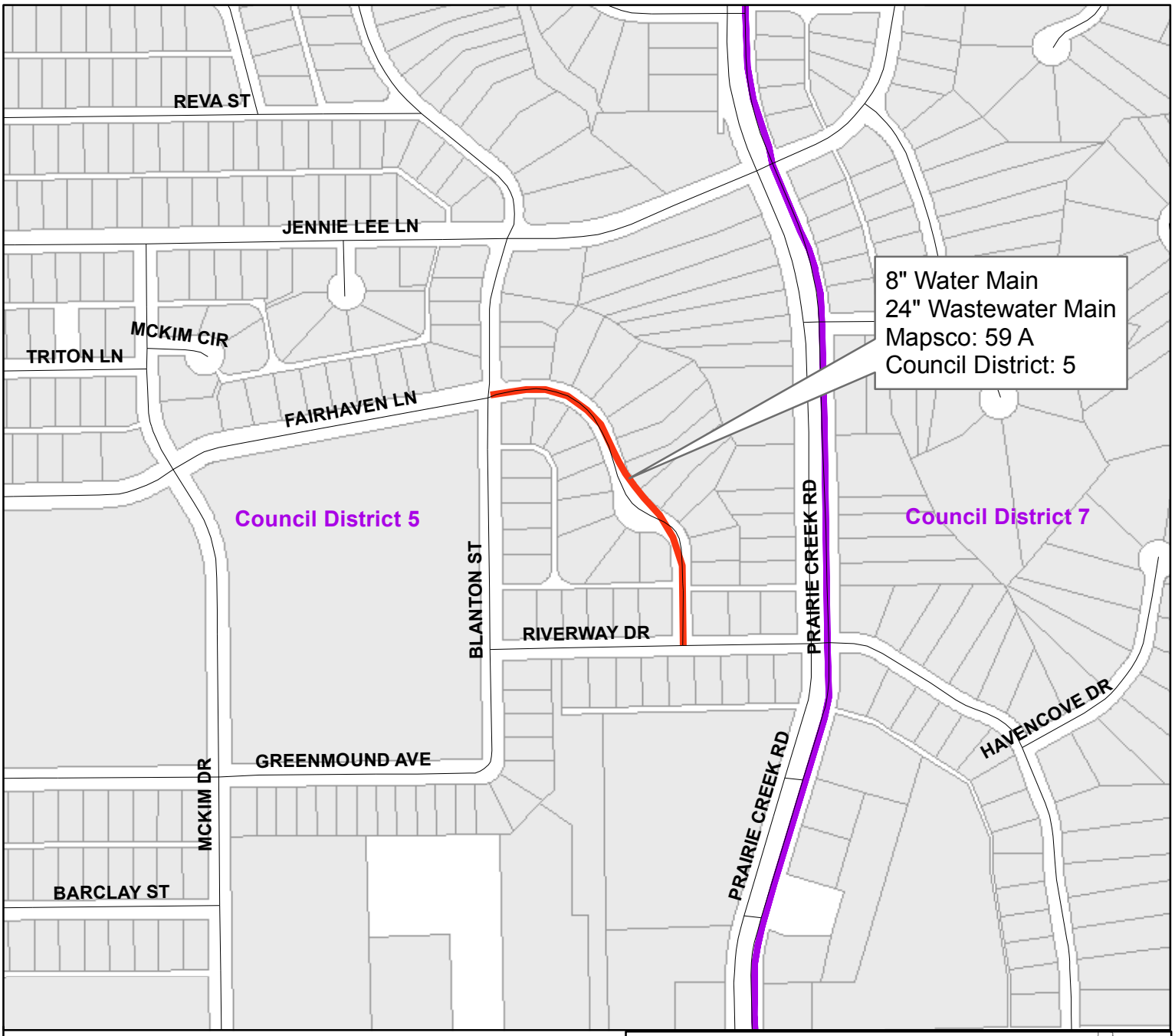
Blanton Street
from Fairhaven Lane north



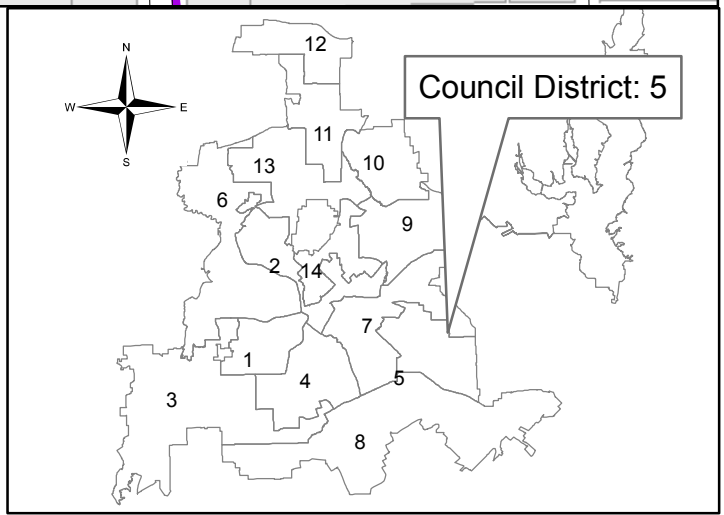
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5976

Segment 6 of 27



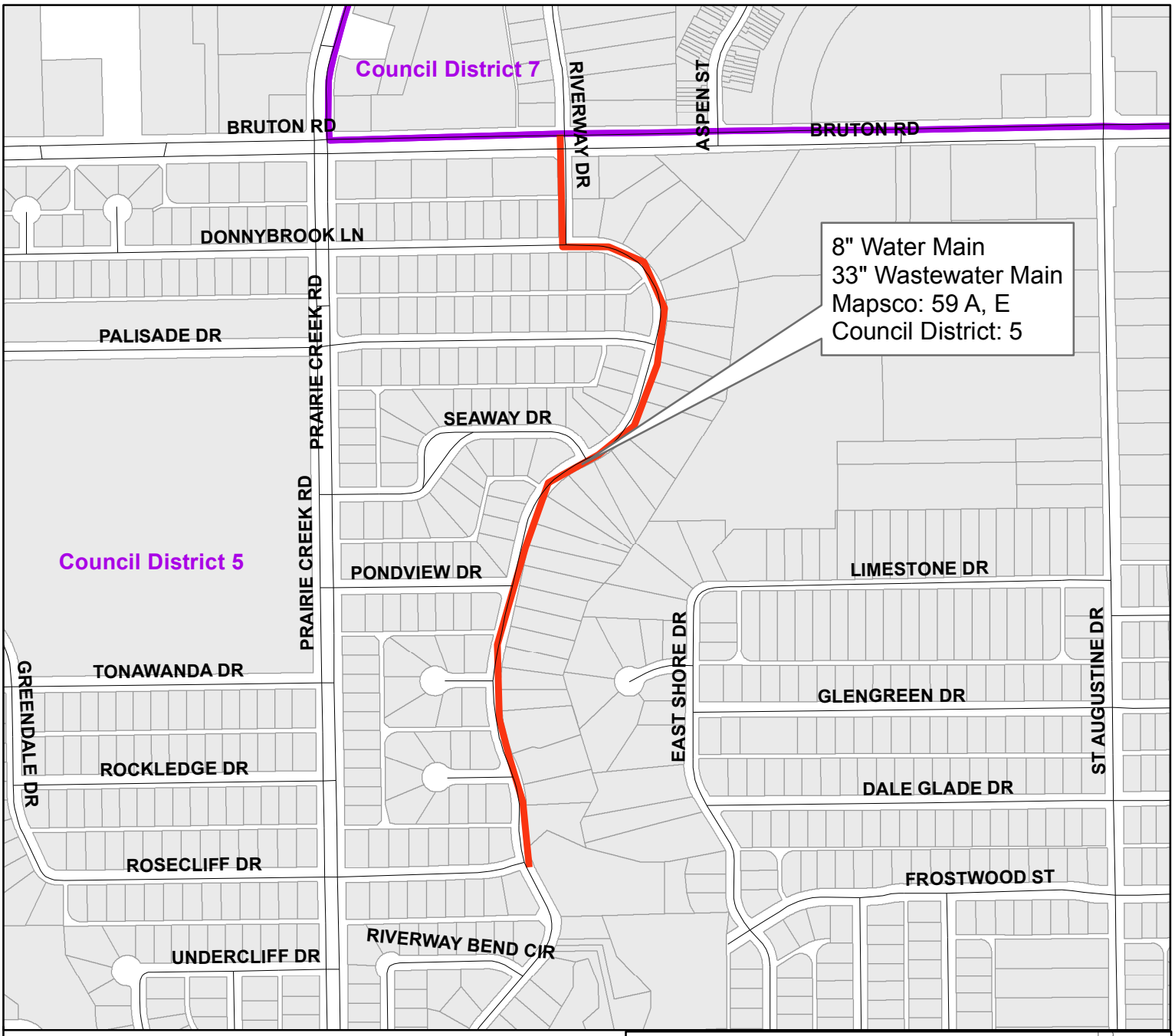
Fairhaven Lane
from Riverway Drive to Blanton Street



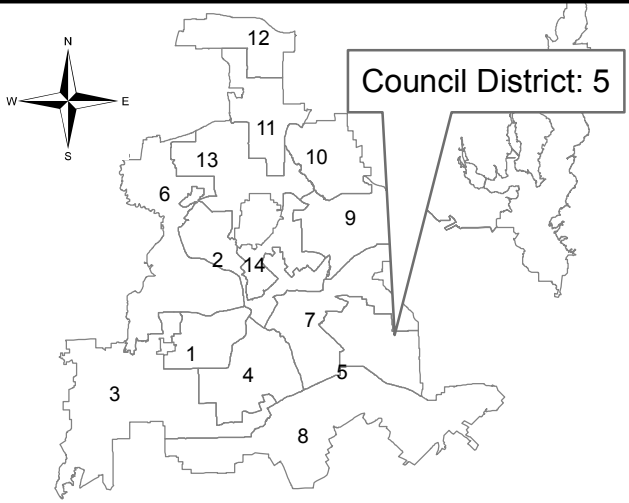
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5975

Segment 7 of 27



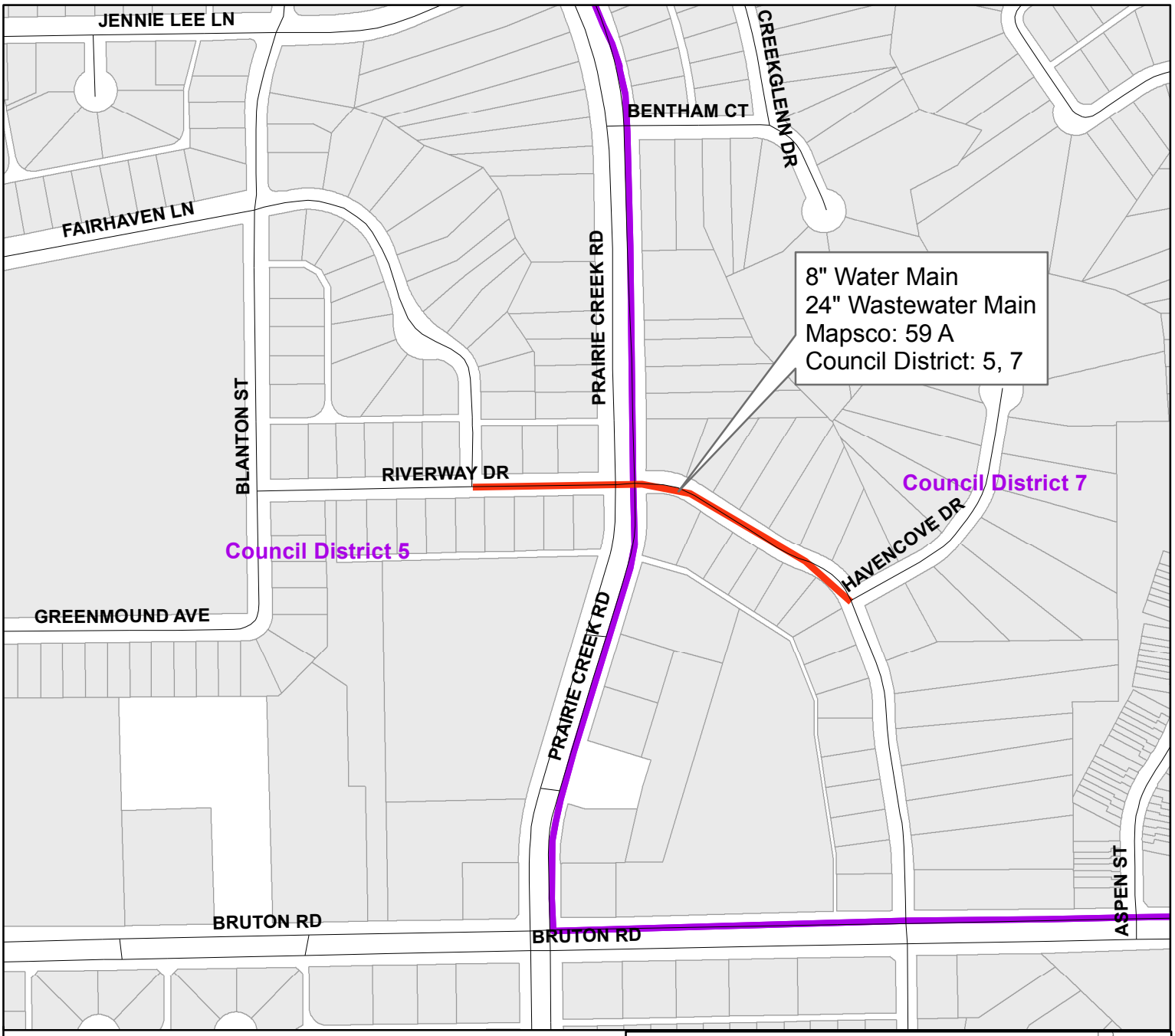
Riverway Drive
from Rosecliff Drive to Bruton Road



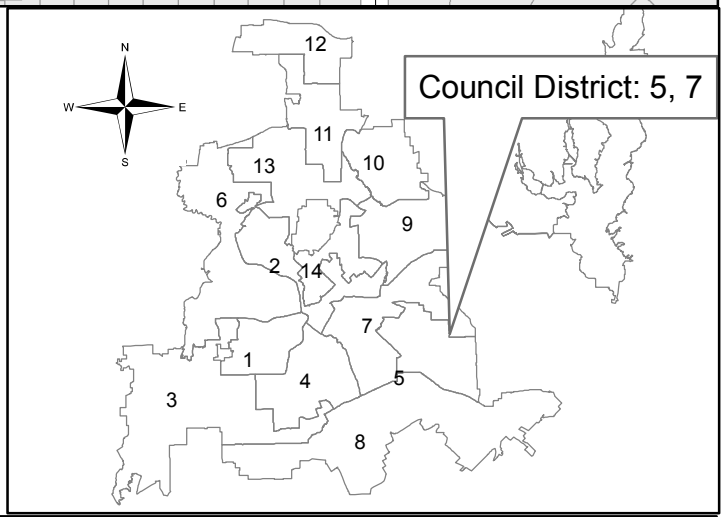
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 4633

Segment 8 of 27



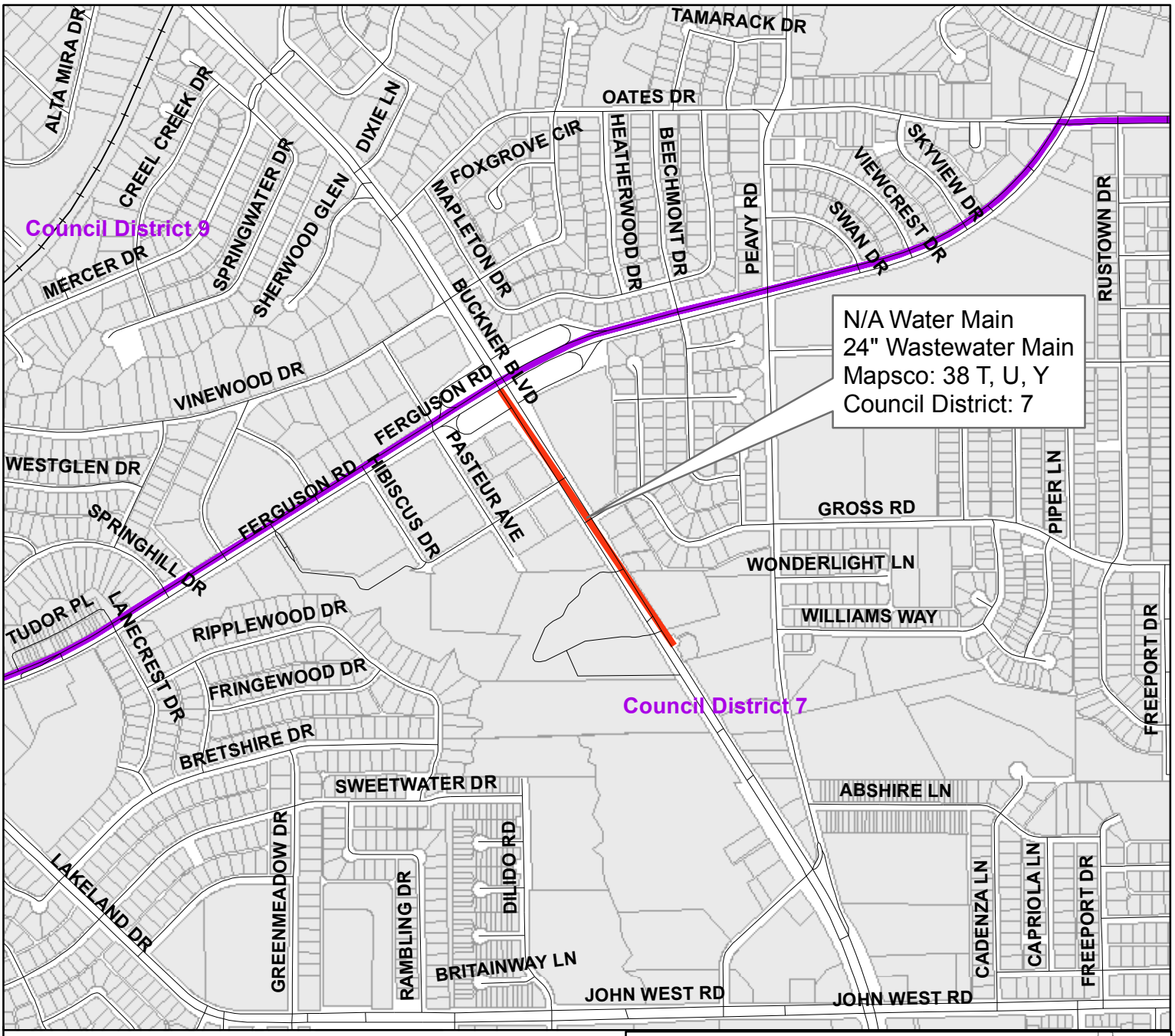
Riverway Drive
from Fairhaven Lane to Havencove Drive



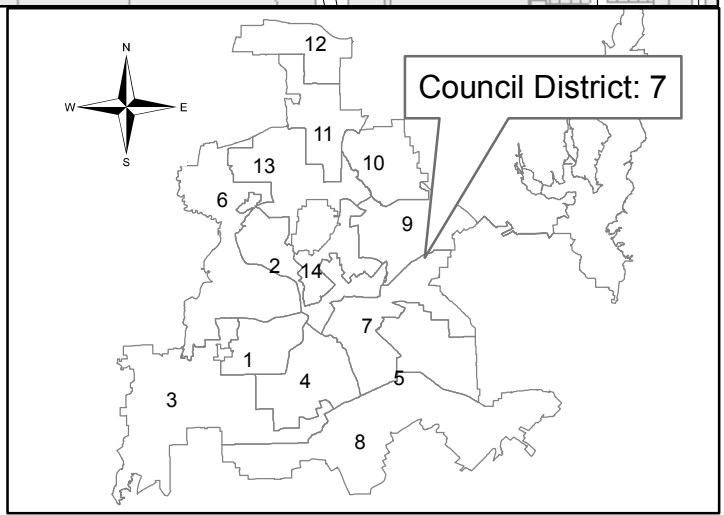
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5974

Segment 9 of 27



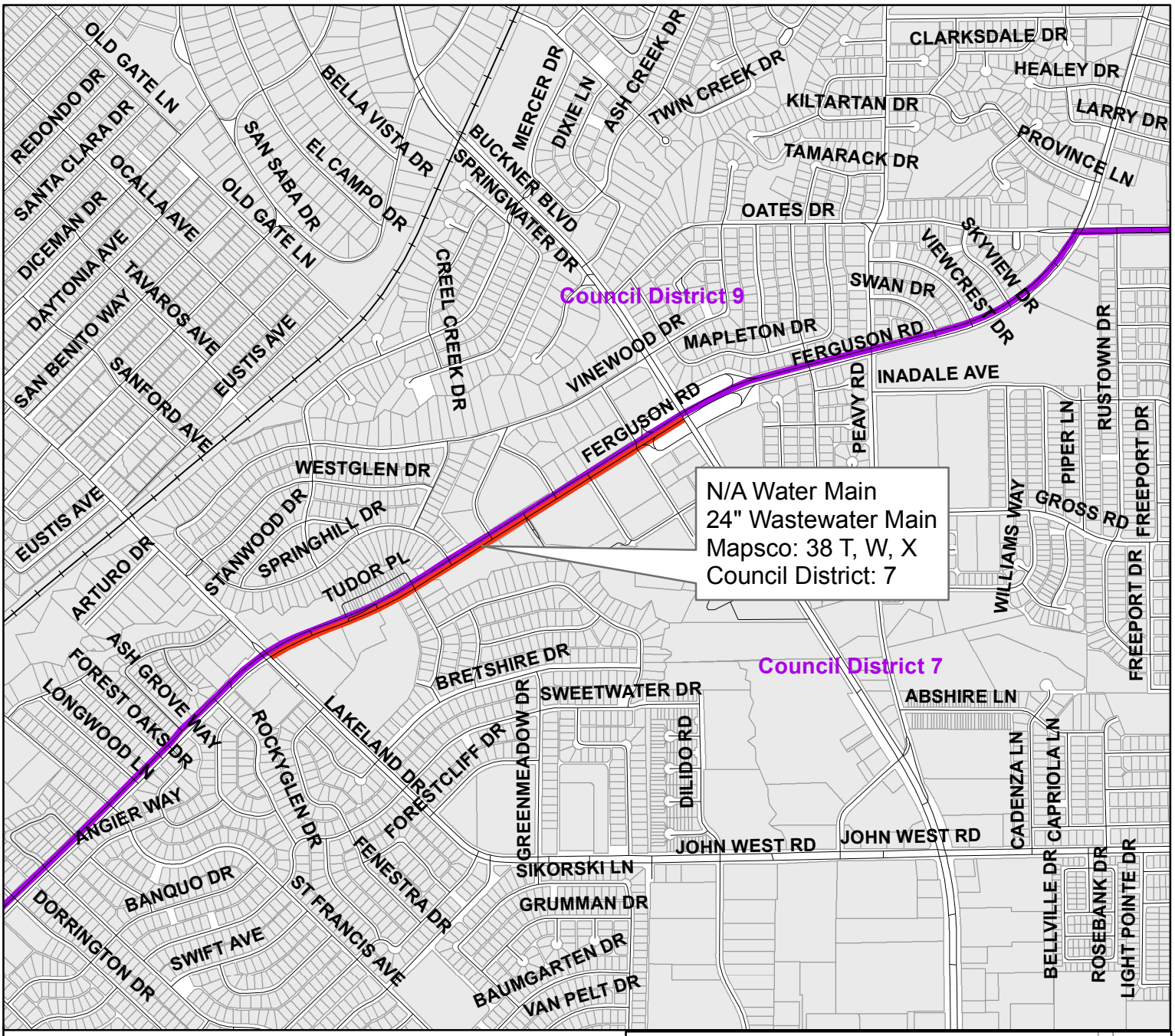
Buckner Boulevard
from Ferguson Road south



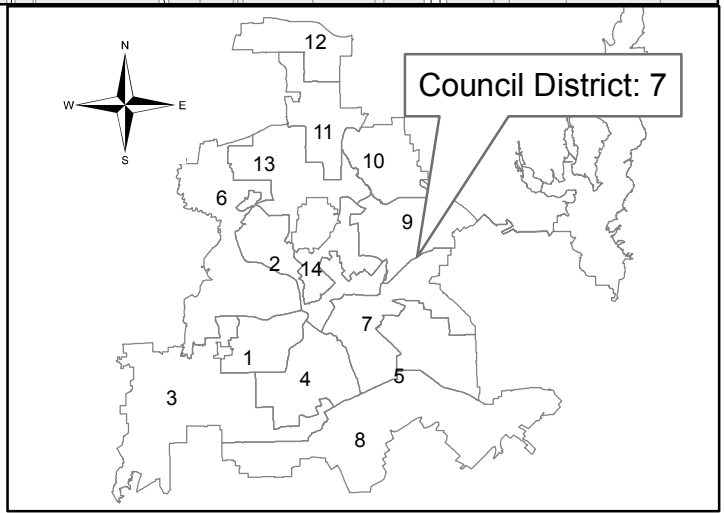
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6019

Segment 10 of 27



Ferguson Road
from Lakeland Drive to Buckner Boulevard



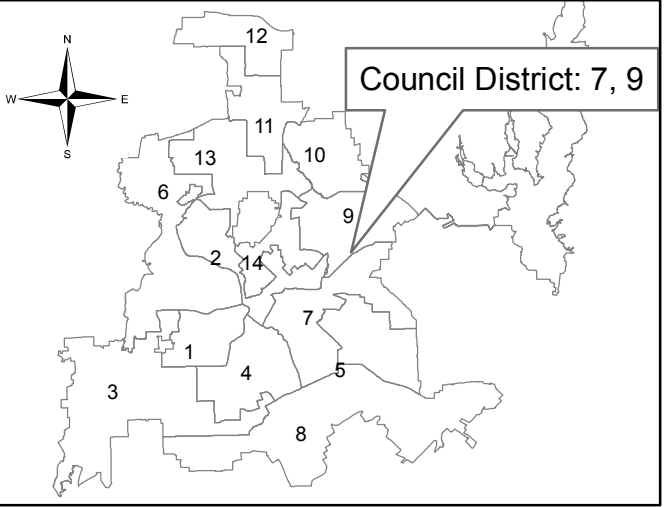
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6018

Segment 11 of 27



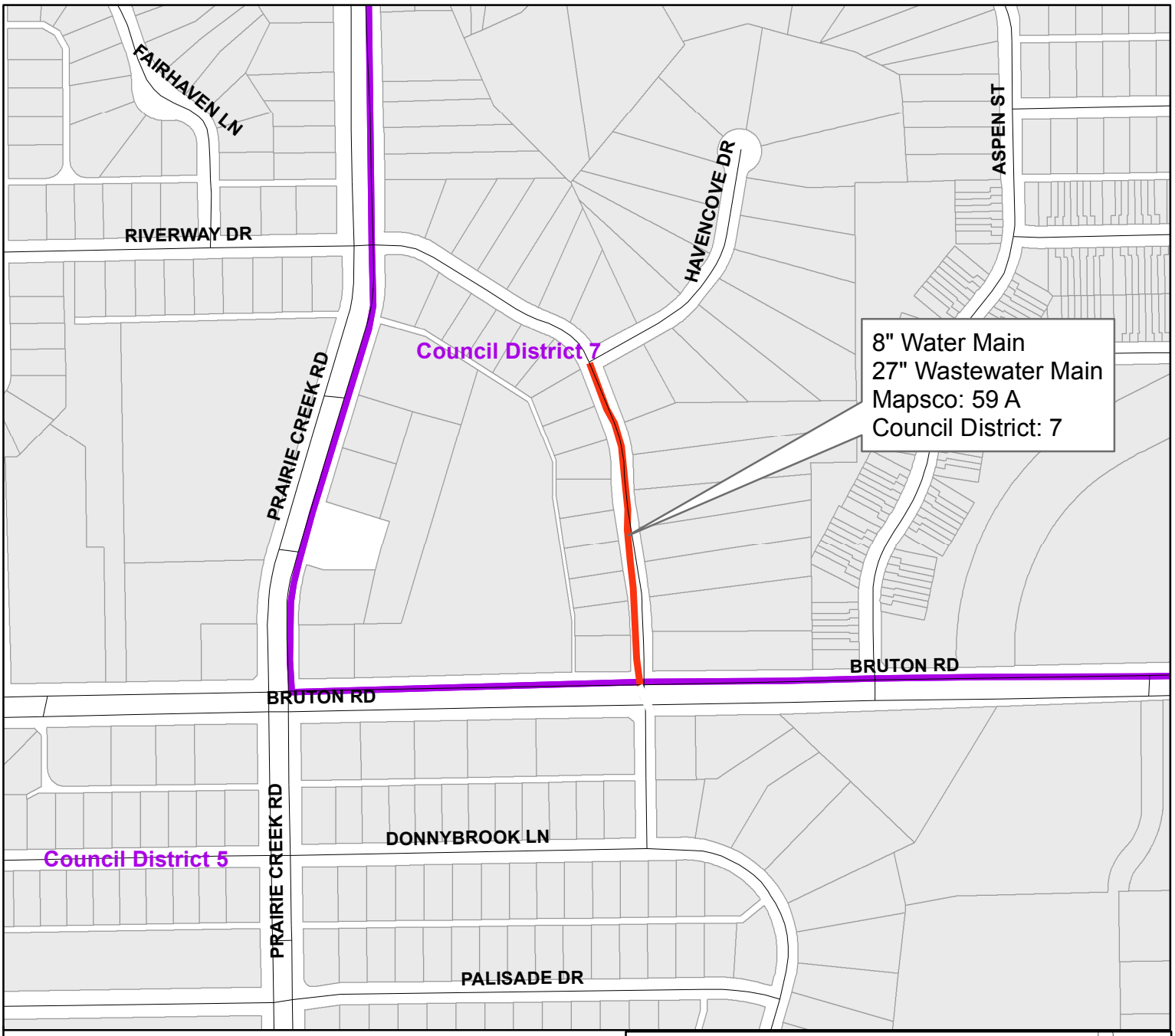
Lakeland Drive
from Arturo Drive to Ferguson Road



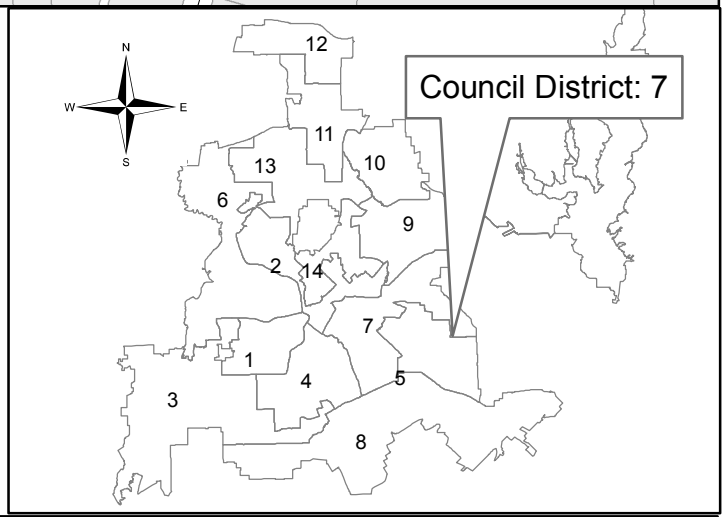
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6017

Segment 12 of 27



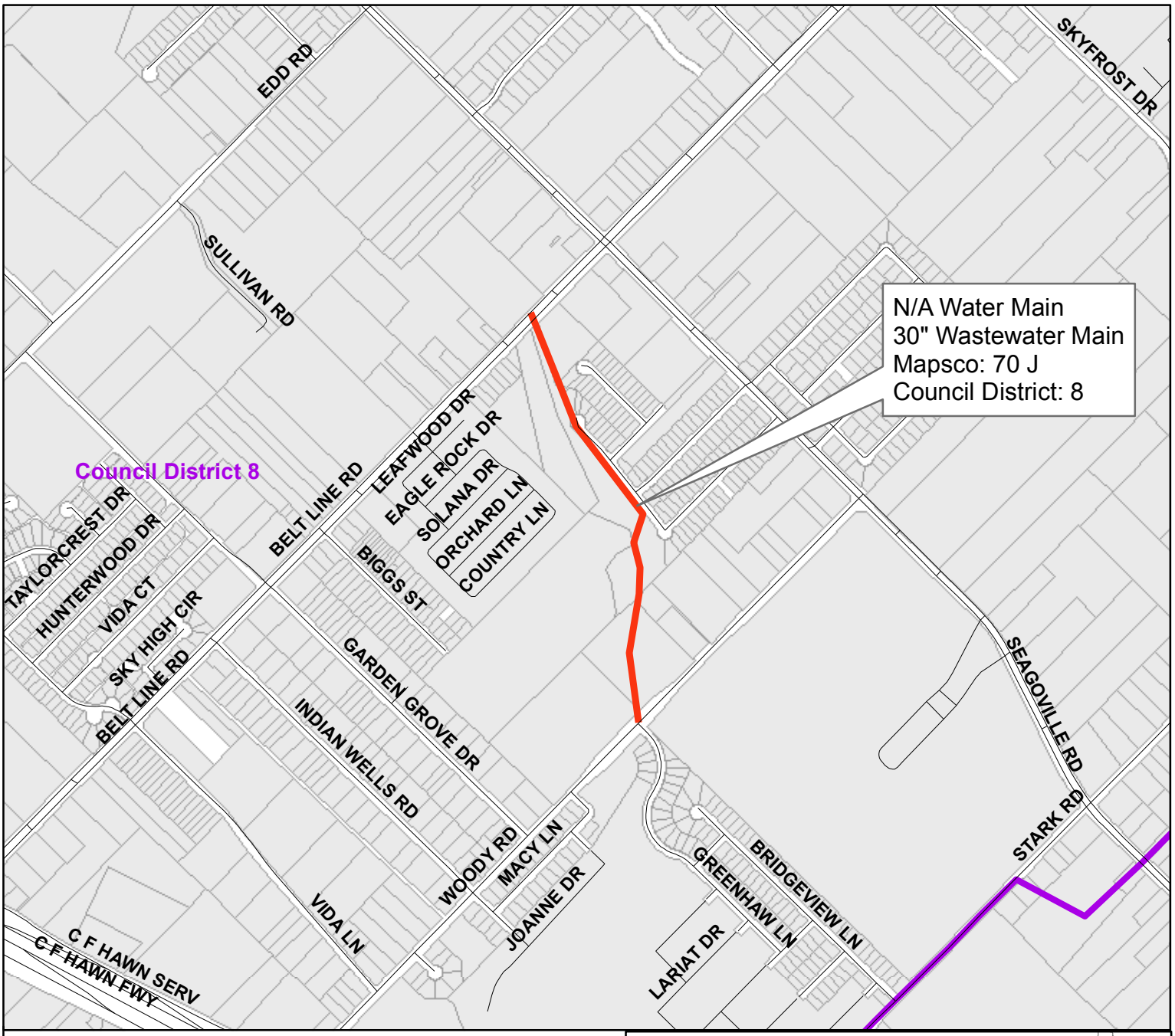
Riverway Drive
from Bruton Road to Havencove Drive



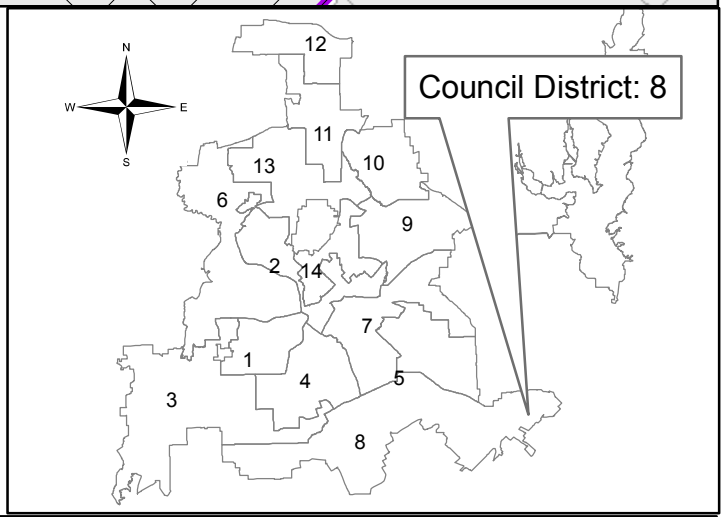
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5973

Segment 13 of 27



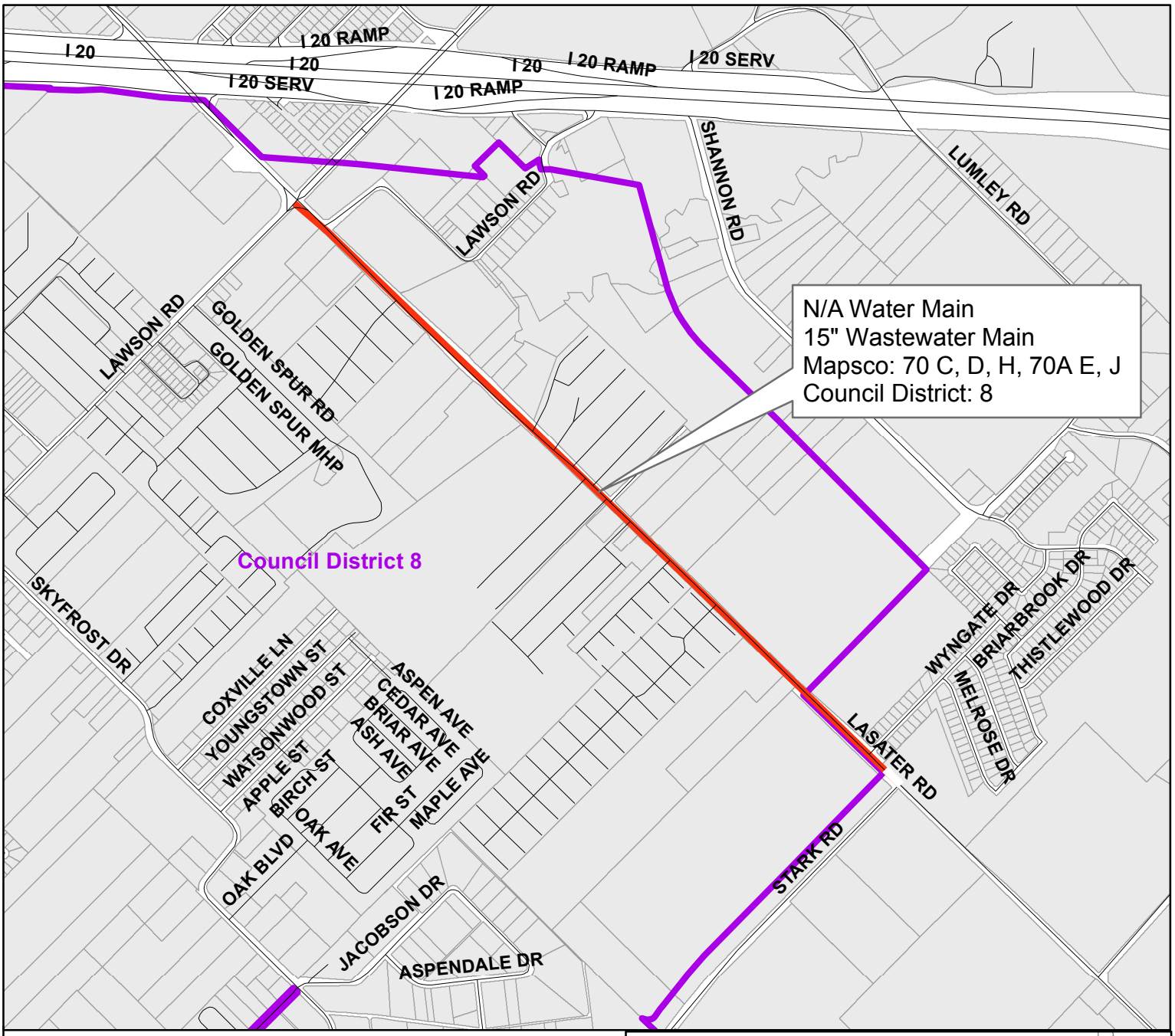
Easement south of Seagoville Road
from Belt Line Road to Woody Road



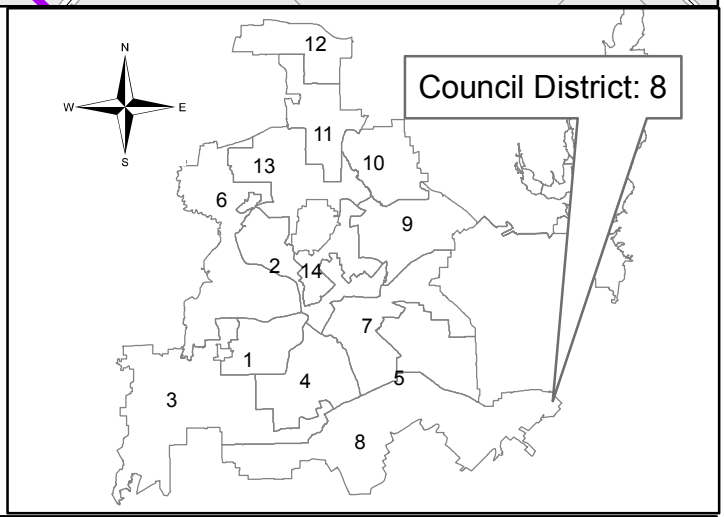
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6022

Segment 14 of 27



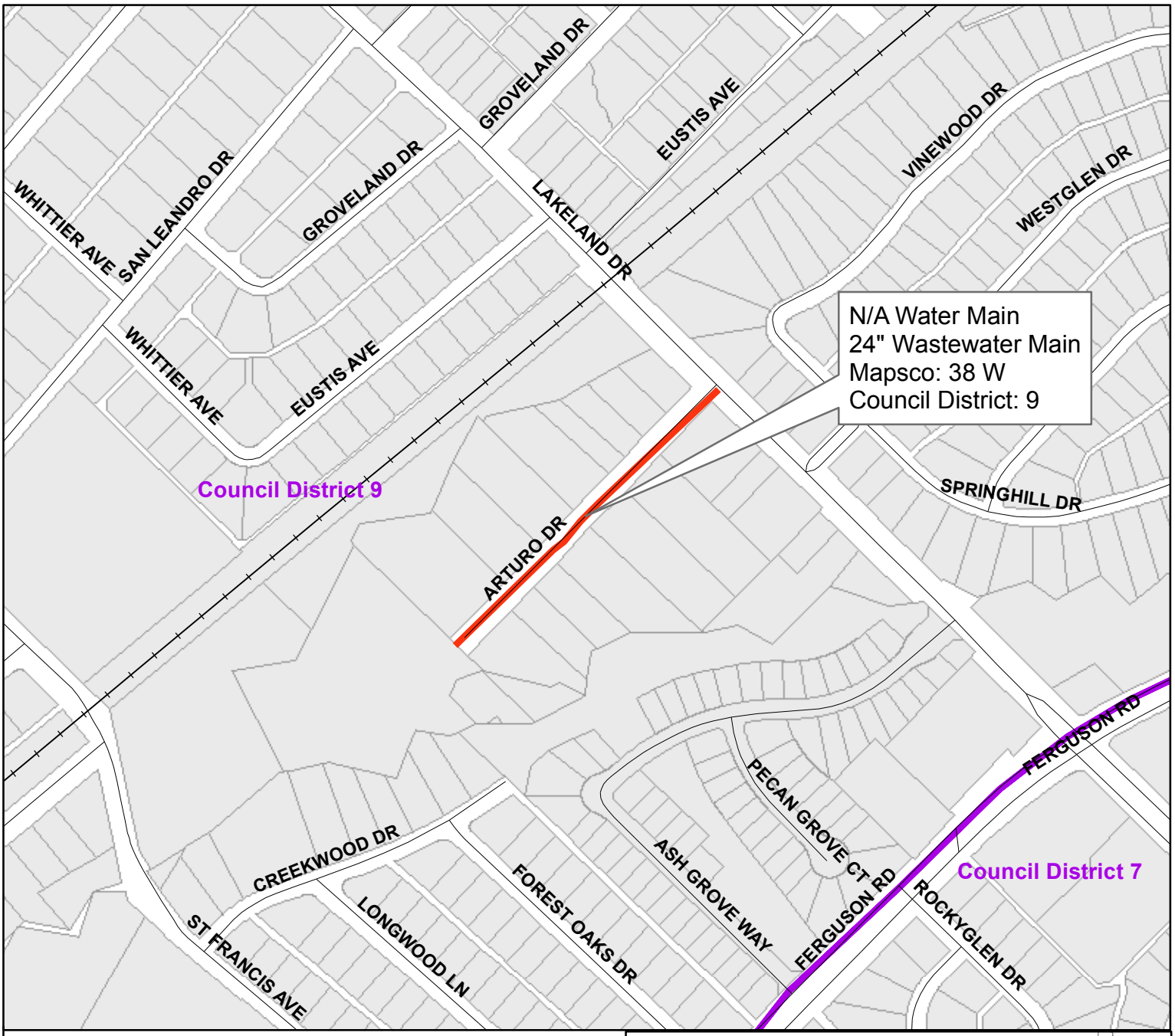
Lasater Road
from Lawson Road to Stark Road



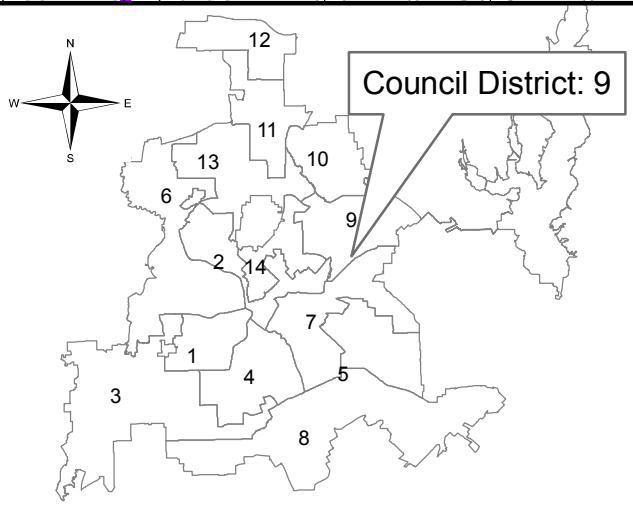
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6023

Segment 15 of 27



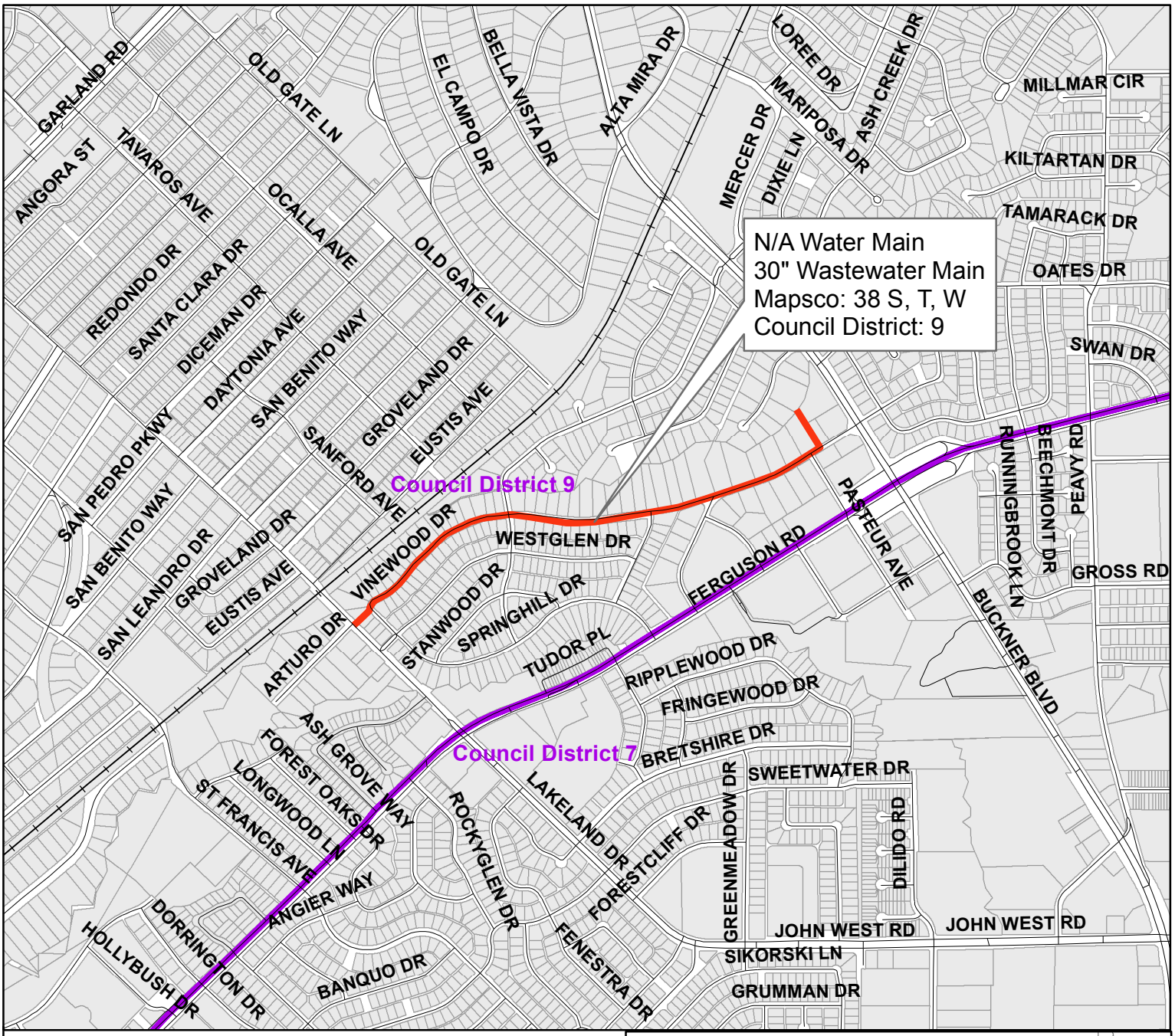
Arturo Drive
from Lakeland Drive west



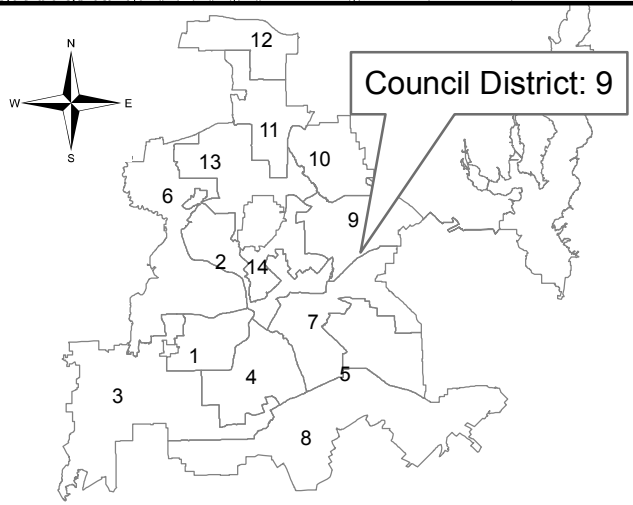
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6016

Segment 16 of 27



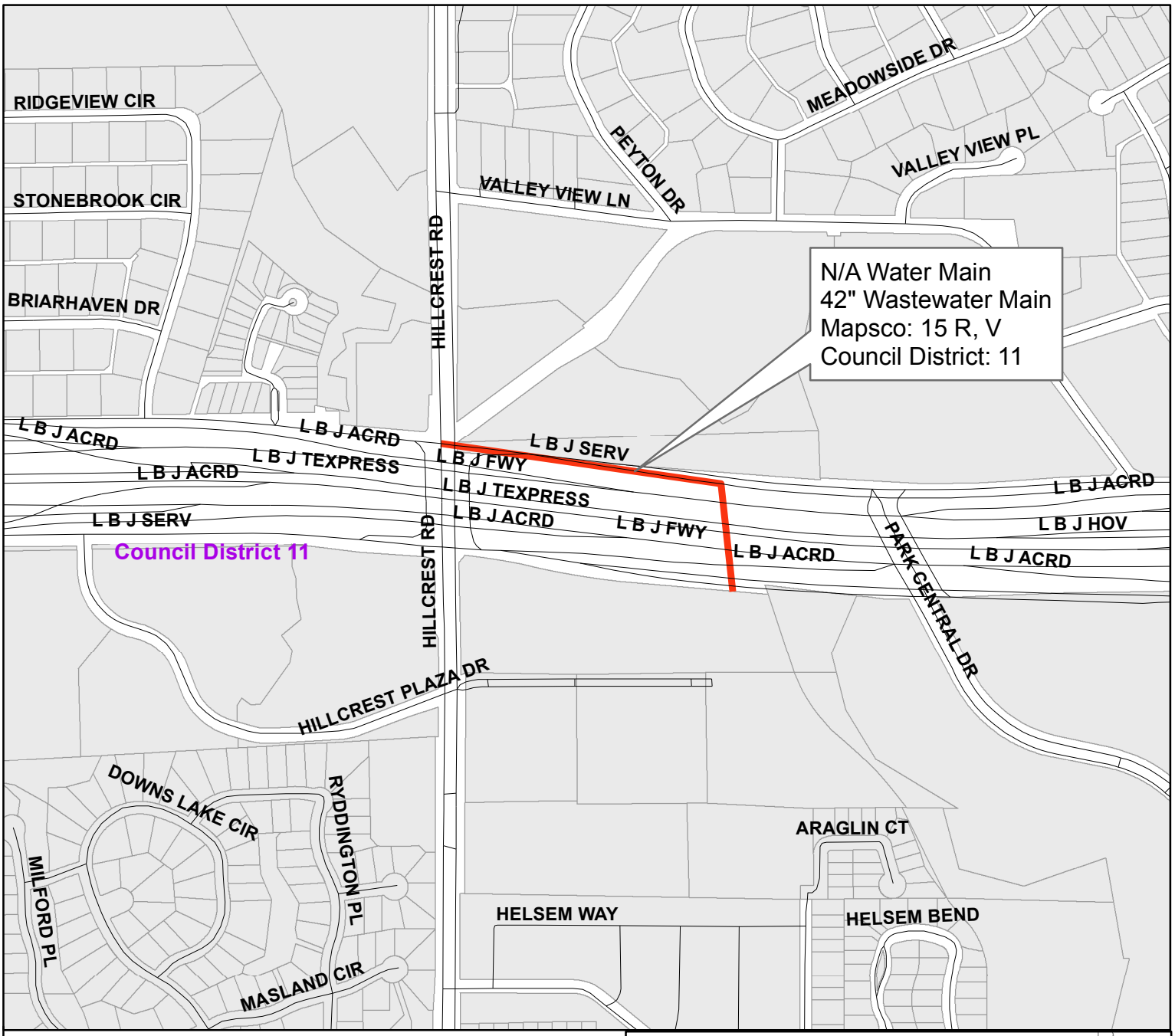
Vinewood Drive
from Lakeland Drive east



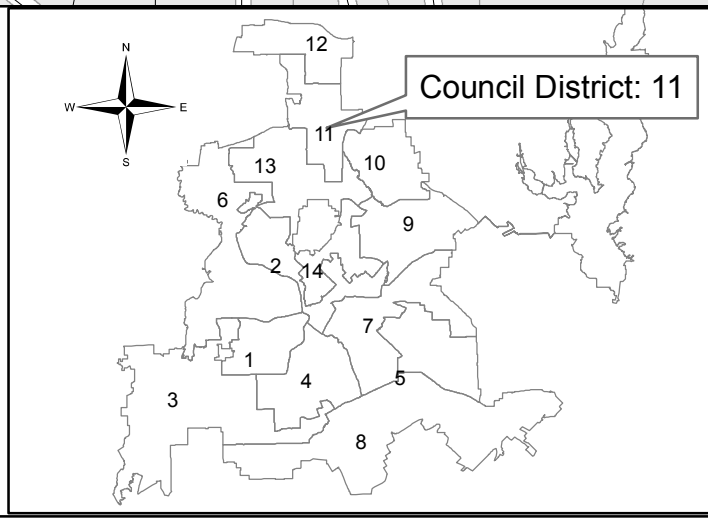
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6015

Segment 17 of 27



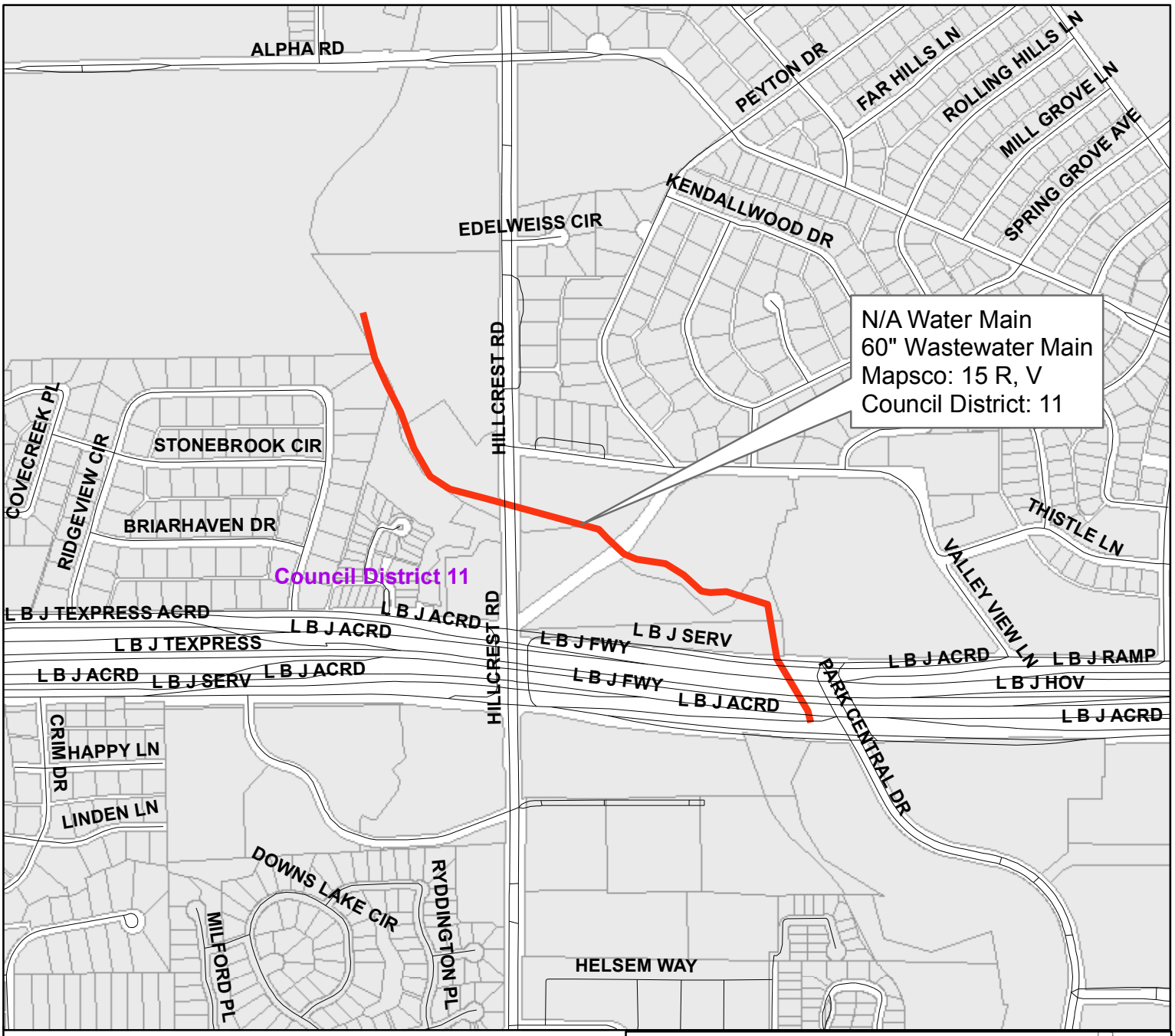
LBJ Freeway Service Road
from Hillcrest Road east



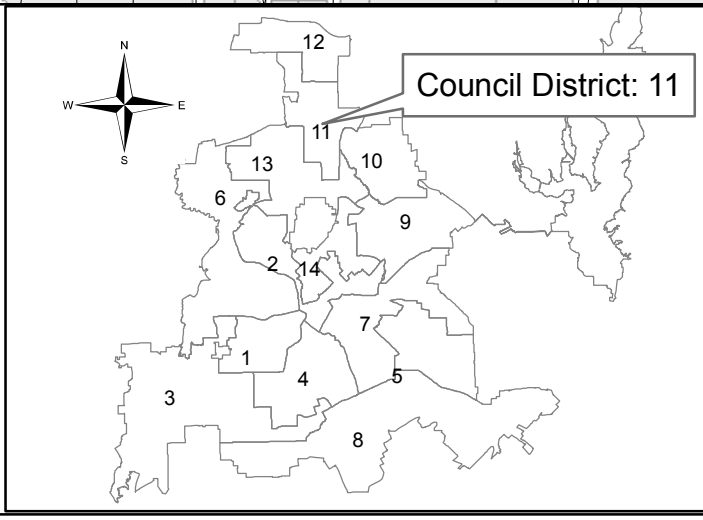
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6027

Segment 18 of 27



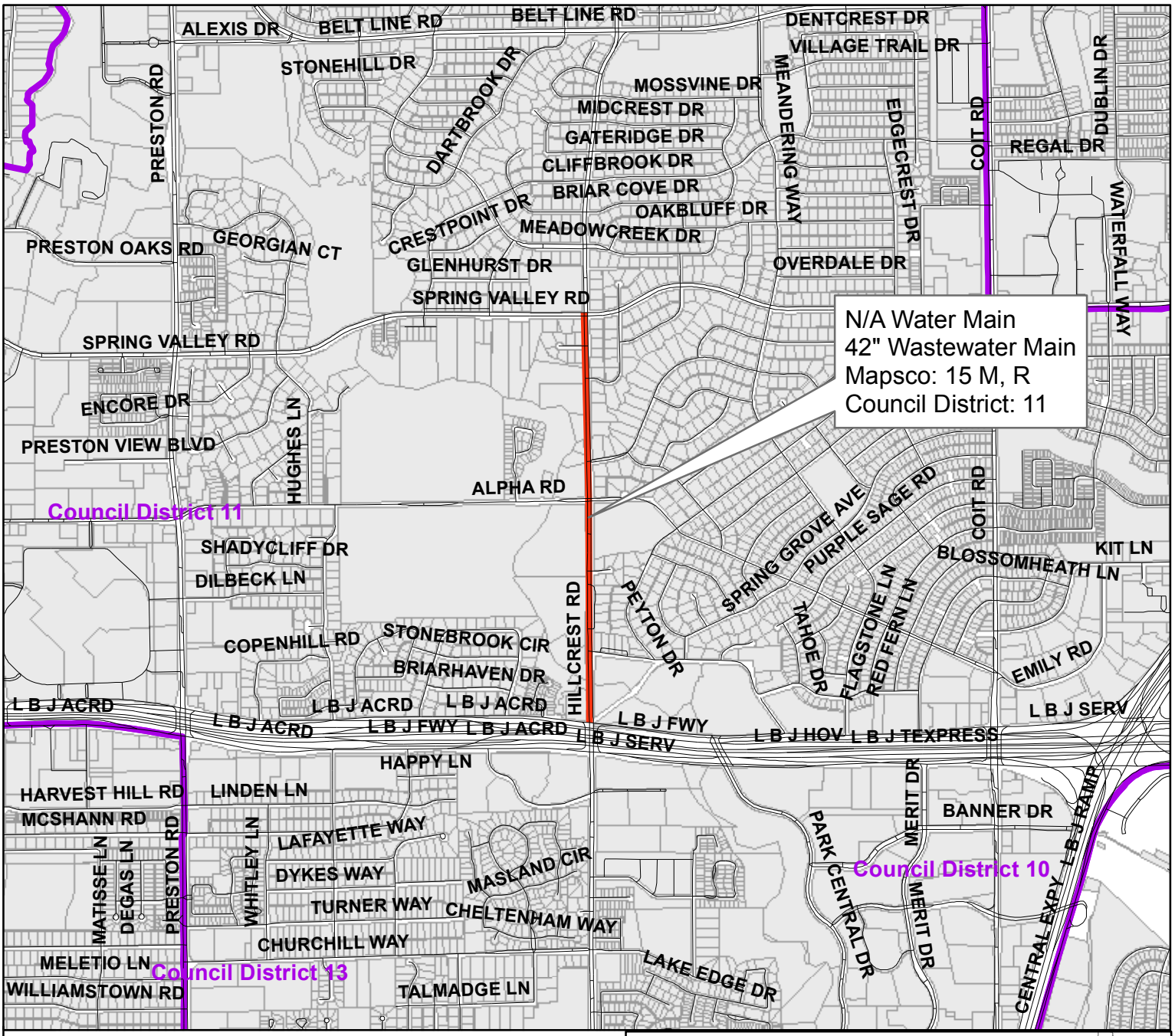
Easement in White Rock Creek
from LBJ Freeway northwest



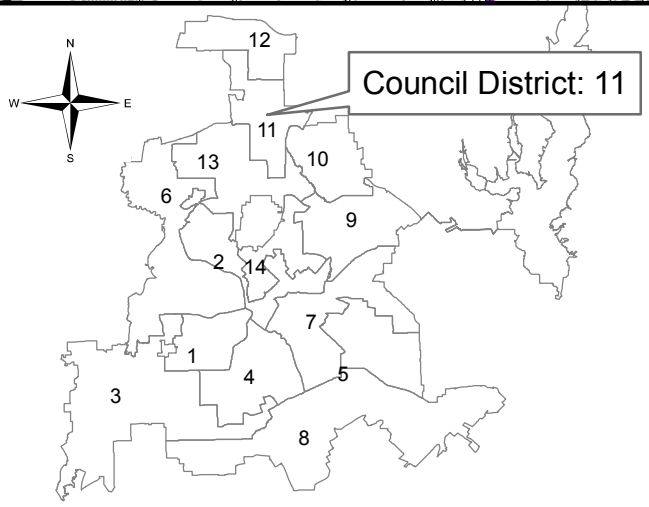
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 4656

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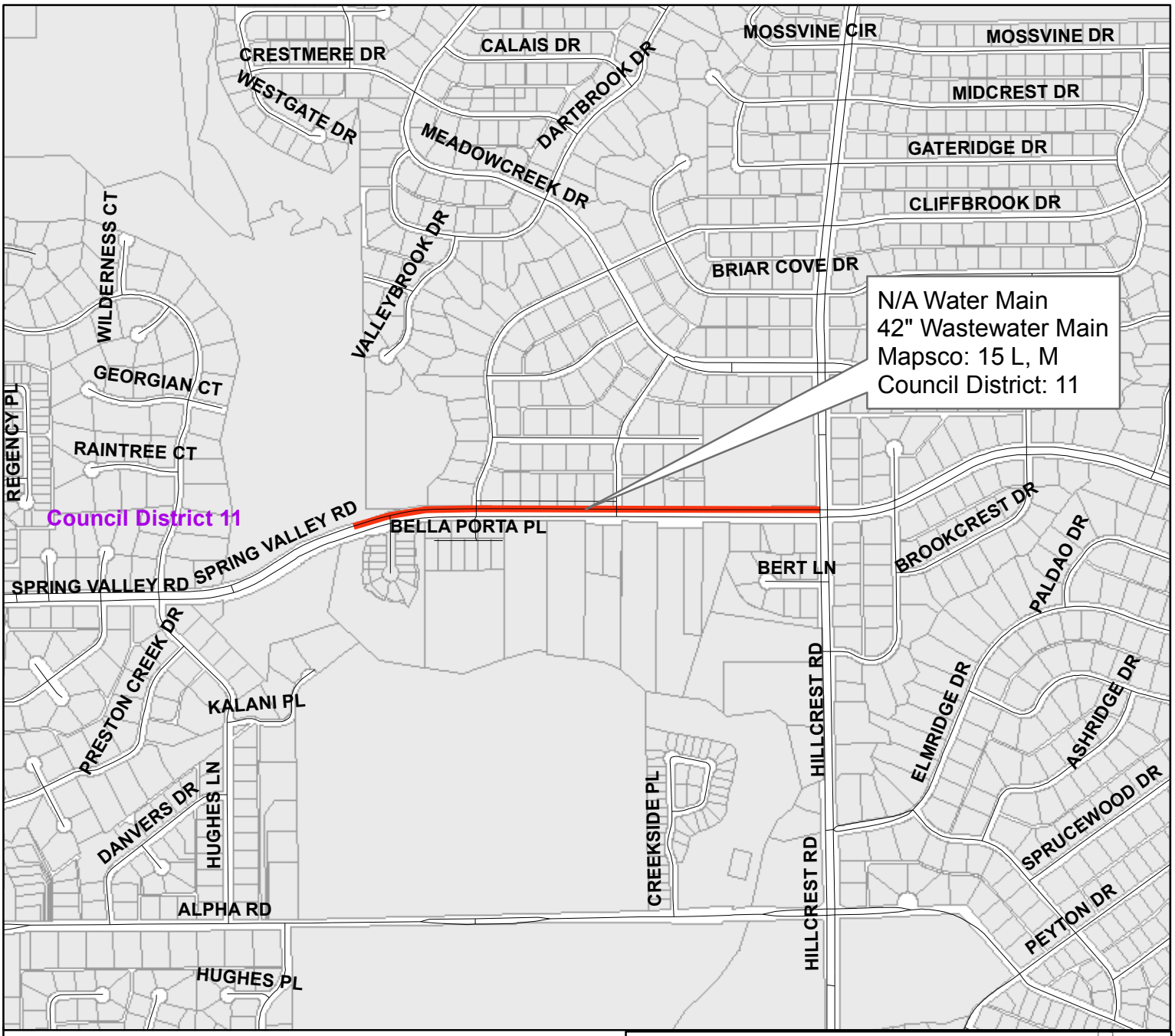
Hillcrest Road
from Spring Valley Road to LBJ Freeway



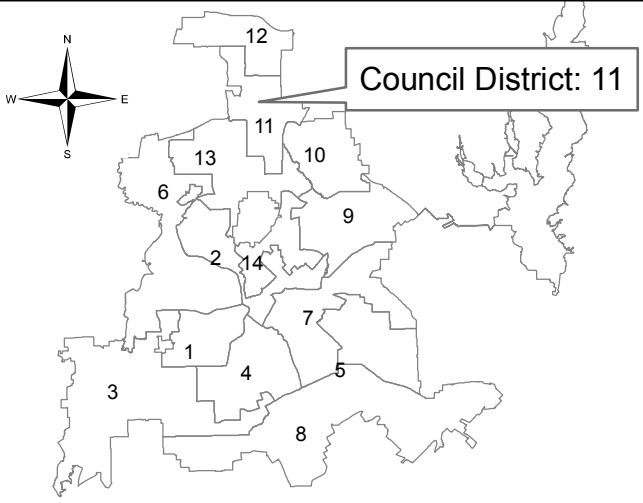
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6026

Segment 20 of 27



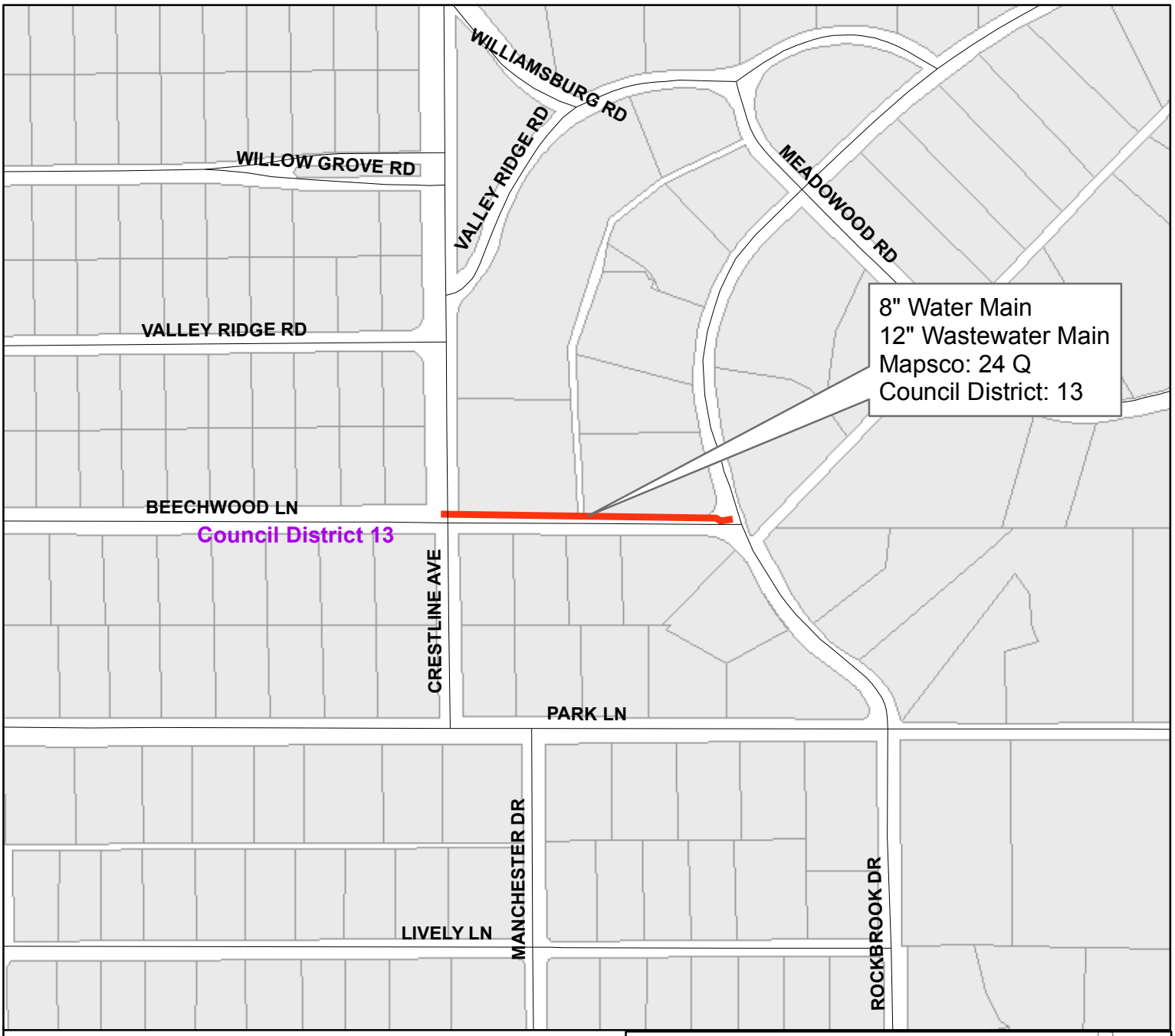
Spring Valley Road
from Hillcrest Road west



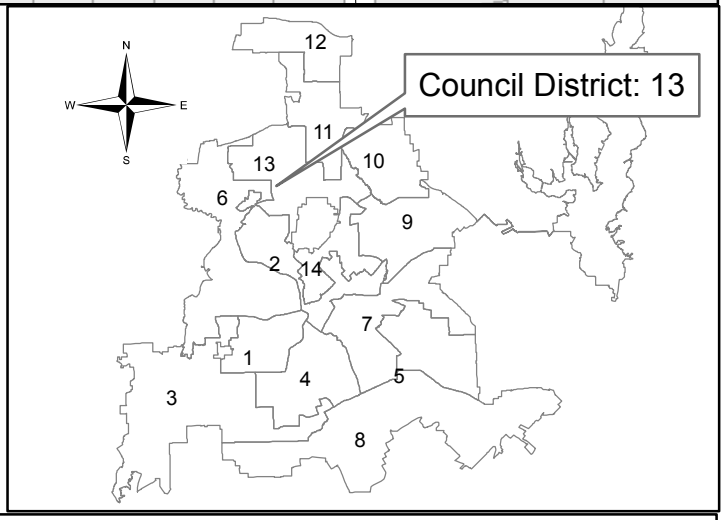
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6025

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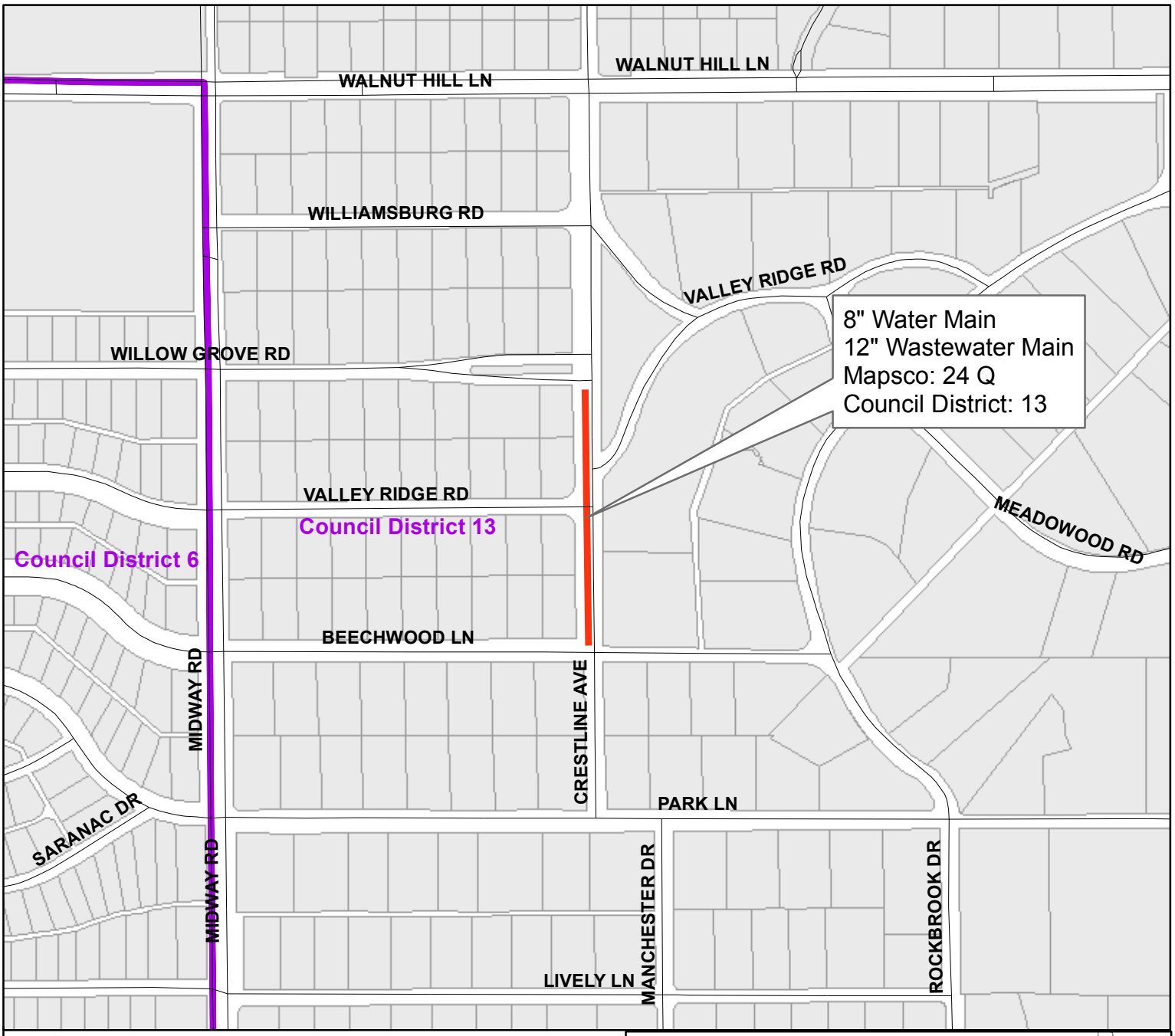
Beechwood Lane
from Crestline Avenue to Rockbrook Drive



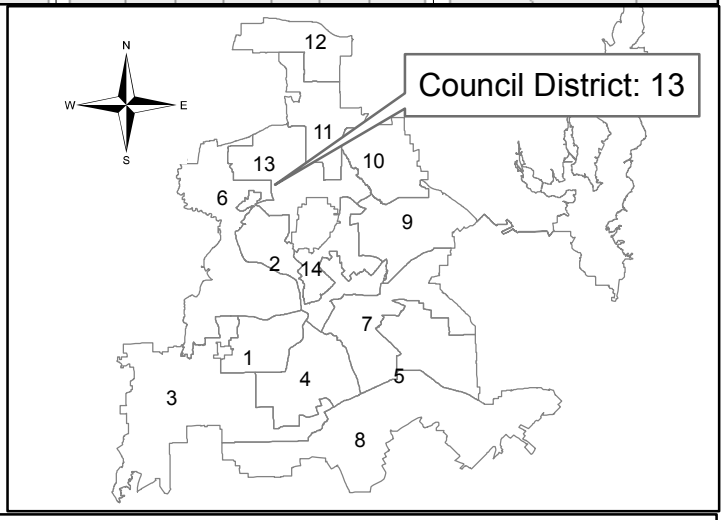
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6012

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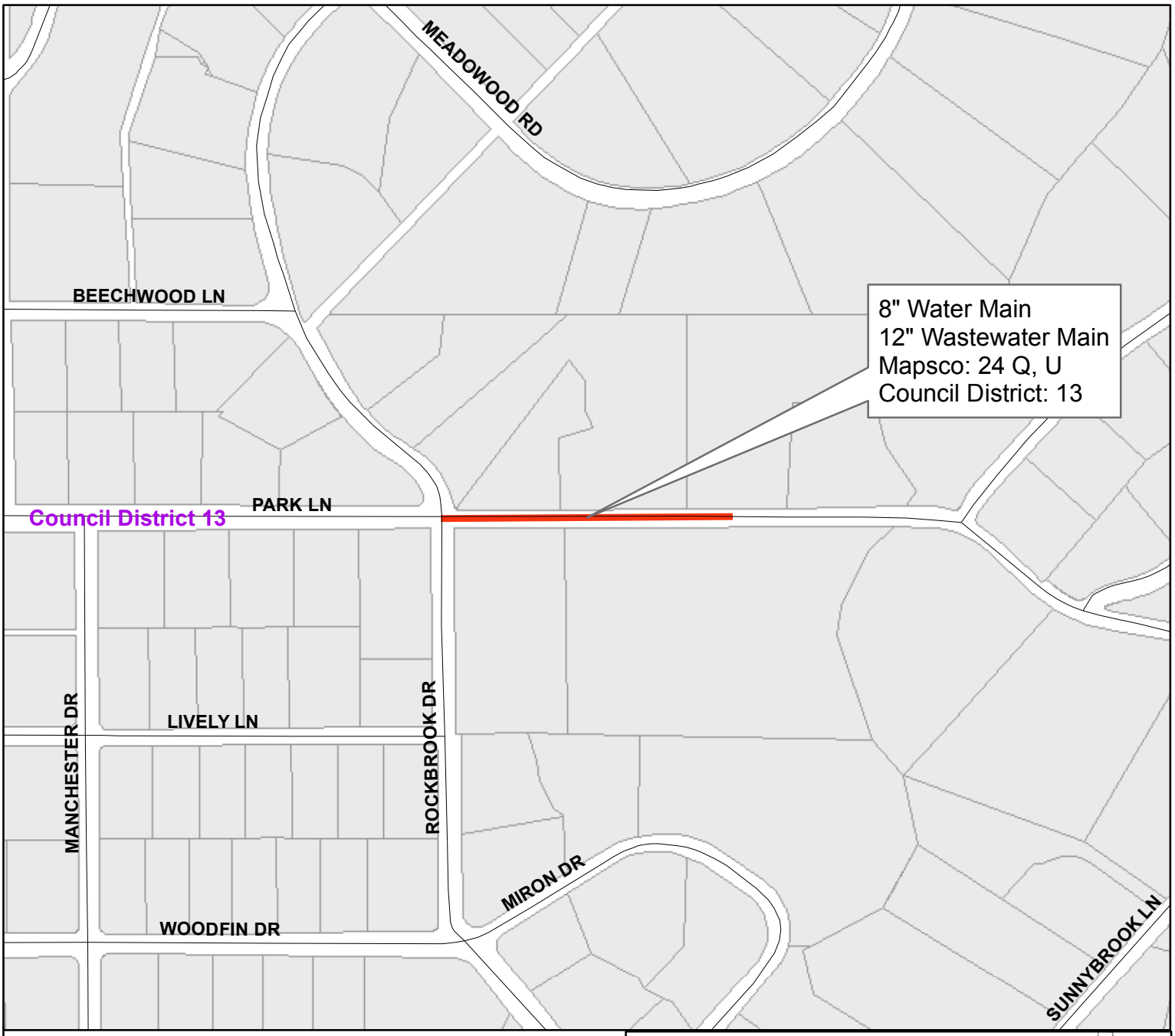
Crestline Avenue
from Willow Grove Road to Beechwood Lane



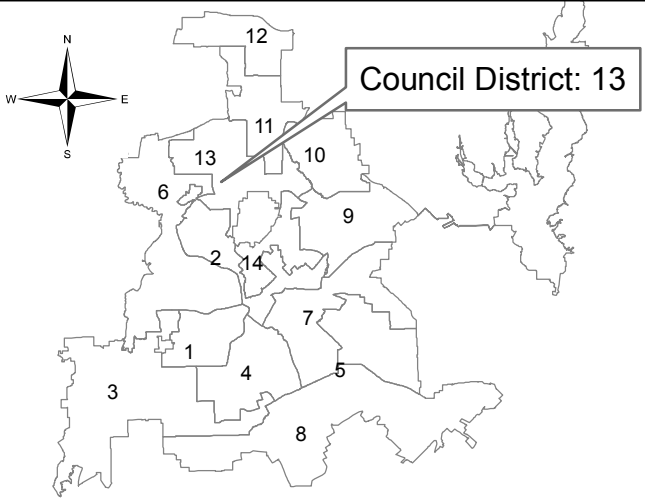
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6011

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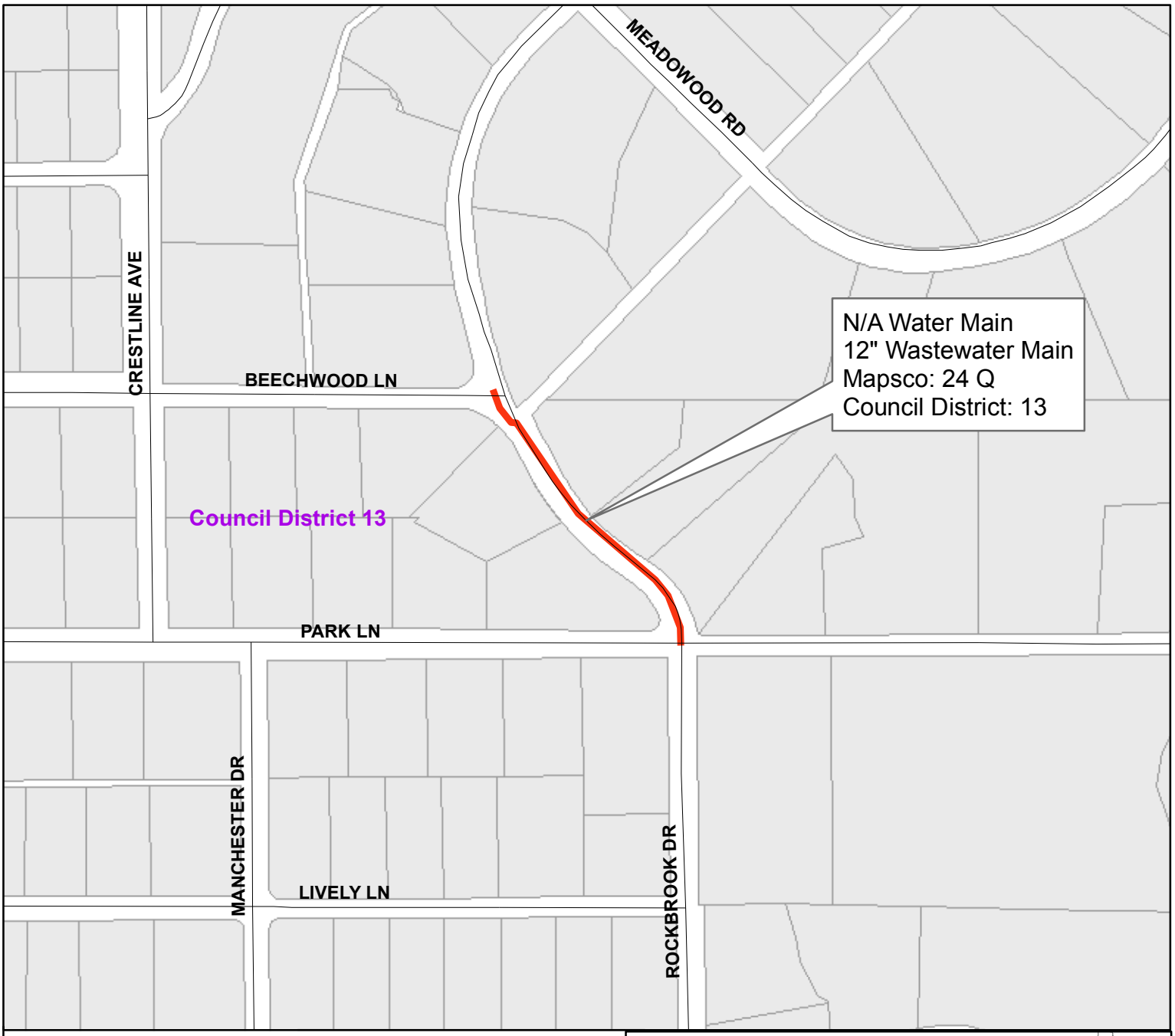
Park Lane
from Rockbrook Drive east



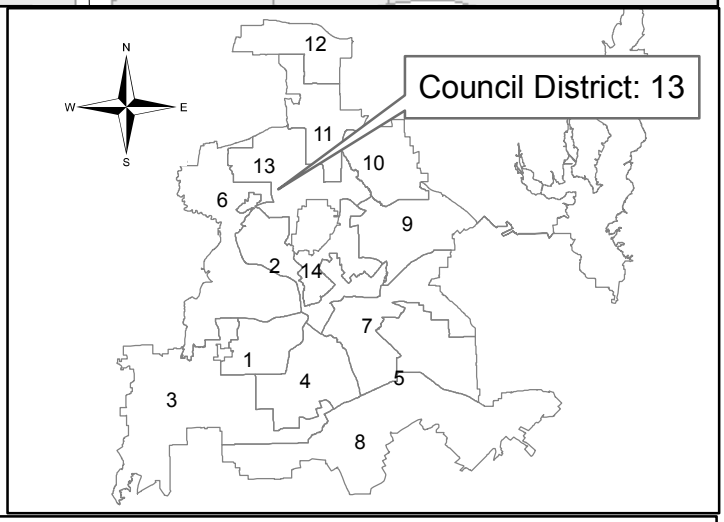
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6014

Segment 24 of 27



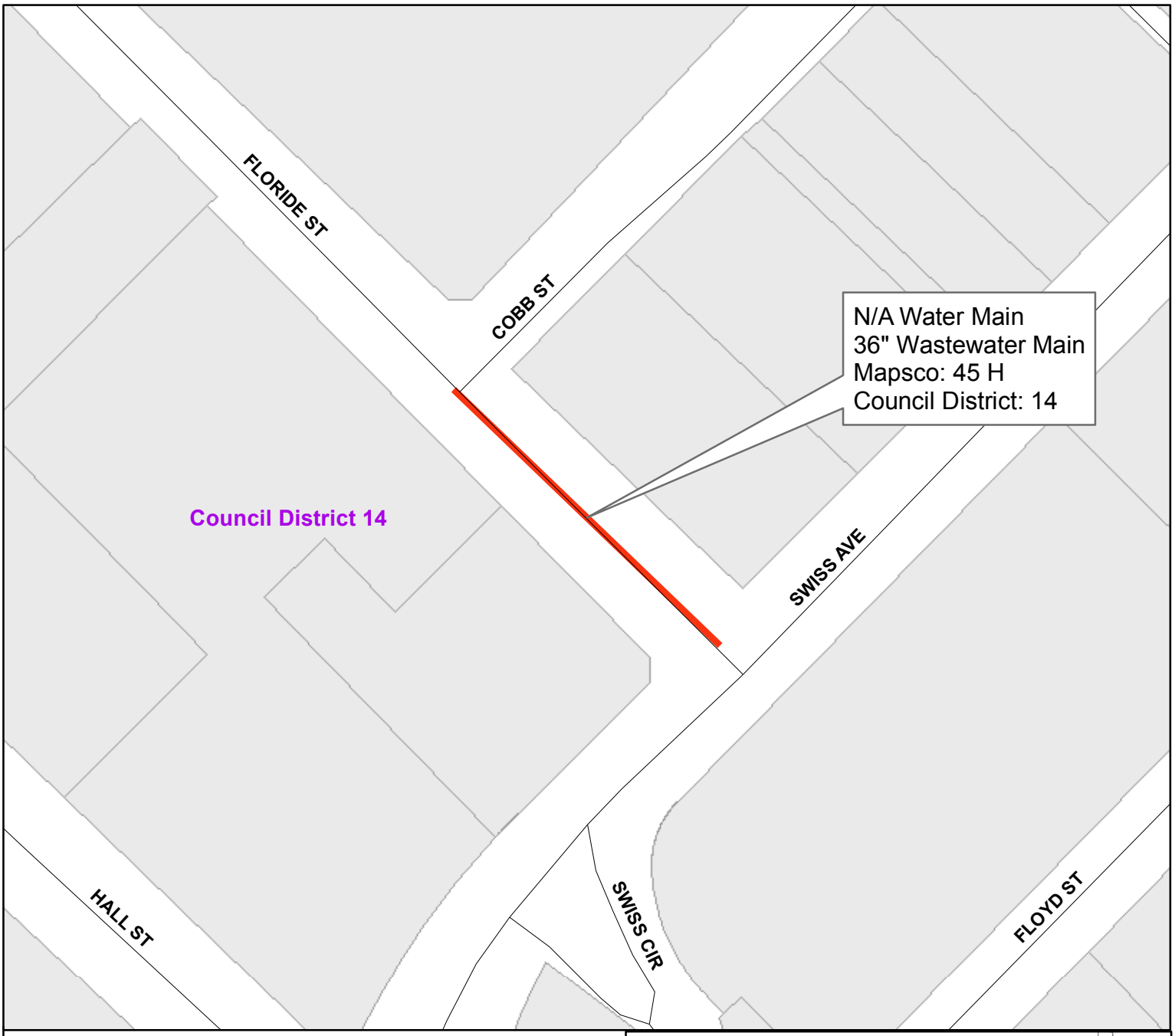
Rockbrook Drive
from Beechwood Lane to Park Lane



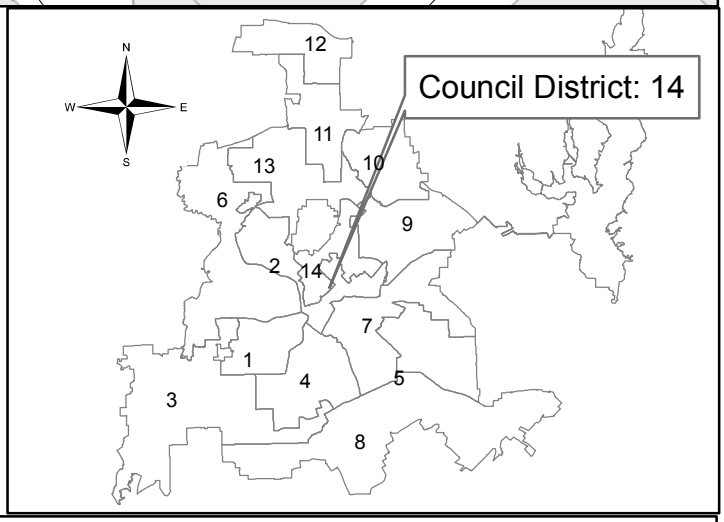
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6013

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Floride Street
from Swiss Avenue to Cobb Street



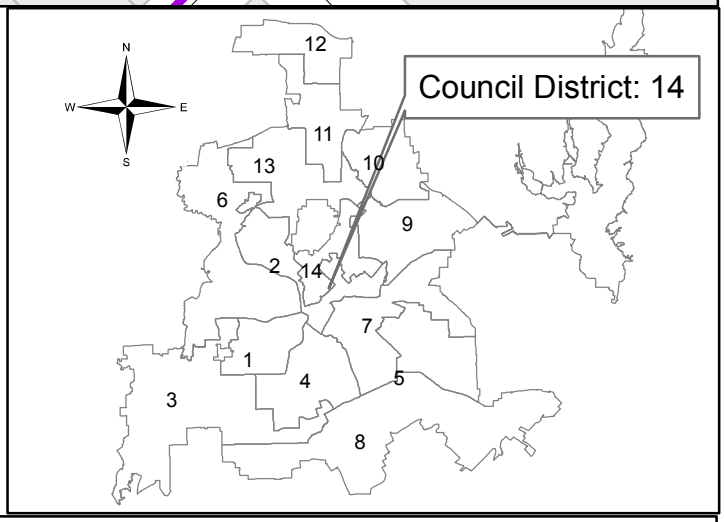
Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6020

Segment 26 of 27



Swiss Avenue
from Hall Street to Floride Street



Dallas Water Utilities
Contract No. 16-359/360E
Water and Wastewater Main Renewals
at 27 Locations

PID: 6021

Segment 27 of 27

December 14, 2016

WHEREAS, this action consists of providing engineering design services for the replacement and rehabilitation of water and wastewater mains at 109 locations; and,

WHEREAS, deteriorated water and wastewater mains require excessive maintenance; and,

WHEREAS, engineering services are required for the design, survey, and construction administration to replace deteriorated water mains, and replace and rehabilitate deteriorated wastewater mains; and,

WHEREAS, four engineering firms have submitted acceptable proposals to provide these engineering services.

Now, Therefore,

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

Section 1. That the proposals submitted by four consultants in the amount of $7,608,626.75 be approved and the consultants be authorized to perform the required engineering services.

Section 2. That the City Manager is hereby authorized to execute the contracts after they have been approved as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $7,608,626.75 from the Water Capital Improvement Fund, Wastewater Capital Improvement Fund as follows:

a. Huitt-Zollars, Inc., 1717 McKinney Avenue, Suite 1400, Dallas, Texas 75202 for engineering design services for the replacement and rehabilitation of water and wastewater mains at 32 locations:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
3115	DWU	PW40	4111	716351	CT-DWU716351CP	090025

(Contract No. 16-351E) - $694,729.11

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2116	DWU	PS42	4111	716352	CT-DWU716352CP	090025

(Contract No. 16-352E) - $524,093.89

b. APM & Associates, Inc., 2201 Main Street, Suite 1100, Dallas, Texas 75201 for engineering design services for the replacement and rehabilitation of water and wastewater mains at 37 locations:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2115	DWU	PW40	4111	716353	CT-DWU716353CP	265694

(Contract No. 16-353E) - $829,080.39

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2116	DWU	PS40	4111	716354	CT-DWU716354CP	265694

(Contract No. 16-354E) - $625,446.61

c. Gresham Smith and Partners, 2811 McKinney Avenue, Suite 300, Dallas, Texas 75204 for engineering design services for the replacement and rehabilitation of water and wastewater mains at 13 locations:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2115	DWU	PW40	4111	716357	CT-DWU716357CP	503071

(Contract No. 16-357E) - $1,242,870.47

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2116	DWU	PS40	4111	716358	CT-DWU716358CP	503071

(Contract No. 16-358E) - $937,604.03

d. Burgess & Niple, Inc., 12750 Merit Drive, Suite 425, Dallas, Texas 75251 for engineering design services for the replacement and rehabilitation of water and wastewater mains at 27 locations:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2115	DWU	PW40	4111	716359	CT-DWU716359CP	090012

(Contract No. 16-359E) - $1,570,237.28

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2116	DWU	PS40	4111	716360	CT-DWU716360CP	090012

(Contract No. 16-360E) - $1,184,564.97

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 # 45

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Water Utilities

CMO: Ryan S. Evans, 671-9837

MAPSCO: Outside City Limits

SUBJECT

Authorize a thirty-year contract with the City of Lewisville to continue providing untreated water supply, from December 17, 2016 through December 16, 2046 - Estimated Annual Revenue: $1,557,640

BACKGROUND

This item is for authorization to enter into a new untreated water contract with the City of Lewisville, Texas. This entity is currently receiving City of Dallas water services under an existing untreated water contract which will expire on December 16, 2016.

The City of Lewisville is located within Dallas Water Utilities' service area and desires to continue to purchase untreated water services from the City of Dallas under the terms of a standard untreated water customer contract. The untreated water will be taken from diversion points located along Lake Lewisville in Denton County. The City of Dallas has water rights in Lake Lewisville for the purpose of municipal use.

The City of Dallas desires to continue the sale of untreated water to the City of Lewisville as set forth under the terms and conditions. This water will be billed at the ordinance regular rate for untreated water service in accordance with Chapter 49.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 17, 1986, the City Council authorized the untreated water contract with the City of Lewisville, by Resolution No. 86-3930.

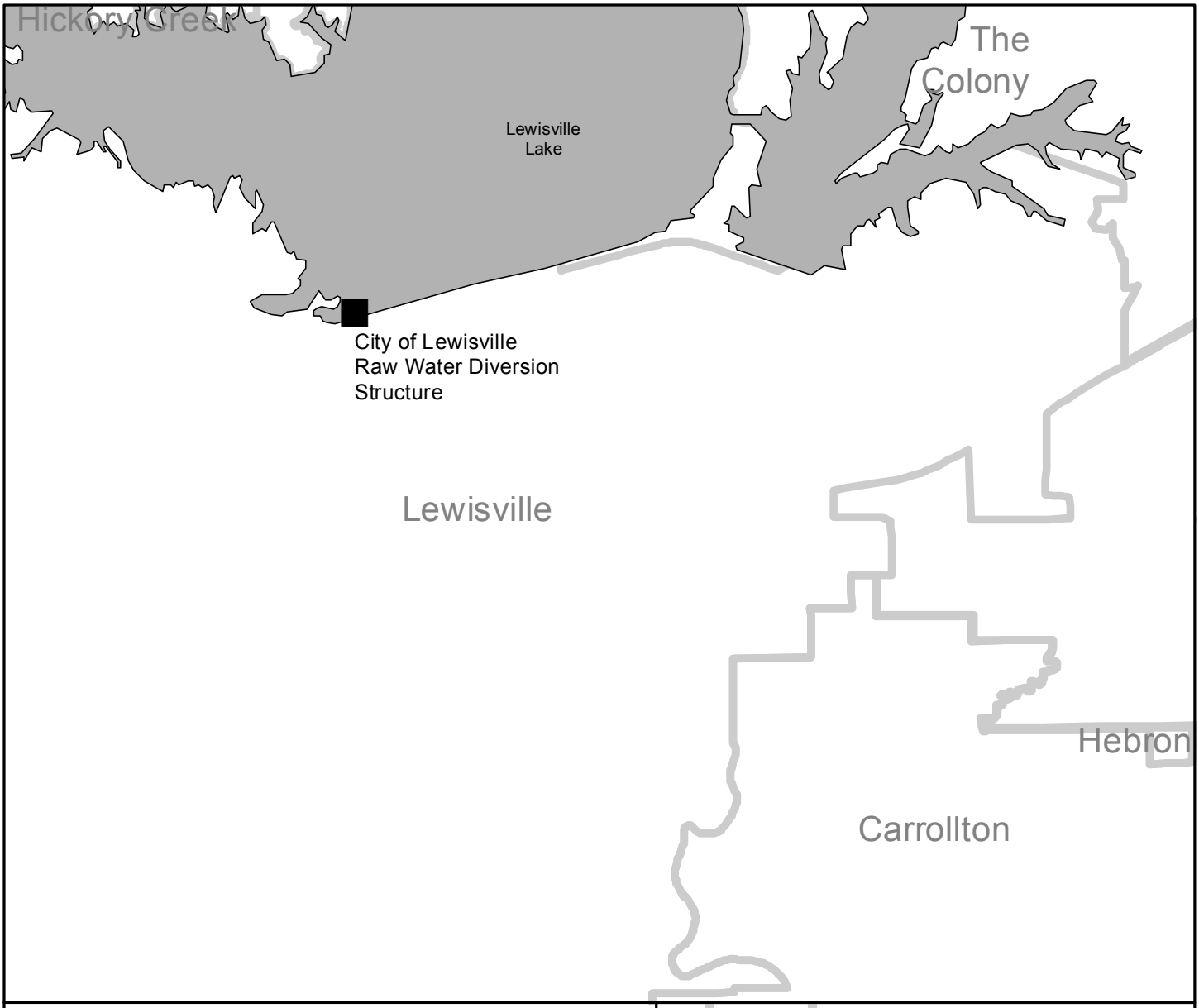
Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

Estimated Annual Revenue: $1,557,640 (at current regular untreated water rate)

MAP

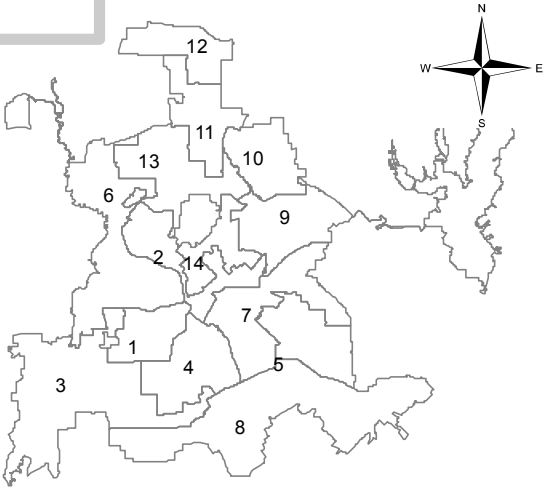
Attached



Location: Diversion Structure at Lake Lewisville Dam

Council Districts: Outside City of Dallas

Department: DWU



City of Lewisville Wholesale Untreated Water Contract

December 14, 2016

WHEREAS, the City of Lewisville, Texas currently purchases untreated water from the City of Dallas, and Dallas currently provides untreated water supply to Lewisville as set forth under the terms, covenants, and conditions stated in an Untreated Water Contract between the City of Dallas and the City of Lewisville dated December 17, 1986; and,

WHEREAS, Lewisville's current untreated water contract with Dallas will expire on December 16, 2016; and,

WHEREAS, Dallas and Lewisville desire to enter into a new Untreated Water Contract; and,

WHEREAS, the term of the new 30-year Untreated Water Contract will be December 17, 2016 through December 16, 2046; and,

WHEREAS, approval of the new contract would be in the best interest of the City of Dallas as well as the City of Lewisville.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to enter into a Untreated Water Contract with the City of Lewisville to purchase untreated water from the City of Dallas for the period December 17, 2016 through December 16, 2046 in the estimated annual amount of $1,557,640 after approval of the contract documents by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized and directed to deposit receipts for service provided under this contract to the Water Utilities Current Fund as follows:

FUND	DEPT	UNIT	FUNC	RESOURCE REVENUE CODE
0100	DWU	7005	7REV	7849

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

AGENDA ITEM # 46

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities

CMO: Ryan S. Evans, 671-9837

MAPSCO: All

SUBJECT

Authorize continuation of the contract with the United States Geological Survey for operation of stream flow and water quality gauging stations in the Trinity River basin, a pharmaceutical and personal care products water quality study, and a Zebra Mussel sampling study and water quality study on each of the reservoirs in Dallas' water supply system from November 1, 2016 through September 30, 2017 – Not to exceed $688,150 - Financing: Water Utilities Current Funds (subject to annual appropriations)

BACKGROUND

The United States Geological Survey (USGS) provides basic water quality and flow monitoring data collection services throughout the United States. It is recognized as an unbiased agency whose data is unquestionably accepted by state and federal regulatory agencies. The City of Dallas' current contract is a cost-sharing agreement with USGS. Obtaining water quality and flow data through a cost-sharing program provides the most economical method for Dallas to obtain the needed information.

The cost sharing for this agreement has several components. It includes $35,975 as the City of Dallas' cost share of an agreement between USGS and the cities of Dallas and Fort Worth, and the Trinity River Authority for monitoring of the Trinity River. The total cost to all parties for this portion of the 2016-17 agreement will be $129,900. The City of Dallas' share is 27.6944 percent of the total costs.

BACKGROUND (Continued)

The agreement also includes $160,855 as the City of Dallas' share of an agreement between the City of Dallas and USGS for the operation and maintenance of stream flow stations. Dallas is installing three new stream gages to increase the accuracy of lake inflow calculations. The Denton Creek gage near Grapevine is required by the Texas Commission on Environmental Quality's Settlement Order on Lake Grapevine. Dallas County Park Cities Municipal Utility District splits the cost with the City of Dallas for this gage. The USGS provides stream flow data to the City of Dallas that is used in operating Lake Grapevine, Lake Ray Hubbard, Lake Lewisville and Ray Roberts Lake. The City of Dallas also participates in the collection of water quality monitoring at several stream flow and lake stations.

The agreement includes $44,720 as Dallas' share of water quality monitoring. The City of Dallas' share of stream flow and water quality monitoring is 84.078 percent of these total cost.

In addition to the stream flow and water quality stations, the 2016-17 agreement includes the continuation of a pharmaceutical and personal care products water quality study on the Trinity River, and a Zebra Mussel sampling study and water quality study on Dallas' water supply reservoirs. The City of Dallas' share of the investigative study program is $446,600. The total cost for this portion of the agreement is $521,600. Dallas' share is approximately 85.621 percent of these total costs.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance, and Audit Committee on December 5, 2016.

FISCAL INFORMATION

$688,150.00 – Water Utilities Current Funds (subject to annual appropriations)

December 14, 2016

WHEREAS, the City of Dallas has participated with the United States Geological Survey (USGS) in gauging flows relating to the City's water supply reservoirs, collection of water quality and the flow data in the Trinity River, a pharmaceutical and personal care products water quality study on the Trinity River; and a Zebra Mussel sampling study and water quality study in Dallas' water supply reservoirs; and,

WHEREAS, The USGS has submitted a contract to continue the program for the period November 1, 2016 through September 30, 2017, with the City of Dallas' share of the cost at $688,150. The total program cost of $824,055 is to be shared between USGS, Fort Worth, Dallas County Park Cities Municipal Utility District, Dallas, and the Trinity River Authority; and,

WHEREAS, a joint funding agreement is the most cost-effective method for the City of Dallas to obtain the required data.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with the United States Geological Survey for operation of stream flow and water quality gauging stations in the Trinity River basin, a pharmaceutical and personal care products water quality study, and a Zebra Mussel sampling study and water quality study on each of the reservoirs in Dallas' water supply system.

Section 2. That the Chief Financial Officer is hereby authorized to pay the sum of $688,150 from the Water Utilities Current Fund as follows:

FUND	DEPT	UNIT	OBJ	ENCUMBRANCE	VENDOR
0100	DWU	7030	3070	CTDWU7030L1687	157940

United States Geological Survey - $688,150

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

AGENDA ITEM # 47

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 4, 13, 14

DEPARTMENT: Water Utilities

CMO: Ryan S. Evans, 671-9837

MAPSCO: 23 B C F 45 K 54 V

SUBJECT

Authorize an increase in the contract with Webber, LLC for additional paving work associated with the installation of water and wastewater mains at five locations (list attached) - Not to exceed $1,279,420, from $12,900,221 to $14,179,641 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

On October 8, 2014, the City Council authorized the installation of water and wastewater mains at 27 locations. During construction of the mains, unforeseen site conditions have been encountered requiring additional paving. In several locations, the road base is thicker than anticipated, requiring more concrete base material than originally quantified for the project. At other locations, the extent of paving repairs must be increased beyond the anticipated width due to damage from additional main breaks and quicker deterioration of the streets.

This action will ensure pavement restoration efforts are in compliance with City of Dallas Pavement Cut and Repair Standards and will provide a more suitable riding surface for vehicles.

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2011
Completed Design	March 2014
Began Construction	December 2014
Complete Construction	May 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a contract with Webber, LLC for the installation of water and wastewater mains at 27 locations on October 8, 2014, by Resolution No. 14-1699.

Information about this item will be provided to the Transportation & Trinity River Project Committee on December 12, 2016.

FISCAL INFORMATION

$1,279,420.00 - Water Utilities Capital Improvement Funds

Construction Contract	$12,900,220.30
Change Order No. 1 (this action)	$ 1,279,420.00
Total Construction Cost	$14,179,640.30

Council District	Amount
4	$ 225,272.11
13	$ 899,518.60
14	$ 154,629.29
Total	$1,279,420.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Webber, LLC

Hispanic Female	37	Hispanic Male	1,228
Black Female	10	Black Male	74
White Female	88	White Male	389
Other Female	10	Other Male	21

OWNER

Webber, LLC

Tim Creson, Chief Executive Officer and President

MAPS

Attached

Pavement Restoration

District 4

Illinois Avenue from Beckley Avenue to Arizona Avenue

District 13

Channel Drive from Silverton Drive to Brockbank Drive
Silverton Drive from Channel Drive to Webb Chapel Road
Webb Chapel Road from Talisman Drive to Silverton Drive

District 14

San Jacinto Street from Akard Street to Griffin Street

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with Webber, LLC for additional paving work associated with the installation of water and wastewater mains at five locations (list attached) - Not to exceed $1,279,420, from $12,900,221 to $14,179,641 - Financing: Water Utilities Capital Improvement Funds

Webber, 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	$0.00	0.00%
Non-local contracts	$1,279,420.00	100.00%
TOTAL THIS ACTION	$1,279,420.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

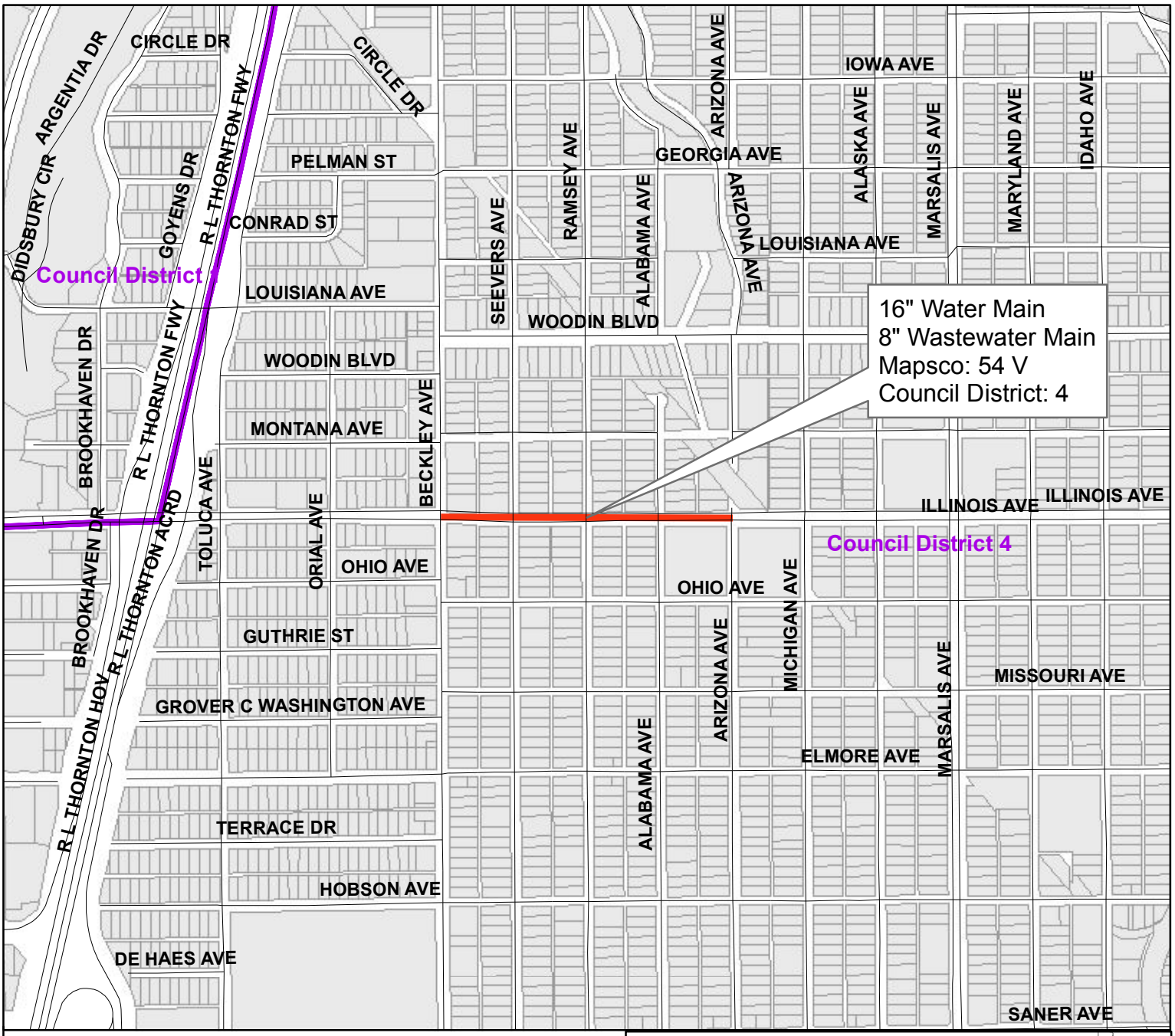
None

Non-Local Contractors / Sub-Contractors

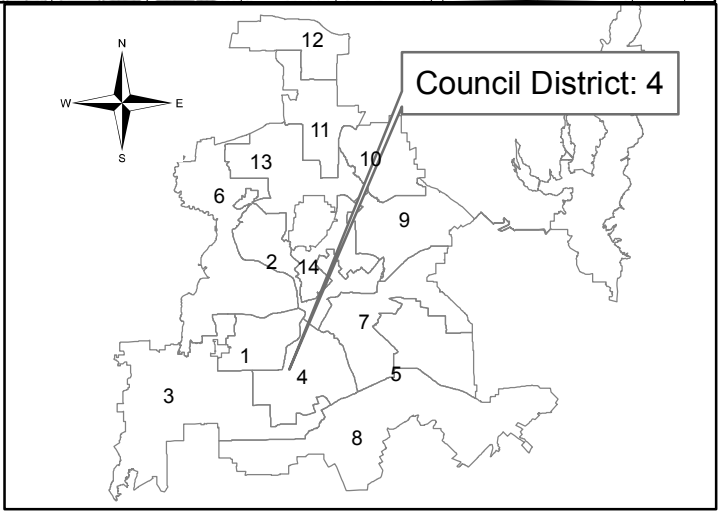
Non-local	Certification	Amount	Percent
Foster & Foster Construction	BFDB03229Y1116	$47,600.00	3.72%
Action Constructors, LLC	BMDB04638Y0917	$343,309.50	26.83%
JSS Bori Group	HFDB11100N1116	$305,164.00	23.85%
Total Minority - Non-local		$696,073.50	54.41%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$390,909.50	30.55%	$2,105,609.50	14.85%
Hispanic American	$305,164.00	23.85%	$505,164.00	3.56%
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%	$1,500,300.00	10.58%
Total	$696,073.50	54.41%	$4,111,073.50	28.99%



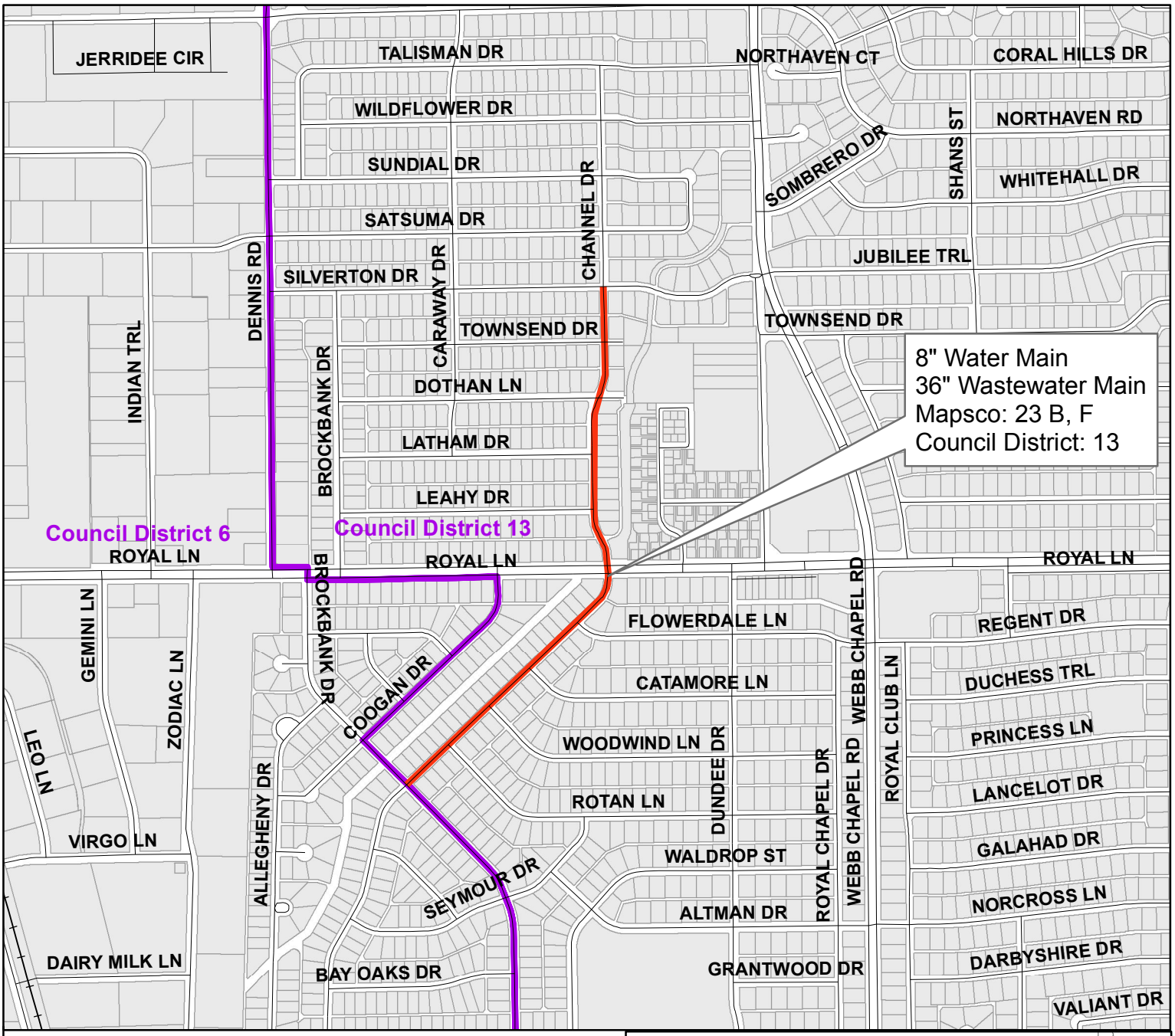
Illinois Avenue
from Beckley Avenue to Arizona Avenue



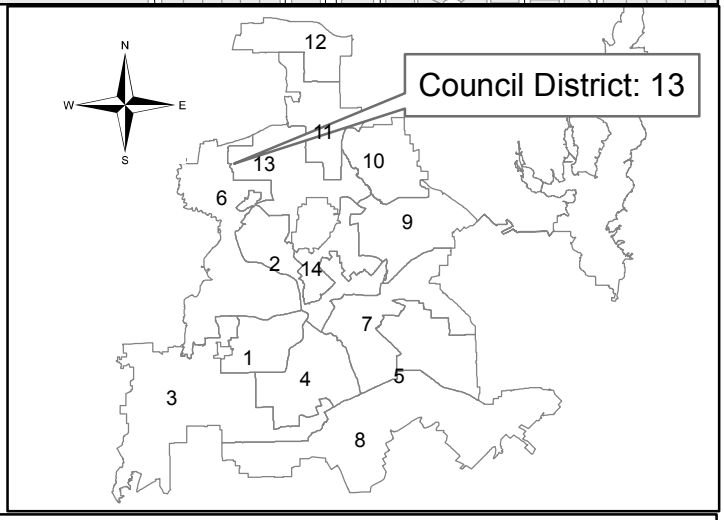
Dallas Water Utilities
Contract No. 14-273/274, Change Order No. 1
Water and Wastewater Main Installations

PID: 5356

Segment 1 of 5



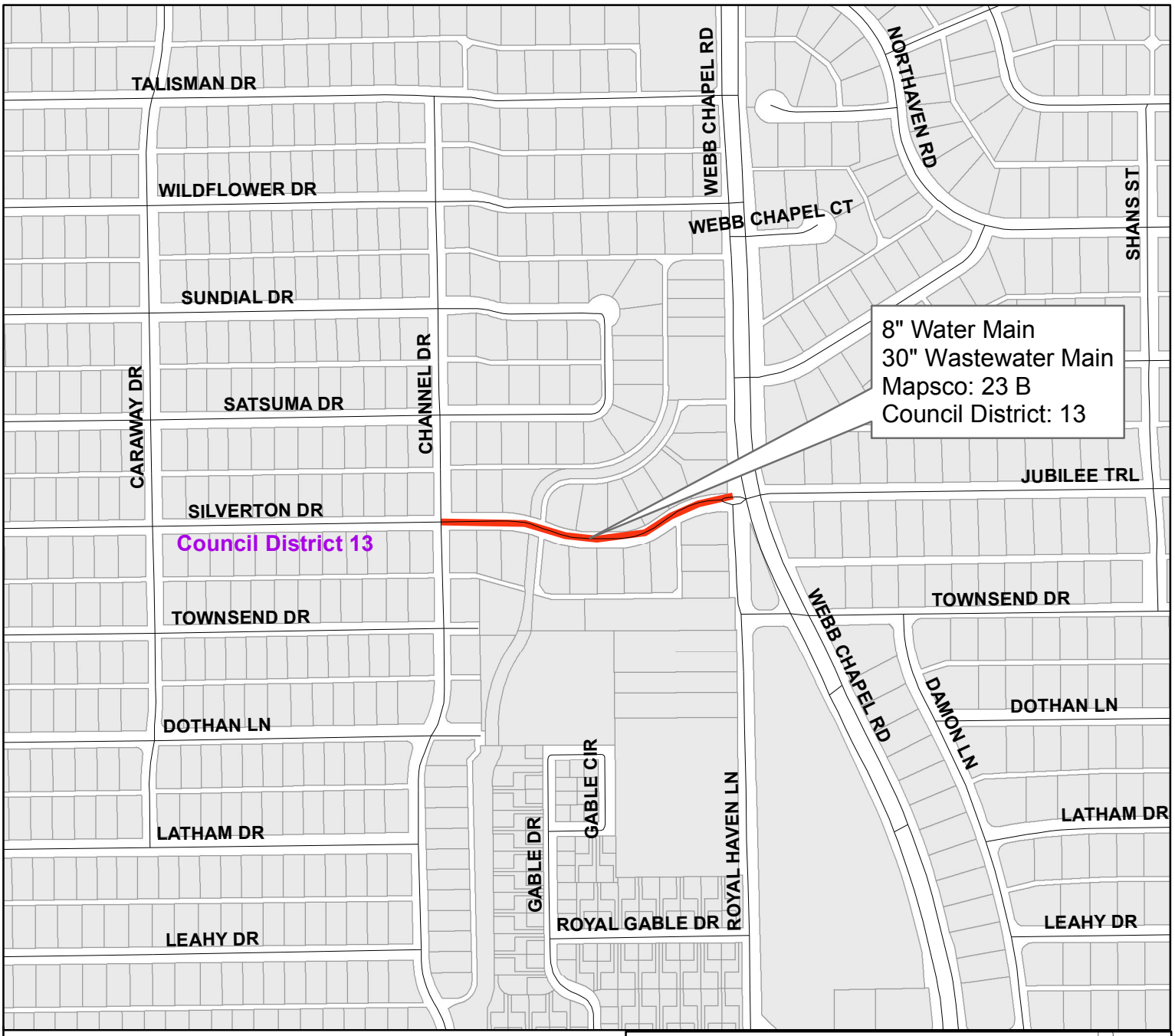
Channel Drive
from Silverton Drive to Brockbank Drive



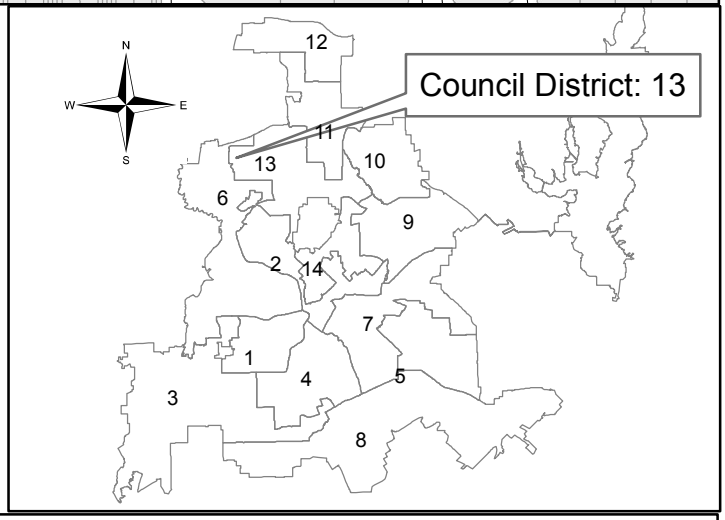
Dallas Water Utilities
Contract No. 14-273/274, Change Order No. 1
Water and Wastewater Main Installations

PID: 4597

Segment 2 of 5



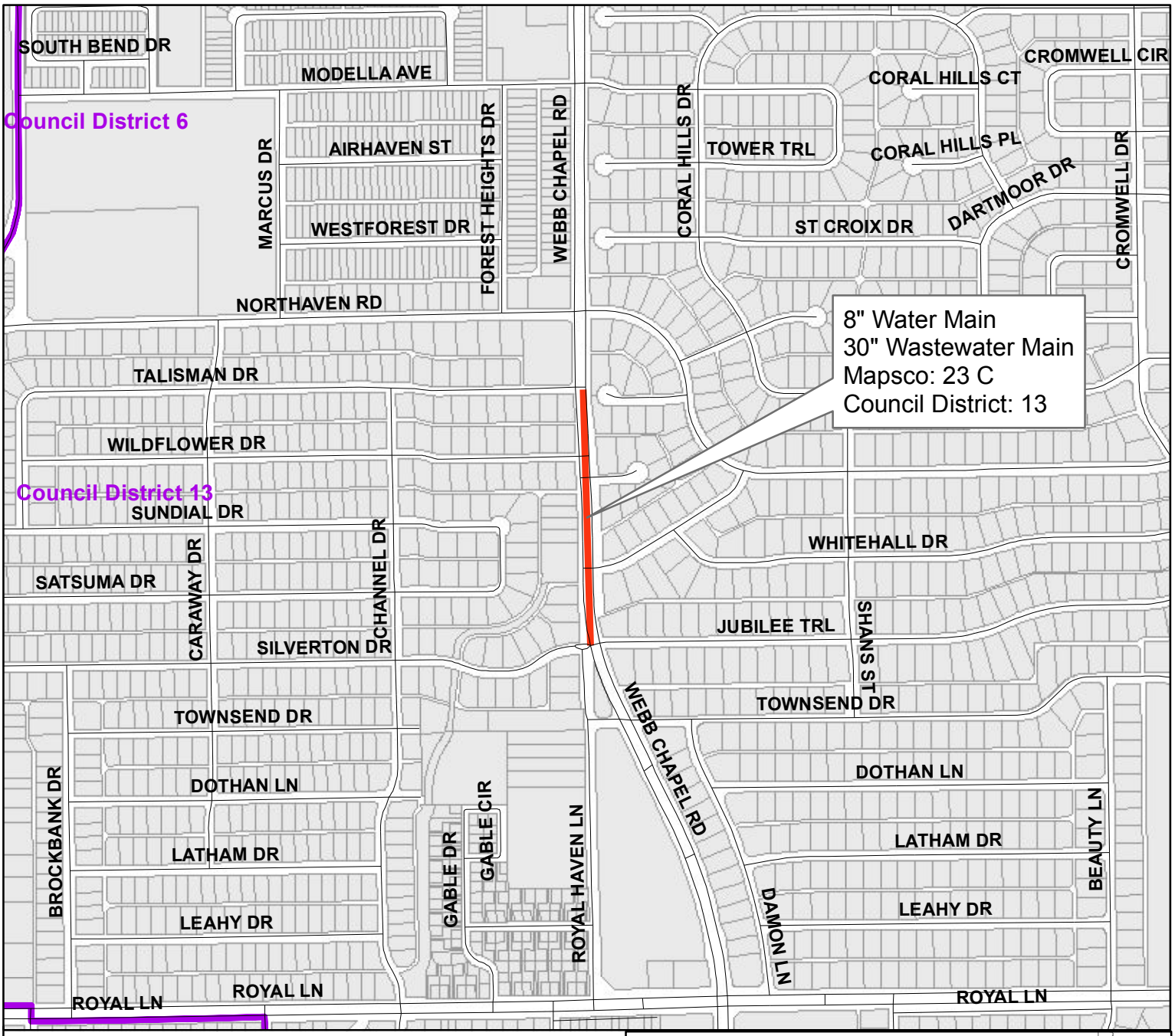
Silverton Drive
from Channel Drive to Webb Chapel Road



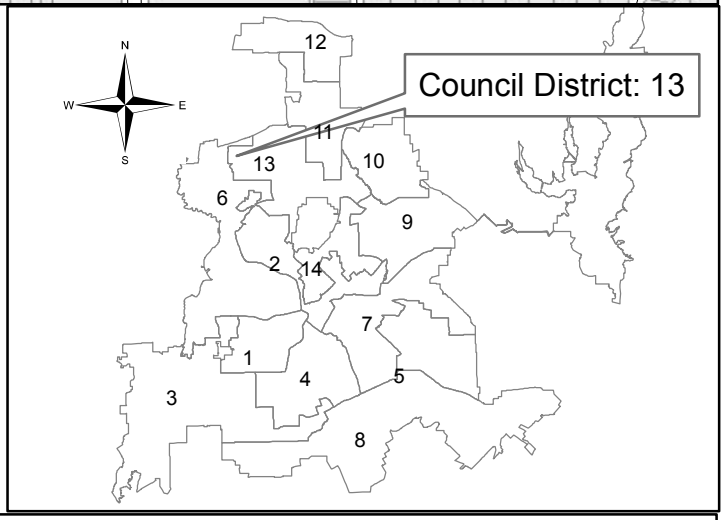
Dallas Water Utilities
Contract No. 14-273/274, Change Order No. 1
Water and Wastewater Main Installations

PID: 5684

Segment 3 of 5



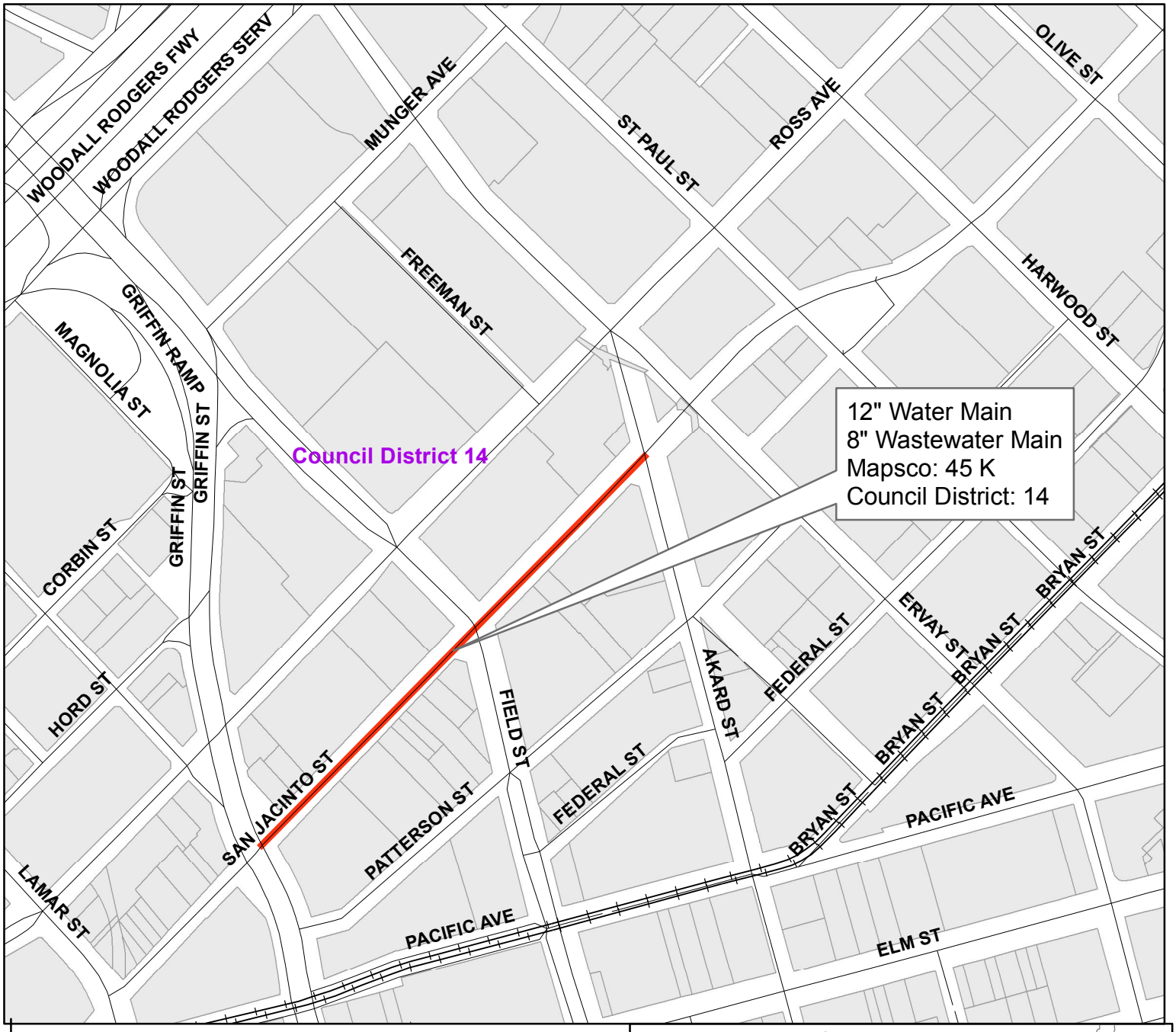
Webb Chapel Road
from Talisman Drive to Silverton Drive



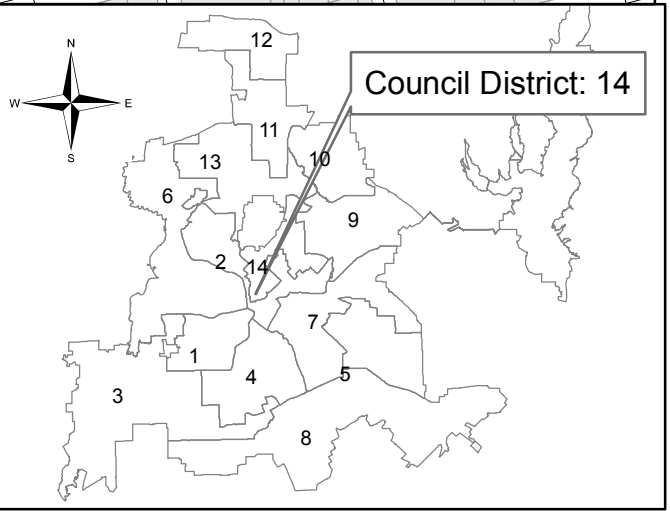
Dallas Water Utilities
Contract No. 14-273/274, Change Order No. 1
Water and Wastewater Main Installations

PID: 4599

Segment 4 of 5



San Jacinto Street
from Akard Street to Griffin Street



Dallas Water Utilities
Contract No. 14-273/274, Change Order No. 1
Water and Wastewater Main Installations

PID: 5478

Segment 5 of 5

December 14, 2016

WHEREAS, on October 8, 2014, the City Council awarded Contract No. 14-273/274 in the amount of $12,900,220.30, by Resolution No. 14-1699, to Webber, LLC, for the installation of water and wastewater mains at 27 locations; and,

WHEREAS, additional work is required to perform pavement restoration associated with the installation of water and wastewater mains in accordance with City of Dallas standards; and,

WHEREAS, Webber, LLC, 9303 New Trails Drive, Suite 200, The Woodlands, Texas 77381, has submitted an acceptable proposal for this additional work; and,

WHEREAS, Dallas Water Utilities recommends that Contract No. 14-273/274 be increased by $1,279,420.00, from $12,900,220.30 to $14,179,640.30.

Now, Therefore,

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

Section 1. That the proposed Change Order No. 1 be accepted and that Contract No. 14-273/274 with Webber, LLC, be revised accordingly.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,279,420.00 from the Water Capital Improvement Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2115	DWU	PW40	4550	714273	CT-DWU714273CP	VS85843

Webber, LLC - (Contract No. 14-273) - $1,279,420.00

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 # 49

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 9

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 26-Z

SUBJECT

An ordinance abandoning a portion of Quality Lane to Ainbinder Northwest Highway LLC, the abutting owner, containing approximately 36,127 square feet of land, located near the intersection of Abrams Road and Northwest Highway; authorizing the quitclaim and providing for the dedication of approximately 17,0~~02~~ 23 square feet of land needed for an easement - Revenue: $975,068, plus the $20 ordinance publication fee

BACKGROUND

This item is on the addendum because additional review time was required. This item authorizes the abandonment of a portion of Quality Lane to Ainbinder Northwest Highway LLC, the abutting owner. The area will be included with the property of the abutting owner for a retail center. The owner will dedicate approximately 17,0~~02~~ 23 square feet of land needed for an easement. The abandonment fee is based on an independent appraisal.

Notices were sent to five property owners located within 300 feet of the proposed abandonment area. There was one response received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Economic Development Committee will be briefed by memorandum regarding this item.

On October 26, 2016, this item was deferred by Councilmember Clayton.

On November 9, 2016, this item was deferred by Councilmember Clayton.

FISCAL INFORMATION

Revenue: $975,068, plus the $20 ordinance publication fee

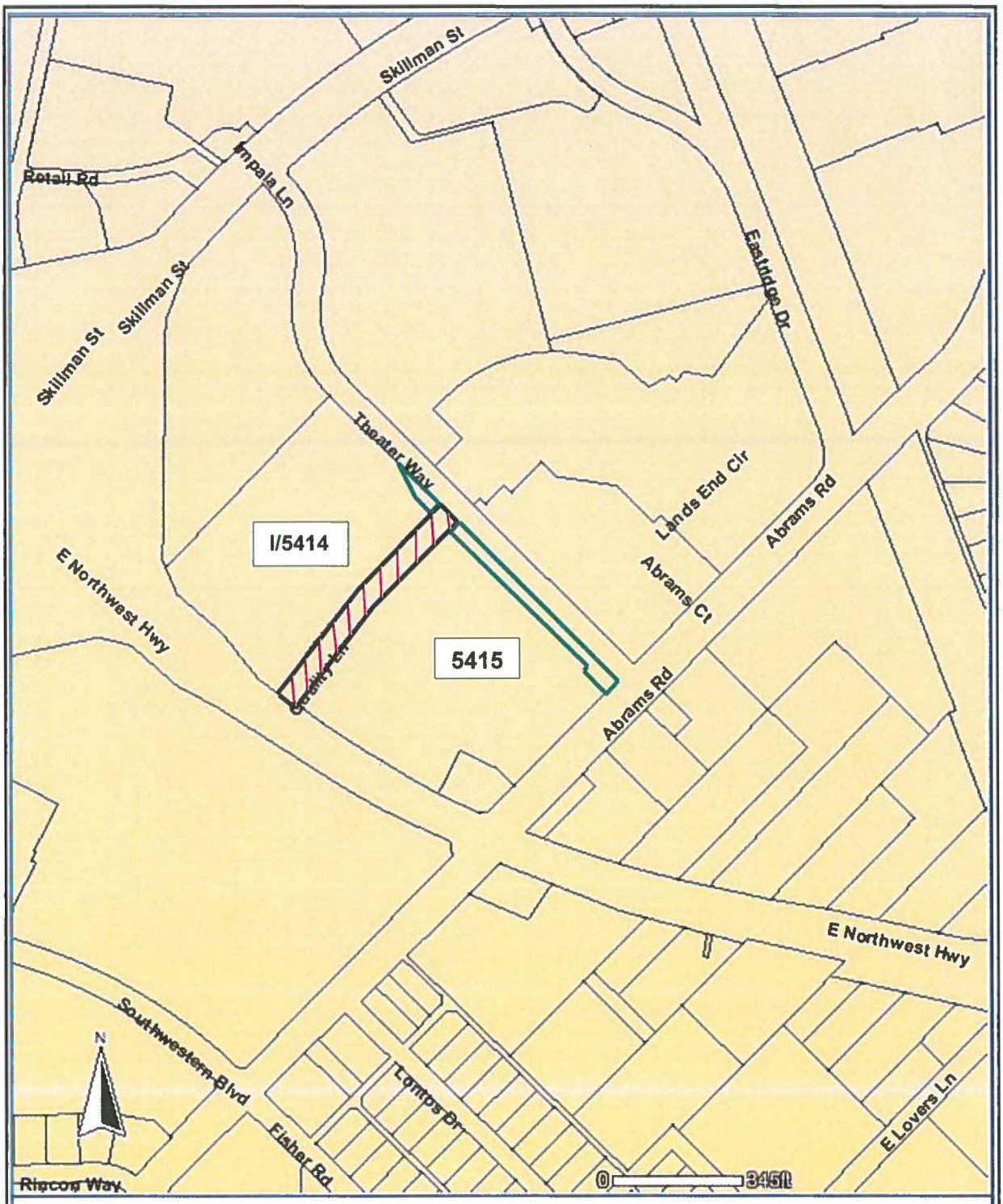
OWNER

Ainbinder Northwest Highway LLC

Barton L. Duckworth, Manager

MAP

Attached



Dallas Central Appraisal District
www.dallascad.org

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.

Abandonment Area

Dedication Area

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of Quality Lane located adjacent to City Blocks I/5414 and 5415 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Ainbinder Northwest Highway LLC; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Ainbinder Northwest Highway LLC, a Texas limited liability company, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portion of Quality Lane is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

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

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

SECTION 2. That for and in monetary consideration of the sum of **NINE HUNDRED SEVENTY-FIVE THOUSAND AND SIXTY EIGHT AND NO/100 DOLLARS ($975,068.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10, ~~and~~ 11, 12, 15 and 16 the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

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

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

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

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

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

References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

~~**SECTION 9.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of the adjoining properties within one year of the effective date of this ordinance showing the dedication by easement of not less than 17,002 square feet in City Block 5415 for the extension of Theater Way street eastward to connect to Abrams Road. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area and the dedicated property are located, after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not be effective unless and until this dedication is completed and failure to record a final replat in accordance with the term of this section shall render this ordinance null and void and of no further effect. Further, the final replat shall be recorded in the official real property records of the county in which the abandoned area is located before a certified copy of this ordinance shall be delivered to **GRANTEE**.~~

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall complete construction of Theater Way street eastward to connect to Abrams Road for vehicular and pedestrian access improvements within the dedication area, being Exhibit C, to be conveyed to the City of Dallas as described in Section 12 herein. **GRANTEE** shall complete vehicular and pedestrian access improvements prior to any barricading of the abandoned right-of-way pursuant to Section 16. All vehicular and pedestrian access improvements shall comply with the City of Dallas street construction standards.

Failure to complete vehicular and pedestrian access improvements within the dedication area, being Exhibit C, within one year of the effective date of this ordinance and prior to barricading or removal of the abandoned right-of-way in accordance with the terms of this section shall render this ordinance null and void and of no further effect.

SECTION ~~10~~11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall:

a) upon final replat, extend, at no cost to the City, Theater Way street eastward to connect to Abrams Road via street easement pursuant to Section ~~9~~ 10 above to provide vehicular and pedestrian access and include a minimum six feet sidewalk and minimum ten feet landscape buffer reviewed by Planning and Urban Design and Sustainable Development and Construction.

b) upon approval by City Council Zoning and City Plan Commission of zoning case Z156-255, **GRANTEE** shall ensure the Planned Development (PD) includes provisions for a pedestrian connection from Northwest Highway to the main building entrance of the development of at least five feet minimum width with plans reviewed by Planning and Urban Design and Sustainable Development and Construction.

c) shall contact 1-800–DIG-TESS to have Time Warner Cable facilities marked and located within affected easements before any excavations are begun.

d) at **GRANTEE's** expense, **GRANTEE** shall relocate City of Dallas emergency response outdoor warning siren #136 located adjacent City Block I/5414. Relocation of the existing siren must occur within 90 days of written notice given to Office of Emergency Management (OEM) city department. Relocation must be approved and coordinated with OEM. **GRANTEE** shall agree to acceptable insurance and indemnification requirements as set forth reviewed and approved by OEM.

SECTION 12. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey by instrument an easement for vehicular and pedestrian access to the City of Dallas, within 90 days of the effective date of this ordinance, subject to only those title exceptions approved by

the City Attorney, and insured by an owner's policy of title insurance approved as to form by the City Attorney, to certain properties located in City Block 5415, containing approximately 17,023 square feet of land, a description of which is attached hereto and made a part hereof as Exhibit C. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 13. That at such time as the instrument described in Section 12 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 14. That this ordinance and properly executed easement for vehicular and pedestrian access, approved as to form by the City Attorney, be forwarded to a title insurance company for closing. Subsequent to closing, all instruments conveying real estate interests to the City of Dallas shall be recorded in the official real property records of the county in which the subject property is located and thereafter returned to the City Secretary for permanent record;

SECTION 15. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall pay all closing costs and title expenses associated with the acquisition of the property described in Section 12 above.

SECTION ~~14~~16. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment~~,~~; close, barricade and/or place signs in the area described in Exhibit A, but in no event prior to the completion of the vehicular and pedestrian access improvements required pursuant to Section 10 of this ordinance, in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction.

GRANTEE's responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION ~~12~~ 17. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, ~~and the filing of the final replat set forth in Section 9~~ and completion of the dedication set forth in Section 12, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION ~~13~~ 18. 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:
LARRY E. CASTO
City Attorney

BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY _____
Assistant Director

Passed _____.

EXHIBIT A

STREET ABANDONMENT
QUALITY LANE
ADJACENT TO BLOCKS 5415 & I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 191
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 36,127 square foot (0.8294 acre) tract of land situated in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 191, City of Dallas, Dallas County, Texas, adjacent to City of Dallas Block Numbers 5415 and I/5414, and being part of Quality Lane (a 60-foot wide right-of-way), as dedicated by plat of MEDALLION CENTER NO. 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 51, Page 221 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod on the northwest right-of-way line of Abrams Road (a variable width right-of-way) for the east corner of Block 5415 of said MEDALLION CENTER NO. 2 addition, the south corner of a called 12.944 acre tract of land described in deed to WPA Investment Group, Ltd., as recorded in Instrument Number 200900094431 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and the east corner a called 7.3139 acre tract of land described as Tract 1 in deed to Ainbinder Northwest HWY LLC, as recorded in Instrument Number 201600127601, O.P.R.D.C.T., the same being a called 7.314 acre tract of land described as Tract 1 in deed to Ainbinder Northwest HWY LLC, as recorded in Instrument Number 201600127602, O.P.R.D.C.T.;

THENCE North 45 degrees 35 minutes 11 seconds West, with the northeast line of said MEDALLION CENTER NO. 2 addition, with the northeast line of said 7.3139 acre and 7.314 acre tracts, and with the southwest line of said 12.944 acre tract, passing at a distance of 295 feet a point (not monumented) for the approximate location of the northwest line of the William Irwin Survey, Abstract Number 668 and the southeast line of said Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 191, and continuing with the northeast line of said MEDALLION CENTER NO. 2 addition, the northeast line of said 7.3139 acre and 7.314 acre tracts, and the southwest line of said 12.944 acre tract, in all, a total distance of 590.00 feet to a 1/2-inch set iron rod with a plastic cap stamped "HALFF" for the POINT OF BEGINNING, said point being the common east corner of said Quality Lane and north corner of said MEDALLION CENTER NO. 2 addition, a west corner of said 12.944 acre tract, the north corner of said 7.3139 acre and 7.314 acre tracts, and the south corner of Theater Way (formerly known as Impala Lane, a 60-foot wide right-of-way), as recorded in Volume 795, Page 1325 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

(For SPRG use only)
Reviewed by: David Scott
Date: 10.5.16
SPRG No. 3692

STREET ABANDONMENT
QUALITY LANE
ADJACENT TO BLOCKS 5415 & I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 44 degrees 24 minutes 49 seconds West, with the common southeast right-of-way line of said Quality Lane and northwest line of said MEDALLION CENTER NO. 2 addition, and with the northwest line of said 7.3139 acre and 7.314 acre tracts, a distance of 279.65 feet to a 5/8-inch found iron rod with a plastic cap stamped "RPLS 2304" for the point of curvature of a tangent circular curve to the left having a radius of 1,289.69 feet, whose chord bears South 40 degrees 04 minutes 49 seconds West, a distance of 194.89 feet;

THENCE Southwesterly, continuing with the common southeast right-of-way line of said Quality Lane and northwest line of said MEDALLION CENTER NO. 2 addition, the northwest line of said 7.3139 acre and 7.314 acre tracts, and with said curve, through a central angle of 08 degrees 40 minutes 00 seconds, an arc distance of 195.08 feet to a 5/8-inch found iron rod with a plastic cap stamped "RPLS 2304" for the point of tangency;

THENCE South 35 degrees 44 minutes 49 seconds West, continuing with the common southeast right-of-way line of said Quality Lane and northwest line of said MEDALLION CENTER NO. 2 addition, and the northwest line of said 7.3139 acre and 7.314 acre tracts, a distance of 123.51 feet to a point (not monumented) for corner, from which a 5/8-inch found iron rod bears South 35 degrees 44 minutes 49 seconds West, a distance of 40.00 feet for the common south corner of said Quality Lane and west corner of said MEDALLION CENTER NO. 2 addition, and the west corner of said 7.3139 acre and 7.314 acre tracts at the intersection of the southeast right-of-way line of said Quality Lane with the northeast right-of-way line of Northwest Highway/Loop 12 (a variable width right-of-way);

THENCE North 52 degrees 58 minutes 54 seconds West, departing the common southeast right-of-way line of said Quality Lane and northwest line of said MEDALLION CENTER NO. 2 addition, and the northwest line of said 7.3139 acre and 7.314 acre tracts, over and across said Quality Lane, a distance of 60.01 feet to a point (not monumented) on northwest right-of-way line of said Quality Lane, the southeast line of the remainder of Lot A, Block I/5414 of MEDALLION CENTER NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 877, Page 1456, D.R.D.C.T., and the southeast line of a called 5.973 acre tract of land described as Tract 2 in deed to Ainbinder Northwest HWY LLC, as recorded in Instrument Number 201600127601, O.P.R.D.C.T., the same being a called 5.979 acre tract of land described as Tract 2 in deed to Ainbinder Northwest HWY LLC, as recorded in Instrument Number 201600127602, O.P.R.D.C.T., from which a 5/8-inch found iron rod bears South 35 degrees 44 minutes 49 seconds West, a distance of 40.55 feet for the south corner of said Lot A, Block I/5414 and the south corner of said 5.973 acre and 5.979 acre tracts at the intersection of the projection of the northwest right-of-way line of said Quality Lane with the northeast right-of-way line of said Northwest Highway/Loop 12;

(For SPRG use only)
Reviewed by: David Scott
Date: 10.5.16
SPRG No. 3692

STREET ABANDONMENT
QUALITY LANE
ADJACENT TO BLOCKS 5415 & I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 191
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE North 35 degrees 44 minutes 49 seconds East, with the northwest right-of-way line of said Quality Lane, with the southeast line of said Lot A, Block I/5414, and with the southeast line of said 5.973 acre and 5.979 acre tracts, a distance of 122.18 feet to a 1/2-inch set iron rod with a plastic cap stamped "HALFF" for the point of curvature of a tangent circular curve to the right having a radius of 1,349.69 feet, whose chord bears North 40 degrees 04 minutes 49 seconds East, a distance of 203.96 feet;

THENCE Northeasterly, continuing with the northwest right-of-way line of said Quality Lane, the southeast line of said Lot A, Block I/5414, the southeast line of said 5.973 acre and 5.979 acre tracts, and with said curve, through a central angle of 08 degrees 40 minutes 00 seconds, passing at an arc distance of 184.65 feet a point (not monumented) for the common east corner of said Lot A, Block I/5414 and south corner of Lot B, Block I/5414 of said MEDALLION CENTER NO. 3 addition, and continuing with the northwest right-of-way line of said Quality Lane, the southeast line of said 5.973 acre and 5.979 acre tracts, and said curve, and with the southeast line of said Lot B, Block I/5414, in all, a total arc distance of 204.16 feet to a point (unable to set) for the point of tangency;

THENCE North 44 degrees 24 minutes 49 seconds East, continuing with the northwest right-of-way line of said Quality Lane, the southeast line of said 5.973 acre and 5.979 acre tracts, and the southeast line of said Lot B, Block I/5414, a distance of 279.65 feet to a found fence corner post (cut off at base of post) for the north corner of said Quality Lane, from which a 1/2-inch set iron rod with a plastic cap stamped "HALFF" bears North 44 degrees 24 minutes 49 seconds East, a distance of 0.84 feet for the east corner of said Lot B, Block I/5414, the east corner of said 5.973 acre and 5.979 acre tracts at the intersection of the projection of the northwest right-of-way line of said Quality Lane with the southwest right-of-way line of said Theater Way;

THENCE South 45 degrees 35 minutes 11 seconds East, departing the southeast line of said Lot B, Block I/5414 and the southeast line of said 5.973 acre and 5.979 acre tracts, and with the northeast right-of-way line of said Quality Lane and with the southwest right-of-way line of said Theater Way, a distance of 60.00 feet to the POINT OF BEGINNING and containing 36,127 square feet or 0.8294 of an acre, more or less.

(For SPRG use only)
Reviewed by: David Scott
Date: 10.5.16
SPRG No. 3692

STREET ABANDONMENT
QUALITY LANE
ADJACENT TO BLOCKS 5415 & I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191
CITY OF DALLAS, DALLAS COUNTY, TEXAS

The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Heath W. B 3-17-2015

Heath W. Brown
Registered Professional Land Surveyor
Texas No. 6189
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6326
TBPLS Firm No. 10029600



(For SPRG use only)
Reviewed by: David Scott
Date: 10·5·16
SPRG No. 3692

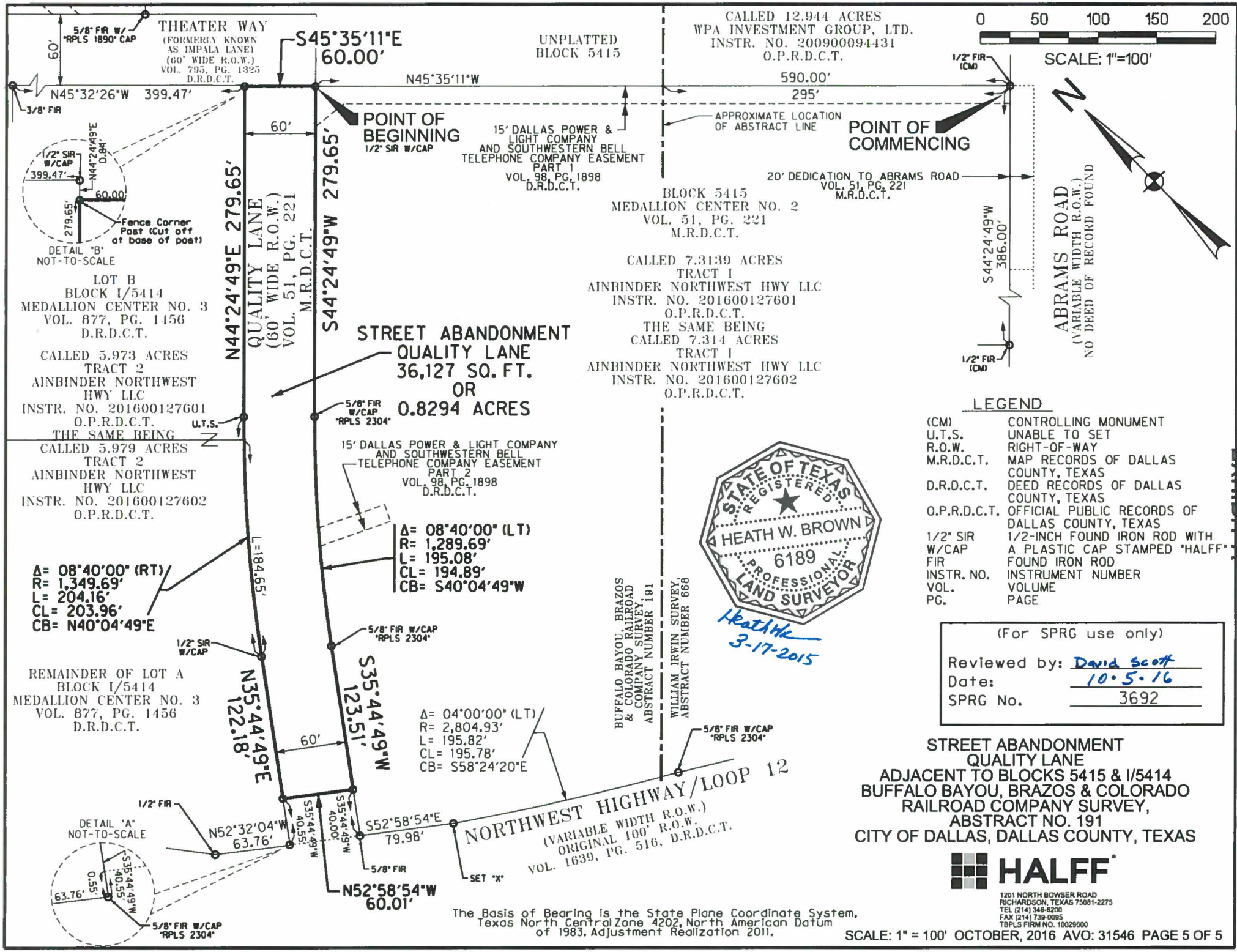

THEATER WAY
(FORMERLY KNOWN AS IMPALA LANE)
(60' WIDE R.O.W.)
VOL. 795, PG. 1325 D.R.D.C.T.
5/8" FIR W/ "RPLS 1890" CAP
60'
S45°35'11"E 60.00'
UNPLATTED BLOCK 5415
CALLED 12.944 ACRES
WPA INVESTMENT GROUP, LTD.
INSTR. NO. 20090009443 1
O.P.R.D.C.T.
0 50 100 150 200
SCALE: 1"=100'
N45°32'26"W 399.47'
3/8" FIR
N45°35'11"W
590.00'
295'
1/2" FIR (CM)
POINT OF BEGINNING
1/2" SIR W/CAP
15' DALLAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT PART 1
VOL. 98, PG. 1898 D.R.D.C.T.
APPROXIMATE LOCATION OF ABSTRACT LINE
POINT OF COMMENCING
20' DEDICATION TO ABRAMS ROAD
VOL. 51, PG. 221 M.R.D.C.T.
BLOCK 5415
MEDALLION CENTER NO. 2
VOL. 51, PG. 221
M.R.D.C.T.
S44°24'49"W 386.00'
ABRAMS ROAD
(VARIABLE WIDTH R.O.W.)
NO DEED OF RECORD FOUND
1/2" SIR W/CAP
399.47'
N44°24'49"E 0.84'
60.00
279.65'
Fence Corner Post (Cut off at base of post)
DETAIL "B" NOT-TO-SCALE
N44°24'49"E 279.65'
QUALITY LANE
(60' WIDE R.O.W.)
VOL. 51, PG. 221
M.R.D.C.T.
S44°24'49"W 279.65'
60'
LOT B
BLOCK I/5414
MEDALLION CENTER NO. 3
VOL. 877, PG. 1456
D.R.D.C.T.
CALLED 5.973 ACRES
TRACT 2
AINBINDER NORTHWEST HWY LLC
INSTR. NO. 201600127601
O.P.R.D.C.T.
THE SAME BEING
CALLED 5.979 ACRES
TRACT 2
AINBINDER NORTHWEST HWY LLC
INSTR. NO. 201600127602
O.P.R.D.C.T.
STREET ABANDONMENT
QUALITY LANE
36,127 SQ. FT.
OR
0.8294 ACRES
CALLED 7.3139 ACRES
TRACT I
AINBINDER NORTHWEST HWY LLC
INSTR. NO. 201600127601
O.P.R.D.C.T.
THE SAME BEING
CALLED 7.314 ACRES
TRACT I
AINBINDER NORTHWEST HWY LLC
INSTR. NO. 201600127602
O.P.R.D.C.T.
5/8" FIR W/CAP "RPLS 2304"
U.T.S.
15' DALLAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT PART 2
VOL. 98, PG. 1898 D.R.D.C.T.
Δ= 08°40'00" (LT)
R= 1,289.69'
L= 195.08'
CL= 194.89'
CB= S40°04'49"W
Δ= 08°40'00" (RT)
R= 1,349.69'
L= 204.16'
CL= 203.96'
CB= N40°04'49"E
L=184.65'
5/8" FIR W/CAP "RPLS 2304"
1/2" SIR W/CAP
N35°44'49"E 122.18'
S35°44'49"W 123.51'
REMAINDER OF LOT A
BLOCK I/5414
MEDALLION CENTER NO. 3
VOL. 877, PG. 1456
D.R.D.C.T.
60'
Δ= 04°00'00" (LT)
R= 2,804.93'
L= 195.82'
CL= 195.78'
CB= S58°24'20"E
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 191
WILLIAM IRWIN SURVEY, ABSTRACT NUMBER 668
5/8" FIR W/CAP "RPLS 2304"
STATE OF TEXAS
REGISTERED
HEATH W. BROWN
6189
PROFESSIONAL
LAND SURVEYOR
Heath W. Brown 3-17-2015
1/2" FIR
N52°32'04"W 63.76'
S35°44'49"W 40.55'
S35°44'49"W 40.00'
S52°58'54"E 79.98'
NORTHWEST HIGHWAY/LOOP 12
(VARIABLE WIDTH R.O.W.)
ORIGINAL 100' R.O.W.
VOL. 1639, PG. 516, D.R.D.C.T.
5/8" FIR
SET "X"
N52°58'54"W 60.01'
DETAIL "A" NOT-TO-SCALE
0.55'
63.76'
S35°44'49"W 40.55'
5/8" FIR W/CAP "RPLS 2304"
LEGEND
(CM) CONTROLLING MONUMENT
U.T.S. UNABLE TO SET
R.O.W. RIGHT-OF-WAY
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
1/2" SIR W/CAP 1/2-INCH FOUND IRON ROD WITH A PLASTIC CAP STAMPED "HALFF"
FIR FOUND IRON ROD
INSTR. NO. INSTRUMENT NUMBER
VOL. VOLUME
PG. PAGE
(For SPRG use only)
Reviewed by: David Scott
Date: 10.5.16
SPRG No. 3692
EXHIBIT A
STREET ABANDONMENT
QUALITY LANE
ADJACENT TO BLOCKS 5415 & I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191
CITY OF DALLAS, DALLAS COUNTY, TEXAS
HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081-2275
TEL (214) 346-6200
FAX (214) 739-0095
TBPLS FIRM NO. 10029600
The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
SCALE: 1" = 100' OCTOBER, 2016 AVO: 31546 PAGE 5 OF 5

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

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

EXHIBIT C

PUBLIC ACCESS EASEMENT
MEDALLION CENTER NO. 2, BLOCK 5415
MEDALLION CENTER NO. 3, LOT B, BLOCK I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 191 AND WILLIAM IRWIN SURVEY, ABSTRACT NO. 668
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 17,023 square foot (0.3908 acre) tract of land situated in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 191 and the William Irwin Survey, Abstract Number 668, City of Dallas, Dallas County, Texas, City of Dallas Block Numbers 5415 and I/5414, and being part of Quality Lane (a 60-foot wide right-of-way), as dedicated by plat of MEDALLION CENTER NO. 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 51, Page 221 of the Map Records of Dallas County, Texas, part of Block 5415 of said MEDALLION CENTER NO. 2 addition, part of Lot B, Block I/5414 of MEDALLION CENTER NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 877, Page 1456 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), part of a called 7.3139 acre tract of land described as Tract 1 in Special Warranty Deed to Ainbinder Northwest Highway LLC, as recorded in Instrument Number 201600127601 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), the same being a called 7.314 acre tract of land described as Tract 1 in Deed Without Warranty to Ainbinder Northwest Highway LLC, as recorded in Instrument Number 201600127602, O.P.R.D.C.T., part of a called 5.973 acre tract of land described as Tract 2 in Special Warranty Deed to Ainbinder Northwest Highway LLC, as recorded in Instrument Number 201600127601, O.P.R.D.C.T., the same being a called 5.979 acre tract of land described as Tract 2 in Deed Without Warranty to Ainbinder Northwest Highway LLC, as recorded in Instrument Number 201600127602, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod on the northwest right-of-way line of Abrams Road (a variable width right-of-way) for the east corner of Block 5415 of said MEDALLION CENTER NO. 2 addition, the south corner of a called 12.944 acre tract of land described in deed to WPA Investment Group, Ltd., as recorded in Instrument Number 200900094431, O.P.R.D.C.T., and the east corner of said 7.3139 acre and 7.314 acre tracts;

THENCE South 44 degrees 24 minutes 49 seconds West, with the northwest right-of-way line of said Abrams Road, with the southeast line of said MEDALLION CENTER NO. 2 addition, and with the southeast line of said 7.3139 acre and 7.314 acre tracts, a distance of 13.59 feet to a 1/2-inch set iron rod with a blue plastic cap stamped "HALFF ESMT" for the POINT OF BEGINNING;

THENCE South 44 degrees 24 minutes 49 seconds West, continuing with the northwest right-of-way line of said Abrams Road, the southeast line of said MEDALLION CENTER NO. 2 addition, and the southeast line of said 7.3139 acre and 7.314 acre tracts, a distance of 26.91 feet to a 1/2-inch set iron rod with a blue plastic cap stamped "HALFF ESMT" for corner;

(For SPRG use only)
Reviewed by: A. Rodriguez
Date: 11/02/16
SPRG No. 3926

EXHIBIT C

PUBLIC ACCESS EASEMENT
MEDALLION CENTER NO. 2, BLOCK 5415
MEDALLION CENTER NO. 3, LOT B, BLOCK I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 191 AND WILLIAM IRWIN SURVEY, ABSTRACT NO. 668
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE North 45 degrees 35 minutes 11 seconds West, departing the northwest right-of-way line of said Abrams Road, the southeast line of said MEDALLION CENTER NO. 2 addition, and the southeast line of said 7.3139 acre and 7.314 acre tracts, over and across said MEDALLION CENTER NO. 2 addition and said 7.3139 acre and 7.314 acre tracts, passing at a distance of 295.00 feet a point (not monumented) for the approximate location of the northwest line of said William Irwin Survey, Abstract Number 668 and the southeast line of said Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 191, and continuing over and across said MEDALLION CENTER NO. 2 addition and said 7.3139 acre and 7.314 acre tracts, passing at a cumulative distance of 590.00 feet a point (not monumented) for the common southeast right-of-way line of said Quality Lane and northwest line of said MEDALLION CENTER NO. 2 addition, and the northwest line of said 7.3139 acre and 7.314 acre tracts, over and across said Quality Lane, in all, a total distance of 606.79 feet to a set MAG Nail with washer stamped "HALFF" for the point of curvature of a tangent circular curve to the right having a radius of 140.00 feet, whose chord bears North 29 degrees 19 minutes 54 seconds West, a distance of 78.37 feet;

THENCE Northwesterly, continuing over and across said Quality Lane and with said curve, through a central angle of 32 degrees 30 minutes 34 seconds, passing at an arc distance of 43.93 feet a point (not monumented) for the northwest right-of-way line of said Quality Lane, the southeast line of said Lot B, Block I/5414, and the southeast line of said 5.973 acre and 5.979 acre tracts, over and across said Lot B, Block I/5414 and said 5.973 acre and 5.979 acre tracts, in all, a total arc distance of 79.44 feet to a set "X" in concrete for the point of reverse curvature of a tangent circular curve to the left having a radius of 200.00 feet, whose chord bears North 19 degrees 24 minutes 32 seconds West, a distance of 44.12 feet;

THENCE Northwesterly, continuing over and across said Lot B, Block I/5414 and said 5.973 acre and 5.979 acre tracts, and with said curve, through a central angle of 12 degrees 39 minutes 50 seconds, an arc distance of 44.21 feet to a point (unable to set) for the end of said curve on the northeast line of said Lot B, Block I/5414, the northeast line of said 5.973 acre and 5.979 acre tracts, and the southwest right-of-way line of Theater Way (formerly known as Impala Lane, a 60-foot wide right-of-way), as recorded in Volume 795, Page 1325, D.R.D.C.T.;

(For SPRG use only)
Reviewed by: A. Rodriguez
Date: 11/02/16
SPRG No. 3926

THENCE South 45 degrees 32 minutes 26 seconds East, with the southwest right-of-way line of said Theater Way, with the northeast line of said Lot B, Block I/5414, and with the northeast line of said 5.973 acre and 5.979 acre tracts, a distance of 68.45 feet to a 1/2-inch set iron rod with a blue plastic cap stamped "HALFF ESMT" for corner, from which a 1/2-inch found iron rod with a plastic cap stamped "HALFF" bears South 45 degrees 32 minutes 26 seconds East, a distance of 3.17 feet for the east corner of said Lot B, Block I/5414, the east corner of said 5.973 acre and 5.979 acre tracts at the intersection of the projection of the northwest right-of-way line of said Quality Lane with the southwest right-of-way line of said Theater Way;

THENCE South 20 degrees 11 minutes 41 seconds East, departing the southwest right-of-way line of said Theater Way, the northeast line of said Lot B, Block I/5414, and the northeast line of said 5.973 acre and 5.979 acre tracts, over and across said Lot B, Block I/5414 and said 5.973 acre and 5.979 acre tracts, passing at a distance of 3.51 feet a point (not monumented) for the northwest right-of-way line of said Quality Lane, the southeast line of said Lot B, Block I/5414, and the southeast line of said 5.973 acre and 5.979 acre tracts, over and across said Quality Lane, in all, a total distance of 29.18 feet to a set MAG Nail with washer stamped "HALFF" for the point of curvature of a tangent circular curve to the left having a radius of 50.00 feet, whose chord bears South 32 degrees 53 minutes 26 seconds East, a distance of 21.98 feet;

THENCE Southeasterly, continuing over and across said Quality Lane, and with said curve, through a central angle of 25 degrees 23 minutes 30 seconds, an arc distance of 22.16 feet to a set MAG Nail with washer stamped "HALFF" for the point of tangency;

THENCE South 45 degrees 35 minutes 11 seconds East, continuing over and across said Quality Lane, passing at a distance of 15.36 feet a point (not monumented) for the common southeast right-of-way line of said Quality Lane and northwest line of said MEDALLION CENTER NO. 2 addition, and the northwest line of said 7.3139 acre and 7.314 acre tracts, over and across said MEDALLION CENTER NO. 2 addition and said 7.3139 acre and 7.314 acre tracts, passing at a cumulative distance of 310.36 feet a point (not monumented) for the approximate location of the northwest line of said William Irwin Survey, Abstract Number 668 and the southeast line of said Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 191, and continuing over and across said MEDALLION CENTER NO. 2 addition and said 7.3139 acre and 7.314 acre tracts, in all, a total distance of 594.98 feet to a set MAG Nail with washer stamped "HALFF" for the point of curvature of a tangent circular curve to the left having a radius of 20.00 feet, whose chord bears South 61 degrees 13 minutes 50 seconds East, a distance of 10.79 feet;

(For SPRG use only)
Reviewed by: A. Rodriguez
Date: 11/02/16
SPRG No. 3926

EXHIBIT C

PUBLIC ACCESS EASEMENT
MEDALLION CENTER NO. 2, BLOCK 5415
MEDALLION CENTER NO. 3, LOT B, BLOCK I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 191 AND WILLIAM IRWIN SURVEY, ABSTRACT NO. 668
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE Southeasterly, continuing over and across said MEDALLION CENTER NO. 2 addition and said 7.3139 acre and 7.314 acre tracts, and with said curve, through a central angle of 31 degrees 17 minutes 18 seconds, an arc distance of 10.92 feet to POINT OF BEGINNING and containing 17,023 square feet or 0.3908 of an acre, more or less.

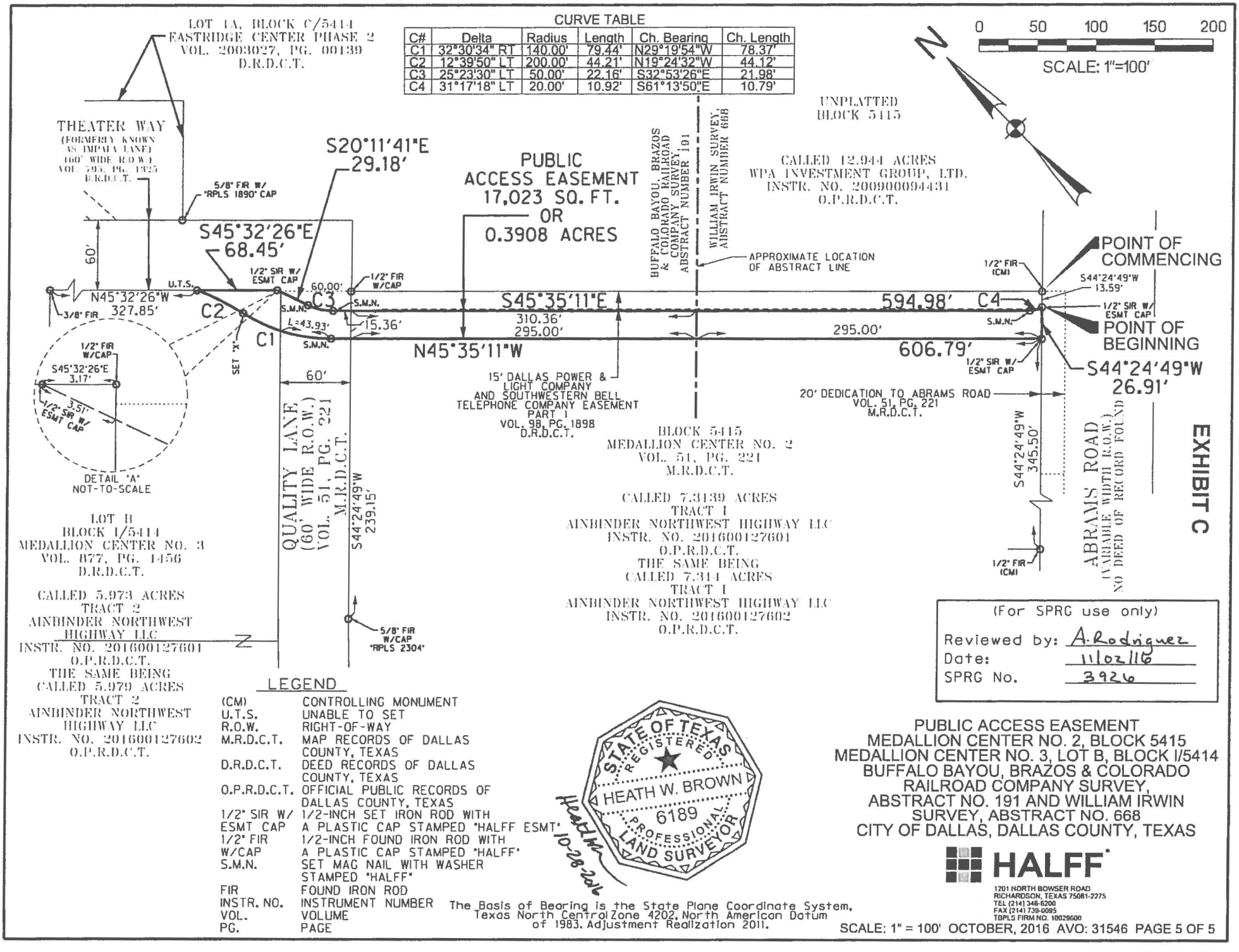
The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Heath W. B— 10-28-2016

Heath W. Brown
Registered Professional Land Surveyor
Texas No. 6189
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6326
TBPLS Firm No. 10029600



(For SPRG use only)
Reviewed by: A. Rodriguez
Date: 11/02/16
SPRG No. 3926


CURVE TABLE
C# | Delta | Radius | Length | Ch. Bearing | Ch. Length
C1 | 32°30'34" RT | 140.00' | 79.44' | N29°19'54"W | 78.37'
C2 | 12°39'50" LT | 200.00' | 44.21' | N19°24'32"W | 44.12'
C3 | 25°23'30" LT | 50.00' | 22.16' | S32°53'26"E | 21.98'
C4 | 31°17'18" LT | 20.00' | 10.92' | S61°13'50"E | 10.79'
0 50 100 150 200
SCALE: 1"=100'
N
LOT 1A, BLOCK C/5414
EASTRIDGE CENTER PHASE 2
VOL. 2003027, PG. 00139
D.R.D.C.T.
THEATER WAY
(FORMERLY KNOWN AS IMPALA LANE)
(60' WIDE R.O.W.)
VOL. 795, PG. 1325
D.R.D.C.T.
5/8" FIR W/ "RPLS 1890" CAP
S20°11'41"E
29.18'
PUBLIC ACCESS EASEMENT
17,023 SQ. FT.
OR
0.3908 ACRES
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 191
WILLIAM IRWIN SURVEY, ABSTRACT NUMBER 668
UNPLATTED
BLOCK 5415
CALLED 12.944 ACRES
WPA INVESTMENT GROUP, LTD.
INSTR. NO. 20090009443 1
O.P.R.D.C.T.
APPROXIMATE LOCATION OF ABSTRACT LINE
POINT OF COMMENCING
S44°24'49"W
13.59'
1/2" SIR W/ ESMT CAP
POINT OF BEGINNING
S44°24'49"W
26.91'
S45°32'26"E
68.45'
60'
1/2" SIR W/ ESMT CAP
U.T.S.
60.00'
1/2" FIR W/CAP
N45°32'26"W
327.85'
3/8" FIR
C2
C3
S.M.N.
L=43.93'
15.36'
C1
S45°35'11"E
310.36'
295.00'
594.98'
C4
295.00'
606.79'
N45°35'11"W
1/2" FIR (CM)
1/2" SIR W/ ESMT CAP
S.M.N.
1/2" FIR W/CAP
S45°32'26"E
3.17'
3.51'
1/2" SIR W/ ESMT CAP
SET "X"
DETAIL "A"
NOT-TO-SCALE
60'
QUALITY LANE
(60' WIDE R.O.W.)
VOL. 51, PG. 221
M.R.D.C.T.
S44°24'49"W
239.15'
5/8" FIR W/CAP "RPLS 2304"
15' DALLAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT PART 1
VOL. 98, PG. 1898
D.R.D.C.T.
BLOCK 5415
MEDALLION CENTER NO. 2
VOL. 51, PG. 221
M.R.D.C.T.
20' DEDICATION TO ABRAMS ROAD
VOL. 51, PG. 221
M.R.D.C.T.
S44°24'49"W
345.50'
1/2" FIR (CM)
ABRAMS ROAD
(VARIABLE WIDTH R.O.W.)
NO DEED OF RECORD FOUND
EXHIBIT C
LOT B
BLOCK 1/5414
MEDALLION CENTER NO. 3
VOL. 877, PG. 1456
D.R.D.C.T.
CALLED 5.973 ACRES
TRACT 2
AINBINDER NORTHWEST HIGHWAY LLC
INSTR. NO. 201600127601
O.P.R.D.C.T.
THE SAME BEING
CALLED 5.979 ACRES
TRACT 2
AINBINDER NORTHWEST HIGHWAY LLC
INSTR. NO. 201600127602
O.P.R.D.C.T.
CALLED 7.3139 ACRES
TRACT 1
AINBINDER NORTHWEST HIGHWAY LLC
INSTR. NO. 201600127601
O.P.R.D.C.T.
THE SAME BEING
CALLED 7.314 ACRES
TRACT 1
AINBINDER NORTHWEST HIGHWAY LLC
INSTR. NO. 201600127602
O.P.R.D.C.T.
(For SPRG use only)
Reviewed by: A.Rodriguez
Date: 11/02/16
SPRG No. 39216
LEGEND
(CM) CONTROLLING MONUMENT
U.T.S. UNABLE TO SET
R.O.W. RIGHT-OF-WAY
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
1/2" SIR W/ ESMT CAP 1/2-INCH SET IRON ROD WITH A PLASTIC CAP STAMPED "HALFF ESMT"
1/2" FIR W/CAP 1/2-INCH FOUND IRON ROD WITH A PLASTIC CAP STAMPED "HALFF"
S.M.N. SET MAG NAIL WITH WASHER STAMPED "HALFF"
FIR FOUND IRON ROD
INSTR. NO. INSTRUMENT NUMBER
VOL. VOLUME
PG. PAGE
STATE OF TEXAS
REGISTERED
HEATH W. BROWN
6189
PROFESSIONAL
LAND SURVEYOR
Heath W. Brown 10-28-2016
The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
PUBLIC ACCESS EASEMENT
MEDALLION CENTER NO. 2, BLOCK 5415
MEDALLION CENTER NO. 3, LOT B, BLOCK I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191 AND WILLIAM IRWIN SURVEY, ABSTRACT NO. 668
CITY OF DALLAS, DALLAS COUNTY, TEXAS
HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081-2275
TEL (214) 348-6200
FAX (214) 739-0095
TBPLS FIRM NO. 10029600
SCALE: 1" = 100' OCTOBER, 2016 AVO: 31546 PAGE 5 OF 5

AGENDA ITEM # 50

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 8

DEPARTMENT: Office of Economic Development

CMO: Mark McDaniel, 670-3256

MAPSCO: 66 Q

SUBJECT

Authorize an amendment to Resolution No. 14-2140, previously approved on December 10, 2014, to increase the Chapter 380 grant agreement amount by $20,000 to partially offset the $40,000 cost of enhanced security fencing for the Save A Lot grocery store project located at 3540 Simpson Stuart Road in Dallas, Texas - Not to exceed $20,000 - Financing: 2012 Bond Funds (subject to appropriations)

BACKGROUND

By Resolution Nos. 13-1864 and 14-0845, City Council authorized two (2) grants totaling $2.8 million dollars for the development of a Save A Lot grocery in an area defined as a Food Desert by USDA and 6,000 sq. ft. of retail space at 3540 Simpson Stuart Road. Total cost of the project was $4.050 million dollars. The Developer, Joseph Kemp invested $150K and Frost Bank provided financing totaling $1.1 million.

Wooden fencing was included in the total project cost. However, a plan to purchase and demolish very old low income multi-family housing directly behind the store has not materialized. Under the circumstances, brick fencing is a more secure option.

Total cost of the fencing is $40,000. The Grantee will pay $20,000 and is asking the City to share in this unexpected cost.

KRR Construction, LTD. is nearing completion of the redevelopment of a commercial strip at 3540 Simpson Stuart Road. The project will utilize 2.3 acres of undeveloped land to the east of the current commercial strip for retail development in conjunction with the grocery store. Acquisition and redevelopment of the property will further the City's goals for development in the Southern Sector.

The location is in the Education Corridor as defined by the Mayor's Grow South Initiative. KRR Construction, LTD. has over 35 years of experience in the construction industry. The company's concentration has been multi-family with over 2,000 units built. They have partnered on several commercial developments.

BACKGROUND (Continued)

The proposed development will complement a recent $2 million investment in a convenience store service station, a new city library relocated just to the south of the grocery store site and the upgrade of Highland Hills Blvd, the northern boundary of the new library. The original plan to demolish multi-family units directly behind the store and replace with a different use was intended to complete the redevelopment of the southeast quadrant of the intersection.

PRIOR ACTION, REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2013, the City Council approved a development loan in the amount of $2,500,000 for the acquisition of improved property at 6271 Highland Hills Drive for demolition and redevelopment of a blighted 150 unit apartment complex by Resolution No. 13-1158.

On October 7, 2013, the Economic Development Committee was briefed on the Simpson Stuart/Bonnie View Grocery Store Project.

On October 23, 2013, City Council authorized a Chapter 380 Grant Agreement in the amount of $1,500,000 to KRR Construction, LTD for the acquisition and redevelopment of improved property located at 3540 Simpson Stuart Road, Dallas, Texas for a grocery store by Resolution No. 13-1864.

On December 10, 2014, City Council authorized an increase in funding of $1,300,000 for the Chapter 380 Economic Development Grant with KRR Construction, LTD thereby increasing the Contract from $1,500,000 to a total amount not to exceed $2,800,000 for the purchase and installation of business and personal property and equipment required pursuant to the terms and conditions of a Lease Agreement with Moran Foods (Save A Lot) for the Simpson Stuart grocery store project by Resolution No. 14-2140.

Information about this item was provided to the Economic Development Committee on October 17, 2016.

On November 9, 2016, this item was deferred at the request of Deputy Mayor Pro Tem Erik Wilson.

FISCAL INFORMATION

$20,000 – 2012 Bond Funds (subject to appropriations)

OWNER	**DEVELOPER**
KRR Construction, LTD.	**KRR Construction, LTD**.
Joseph Kemp, President	Joseph Kemp, President

MAP

Attached.



CONCEPT

[A = 19,570sf New Library]
[B = 6,500sf Exxon]
[C = Sr Development 220 units + 3.97 Future Dev]
[D = 16,500sf Grocery]
[E = + 22,000sf Neighborhood Retail]

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

WHEREAS, on June 23, 2010, the City Council elected to continue its participation in economic development grants pursuant to Chapter 380 of the Texas Local Government Code by Resolution No. 10-1721, as amended; and

WHEREAS, KRR Construction, LTD., wishes to partner with the City of Dallas to develop the property located at 3540 Simpson Stuart Road in Dallas to commercial and retail uses to include a full service grocery store; and

WHEREAS, the acquisition and redevelopment of the Properties will further the City's goals for development in southern Dallas; and

WHEREAS, brick fencing will enhance the safety and security of patrons and staff at the property being redeveloped.

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 authorized to execute an amendment to Resolution No. 14-2140, previously approved on December 10, 2014 to increase the Chapter 380 grant agreement amount by $20,000 to partially offset the $40,000 cost of enhanced security fencing for the Save A Lot grocery store project located at 3540 Simpson Stuart Road in Dallas, Texas - Total not to exceed $20,000.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from Fund 3U52, Department ECO, Unit S801, Activity PPPF, Object Code 3016, Vendor Number VC0000011993 in an amount not to exceed $20,0000.

Section 3. That all other terms of the grant shall remain the same.

Section 4. That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available funding, and there will be no liability or obligation on the City until final contract documents are approved, executed and final closing completed.

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 ITEMS # 51,52

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 8

DEPARTMENT: Office of Economic Development

CMO: Mark McDaniel, 670-3256

MAPSCO: 76 F G

SUBJECT

Trammell Crow Cedardale Distribution Center

* Authorize a real property tax abatement with Cedardale Phase I, LLC for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for phase one of the Trammell Crow Cedardale Distribution Center, the first phase (consisting of approximately 50.55 acres) of a proposed two phase speculative commercial/industrial distribution development located on approximately 106 acres in the aggregate in the 3300-3900 blocks of Cedardale Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Financing: No cost consideration to the City

* Authorize a real property tax abatement with Cedardale Phase II, LLC for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for phase two of the Trammell Crow Cedardale Distribution Center, the second phase (consisting of approximately 56 acres) of a proposed two phase speculative commercial/industrial/warehouse distribution development located on approximately 106 acres in the aggregate in the 3300-3900 blocks of Cedardale Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Financing: No cost consideration to the City

BACKGROUND

In June 2016, Trammell Crow Company ("Trammell Crow") approached city staff regarding an opportunity to construct the Trammell Crow Cedardale Distribution Center, a two-phase speculative commercial/industrial/warehouse distribution development ("Development") on approximately 106 acres of land located in the 3300 to 3900 blocks of Cedardale Road within the International Inland Port of Dallas (IIPOD) in southern Dallas. Upon completion, the proposed facilities will total approximately 1,500,000 square feet.

Trammell Crow Company will develop this project through two entities, one for each phase of the Development. Cedardale Phase I, LLC ("Cedardale LLC I") will develop phase one ("Phase One"), while Cedardale Phase II, LLC ("Cedardale LLC II") will develop phase two ("Phase Two"). Collectively, Cedardale LLC I and Cedardale LLC II ("Developers") will undertake the proposed Development. Locally, Trammell Crow has developed over 50 million square feet in industrial buildings, with over 3 million square feet developed in southern Dallas since 2001.

The proposed Development site is currently an assortment of properties, which include nine parcels with seven separate owners. An arrangement to sell the nine properties to the Developers has been made. Following favorable City Council consideration of requested development incentives, the Developers will finalize acquisition and assembly of the properties and undertake the proposed Development.

Cedardale LLC I anticipates spending $11,000,000 on hard and soft costs to construct approximately 600,000 square feet of speculative commercial/industrial/warehouse space during Phase One of the Development. Cedardale LLC II anticipates spending $16,500,000 on hard and soft costs to construct approximately 900,000 square feet of speculative commercial/industrial/warehouse space during Phase Two of the Development. The Developers will be considering multiple building footprint options to fulfill the proposed square feet of commercial/industrial/warehouse distribution space as required within each phase of the Development, with the goal of providing flexible commercial/industrial/warehouse building space based upon current market and client needs.

The Developers request City Council consideration of a 10-year 90 percent real property tax abatement for each of Phase One and Phase Two on added value resulting from each phase. The abatements for Phase One and Phase Two will go into effect no later than the year after construction is required to be substantially completed for each phase. Also, the Developers will be required to secure a tenant(s) occupancy of at least 51 percent of the minimum square feet of speculative commercial/industrial/warehouse space within an applicable phase before the abatement is granted for Phase One or Phase Two.

BACKGROUND (Continued)

An ancillary component to this project is the reconstruction of Cedardale Road west of Bonnie View which is necessary for this project to move forward. The Developers paid for the design of the street improvements and City Council will likely consider awarding the construction contract for Cedardale Road on December 14, 2016.

The material terms of the proposed two tax abatements are as follows:

- Phase One: Cedardale LLC I will invest a minimum of $11,000,000 in hard and soft costs to construct approximately 600,000 square feet of speculative commercial/industrial/warehouse space during the first phase of the Development with a substantial completion date of December 31, 2020.

- Phase Two: Cedardale LLC II will invest a minimum of $16,500,000 on hard and soft costs to construct approximately 900,000 square feet of speculative commercial/industrial/warehouse space during the second phase of the Development with a substantial completion date of December 31, 2022.

  The Developers will only be eligible for their applicable tax abatement within their respective phase of the Development if (1) the phase secures a tenant(s) occupying at least 51 percent of the minimum square feet of speculative commercial/industrial/warehouse space as required and (2) meets the substantial completion date as required. If the required space in Phase One or Phase Two does not meet the minimal 51 percent occupancy requirement during a given year within the approved 10 year tax abatement period, the abatement for the applicable phase will be lost for that year.

The net fiscal impact from Phase One of the project after incentives is estimated at $232,124 over 10 years and $917,095 over 20 years. The net fiscal impact for Phase Two of the project after incentives is estimated at $348,187 over 10 years and $1,375,642 over 20 years. The total fiscal impact from the completed distribution center after incentives is estimated at $580,311 over 10 years and $2,292,737 over 20 years.

This proposed project conforms with the City's Public/Private Partnership Program guidelines and criteria as it has a private investment exceeding $1 million. Staff recommends approval of the proposed incentives.

ESTIMATED SCHEDULE OF THE PROJECT

Begin Construction:	Phase One: June 1, 2017 Phase Two: February 1, 2020
Complete Construction:	Phase One: December 31, 2020 Phase Two: December 31, 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City.

DEVELOPER

For Phase One:
Cedardale Phase I, LLC

Scott Krikorian, Executive Vice President

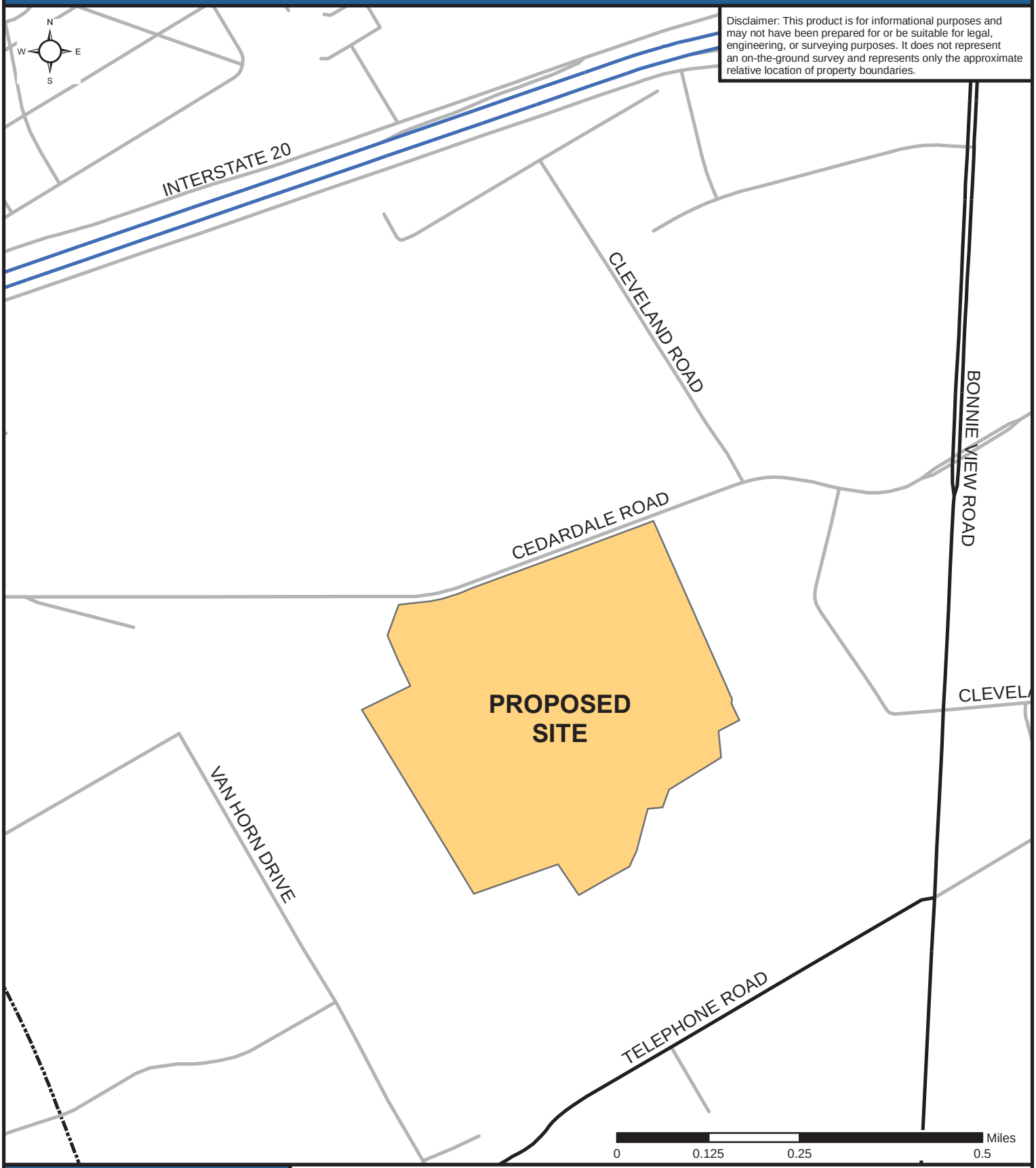
For Phase Two:
Cedardale Phase II, LLC

Scott Krikorian, Executive Vice President

MAP

Attached.

Trammell Crow Cedardale Distribution Center



DALLAS
ECONOMIC
DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 10.24.16, Last Updated 10.25.16 - Exhibit C

Legend

- Freeway
- Highway
- Arterial
- Local Road
- Proposed Site
- Dallas City Limits

Data Source: City of Dallas

WHEREAS, the City recognizes its role in economic development and the importance of expanding its employment and tax base; and

WHEREAS, many municipalities within the Dallas-Fort Worth region have economic development programs to compete with the City of Dallas for developers of industrial warehouse facilities; and

WHEREAS, site selection decisions made by developers are often significantly influenced by a municipality's ability to provide competitive economic development incentives; and

WHEREAS, the City desires to support and secure new development within the City of Dallas and provide the employment opportunities that warehouse developers bring for Dallas residents; and

WHEREAS, the proposed development will not occur within the City of Dallas without an offer of economic development incentives from the City of Dallas; and

WHEREAS, on June 22, 2016, the City Council authorized the continuation of its participation in tax abatements and established, appropriate Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered into by the City as required by the Property Redevelopment and Tax Abatement Act, as amended, V.T.C.A. Tax Code, Chapter 312 (the "Act"); and

WHEREAS, pursuant to Section 312.2011, the Property Redevelopment and Tax Abatement act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone Act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

WHEREAS, the City desires to enter into a real property tax abatement agreement with Cedardale Phase I, LLC for the added value on real property improvements related to the construction of phase one of the Trammell Crow Cedardale Distribution Center located within a Texas Enterprise Zone on approximately 50.55 acres in the 3300 to 3900 blocks of Cedardale Road within the International Inland Port in southern Dallas to promote economic development.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized, upon approval as to form by the City Attorney, to execute a real property tax abatement agreement with Cedardale Phase I, LLC in accordance with the Act and the City's Public/Private Partnership Guidelines and Criteria.

Section 2. That at least seven (7) days prior to the execution of the tax abatement agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

Section 3. 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 4. That the real property which will be described in the tax abatement agreement, attached hereto as **Exhibit A (Property Legal Description)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**, is located within a Texas Enterprise Zone.

Section 5. That the tax abatement agreement shall provide, among other provisions, the following:

(a) The property subject to tax abatement shall be located entirely within the 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 must 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 Enterprise Zone during the period the tax abatement is in effect.

(d) A ten (10) year abatement of ninety (90) percent of the added value to the real property located in the 3300-3900 blocks of Cedardale Road in southern Dallas within the International Inland Port of Dallas as provided in **Exhibit A (Property Legal Description).**

(e) The material terms of the proposed Cedardale Phase I, LLC tax abatement are as follows:

Cedardale Phase I, LLC will invest a minimum of $11,000,000 in hard and soft costs to construct approximately 600,000 square feet of speculative commercial/industrial/warehouse space during the first phase of the Development with a substantial completion date of December 31, 2020. 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.

Section 5. (Continued)

Cedardale Phase I, LLC will only be eligible for the proposed tax abatement within phase one of the Development if it (i) secures a tenant(s) occupying at least 51 percent of the minimum square feet of speculative commercial/industrial/warehouse space as required and (ii) meets the substantial completion date of December 31, 2020. If the required space in phase one of the Trammell Crow Cedardale Distribution Center does not meet the minimal 51 percent occupancy requirement during a given year within the 10 year tax abatement period, the abatement is lost for that year.

(f) A description of the kind, number, location and costs of all proposed improvements to the property.

(g) That access to the subject property is provided to allow for inspection by City inspectors and officials to ensure that the improvements or repairs are made according to the specifications and terms of the tax abatement agreement.

(h) That the property tax revenue lost as a result of the tax abatement agreement will be recaptured by the City if improvements to real property are not made as provided by the tax abatement agreement.

(i) A requirement that the owner of the property certify annually that the owner is in compliance with each applicable term of the agreement.

(j) That the Dallas City Council may terminate or modify the agreement if the property owner fails to comply with the agreement.

(k) That the tax abatement agreement shall be personal to Cedardale Phase I, LLC and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.

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

Exhibit A

LEGAL DESCRIPTION PROPOSED LOT 1

BEING a 50.55 acre tract of land situated in the George Floyd Survey, Abstract No. 463 in the City of Dallas, Dallas County, Texas, and being part of City of Dallas Block Numbers 8310, and being part of a called 17.00 acre tract of land described in deed to Gregory London Sr., and Mack Cumby, and Betty Garrett as recorded in Volume 2003004, Page 2675, of the Deed Records of the Dallas County, Texas (D.R.D.C.T.), and being part of a remainder of a called 37.970 acre tract of land described in deed to Glenn Barry & Nathaniel Barry as recorded in Volume 2005002, Page 5107, D.R.D.C.T., and being all of a called 20.00 acre tract of land described in deed to Santiago Rivera as recorded in Instrument Number 201500259806, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of a called 16.311 acre tract of land described in deed to Joseph Taylor and Vivian as recorded in Volume 81246, Page 191, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-found iron pipe for the northeast corner of said 16.311 acre tract and the northwest corner of a tract of land described in deed to Kristina Mextega, as recorded in Instrument Number 201200278520, O.P.R.D.C.T., said corner being on the southeast right-of-way line of Cedardale Road (a variable width right-of-way);

THENCE South 18 degree 58 minutes 58 seconds East, with the east line of said 16.311 acre tract and the west line of said Mextega tract, a distance of 210.04 feet to a 3/8-inch found iron rod for the southwest corner of said Mextega tract, the most westerly northwest corner of a called 16.311 acre tract of land described in deed to Fernando Martinez, as recorded in Instrument 200600331451, O.P.R.D.C.T. and an "ell" corner of said 16.311 acre tract;

THENCE South 24 degrees 42 minutes 13 seconds East, with the east line of said 16.311 acre tract and the west line of said Martinez tract, a distance of 1,233.01 feet to the northeast corner (not monumented) of said 16.311 acre tract and the southeast corner of said Martinez tract, said corner being on the meanders of the approximate centerline of Overton Branch;

THENCE with the south line of said 16.311 acre tract, said 20.00 acre tract, said remainder of 37.970 acre tract, and with the meanders of the approximate centerline of Overton Branch, the following bearings and distances:

South 01 degree 59 minutes 42 seconds East, a distance of 12.62 feet to a corner (not monumented);

South 15 degrees 56 minutes 06 seconds East, a distance of 95.38 feet to a corner (not monumented);

South 45 degrees 29 minutes 32 seconds West, a distance of 22.38 feet to a corner (not monumented);

South 51 degrees 20 minutes 20 seconds West, a distance of 158.00 feet to a corner (not monumented);

South 09 degrees 47 minutes 43 seconds West, a distance of 6.22 feet to a corner (not monumented);

South 10 degrees 29 minutes 29 seconds East, a distance of 118.91 feet to a corner (not monumented);

South 15 degrees 35 minutes 07 seconds West, a distance of 59.60 feet to a corner (not monumented);

South 47 degrees 50 minutes 00 seconds West, a distance of 52.59 feet to a corner (not monumented);

South 56 degrees 16 minutes 33 seconds West, a distance of 128.57 feet to a corner (not monumented);

South 62 degrees 24 minutes 28 seconds West, a distance of 107.50 feet to a corner (not monumented);

South 62 degrees 55 minutes 40 seconds West, a distance of 67.34 feet to a corner (not monumented);

South 66 degrees 12 minutes 46 seconds West, a distance of 71.23 feet to a corner (not monumented);

South 32 degrees 58 minutes 54 seconds West, a distance of 7.13 feet to a corner (not monumented);

South 09 degrees 56 minutes 39 seconds West, a distance of 103.60 feet to a corner (not monumented);

South 71 degrees 21 minutes 31 seconds West, a distance of 70.77 feet to a corner (not monumented);

South 88 degrees 49 minutes 41 seconds West, a distance of 60.73 feet to a corner (not monumented);

South 38 degrees 33 minutes 36 seconds West, a distance of 10.06 feet to a corner (not monumented);

South 30 degrees 39 minutes 04 seconds West, a distance of 54.70 feet to a corner (not monumented);

South 08 degrees 58 minutes 18 seconds West, a distance of 65.43 feet to a corner (not monumented);

South 04 degrees 43 minutes 19 seconds West, a distance of 69.12 feet to a corner (not monumented);

South 13 degrees 48 minutes 57 seconds West, a distance of 71.82 feet to a corner (not monumented);

South 23 degrees 39 minutes 17 seconds West, a distance of 87.32 feet to a corner (not monumented);

South 27 degrees 43 minutes 04 seconds West, a distance of 78.03 feet to a corner (not monumented);

South 17 degrees 06 minutes 13 seconds West, a distance of 29.84 feet to a corner (not monumented);

South 60 degrees 32 minutes 04 seconds West, a distance of 179.99 feet to a corner (not monumented);

THENCE over and across said remainder of 37.970 acre tract and said 17.00 acre tract, the following bearings and distances:

North 15 degrees 03 minutes 16 seconds West, a distance of 2,231.55 feet to a corner (not monumented);

North 20 degrees 23 minutes 43 seconds West, a distance of 85.15 feet to a corner (not monumented), said corner being on the northwest line of said 17.00 acre tract and the southeast right-of-way line of said Cedardale Road;

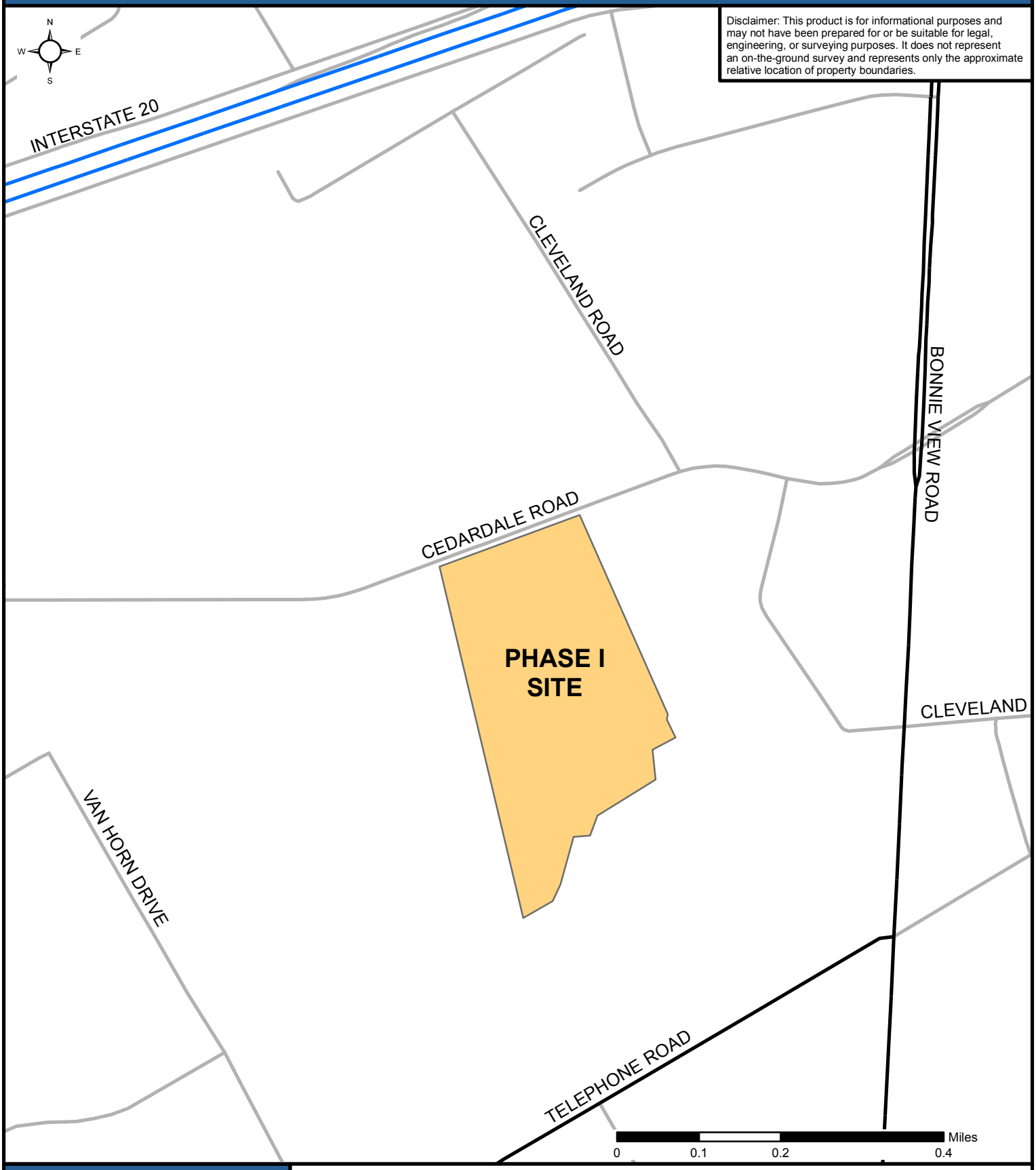
THENCE North 69 degrees 36 minutes 17 seconds East, with the northwest line of said 17.00 acre tract and the southeast right-of-way line of said Cedardale Road, a distance of
301.94 feet to a 1/2-inch set iron rod with yellow cap stamped "HALFF" for corner;

Exhibit A

THENCE North 69 degrees 33 minutes 17 seconds East, with the northwest line of said 17.00 acre tract, said 20.00 acre tract, said 16.311 acre tract, and the southeast right-of-way line of said Cedardale Road, a distance of 715.75 feet to the POINT OF BEGINNING AND CONTAINING 50.55 acres (2,202, 142 square feet) of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506.

Exhibit B: Cedardale Phase I, LLC



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Created 10.24.16, Last Updated 10.28.16 - Cedardale Phase I

Legend

- Freeway
- Highway
- Arterial
- Local Road
- Proposed Site
- Dallas City Limits

Data Source: City of Dallas

WHEREAS, the City recognizes its role in economic development and the importance of expanding its employment and tax base; and

WHEREAS, many municipalities within the Dallas-Fort Worth region have economic development programs to compete with the City of Dallas for developers of industrial warehouse facilities; and

WHEREAS, site selection decisions made by developers are often significantly influenced by a municipality's ability to provide competitive economic development incentives; and

WHEREAS, the City desires to support and secure new development within the City of Dallas and provide the employment opportunities that warehouse developers bring for Dallas residents; and

WHEREAS, the proposed development will not occur within the City of Dallas without an offer of economic development incentives from the City of Dallas; and

WHEREAS, on June 22, 2016, the City Council authorized the continuation of its participation in tax abatements and established, appropriate Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered into by the City as required by the Property Redevelopment and Tax Abatement Act, as amended, V.T.C.A. Tax Code, Chapter 312 (the "Act"); and

WHEREAS, pursuant to Section 312.2011, the Property Redevelopment and Tax Abatement act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone Act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

WHEREAS, the City desires to enter into a real property tax abatement agreement with Cedardale Phase II, LLC for the added value on real property improvements related to the construction of phase two of the Trammell Crow Cedardale Distribution Center located within a Texas Enterprise Zone on approximately 56 acres in the 3300 to 3900 blocks of Cedardale Road within the International Inland Port in southern Dallas to promote economic development.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized, upon approval as to form by the City Attorney, to execute a real property tax abatement agreement with Cedardale Phase II, LLC in accordance with the Act and the City's Public/Private Partnership Guidelines and Criteria.

Section 2. That at least seven (7) days prior to the execution of the tax abatement agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

Section 3. 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 4. That the real property which will be described in the tax abatement agreement, attached hereto as **Exhibit A (Property Legal Description)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**, is located within a Texas Enterprise Zone.

Section 5. That the tax abatement agreement shall provide, among other provisions, the following:

(a) The property subject to tax abatement shall be located entirely within the 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 must 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 Enterprise Zone during the period the tax abatement is in effect.

(d) A ten (10) year abatement of ninety (90) percent of the added value to the real property located in the 3300-3900 blocks of Cedardale Road in southern Dallas within the International Inland Port of Dallas as provided in **Exhibit A (Property Legal Description).**

(e) The material terms of the proposed Cedardale Phase II, LLC tax abatement are as follows:

Cedardale Phase II, LLC will invest a minimum of $16,500,000 on hard and soft costs to construct approximately 900,000 square feet of speculative commercial/industrial/warehouse space during the second phase of the Development with a substantial completion date of December 31, 2022. 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.

Section 5. (Continued)

Cedardale Phase II, LLC will only be eligible for the proposed tax abatement within phase two of the Development if it (i) secures a tenant(s) occupying at least 51 percent of the minimum square feet of speculative commercial/industrial/warehouse space as required and (ii) meets the substantial completion date of December 31, 2022. If the required space in phase two of the Trammell Crow Cedardale Distribution Center does not meet the minimal 51 percent occupancy requirement during a given year within the 10 year tax abatement period, the abatement is lost for that year.

(f) A description of the kind, number, location and costs of all proposed improvements to the property.

(g) That access to the subject property is provided to allow for inspection by City inspectors and officials to ensure that the improvements or repairs are made according to the specifications and terms of the tax abatement agreement.

(h) That the property tax revenue lost as a result of the tax abatement agreement will be recaptured by the City if improvements to real property are not made as provided by the tax abatement agreement.

(i) A requirement that the owner of the property certify annually that the owner is in compliance with each applicable term of the agreement.

(j) That the Dallas City Council may terminate or modify the agreement if the property owner fails to comply with the agreement.

(k) That the tax abatement agreement shall be personal to Cedardale Phase II, LLC and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.

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

Exhibit A

LEGAL DESCRIPTION PROPOSED LOT 2

BEING a 56.00 acre tract of land situated in the George Floyd Survey, Abstract No. 463 in the City of Dallas, Dallas County, Texas, and being part of City of Dallas Block Number 8310, and being part of Lot 1, Block B/8310 of the Esparza Addition, Phase A, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 200600088838 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of a called 8.2 acre tract of land described in deed to J. Carmen Esparza as recorded in Instrument Number 201100133774, O.P.R.D.C.T., and being all of a called

9.00 acre tract of land described in deed to Kelly Davis and Shirley Davis as recorded in Volume 98247, Page 2550 of the Deed Records of the Dallas County, Texas (D.R.D.C.T.), and being all of a called 1.0 acre tract of land described in deed to Jose Carmen Esparza and wife, Maria Luisa Esparza, as recorded in Volume 2004083, Page 9013, D.R.D.C.T., and being all of a called 17.158 acre tract of land described in deed to James D. Barry, Rufus Barry, Jr. and Edward W. Barry as recorded in Volume 87202, Page 1049, D.R.D.C.T., and being part of a remainder of a called 37.970 acre tract of land described in deed to Glenn Barry & Nathaniel Barry as recorded in Volume 2005002, Page 5107, D.R.D.C.T., and being part of a called 17.00 acre tract of land described in deed to Gregory London Sr., and Mack Cumby, and Betty Garrett as recorded in Volume 2003004, Page 2675, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with cap stamped "RPLS 5351" for the northeast corner of Lot 1 of said Esparza Addition, the northerly northwest corner of said 8.2 acre tract, and the northerly northeast corner of a tract of land described in deed to Santiago Esparza and wife, Irene Esparza as recorded in Instrument Number 201100014607, O.P.R.D.C.T., said point being on south right-of-way line of Cedardale Road (a variable width right-of-way);

THENCE with the north line of said 8.2 acre tract, said 9.00 acre tract, said 17.158 acre tract, said 17.00 acre tract, and the south right-of-way line of said Cedardale Road, the following bearings and distances:

North 86 degrees 57 minutes 55 seconds East, a distance of 40.83 feet to a 1/2- inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap"), said point being the beginning of a non-tangent circular curve to the left, having a radius of 1,186.28 feet, chord that bears North 79 degrees 46 minutes 17 seconds East, a distance of 418.79 feet;

Easterly, with said curve, through a central angle of 20 degrees 20 minutes 00 seconds, an arc distance of 420.99 feet to a 1/2-inch set iron rod with cap for corner;

North 69 degrees 36 minutes 17 seconds East, a distance of 456.76 feet to a corner (not monumented);

THENCE over and across said 17.00 acre tract, and said remainder of 37.970 acre tract, the following bearings and distances:

South 20 degrees 23 minutes 43 seconds East, a distance of 85.15 feet to a corner (not monumented);

South 15 degrees 03 minutes 16 seconds East, a distance of 2,231.55 feet to a corner (not monumented), said corner being on the south line of said remainder of 37.970 acre tract, and the north line of that tract of land described in deed to Tejas Investors, as recorded in Instrument Number 200900188107, O.P.R.D.C.T.;

THENCE South 60 degrees 32 minutes 04 seconds West, with the north line of said Tejas tract, and the south line of said remainder of 37.970 acre tract, a distance of 230.30 feet to a found 60d nail for corner;

THENCE North 32 degrees 32 minutes 41 seconds West, continuing with the southerly line of said 37.970 acre tract and the northerly line of said Tejas Investors tract, a distance of 270.71 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 70 degrees 46 minutes 53 seconds West, continuing with the southerly line of said remainder of 37.970 acre tract and the northerly line of said Tejas Investors tract, a distance of 648.49 feet to a 1/2-inch found iron rod for the southwest corner of said remainder of 37.970 acre tract, said corner being on the east line of Lot 2 of Charles Floyd Homestead Subdivision, an addition to the City of Dallas, as recorded in Volume 2, Page 42 of the Map Records of Dallas County, Texas;

THENCE North 30 degrees 58 minutes 25 seconds West, with the southwest line of said remainder of 37.970 acre tract, said 17.158 acre tract, said 8.2 acre tract, said Lot 1, Block 8/8310 of the Esparza Addition, Phase A and the east line of Lot 1, Block A/8303 of Ridge South Dallas Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201400098280, O.P.R.D.C.T., a distance of 1,560.37 feet to the south corner (not monumented) of said Santiago Esparza and Irene Esparza;

THENCE North 64 degrees 12 minutes 45 seconds East, departing said east line of Lot 1 of Ridge South Dallas Addition, and the west line of said Lot 1 of Esparza Addition,

and with the south line of said Santiago Esparza tract and the north line of said 8.2 acre tract, and over and across said Lot 1 of Esparza Addition, a distance of 391.97 feet to a 1/2-inch found iron rod for an "ell" corner of said 8.2 acre tract, and the southeast corner of said Esparza tract, said corner being on the east line of said Lot 1 of Esparza Addition;

THENCE with the east line of said Santiago Esparza and Irene Esparza tract, the west line of said 8.2 acre tract, and the east line of said Lot 1 of Esparza Addition, the following bearings and distances;

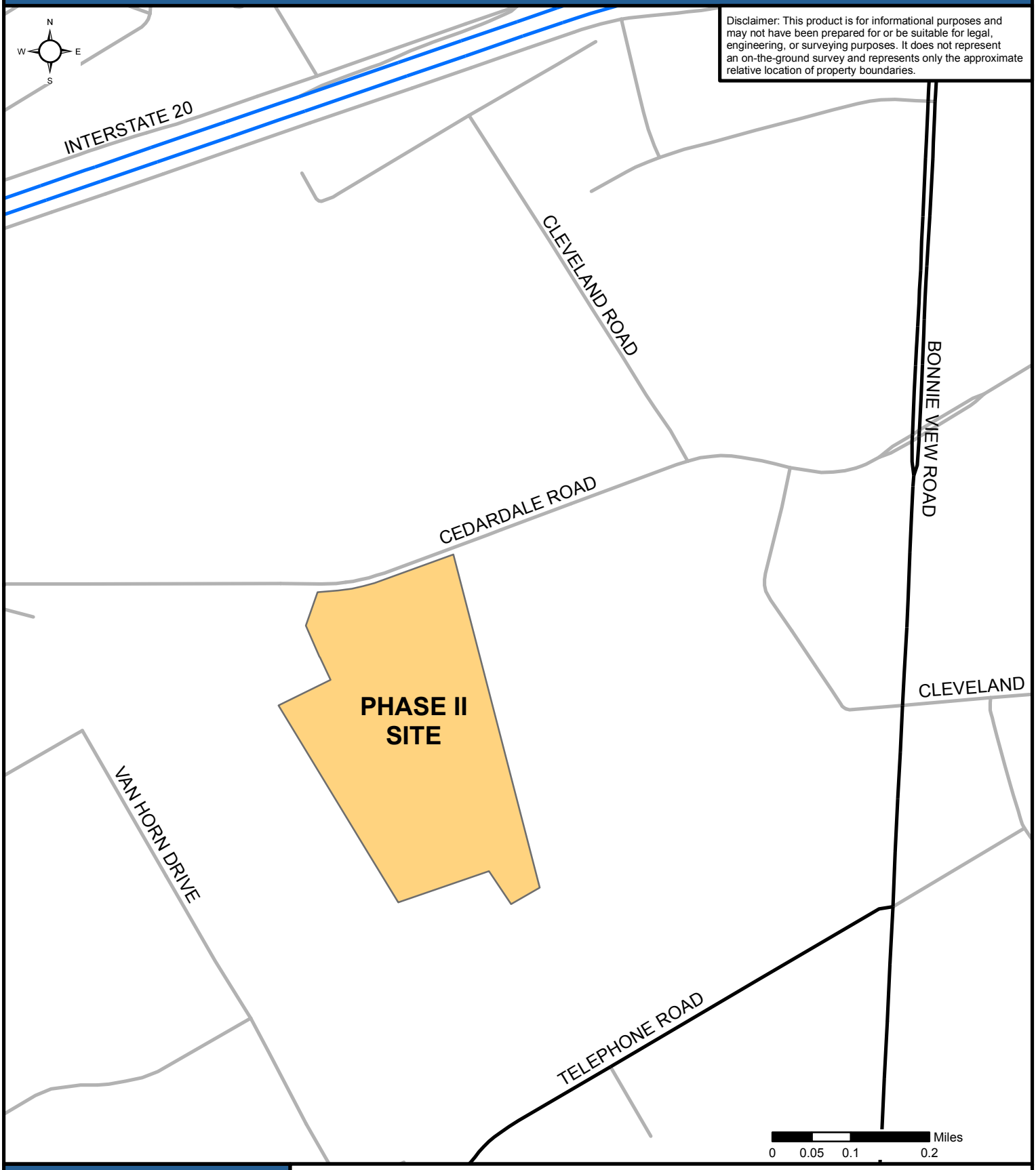
North 25 degrees 32 minutes 38 seconds West, a distance of 172.84 feet to a corner (not monumented);

North 22 degrees 48 minutes 04 seconds West, a distance of 228.16 feet to a corner (not monumented);

North 20 degrees 01 minute 04 seconds East, a distance of 237.28 feet to the POINT OF BEGINNING AND CONTAINING 56.00 acres (2,439, 145 square feet) of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506.

Exhibit B: Cedardale Phase II, LLC



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Created 10.24.16, Last Updated 10.28.16 - Cedardale Phase II

Legend

- Freeway
- Highway
- Arterial
- Local Road
- Proposed Site
- Dallas City Limits

Data Source: City of Dallas

AGENDA ITEM # 53

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2, 6, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 E

SUBJECT

Authorize a grant agreement with Blocks GKM, L.P. and Victory Park UST Joint Venture I, L.P., to reimburse a portion of project costs associated with the construction of new retail space and renovation of existing vacant retail space totaling approximately 40,000 to 45,000 square feet in an amount not to exceed $3,500,000 from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) and establish minimum investment, occupancy, and employment requirements as a condition of grant payment – Not to exceed $3,500,000 – Financing: Sports Arena TIF District Funds (subject to appropriations)

BACKGROUND

When the City Council extended the term of the Sports Arena TIF District and expanded its boundaries in 2012, it approved an Amended and Restated Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan"). The Amended Plan dedicated future increment to a number of additional projects, including funding now-complete parking improvements as well as infrastructure, pedestrian, bicycle and streetscape improvements. In addition to such projects, the Amended Plan authorized additional incentives and programs to achieve the District's objectives of stimulating higher levels of retail occupancy and developing a more sustainable tenant mix for the area.

Specifically, the Amended Plan concluded that development of a vibrant, pedestrian-friendly retail environment requires (1) construction of additional retail space on Victory Park Lane to create continuous retail on both sides of the street; and (2) renovations/improvements to existing vacant retail space along Victory Park Lane and the AT&T Plaza adjacent to the American Airlines Center, bringing the space to a leasable condition. To support these activities, the City Council approved the addition of a Retail Incentive budget line item in the amount of $10M.

BACKGROUND (Continued)

TIF Grants for Retail Incentives should complement the retail leasing and merchandising strategies recommended by district-wide retail/technical studies completed for the Victory Sub-district and adopted by City Council. The study indicated Retail Incentives should support the following recommendations:

a. Implement district wide leasing strategy that incorporates new retail, dining, and entertainment uses to complement existing uses and complete the development
b. Drive consistent daily non-event traffic with a diverse, unique tenant mix
c. Attract quality grocery, and service retail tenants
d. Pursue mix of restaurants, bars, live music, entertainment options and shops targeting the 25-40 year-old demographic

There is approximately 100,000 square feet of retail space that will be constructed or renovated within the Sports Arena Sub-district. The proposed project will construct new retail space and zoning required parking dedicated to new retail space and renovate existing vacant retail space within the Victory Sub-district. The project will provide 40,000 to 45,000 square feet of white box, tenant ready retail space in the sub-district. At least 50% of the retail space completed must be occupied, including the completion of tenant improvements.

The total project costs for the Victory Park Cinema Project is $17,796,062. The grant will be paid over three years, with the first grant payment made upon completion of construction that brings the space to a leasable condition and occupancy of at least 50% of the space. After opening and receiving the first grant payment, remaining payments are contingent upon continued meeting the minimum occupancy requirement.

The project supports the City's investment in the American Airlines Center, pedestrian and bicycle improvements and the growing residential community in the sub-district and is consistent with the goals and recommendations of both the amended District plan and retail technical study.

ESTIMATED PROJECT SCHEDULE

Project Start Date	February 2017
Project Completions Date	December 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 23, 2012, City Council conducted a public hearing and received comments on amendments to the Sports Arena TIF District Project and Reinvestment Zone Financing Plans and authorized an ordinance amending Ordinance No. 23688, previously approved on October 28, 1998, and Ordinance No. 24002, previously approved on August 25, 1999, to (1) add two new sub-districts within the Sports Arena TIF District: (a) Riverfront Gateway Sub-district and (b) West Dallas Sub-district; (2) increase the geographical area of the Sports Arena TIF District to add approximately: (a) 4.5 acres to the Victory Sub-district (generally the original Sports Arena TIF District boundary); (b) 33 acres in the Riverfront Gateway Sub-district; and (c) 89.2 acres in the West Dallas Sub-district; (3) extend the termination date of the Sports Arena TIF District for a 10 year period from the City Council established termination date of December 31, 2018, to December 31, 2028, for the Victory Sub-district and establish a termination date for the Riverfront Gateway and West Dallas Sub-districts of December 31, 2042; (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; (5) increase the Sports Arena TIF District budget from $25,498,568 NPV (approximately $46,961,785 total dollars) to $94,409,005 NPV (approximately $273,599,175 total dollars), an increase of $68,910,437 NPV (approximately $226,637,390 total dollars); (6) create an Economic Development TIF Grant Program within the District and adopt program guidelines; (7) make corresponding modifications to the Sports Arena TIF District map, budget and Project and Reinvestment Zone Financing Plans by Ordinance No. 28672.

On June 27, 2012, City Council authorized a development agreement with Victory Park UST Joint Venture I, L.P., to reimburse costs related to planning efforts related to parking, vehicular and pedestrian circulation, place making and retail design for the Victory Sub-district of Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) in an amount not to exceed $400,000 by Resolutions Nos. 12-1682 and 12-1683, as amended.

On August 15, 2016, the Sports Arena TIF District board of directors reviewed and recommended approval of a grant agreement with Blocks GKM, L.P. and Victory Park UST Joint Venture I, L.P., to reimburse a portion of project costs associated with the construction of new retail space and renovation of existing vacant retail space totaling approximately 40,000 to 45,000 square feet in an amount not to exceed $3,500,000.

Information about this item was provided to the Economic Development Committee on October 17, 2016.

FISCAL INFORMATION

$3,500,000 – Sports Arena TIF District Funds (subject to appropriations)

PROJECT COUNCIL DISTRICT

2

OWNER

Blocks GKM, L.P.

Lance Fair, Vice President
3090 Olive Street, Ste. 210
Dallas, TX 75219

DEVELOPER

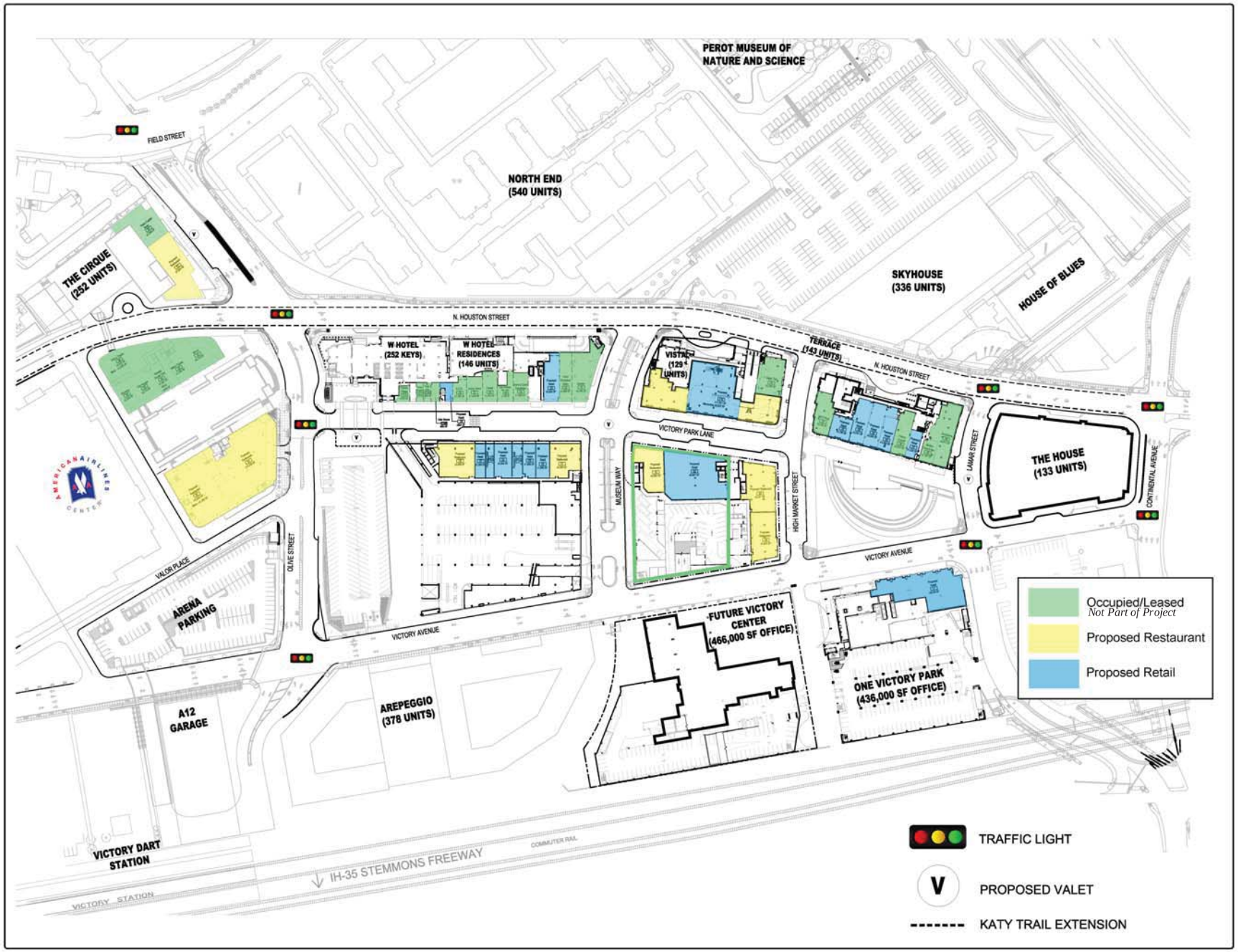
Victory Park UST Joint Venture I, L.P.

Lance Fair, Vice President
3090 Olive Street, Ste. 210
Dallas, TX 75219

MAP

Attached.

Victory Retail Project
Location Map/Leasing Plan



VICTORY PARK

TRADEMARK ™

LEASING CONTACT:

Daniel Goldware
Trademark Property Company
1701 River Run Suite 500
Fort Worth, Texas 76107
817-810-5392
817-810-5390 fax
dgoldware@trademarkproperty.com
www.trademarkproperty.com

01-06-16
DATE

GENERAL NOTES:

THIS DRAWING IS IN PROGRESS AND IS FOR INTERIM REVIEW ONLY. IT IS NOT FOR REGULATORY • APPROVAL, PERMITTING, OR CONSTRUCTION



NOT FOR CONSTRUCTION

LEASE PLAN

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

WHEREAS, on October 28, 1998, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seven, City of Dallas, Texas ("Sports Arena TIF District") in accordance with the Tax Increment Financing Act, as amended, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act") to promote development and redevelopment through the use of tax increment financing by Ordinance No. 23688; as amended; and

WHEREAS, on August 25, 1999, the City Council authorized the Sports Arena Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 24002; as amended; and

WHEREAS, on May 23, 2012, the City Council conducted a public hearing and received comments on amendments to the Sports Arena TIF District Project and Reinvestment Zone Financing Plans and authorized an ordinance amending Ordinance No. 23688, previously approved on October 28, 1998, and Ordinance No. 24002, previously approved on August 25, 1999, to (1) add two new sub-districts within the Sports Arena TIF District: (a) Riverfront Gateway Sub-district and (b) West Dallas Sub-district; (2) increase the geographical area of the Sports Arena TIF District to add approximately: (a) 4.5 acres to the Victory Sub-district (generally the original Sports Arena TIF District boundary); (b) 33 acres in the Riverfront Gateway Sub-district; and (c) 89.2 acres in the West Dallas Sub-district; (3) extend the termination date of the Sports Arena TIF District for a 10 year period from the City Council established termination date of December 31, 2018, to December 31, 2028, for the Victory Sub-district and establish a termination date for the Riverfront Gateway and West Dallas Sub-districts of December 31, 2042; (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; (5) increase the Sports Arena TIF District budget from $25,498,568 NPV (approximately $46,961,785 total dollars) to $94,409,005 NPV (approximately $273,599,175 total dollars), an increase of $68,910,437 NPV (approximately $226,637,390 total dollars); (6) create an Economic Development TIF Grant Program within the District and adopt program guidelines; (7) make corresponding modifications to the Sports Arena TIF District map, budget and Project and Reinvestment Zone Financing Plans by Ordinance No. 28672; and

WHEREAS, on June 27, 2012, City Council authorized a development agreement with Victory Park UST Joint Venture I, L.P. to reimburse costs related to planning efforts related to parking, vehicular and pedestrian circulation, place making and retail design for the Victory Sub-district of Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) in an amount not to exceed $400,000 by Resolutions Nos. 12-1682 and 12-1683, as amended; and

December 14, 2016

WHEREAS, on August 15, 2016, the Sports Arena TIF District board of directors reviewed and recommended approval of a grant agreement with Blocks GKM, L.P. and Victory Park UST Joint Venture I, L.P., to reimburse a portion of project costs associated with the construction of new retail space and renovation of existing vacant retail space totaling approximately 40,000 to 45,000 square feet in an amount not to exceed $3,500,000; and

WHEREAS, on October 17, 2016 and December 5, 2016, the Economic Development Committee reviewed a briefing and recommended approval of a grant agreement with Blocks GKM, L.P. and Victory Park UST Joint Venture I, L.P., to reimburse a portion of project costs associated with the construction of new retail space and renovation of existing vacant retail space totaling approximately 40,000 to 45,000 square feet in an amount not to exceed $3,500,000; and

WHEREAS, in furtherance of the Sports Arena TIF District Project Plan and Reinvestment Zone Financing Plan, as amended, 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 TIF incentives, in the form of a retail grant to Blocks GKM, L.P. and Victory Park UST Joint Venture I, L.P., for the Victory Park Cinema Project in the Victory Sub-district of the Sports Arena TIF District; and

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

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney is hereby authorized to execute a retail grant agreement with Blocks GKM, L.P. and Victory Park UST Joint Venture I, L.P. and the City of Dallas, on behalf of the Sports Arena TIF District for the Victory Sub-district Retail Project.

Section 2. That the Sports Arena TIF District Board of Directors is authorized to dedicate future Sports Arena TIF District revenues, attributable to the Victory Sub-district in an amount not to exceed $3,500,000 for Victory Sub-district Retail Project, which is the construction of new retail space and zoning required parking dedicated to new retail space, and to renovate existing vacant retail space within the Victory Sub-district totaling approximately 40,000 to 45,000 square.

Section 3. That the Chief Financial Officer is hereby authorized to encumber and disburse funds from future tax increments generated in the Victory Sub-district of the zone and subject to future appropriations from:

Fund 0038, Department ECO, Unit W151, Object Code 3016, Activity SATI, CT ECOW151A293, Vendor No. VS89675, in an estimated of $2,000,000;

Fund 0038, Department ECO, Unit W151, Object Code 3016, Activity SATI, CT ECOW151A294, Vendor No. VS0000071920, in an estimated amount $1,500,000.

Total funds to be paid to each vendor will be determined prior to commencing payments. The amount of funds paid to each vendor may change, but the cumulative total of funds paid to vendors shall not exceed the $3,500,000 TIF Grant.

Section 4. That nothing in the resolution shall be construed to require the City to approve future dedications of Sports Arena TIF revenues (the "TIF Grant") from any source of the City funds other than the Victory Sub-district's Sports Arena TIF District Fund. Any portion of the TIF Grant that remains unpaid due to lack or unavailability of Sports Arena TIF District Funds shall no longer be considered project costs of the Sports Arena TIF District or the City and the obligation of the Sports Arena TIF District to pay Blocks GKM, L.P. and Victory Park UST Joint Venture I, L.P., shall automatically expire.

Section 5. That in addition to the conditions set out in the Sections above, the Development Agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

A. Minimum private investment $15,000,000.00 in construction and construction related soft costs incurred by the Owners for this Project;

   The term "Invest" or "Investment" means the sum of all construction hard costs and construction related soft costs paid, including tenant improvements and/or allowances payable or actually incurred by or on behalf of the Owners, with respect to newly constructed retail space and existing vacant retail space improvements.

Section 5. (Continued)

Construction related soft costs can include the following items: architecture and engineering, design, testing and inspection fees to third party contractors, and construction management fees paid to third party contractors. Carrying, lease commissions or other similar costs shall not be considered toward this definition of project costs. The Owner must provide verification of all expenditures.

B. Completion by Owners of a minimum 40,000 square feet of newly constructed retail space and/or renovated vacant ground floor retail space, bringing the space to a leasable condition ready for tenant improvements ("Project Improvements"); there is approximately 100,000 square feet of retail space that will be constructed or renovated within the Sports Arena Sub-district. This completion requirement only encumbers 40,000 to 45,000 square feet of the total anticipated retail space in the sub-district; the remaining 55,000 to 60,000 square feet of retail space may be used as consideration for future retail incentive requests;

C. Obtain a building permit issued by the City and start construction of the Project by February 28, 2017;

D. Complete Project Improvements and obtain a final Green Tag and/or completion status report issued by the Building Inspections division of the Sustainable Development and Construction Department for improvements indicating the space is in a "white box" condition ready to lease and for tenant improvements by December 31, 2018. White box condition is described as completion of the infrastructure improvements that may consist of heating/cooling delivery systems, electrical and plumbing; improvements capable of supporting the future tenant requirements and ready for tenant finish out;

E. Prior to the TIF Board's consideration, review of the Project's design by the Urban Design Peer Review Panel (UDPRP), an independent group of design, engineering, and/or planning professionals selected by the Dallas City Manager, is required for all Sports Arena TIF District projects. The UDPRP shall review and provide recommendations on the Project's design to the TIF Board for their consideration;

F. Construction of Project Improvements shall be in general conformance with design plans approved by the Sports Arena TIF Board of Directors and Dallas City Council;

G. Obtain a license agreement for any private improvements in the City's right-of-way (if necessary) prior to first payment of TIF Grant. Licenses may be required for outdoor dining, awnings, signage, etc.;

Section 5. (Continued)

H. A minimum of 50% of the retail space completed shall be occupied (including completion of tenant improvements), as evidenced by a Certificate of Occupancy issued by the City. The space shall be open and operational prior to the initial payment of the Retail TIF Grant and shall remain open throughout the remaining term of the Victory Sub-district (December 31, 2028);

I. The TIF Grant will be paid over 3 years in the amount of $1,166,666, annually. If the minimum amount of occupied retail space is temporarily discontinued or closed, a 120 day cure period will be granted. Should the Developer fail to reopen or find a new tenant for the retail space within the cure period, the City's obligation to make remaining annual grant payments may terminate or be withheld until the space is occupied and reopened;

J. Developer shall submit to the Director of the Office of Economic Development a quarterly status report for ongoing work on the project, as well as public improvements. Status reports will be due once every three months after the Council approval date;

K. Comply with the Business Inclusion and Development ("BID") goal of twenty five percent (25%) Minority/Women-owned Business Enterprise (M/WBE) participation for construction hard costs for the Project, including tenant finish-out, and meet all reporting requirements for each;

L. Owner shall make best efforts to recruit, train, and hire City of Dallas residents for jobs created to operate or maintain the businesses in spaces constructed or made ready through the Project. Best efforts shall include local advertising, participation in local job fairs, and coordination with the Director to ensure broad publication of the available employment opportunities;

M. Should any property currently owned or later acquired by Owner in the Sub-district be developed for residential use, Owner agrees that those developments must comply with the District's mixed income policy; and

N. If necessary, project deadlines can be extended up to 6 months, subject to the Sports Arena TIF District Board of Directors' recommendation and the Office of Economic Development Director's approval.

Section 6. That should Blocks GKM, L.P. and Victory Park UST Joint Venture I, L.P., not perform one or more of the contingencies listed above, the City Manager is authorized to disallow the TIF Grant payments.

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

AGENDA ITEM # 54

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with TVM Productions Inc. to promote local economic development, stimulate business and commercial activity with the added benefit of promoting Dallas in the media through the production of 13 episodes of the second season of USA Network's television series "Queen of the South" - Not to exceed $200,000 - Financing: Public/Private Partnership Funds

BACKGROUND

City staff has been in negotiations with representatives of TVM Productions Inc., which is a production arm of Fox 21 Television Studios, regarding retaining the second season production of this USA Network television series in Dallas. The production spent approximately $19M locally producing the first season which was a success in its freshman year. With assistance from the City, the series was set primarily in Dallas in the first season of the program.

The State of Texas will also be supporting this project with a grant from the Texas Moving Image Incentive Program. Due to highly aggressive incentive programs in other cities, states and countries and the recent reduction in the appropriation to the state's program, the City's supplement to state incentives is needed to secure this project returns to Dallas and retains local crew, vendors and talent jobs.

Second season operations of the QUEEN OF THE SOUTH television series are expected to result in jobs for 405 local crew members with average salaries of $29/hour or $250/day, plus 160 local cast members and 1,100 extras hired. Additionally they anticipate approximately 2,000 hotel night stays by 25 visitors who will be spending money while living in the city temporarily. Future seasons are, of course, the desire of the company and, with the city's assistance, they will strive to get the best shows possible on the air so that there will be future seasons.

BACKGROUND (Continued)

Local spending for the second season's production of QUEEN OF THE SOUTH is estimated at $21 million (or $1.6 million per episode for 13 episodes, 7 shoot days per episode). This is only the amount spent locally, not their overall budget. The economic impact is estimated at $48.3 million (using the standard multiplier of 2.3). The fiscal impact to the City from the projected spending levels would account for approximately $475,000 in fiscal impact. After providing the $200,000 grant, the City would receive an estimated net fiscal impact of $275,000.

The proposed economic development grant agreement with TVM Productions will be contingent on verification of the compliance with an agreement. The agreement to include the following conditions:

1. Shoot a minimum of 13, one-hour episodes of QUEEN OF THE SOUTH.
2. Make commercially reasonable efforts to secure their work force from City of Dallas residents subject to: qualifications, experience and union requirements from: IATSE Locals 484 & 127, Teamsters local 745, International Cinematographers Guild Local 600, Directors Guild of America, Producers Guild of America, Writers Guild of America, SAG-AFTRA (Screen Actors Guild/American Federation of Television and Radio Artists) and other pre-existing contractual obligations.
3. Production's base of operations (to include production offices, studio/permanent sets) must be located within the City of Dallas.
4. Shoot primarily within Dallas.
5. Primarily use hotels located in the City of Dallas for overnight visitors.

QUEEN OF THE SOUTH is based on the international best-selling book "La Reina Del Sur" (aka Queen of the South) by Arturo Perez-Reverte. The novel initially spawned a Spanish-language series on Telemundo in 2011, the network's highest-rated premiere for a telenovela to date that often out ranked English-language programming on broadcast networks. The series ran for 63 episodes, with 4.2 million viewers tuning in for the series finale, a figure that ranks as Telemundo's highest-rated broadcast and one of its most popular shows in its 19-year history.

This USA Network series ranked as Thursday's number 1 cable entertainment program in key demographics throughout the first season, averaging 2.26 million total viewers weekly in Live+7 ratings (1.219 million live + another 1 million+ from DVR). Netflix has recently acquired the rights, both domestically & internationally. This has great potential to result in the Netflix 'Breaking Bad Effect' given the original "La Reina Del Sur" has had massive success on Netflix and could result in ultimately even greater and longer term economic impact from this series due to tourism.

BACKGROUND (Continued)

QUEEN OF THE SOUTH tells the story of Teresa Mendoza (played by Alice Braga). While living in the barrio of Jalisco, Mexico, poor Teresa Mendoza falls in love with a member of a successful drug cartel, hoping the love will help her rise above the hopelessness she feels in her life. When it doesn't happen, she is forced to flee the country after her boyfriend is murdered. She seeks refuge in America, where she teams up with an unlikely person from her past to take down the leader of the drug ring that is after her. Teresa ends up starting her own drug empire, becoming one of the world's wealthiest women in the process. With her success, she discovers that money doesn't fix all of her problems, and she can only depend on herself if she wants to stay one step ahead of others and stay alive.

Fox Television Studios was formed in 1997 alongside its existing fellow corporate units, 20th Century Fox Television and Twentieth Television. The studio was initially designed to house smaller production units and produced shows such as Malcolm in the Middle, The Bernie Mac Show, Burn Notice and The Good Guys (which was shot in Dallas in 2009-2010). Fox 21 was founded by 20th Century Fox Television in 2004 to develop smaller-budgeted but unique and daring shows such as Homeland for Showtime, Sons of Anarchy, Breakout Kings, Salem and Witches of East End. In December of 2014, Fox 21 and Fox Television Studios were merged into Fox 21 Television Studios, current shows include The Americans, Tyrant and The Rocky Horror Picture Show: Let’s Do the Time Warp Again.

ESTIMATED SCHEDULE OF PROJECT

Begin Principle Photography	January 2017
Complete Season 2 Principle Photography	May 2017

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on October 17, 2016.

Information about this item was provided to the Economic Development Committee on November 7, 2016.

FISCAL INFORMATION

$200,000 - Public/Private Partnership Funds

OWNER

TVM Productions Inc.
10201 W. Pico Boulevard, Building 54
Los Angeles, CA 90064
Contact: Eileen Ige-Wong, SVP Production Finance

December 14, 2016

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

WHEREAS, the City of Dallas recognizes the importance of retaining and expanding its existing employment base and media industries is a targeted industry for the City of Dallas; and

WHEREAS, many municipalities, states and countries have incentive programs to compete with the City of Dallas for film, television and creative media projects; and

WHEREAS, selection decisions made by production business entities are often significantly influenced by a municipality's ability to provide competitive economic development incentives; and

WHEREAS, it is in the interest of the City of Dallas to support and secure the production of film and television projects within the city of Dallas and the employment opportunities that these business entities bring for Dallas residents; and

WHEREAS, the City recognizes the added benefit of promoting Dallas in the media through the production of a television series; and

WHEREAS, the City of Dallas desires to support and secure the location of the second season of the USA Network television series QUEEN OF THE SOUTH production within the city of Dallas; and

WHEREAS, on June 25, 2014, pursuant to Resolution No. 14-0993, City Council elected to continue its authorization of the City of Dallas' Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements as specified in the Property Redevelopment and Tax Abatement Act and other City of Dallas economic development programs including the Business Development Chapter 380 Grant/Loan Program for the period June 25, 2014 through June 25, 2016; and

WHEREAS, the City of Dallas desires to enter into an economic development grant agreement with TVM Productions Inc. to promote economic development, stimulate business and commercial activity, encourage job creation, promote Dallas in the media and grow the tax base in the city of Dallas.

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 economic development grant agreement pursuant to the Public/Private Partnership Program with TVM Productions Inc. in an amount not to exceed $200,000, in association with the promotion of economic development related to the company's production of the second season of the QUEEN OF THE SOUTH television series.

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

Section 3. That the economic development grant agreement with TVM Productions Inc. is subject to conditions as follows:

- Shoot a minimum of 13, one-hour episodes of QUEEN OF THE SOUTH.
- An episode will be defined by a minimum seven (7) days of shooting principle photography.
- A minimum of 60 crew members/technicians hired and footage shot will constitute a day of principle photography.
- Make commercially reasonable efforts to secure their work force from City of Dallas residents subject to: qualifications, experience and union requirements from: IATSE Locals 484 & 127, Teamsters local 745, International Cinematographers Guild Local 600, Directors Guild of America, Producers Guild of America, Writers Guild of America, SAG-AFTRA (Screen Actors Guild/American Federation of Television and Radio Artists) and other pre-existing contractual obligations.
- Production's base of operations (to include production offices, studio/permanent sets) must be located within the City of Dallas.
- Shoot primarily within Dallas.
- Include a "Shot on Location in Dallas, Texas" credit in each episode.
- Agree, in good faith, to be good partners with the City and the community, shooting important City landmarks and locations and promoting the City via inclusion in the program and promotional activities of the show when appropriate.
- Primarily use hotels located in the City of Dallas for overnight visitors.
- Provide call sheets, shooting schedules, crew & vendor lists in order to confirm shoot days, numbers of episodes, job creation & commercial activity.

Section 4. That the Chief Financial Officer is hereby authorized to encumber and disburse future funds from: Fund 0352, Department ECO, Unit 9992, Object 3016, Activity PPPF, Encumbrance No. ECO09992L290, Vendor No. VS0000052350, in an amount not to exceed $200,000.

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 # 55

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Office of Economic Development

CMO: Mark McDaniel, 670-3256

MAPSCO: 45 L

SUBJECT

Authorize PetroCorrigan Towers, LP's proposed assignment of TIF subsidies, described in its amended development agreement with the City, to a Wisconsin Public Finance Authority as security and the sole recourse for bonds issued pursuant to Wisconsin law for the purpose of financing the Tower Petroleum building (1907 Elm Street) and Corrigan Tower (1900 Pacific Avenue) redevelopment project - Financing: No cost consideration to the City

BACKGROUND

On June 10, 2015, City Council approved an amended development agreement, between the City of Dallas (the "City"), PetroCorrigan Towers, LP (the "Developer"), and committed TIF subsidies in the amounts of $10,300,000 for the redevelopment of the Tower Petroleum building located at 1907 Elm Street, Dallas, Texas, and $9,700,000 for the redevelopment of the Corrigan Tower building located 1900 Pacific Avenue, Dallas, TX 75201 (collectively, the "Project"). The Project is being developed in phases by the Developer with a total TIF subsidy for both buildings of $20,000,000 (the "TIF Subsidy").

The Tower Petroleum building will be redeveloped into a boutique hotel (Saint Elm Hotel) containing approximately 150 guest rooms and a ground level restaurant. Levels 1 through 4 of the adjacent Corrigan Tower building will be renovated to provide three retail/restaurant spaces on the ground floor, as well as a small motor court for the project as part of the hotel project. The remaining level of the Corrigan Tower building will be converted into residential apartments.

BACKGROUND (Continued)

The developer desires to assign without recourse its TIF Subsidy up to $20 million 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.

The Authority has been authorized to approve the issuance of up to $20 million of Bonds in one or more series (the "Bonds") to provide part of the financing for the Project. The Bonds are 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 in one or more sales, 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.

The following are conditions of this approval:

1. Developer shall indemnify the City for all claims arising from the bond issuance, actions/inactions of the trustee, and any and all actions by the parties related to the Bond issuance and not subject to the development agreement.

2. Authority agrees 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. Authority agrees 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. Authority agrees that the city shall not incur any additional obligations or liability, including any reporting or compliance obligations in connection with the issuance.

BACKGROUND (Continued)

5. Authority agrees 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. Authority agrees that all statements characterizing the project shall be accurately described.

To date, the Tower Petroleum building has been completely designed. Environmental remediation and interior demolition for the entire building is complete. Total project cost is approximately $50M.

Corrigan Tower closed a HUD 221-D4 loan in August of 2016 in the amount of $53 million and is currently under construction. Leasing of the Corrigan Apartments is anticipated to begin summer of 2017.

ESTIMATED PROJECT SCHEDULE

	Saint Elm Hotel	**Corrigan Tower**
Project Start Date	June 2015	December 2020
Project Completion Date	December 2017	June 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 22 2012, City Council authorized a development agreement with PetroCorrigan Towers, LP, and TIF funding for the redevelopment of the Tower Petroleum (1907 Elm Street) and Corrigan Tower (1900 Pacific Avenue) buildings in an amount not to exceed $10,300,000 by Resolution Nos. 12-2124 and 12-2125.

On June 10, 2015, City Council authorized various amendments to the development agreement with PetroCorrigan Towers, LP, for the redevelopment of the Tower Petroleum (1907 Elm Street) and Corrigan Tower (1900 Pacific Avenue) buildings located in Tax Increment Financing Reinvestment Zone Eleven (Downtown Connection TIF District) to: (1) increase TIF incentives by $9,700,000 from $10,300,000 to an amount not exceed $20,000,000, of which $19,500,000 is in the form of an Economic Development TIF Grant, in consideration of an increase in private investment; (2) separate the project into two phases; (3) change the use of the buildings from residential to hotel, retail, and/or restaurant use in the Tower Petroleum building and commercial, retail, restaurant and/or residential uses in the Corrigan Tower building; and (4) amend project requirements and deadlines to reflect the change in project scope by Resolution No. 15-1077.

Information about this item will be provided to the Economic Development Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City.

PROJECT COUNCIL DISTRICT

14

OWNER

PetroCorrigan Towers, LP

John Kirtland
2828 Routh Street, Ste. 500
Dallas, TX 75201

DEVELOPER

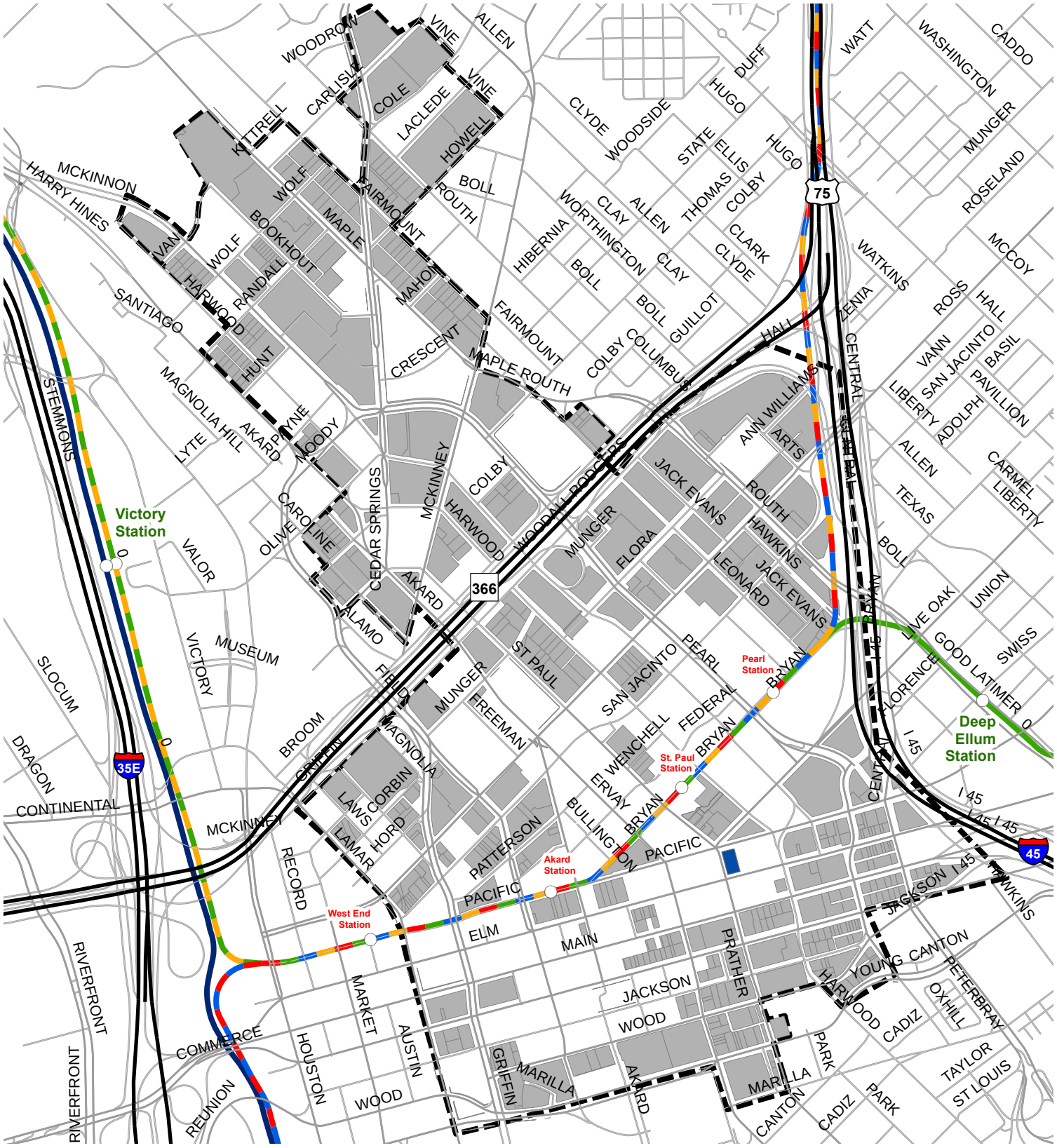
PetroCorrigan Towers, LP

John Kirtland
2828 Routh Street, Ste. 500
Dallas, TX 75201

MAP

Attached.

Saint Elm Hotel and Corrigan Tower Location Map



City of Dallas
Office of Economic Development

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

Created 4/2015

Legend

- Tower Petroleum & Corrigan Tower
- 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

N
W E
S

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 August 22, 2012, City Council authorized a development agreement with PetroCorrigan Towers, LP, and TIF funding for redevelopment of the Tower Petroleum (1907 Elm Street) and Corrigan Tower (1900 Pacific Avenue) buildings in an amount not to exceed $10,300,000 by Resolution Nos. 12-2124 and 12-2125; and

WHEREAS, on June 10, 2015, City Council authorized various amendments to the development agreement with PetroCorrigan Towers, LP, for the redevelopment of the Tower Petroleum (1907 Elm Street) and Corrigan Tower (1900 Pacific Avenue) buildings located in Tax Increment Financing Reinvestment Zone Eleven (Downtown Connection TIF District) to: (1) increase TIF incentives by $9,700,000 from $10,300,000 to an amount not exceed $20,000,000, of which $19,500,000 is in the form of an Economic Development TIF Grant, in consideration of an increase in private investment; (2) separate the project into two phases; (3) change the use of the buildings from residential to hotel, retail, and/or restaurant use in the Tower Petroleum building and commercial, retail, restaurant and/or residential uses in the Corrigan Tower building; and (4) amend project requirements and deadlines to reflect the change in project scope by Resolution No. 15-1077; and

WHEREAS, the developer desires to assign without recourse its TIF Subsidy up to $20 million 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 $20 million of Bonds in one or more series (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 in one or more sales, 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 each of the following:

(a) Developer shall indemnify the City for all claims arising from the Bond issuance, actions/inactions of the trustee, and any and all actions by the parties related to the Bond issuance and not subject to the development agreement.

Section 2. (Continued)

(b) Authority agrees 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) Authority agrees 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) Authority agrees that the city shall not incur any additional obligations or liability, including any reporting or compliance obligations in connection with the issuance.

(e) Authority agrees 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) Authority agrees 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 PetroCorrigan Towers, LP shall automatically expire.

Section 4. That the TIF Subsidy to be provided to PetroCorrigan Towers, 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 PetroCorrigan Towers, 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 $20,000,000.

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 # 56

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 4

DEPARTMENT: Office of Economic Development

CMO: Mark McDaniel, 670-3256

MAPSCO: 65 G

SUBJECT

Authorize an amendment to Resolution No. 16-0102, previously approved on January 13, 2016, to increase the Chapter 380 economic development grant agreement dated April 27, 2016 between the City of Dallas and City Wide Community Development Corporation from $350,000 to $1,175,000 to partially absorb an increase of $496,000 for construction of a commercial office/retail building located at 3111 - 3115 South Lancaster Road in Dallas, Texas - Not to exceed $350,000 - Financing: 2012 Bond Funds

BACKGROUND

City Wide Community Development Corporation (City Wide) is a 501(c)3 non-profit corporation engaged in development and redevelopment activity throughout the city with a focus on Southeast Oak Cliff, primarily zip code 75216, in the Lancaster Corridor.

The commercial office/retail building project currently underway was presented to the City in November 2015 requesting financial participation of $825,000. The total project cost of $2,233,000 has increased by $496,000 to $2,729,000 due to steep increases in construction materials and costs over the past year. City Wide is relinquishing Developer and Commission Fees of $121,000 and contributing $25,000 in cash for a total of $146,000 to partially offset cost increases. Under a Tri Party Agreement with bank lender LegacyTexas Bank, proceeds of the City's funds are disbursed by LegacyTexas Bank prior to their funding under terms of their Loan Commitment which requires 78% of the building be pre- leased prior to any funding.

The Lancaster Corridor is a vital main street for South Central Dallas and is a high City Council priority for development and redevelopment options that will improve communities all along the corridor. In 2012, the Housing Committee approved the Lancaster Kiest Village development plan and Council approved $3.4 million from 2006 Bond funds to acquire land and demolish structures to make way for the four (4) phase development in the northwest quadrant of Lancaster Road and Keist Boulevard.

BACKGROUND (Continued)

Phase I has been completed with the Rudy's Chicken relocation and reconstruction. Phase II is an approximately 8,400 square foot two story retail/commercial building being developed pursuant to City Council approval of an $825,000 Economic Development Grant by Resolution No. 16-0102, scheduled for completion by March 2017. Phase III includes approximately 32 live/work townhomes to be developed in the future. Phase IV has been completed with the opening of Serenity Place, permanent supportive housing for women and children in October 2015. City Wide has completed several single family homes, both new and rehab.

The office/retail commercial development is a mile north of the North Texas Veterans Administration Medical Center (VA). The VA, one of the largest employers in Dallas with over 1 million visitors annually continues to expand and has expressed a need for additional administrative space as well as parking. VA has leased 7,000 square feet of space in the Lancaster Urban Village complex and leases other less convenient locations throughout southern Dallas.

The City Council approved a Chapter 380 economic development grant agreement with City Wide Community Development Corporation in the amount of $825,000 to complete financing needed for the $2,233,000 project. LegacyTexas Bank is providing $810,000 in bank financing. The land cost of $548,200 was funded under City Wide's Lancaster Keist development loan and was acquired as part of the Rudy's Chicken project.

ESTIMATED SCHEDULE OF REDEVELOPMENT

Complete development by March 31, 2017

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 7, 2015 the Economic Development Committee was briefed regarding a Chapter 380 economic development forgivable loan agreement with City Wide Community Development Corporation for continued development of the Lancaster Kiest Project.

On January 13, 2016, City Council authorized a Chapter 380 Economic Development Grant in the amount of $825,000 to City Wide Community Development Corporation for cost associated with development of a commercial office/retail building to be located at 3111 – 3115 S. Lancaster Road in Dallas, Texas that will address a shortage of business rental space and continue development in the Lancaster Corridor by Resolution No. 160102.

Information about this item will be provided to the Economic Development Committee on December 5, 2016.

FISCAL INFORMATION

$350,000 - 2012 Bond Funds

OWNER

City Wide Community Development Corporation

Sherman Roberts, President/Chief Executive Officer

MAP

Attached.

Lancaster-Kiest Project



DALLAS
ECONOMIC DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Legend

Roads

Project Area
3111-3115 S. Lancaster Road

Data Source:

Created 12.15.15, Last Updated 12.15.15 - FileName.Lancaster-Kiest

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

WHEREAS, the City seeks to spur acquisition and redevelopment of certain areas in the southern sector, including the Lancaster Corridor, to foster the public purpose of economic development; and

WHEREAS, on June 13, 2012, City Council, pursuant to Resolution No. 12–1520 authorized the approval to: (1) adopt revised Public/Private Partnership Program – Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects; and (2) establish programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City of Dallas pursuant to the Economic Development Programs provision under chapter 380 of the Texas Local Government Code, (the "Act"); and

WHEREAS, on June 13, 2012, City Council elected to continue its participation in economic development loans and grants pursuant to Chapter 380 of the Texas Local Government Code by Resolution No. 12–1520, as amended; and

WHEREAS, the City Wide Community Development Corporation seeks to continue redevelopment of sites in the Lancaster Corridor; and

WHEREAS, the proposed project will foster the public purpose of economic development in accordance with the City Council's goals as outlined in the City's Public Private Partnership Program.

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 Resolution No. 16-0102 previously approved on January 13, 2016 to increase the Chapter 380 Economic Development Grant Agreement dated April 27, 2016, between the City of Dallas and City Wide Community Development Corporation (City Wide) by $350,000 to $1,175,000 to partially absorb an increase of $496,000 for construction of a commercial office/retail building at 3111 – 3115 South Lancaster Road in Dallas, Texas not to exceed $350,000.

Section 2. That the Chief Financial Officer is hereby authorized to encumber and disburse funds from: Fund 3U52, Department ECO, Unit S801, Object 3016, Activity, ECNR, Encumbrance No. ECOS801C264, Vendor No.VS0000026872, in an amount not to exceed $350,000.

Section 3. That nothing in this resolution shall be construed as a binding contract or agreement upon the City and that there will be no liability or obligation on the city until final contract documents are approved and executed.

Section 4. That Resolution No. 16-0102 with Corrections dated April 15, 2016, shall remain in full force except as amended herein.

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 # 57

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Office of Economic Development

CMO: Mark McDaniel, 670-3256

MAPSCO: 45 A B E F G K L P & Q

SUBJECT

Authorize an ordinance to: **(1)** amend Tax Increment Financing Reinvestment Zone Number Eleven's (Downtown Connection TIF District) Project and Reinvestment Zone Financing Plans to add the Statler/Library redevelopment project to the District's Project Plan; **(2)** approve the directed sale, for fair market value consideration and yet to be negotiated sale terms subject to City Council approval of a 0.129 acre (5,600 square feet) City owned tract of land addressed as 210 South Harwood Street, located in the Downtown Connection TIF District to Centurion Acquisitions, LP to complete the Statler/Library redevelopment project in accordance with the District's Project Plan; and **(3)** make corresponding modifications to the Downtown Connection TIF District's Project and Reinvestment Zone Financing Plans, consistent with the requirements and limitations of the Act - Financing: No cost consideration to the City

BACKGROUND

In order to foster the implementation of the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan, the City of Dallas is permitted to directly lease or sell City-owned/City-controlled property within the District without complying with auction and bidding requirements with the condition that the property is redeveloped in accordance with the Downtown Connection TIF District Plan.

Redevelopment construction is underway to convert the Statler building into 219 residential apartments, 161 hotel rooms and 60,000 square feet of ground level retail, restaurant and entertainment venues. Approximately 240 parking spaces will be constructed under the Statler building. The former public library building will be converted to 88,000 square feet of office and event space. As a part of the TIF funding for the Statler/Library project the developer was required to construct a new garage to provide parking for the project. Adjacent streetscape and landscaping improvements are components of the redevelopment project.

BACKGROUND (Continued)

To meet the project's parking requirements, Centurion Acquisitions, LP has acquired properties adjacent to the historic buildings to construct a 748 space parking garage. One of the properties adjacent to the project is a 5,600 square foot tract of land addressed as 210 South Harwood Street at the northeast corner of South Harwood Street and Jackson Street in the Downtown Connection TIF District. A directed sale of the City-owned property for fair market value considerations to Centurion Acquisitions, LP is proposed to complete the land assemblage for the proposed garage. Direct sale of the City-owned tract of land without an auction or bidding of the property allows it to be redeveloped as part of the Statler/Library project which is necessary to facilitate the implementation of the Downtown Connection TIF District Project Plan.

Centurion Acquisitions, LP proposes to exchange land they currently own in the southern portion of Dallas for the small City-owned parcel located across the street from the Statler/Library site. The property proposed to be exchanged for the property in downtown is approximately 3.733 acres and located on the west side of Lancaster Road, south of East Camp Wisdom Road. This property will be accepted by the Parks and Recreation Department. As such, this land exchange is mutually beneficial in that the downtown property supports the redevelopment, occupancy and long-term viability of the Statler/Library buildings, while the City of Dallas gains ownership of a sizeable tract of land that could be used for public benefit in an area that is anticipating increased private development.

The City finds the direct sale of the City-owned tract of land (without an auction or bidding process) to Centurion Acquisitions, LP, via a land exchange and fair market value considerations, is necessary to implement the Downtown Connection TIF Project Plan and its objectives to support redevelopment of existing, vacant building supply and encourage strategic development of parking in the District and downtown core. The terms of the land exchange/sale will require City Council approval and an item seeking approval of the transaction will be placed on a future council agenda.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District) by Ordinance No. 26020, as amended.

On August 29, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District); and authorized a participation agreement with Dallas County for the Downtown Connection TIF District by Ordinance No. 26096, as amended.

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

On October 19, 2005, City Council authorized amendments to the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District) to: (1) allow for commercial tax abatements pursuant to Chapter 312 of the Texas Tax Code, Vernon's Texas Codes Annotated (the Act); (2) designate the City's participation level of 90% in the Downtown Connection TIF District as required by Chapter 311 of the Act; (3) adjust the Dallas County's participation in the Downtown Connection TIF District from $24,000,000 net present value to $18,500,000 net present value; and (4) correct a typographical error in Section 2, Part VII of the Project Plan, titled Non-Project Cost, from an amount to exceed $15,000,000 to an amount not to exceed $15,000,000 by Ordinance No. 26143 and Resolution No. 05-2993.

On March 8, 2006, City Council authorized amendments to the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan to amend the Downtown Connection TIF District boundary to exclude 2400 Bryan Street and 2215 Bryan Street (Crozier Tech) by Ordinance No. 26291 and Resolution No. 07-3698.

On December 12, 2007, City Council authorized amendments to the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District) to: (1) provide for affordable housing program requiring Downtown Connection TIF District funded project to set aside ten percent of the units as affordable and specifying alternatives to providing such units within the TIF funding project; (2) reprogram $2,500,000 from the Park and Plaza Design and Acquisition budget line item to a new budget line item for Retail Initiatives/Streetscape Improvements; (3) expand the use of TIF funds for Grants, in accordance with the Downtown Connection TIF District Grant Program and Criteria, and for affordable housing assistance; (4) correct the principal amount of bonds to be sold from $65,000,000 to $66,000,000; and (5) update Exhibits G, H and J, Appendix A and modify the plant to reflect 2007 property value and adjusted base year value and make any other necessary adjustments to implement the plan amendment by Ordinance No. 27032 and Resolution No. 07-3698.

On October 22, 2008, City Council authorized amendments to the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District) to permit the direct lease or sale of City-owned/City-controlled property without auction and bidding requirements on the condition that the property is redeveloped in accordance with the Downtown Connection TIF District Plan by Ordinance No. 27377 and Resolution No. 08-2917.

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

On December 10, 2008, City Council authorized amendments to the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District) to increase the geographic area of the Downtown Connection TIF District to include 2307 Caroline Street, 2311 Caroline Street, 1600 Ashland Street, and 1601 Cedar Springs Road by Ordinance No. 27434 and Resolution No. 08-3396.

On February 11, 2009, City Council authorized amendments to the Project and Reinvestment Zoning Financing Plan for Tax Increment Financing Reinvestment Zoning Number Eleven Downtown Connection TIF District) to: (1) expand the development goals and specific objectives to the Project Plan; (2) expand the Redevelopment of Vacant/ Underutilized Downtown Buildings budget line item to include the Development of Underdeveloped Parcels and Surface Parking Lots; and (3) update Exhibits G and J to reflect updated base value, 2008 increment corrections and future increment assumptions under the authority of the Tax Increment Financing Act by Ordinance No. 27489 and Resolution No. 09-0469.

On April 22, 2009, City Council authorized amendments to the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District) to: (1) amend the affordable housing policy to: (a) permit additional assistance in the form of Affordable Housing Economic Development Grant to those projects providing affordable housing units, (b) extend the eligibility date for additional affordable housing assistance to projects which are approved by City Council from December 31, 2008 to December 31, 2011, (c) update the household income limit charts contained within to reflect the Dallas Area Median Household Income Limits for 2009; and (2) revise the budget to: (a) reprogram $515,000 from the Retail Initiative/Streetscape Improvements budget line item to a new Downtown Area Plan budget line item; and (b) update Exhibit G to reflect the budget reprogramming and new additional budget line item and making any other necessary adjustments to implement the plan amendment by Ordinance No. 27529 and Resolution No. 09-1108.

On May 22, 2013, City Council conducted a public hearing and authorized amendments to the Downtown Connection TIF District's Project and Reinvestment Zone Financing Plans to: (1) increase the Downtown Connection TIF District's budget from $189,807,592 NPV (approximately $391,744,162 total dollars) to $231,593,554 NPV (approximately $545,726,096 total dollars, an increase of $41,785,962 NPV (approximately $153,981,934 total dollars); (2) expand the District's focus of redevelopment efforts; and (3) make corresponding modifications to the Downtown Connection TIF District's budget and Project and Reinvestment Zone Financing Plan, consistent with the requirements and limitations of the Act by Ordinance No. 29015 and Resolution No. 13-0894.

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

On September 11, 2013, City Council conducted a public hearing and authorized amendments to the Downtown Connection TIF District's Project and Reinvestment Zone Financing Plans to: (1) increase the geographic area of the district by adding approximately 4,950 square feet; (2) add to the District's Project Plan the provision for a land exchange of City owned property for privately owned property within the District allowing for the land swap of City-owned property without requiring an auction and/or bidding of the property; and (3) make corresponding modifications to the Downtown Connection TIF District's boundary map and Project and Reinvestment Zone Financing Plans and any other necessary adjustments to implement the plan amendments consistent with the requirements and limitations of the Act by Ordinance No. 29143 and Resolution No. 13-1622.

On April 23, 2014, City Council authorized a development agreement with Centurion Acquisitions, LP for eligible project costs, street and 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 addressed as 1914 Commerce Street (Statler building) and 1954 Commerce Street (Old Dallas Central Library building) and properties addressed as 2002 Commerce Street, 210, 300 and 308 South Harwood Street and 2003 Jackson Street from revenues accruing to Tax Increment Financing Reinvestment Zone Eleven by Resolution Nos. 14-0684 and 14-0685.

On November 10, 2016, the Downtown Connection TIF District board of directors reviewed and recommended approval of an amendment of Tax Increment Financing Reinvestment Zone Number Eleven's (Downtown Connection TIF District) Project and Reinvestment Zone Financing Plans to: (1) add to the Statler/Library redevelopment project to the District's Project Plan; and (2) approve the directed sale of a 0.129 acre (5,600 square feet) City owned tract of land addressed as 210 South Harwood Street, located in the Downtown Connection TIF District to Centurion Acquisitions, LP to complete to Statler/Library redevelopment project in accordance with the District's Project Plan.

Information about this item will be provided to the Economic Development Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

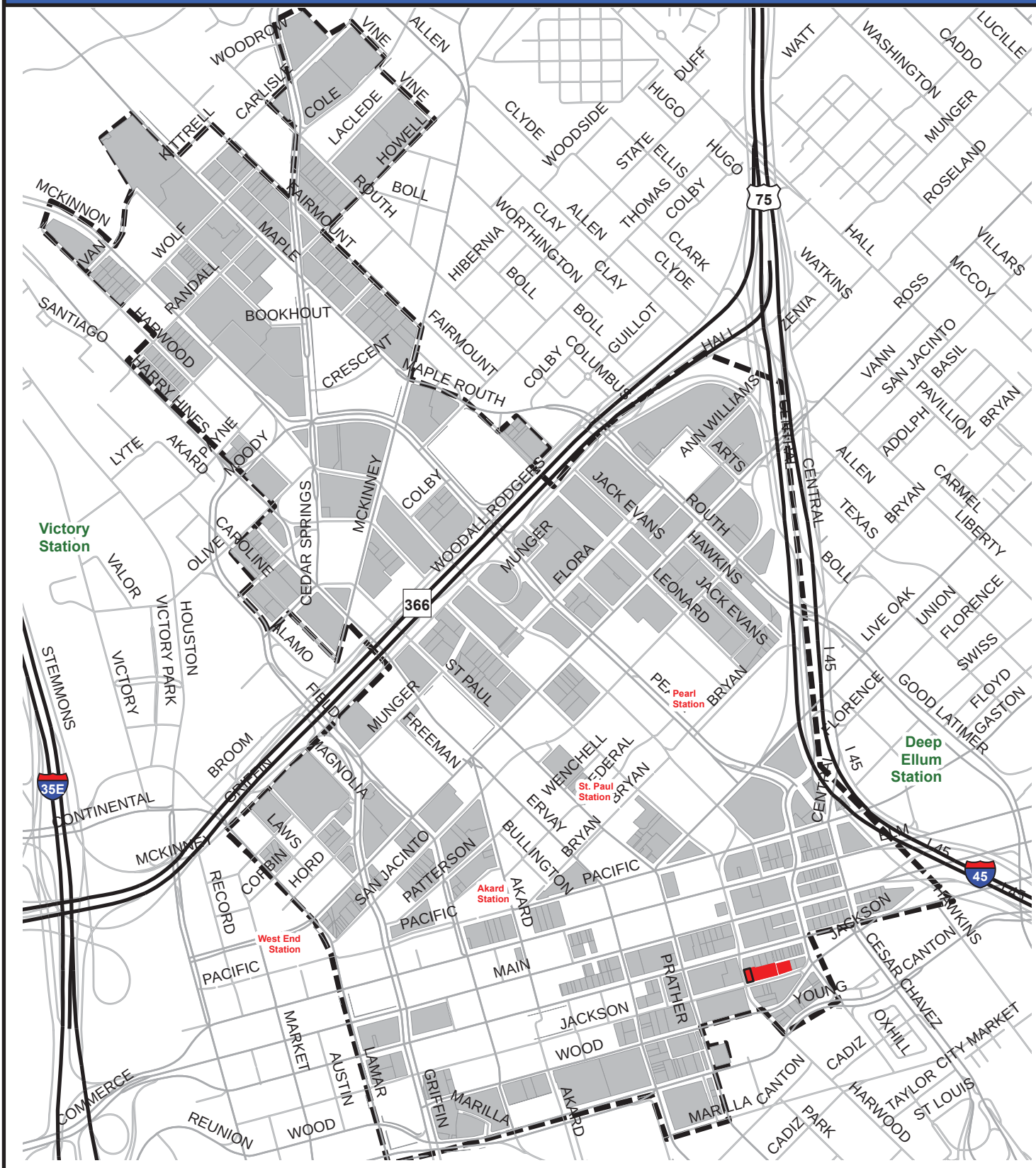
PROJECT COUNCIL DISTRICT

14

MAP(S)

Attached.

Proposed Jackson St. Garage - Statler/Library TIF Project



City of Dallas
Office of Economic Development

City of Dallas

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

Created 2/2013

Legend

- Proposed Jackson Street Garage Location
- City Owned Property - Proposed Direct Sale
- 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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ORDINANCE NO._____

AN ORDINANCE (1) AMENDING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ELEVEN'S (DOWNTOWN CONNECTION TIF DISTRICT) PROJECT AND REINVESTMENT ZONE FINANCING PLAN TO ADD THE STATLER/LIBRARY REDEVELOPMENT PROJECT TO THE DISTRICT'S PROJECT PLAN; (2) APPROVING THE DIRECTED SALE, FOR FAIR MARKET VALUE CONSIDERATION AND YET TO BE NEGOTIATED SALE TERMS SUBJECT TO CITY COUNCIL APPROVAL, OF A 0.129 ACRE (5,600 SQUARE FEET) CITY OWNED TRACT OF LAND ADDRESSED AS 210 SOUTH HARDWOOD STREET, LOCATED IN THE DOWNTOWN CONNECTION TIF DISTRICT TO CENTURION ACQUISITIONS, LP TO COMPLETE STATLER/LIBRARY REDEVELOPMENT PROJECT IN ACCORDANCE WITH THE DISTRICT'S PROJECT PLAN; AND (3) MAKING CORRESPONDING MODIFICATIONS TO THE DOWNTOWN CONNECTION TIF DISTRICT'S PROJECT AND REINVESTMENT ZONE FINANCING PLANS, CONSISTENT WITH THE REQUIREMENTS AND LIMITATIONS OF THE ACT PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND ORDAINING OTHER MATTERS RELATING THERETO.

WHEREAS, on June 8, 2005, City Council authorized creating Tax Increment Financing Reinvestment Zone Number Eleven, City of Dallas, Texas (the "Downtown Connection TIF District") in accordance with the Tax Increment Financing Act, as amended, V.T.C.A. Texas Tax Code, Chapter 311 to promote development and redevelopment in the downtown core through the use of tax increment financing by Ordinance No. 26020, as amended; and

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

WHEREAS, on April 23, 2014, City Council authorized a development agreement with Centurion Acquisitions, LP for eligible project costs, street and 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 addressed as 1914 Commerce Street (Statler building) and 1954 Commerce Street (Old Dallas Central Library building) and properties addressed as 2002 Commerce Street, 210, 300 and 308 South Harwood Street and 2003 Jackson Street from revenues accruing to Tax Increment Financing Reinvestment Zone Eleven by Resolution Nos. 14-0684 and 14-0685; 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 Centurion Acquisitions, LP, for the Statler/Library Redevelopment Project in the Downtown Connection TIF District; and

WHEREAS, on November 10, 2016, the Downtown Connection TIF District Board of Directors recommended approval of: (1) an amendment to the Downtown Connection TIF District project Plan to add the Statler/Library redevelopment project to the District's Project Plan; (2) the directed sale of a 0.129 acre (5,600 square feet) City owned tract of land addressed as 210 South Harwood Street, located in the Downtown Connection TIF District to Centurion Acquisitions, LP to complete the Statler/Library redevelopment project, in accordance with the District's Project Plan; and (3) make corresponding modifications to the Downtown Connection TIF District's Project and Reinvestment Zone Financing Plans, consistent with the requirements and limitations of the Act; and

WHEREAS, the Texas Local Government Code, Chapter 272.001(b)(6) permits the City of Dallas to directly lease or sell City-owned/City-controlled property within the Downtown Connection TIF District without complying with auction and bidding requirements with the condition that the property is redeveloped in accordance with the Downtown Connection TIF District Project Plan; and

WHEREAS, the directed sale of City-owned property for fair market value considerations to Centurion Acquisitions, LP, for redevelopment as part of the Statler/Library redevelopment 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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That (1) Tax Increment Financing Reinvestment Zone Number Eleven's (Downtown Connection TIF District) Project and Reinvestment Zone Financing Plans originally approved June 8, 2005, and August 29, 2005 by Ordinance Nos. 26020 and 26096, as amended, are hereby amended to add the Statler/Library redevelopment project to the District's Project Plan; (2) the directed sale, for fair market value consideration and yet to be negotiated sale terms subject to City Council approval, of a 0.129 acre (5,600 square feet) City owned tract of land addressed as 210 South Harwood Street, located in the Downtown Connection TIF District to Centurion Acquisitions, LP to complete the Statler/Library redevelopment project in accordance with the District's Project Plan is approved; and (3) corresponding modifications to the Downtown Connection TIF District's Project and Reinvestment Zone Financing Plans to implement the amendment, consistent with the requirements and limitations of the Act, shall be made and attached hereto as **Exhibit A**.

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

SECTION 3. That the amendments to the Project and Reinvestment Zone Financing Plans for the Downtown Connection TIF District will result in benefits to the City and the property included in the TIF District.

SECTION 4. That this action is necessary to complete the Statler/Library redevelopment project and associated public improvements within the District.

SECTION 5. That this action is necessary to implement the Downtown Connection TIF District Project and Reinvestment Zone Financing Plans and their objectives to support redevelopment of existing building supply, increase open space and recreational opportunities and encourage strategic development of residential housing and surface parking lots in the District and downtown core.

SECTION 6. That Ordinance Nos. 26020 and 26096 will remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That if any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or un-enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM

LARRY E. CASTO
City Attorney

By: _____
Assistant City Attorney

Passed and correctly enrolled_____

Exhibit A

Downtown Connection
Tax Increment Financing District



Project Plan
&
Reinvestment Zone Financing Plan

ADOPTED – AUGUST 29, 2005
AMENDED – OCTOBER 19, 2005
AMENDED – MARCH 8, 2006
AMENDED – DECEMBER 12, 2007
AMENDED – OCTOBER 22, 2008
AMENDED – DECEMBER 10, 2008
AMENDED – FEBRUARY 11, 2009
AMENDED – APRIL 22, 2009
AMENDED – MAY 22, 2013
AMENDED – SEPTEMBER 11, 2013
AMENDED – DECEMBER 14, 2016

Section 1:
Project Plan

Background

The Downtown Connection TIF District represents the outgrowth of the City of Dallas' effort to create a downtown neighborhood with 10,000 plus residents, supporting retail establishments, adequate parks and open space, an attractive employment environment, and a variety of arts venues.

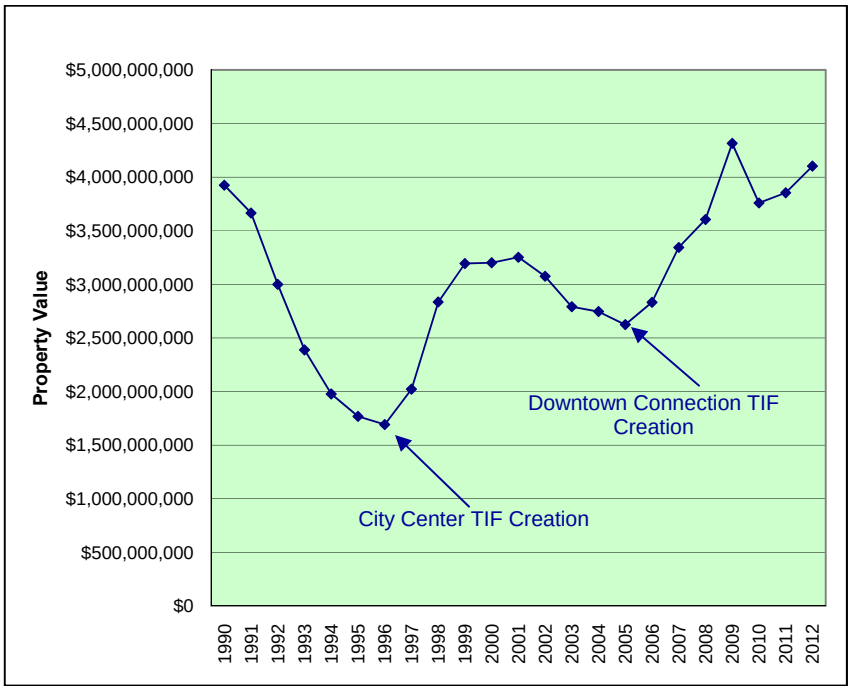
The City of Dallas created the first tax increment financing ("TIF") district for downtown, the City Center TIF District, in 1996. Its purpose was, and is, to create a fund for public capital improvements in the core of Downtown essential for redevelopment of key spaces and buildings. The City Center TIF District has collected $52 million, all of which has been spent or allocated, creating the beginning of a vibrant downtown. This existing TIF zone is expected to generate tax growth to fund approximately $29 million of remaining improvements from a total budget of $87.6 million (total budget includes parking revenue and interest earnings). City Center TIF District projects relying on future increment for reimbursement include Republic Center Tower I, the Interurban Building, Eureka/Joule Hotel, Fidelity Union Tower (Mosaic), 1200 Main, 1608 Main, Dallas County Plaza and affordable housing.

In May 2003, the City Center TIF District Board of Directors attended a workshop to assess the direction in which unallocated TIF funds should be spent. At the time, because there was no application for a large catalyst project, the Board made a decision to focus the remaining funds on seed projects within the Main Street core area. This approach successfully brought projects such as Stone Street Gardens and the Thompson Building at Pegasus Plaza.

The Downtown Connection TIF District, while sharing similar goals of the City Center TIF District, focuses on catalyst projects to create a greater density and critical mass of development within the Main Street core area. This shift in approach will further develop downtown, making it a vibrant, destination neighborhood.

Even though the City Center TIF District increased private investment in Downtown and zone values have increased since inception in 1996, a sluggish office market has pushed zone values down from a 2001 high. Because office buildings are more than 80% of appraised real property value in Downtown, their value will continue to drive total Downtown appraisals for years. The decrease in office values has diluted the accomplishment and added value generated by City Center TIF District projects. Exhibit A graphs taxable appraisals inside the Downtown freeway ring since 1990.

Exhibit A
Downtown Improvement District
Real Property Value



In response to a depressed office market's impact on increment collections for the City Center TIF fund, the Downtown Improvement District and the Uptown Public Improvement District jointly proposed to remove selected properties from the existing City Center TIF District and create a second TIF district in parts of Downtown and Uptown. See Appendix B for a map of the amended City Center TIF District. Exhibit B is a map of the Downtown Connection TIF District

The Downtown Connection TIF District ("Zone") was initiated by petition, pursuant to Section 311.005 (a)(5), Texas Tax Code though the sponsorship of the Downtown Improvement District and Uptown Public Improvement District. The City Council, using the authority of the Tax Increment Financing Act (Chapter 311, Tax Code) established the Downtown Connection TIF District pursuant to Ordinance Number 26020 on June 8, 2005:

- Declaring portions of the Downtown/Uptown areas as a "reinvestment zone"
- Establishing the boundaries of Downtown Connection TIF District
- Adopting a preliminary project and financing plan
- Establishing a Board of Directors for the Downtown Connection TIF District

On June 8, 2005, the City Center TIF District boundary was amended. Although no properties were added to the existing City Center TIF District, some, but not all, properties removed from the City Center TIF District became part of the new Downtown Connection TIF District. The advantage of the new TIF zone is it includes no major occupied office buildings and relatively few recently renovated buildings. Consequently, it leaves potential value increases for such buildings available to the general operating

funds of the City and other taxing entities participating in the TIF program and it makes the tax increments for the new TIF fund less susceptible to fluctuation in the office market.

A successful Downtown Connection TIF District program will mean that most of the historic sites in the heart of Downtown and the surrounding area will have been adapted for reuse, most vacant buildings will no longer be vacant, and Downtown will have over 10,000 residences inside the freeway ring. These achievements are "must-do" items for a vibrant Downtown. A vibrant Downtown is essential for a first-class, competitive city.

The Downtown Connection TIF District Board of Directors include nine members consisting of six City Council appointees, one appointee by the State Senator (currently Royce West), one appointee from the State Representative (currently Dan Branch), and one member from Dallas County.

The duration of the Downtown Connection TIF District is 30 years; it is scheduled to terminate December 31, 2035.

Zone Description

The Downtown Connection TIF District is located in the core of Downtown Dallas and portions of Uptown. The District is generally bounded by the Katy Trail, Maple Avenue, Kittrell Street, Cedar Springs Road, Routh Street, Carlisle Street, Vine Street, Howell Street, Fairmount Street, McKinney Avenue, Maple-Routh Connection, Woodall Rodgers Freeway, Central Expressway, I-45, Commerce Street, Young Street, Marilla Street, Lamar Street, Caroline Street, Wichita Street, Harry Hines Boulevard, Randall Street, Harwood Street, Jack Street, McKinnon Street, and Ivan Street (see Exhibit B).

Boundaries that follow public streets and highways shall be construed to extend to the far sides of such rights-of-way, measured from the reinvestment zone. Boundaries that approximate property lines shall be construed as following such property lines. Any real property account within the City Center TIF zone after the date of designation of the Downtown Connection TIF zone is not within the Downtown Connection TIF zone. Rights of-ways, however, may lie within multiple zones unless a future interpretation of law precludes such a construction.

Appendix A attempts to identify all real property accounts within the Downtown Connection TIF zone boundary. Parcels identified as outparcels in Exhibit B are not within the TIF zone unless the boundaries are further amended in accordance with the law. The base value of the zone will be the total appraised value of all taxable real property in the zone as determined by the Dallas Central Appraisal District in the certified roll for 2005.

The Downtown Connection TIF District essentially includes vacant and underutilized buildings in the downtown core that are not being redeveloped as part of the City Center TIF District program, surface parking lots, and portions of the Uptown area.

The total taxable appraised value of the Downtown Connection TIF District for the 2005 base year is $561,696,137, adjusted. Exhibit J and Appendix A reflect the adjusted base year value for the District.

Exhibit B:



Development Goals and Objectives

The Board of Directors adopted development goals that are expected to meet the specific needs of the Downtown Connection TIF District:

- Improve pedestrian connections between and within the Uptown and Downtown areas.

- Improve the appearance of the buildings, surface parking lots, undeveloped sites and parks and open spaces within Downtown Connection area.

- Support redevelopment of the existing building supply and surface parking lots located within the area.

- Develop a more diverse mixture of land uses within the Downtown Connection area

- Increase open space and recreational opportunities in the Downtown Connection area

- After providing incentives for selected catalyst project to accelerate residential development, initiate a long-term plan to achieve critical mass goals related to housing and retail development, and public space amenities needed for a vibrant downtown

- Facilitate private development within the Downtown Connection TIF District for the public purpose of developing and diversifying the economy of the District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

The following specific objectives set the framework for the planned public improvements within the Downtown Connection TIF District:

- Improve street and pedestrian lighting within the Downtown Connection TIF District.

- Offset the costs of environmental remediation, interior and exterior demolition, fire corridor improvements and facade improvements to encourage redevelopment of vacant or underutilized downtown buildings including, but not limited to, the buildings listed as anticipated redevelopment projects identified in **Exhibit H**.

- Encourage the redevelopment of surface parking lots and undeveloped/underdeveloped sites, especially those located on key pedestrian linkages, to create residential and retail opportunities and achieve critical mass goals within the district.

- Ensure new construction and/or redevelopment projects are compatible with surrounding historic buildings, particularly with regard to building design, material quality and pedestrian appeal at ground level.

- Improve key linkages between the DART light rail transit mall and other significant Downtown and Uptown venues by extending streetscape improvements and encouraging street level pedestrian oriented development.

- Promote higher quality development in the Zone through the application of design standards for public improvements and design guidelines for private development within the district.

- Encourage the strategic development of residential housing within the area, including redevelopment of existing buildings, and new construction on existing surface parking lots and currently underdeveloped sites.

- Encourage redevelopment of sites, such as the Old Statler Hilton building and municipal library building that encompasses an entire City block and the Arts District Garage site, where development activity was started over fifteen years ago but not completed and are not likely to be completed without some public financial incentives.

- Complement and protect existing historic structures.

- Expand the success of the downtown core to other downtown destinations including the West End, Farmers Market, Klyde Warren Park, and Arts District.

- Provide TIF incentives to fund a Ground Floor Activation Program based on the recommendations of the Downtown Dallas 360 Plan's retail activation strategy.

- Encourage Mixed Income Housing in the Zone and surrounding downtown area by providing TIF incentives to offset the costs of providing affordable housing.

The project costs enumerated in the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan ("Project Plan") require the expenditure of approximately $231 million, primarily for the Mercantile Block, Atmos Complex and Continental Building ("Catalyst Project") and the redevelopment of vacant and underutilized buildings in downtown, including environmental remediation, interior and exterior demolition assistance, facade improvement assistance, purchase of facade beautification easements, fire corridor improvements, streetscape, street and utility improvements, land acquisition for pedestrian safety and accessibility, park sites, and key development sites, acquisition and restoration of historic sites and grants. In addition, the Project Plan makes Uptown/Downtown connectivity improvements a priority. The Woodall Rodgers Deck/Park will be undertaken early in the term of the TIF District, to the extent funds are available, to create a seamless link between Uptown

and Downtown. The Project Plan also provides for a cash contribution for Affordable Housing that will be funded jointly with the Catalyst Project. These improvements planned for the Downtown Connection TIF District are designed to meet the long-term public needs to secure the growth and investment of the area.

Tax increment financing will be used to assist with these improvements. Utilizing this economic development tool to encourage public infrastructure improvements, the economics of developing market rate housing in the Downtown Connection area and attracting more commercial investment is greatly improved. The Project Plan also provides for extensive public improvements for the redevelopment of vacant and underutilized downtown buildings, streetscaping, connectivity and public use improvements and other amenities which complement existing and anticipated investment in the Downtown Connection area.

2013 Project Plan Amendment

Since 1996, the City Center and Downtown Connection TIF Districts have been successful in incentivizing redevelopment of once vacant or nearly vacant buildings in downtown's core. The TIF District's focus on the downtown core has resulted in 6,765 residential units, 3,589 hotel rooms, 10.3 million square feet of renovated vacant office space and 8.44 acres of park space added within the freeway loop.

In 2011, City Council adopted the Downtown Dallas 360 Area Plan funded by the Downtown Connection TIF District. The plan set forth a shared vision for Downtown's future that provided implementation actions for achieving the vision. The plan is a long-term, strategic guide to ensure Downtown Dallas is a vibrant urban center, by providing clear, targeted recommendations. The recommendations and concepts presented in the plan are intended to be considered when reviewing development, considering public investments and making development decisions.

In conjunction with the Downtown Dallas 360 Plan, a Main Street District Retail Activation Strategy was completed. The strategy aims to create a contiguous downtown core that eliminates gaps in the pedestrian experience created by vacant buildings and ground level space and disjointed streetscape improvements. The Main Street District Retail Activation Strategy's Tool Box provides techniques and methods for achieving a vibrant and active ground level experience for downtown residents, workers and visitors and will be used to guide the district's Ground Floor Activation Program.

The purpose of this amendment is to: (1) expand the downtown core and redevelopment momentum outside of the immediate Main Street area; (2) increase the district's budget to continue to provide a funding source for redevelopment within the downtown core by redeveloping last remaining vacant buildings; (3) strengthen connections between redevelopment occurring in the Main Street district to other destinations downtown; (4) support ground floor activation and occupancy that is contiguous by filling vacant gaps at the ground floor plane in accordance with the Downtown Dallas 360's activation strategy; and (5) provide a source of funding for the

next phase of development within the District which is the redevelopment of surface parking lots, undeveloped or underdeveloped parcels, and underutilized buildings.

Additional increment collections resulting from increasing the Zone's budget should be focused to assist in redevelopment of the remaining vacant and/or underutilized building in the downtown core. A secondary focus of funds should be projects in areas that are contiguous to the core whose improvement will create and/or enhance linkages to other destinations, specifically the West End and Farmers Market where recent TIF District extensions have provided funding for development in those areas.

To be most effective, Downtown Connection TIF District funds should be concentrated in areas where TIF projects are in close proximity to other TIF projects or Districts or areas of City investment, creating large areas of contiguous redevelopment. Providing TIF funding to singular projects scattered throughout downtown is not encouraged.

Economic Development TIF Grant Program

Catalyst Project Economic Development TIF Grant Program

Certain costs of improvements of Mercantile Block, Atmos Complex, and Continental Building catalyst project, as further discussed herein, have become eligible for funding with tax increment revenues under legislative actions taken in 2005. These improvements enumerated in the Project Plan provide for approximately $39 million in grants of TIF revenues, subject to final construction plans, for costs associated with redevelopment of vacant structures and costs of new development including, but not limited to, equipment, machinery, supplies and materials, to be purchased for the benefit of the catalyst project. The City implemented controls per contract documents sufficient to ensure that all funds provided for the catalyst project are used to fulfill the public purposes of developing and diversifying the economy of the District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

Excluding only the Catalyst Project approved prior to the issuance of any debt obligations, no other projects receiving TIF funds may be categorized as a catalyst project or shall receive tax abatements within the Zone.

Economic Development TIF Grant Program

TIF grants may be provided to projects that meet Downtown Connection TIF District development goals and specific development objectives. Grants may be provided to facilitate redevelopment of vacant/underutilized buildings, undeveloped/underdevelopment parcels, existing surface parking lots and ground floor activation and occupancy, as well as mixed income housing. An economic development TIF Grant may be used to fund a project in excess of non-grant TIF eligible expenditures, if the project is not feasible but for a TIF Grant.

Direct Lease or Sale of City-owned/ City-controlled Property

The City of Dallas is permitted to directly lease or sell City-owned/City-controlled property within the Downtown Connection TIF District without complying with auction and bidding requirements with the condition that the property is redeveloped in accordance with the Downtown Connection TIF District Plan.

The City of Dallas owned the Dallas Arts District Garage when the Downtown Connection TIF District was established, and the Dallas Arts District Garage is located within the boundaries of the Downtown Connection TIF District. The City of Dallas entered into a new 80-year sub-lease with an option to purchase the Dallas Arts District Garage to a developer, for a minimum of fair market value, beginning January 1, 2009, and assigned the leasehold for the underdeveloped site to a developer for the purpose of, and subject to, restoration and redevelopment in accordance with the objectives of the City in stabilizing Tax Increment Financing Zone Number Eleven, City of Dallas, Texas, and as provided in the Act.

The Atmos Complex, which was donated to the City of Dallas and transferred to Forest City for redevelopment in accordance with the Downtown Connection TIF District Project Plan and is located within the boundaries of the Downtown Connection TIF District. The Atmos Complex was to be redeveloped by Forest City pursuant to the development agreement ("Development Agreement") executed on October 5, 2005. On October 22, 2008, Dallas City Council directed the transfer of the Atmos Complex to Hamilton Atmos LP for redevelopment in accordance with the Downtown Connection TIF District Plan. Should Hamilton Atmos LP fail to obtain a building permit by October 20, 2010, ownership will revert back to Forest City pursuant to the provisions of the City's Development Agreement.

The City of Dallas owned 3.5 acres of land in the district designated as the future Pacific Plaza Park in the updated Downtown Parks Master Plan. Adjacent to the assembled land is the One Dallas Center building, addressed as 350 N. St. Paul and owned by St. Paul Holdings, L.P. The City has expanded the District's boundary to add approximately 4,950 square feet of the One Dallas Center property. The boundary expansion facilitates the direct sale of City-owned land by way of a land swap of approximately 4,950 square feet of the land assembled for the proposed park, for approximately 4,950 square feet of land owned by St. Paul Holdings, LP. This land swap does not affect the size or development or future Pacific Plaza Park. The land exchange has been coordinated with the City's Park and Recreation Department.

The City of Dallas owns a tract of land addressed as 210 S. Harwood Street and located at the northeast corner of S. Harwood Street and Jackson Street in the Downtown Connection TIF District. The City-owned property is adjacent to two vacant, historic buildings, the old Statler Hotel and Library Buildings (Statler/Library) that were identified as anticipated redevelopment projects in **Exhibit H** of this Plan.

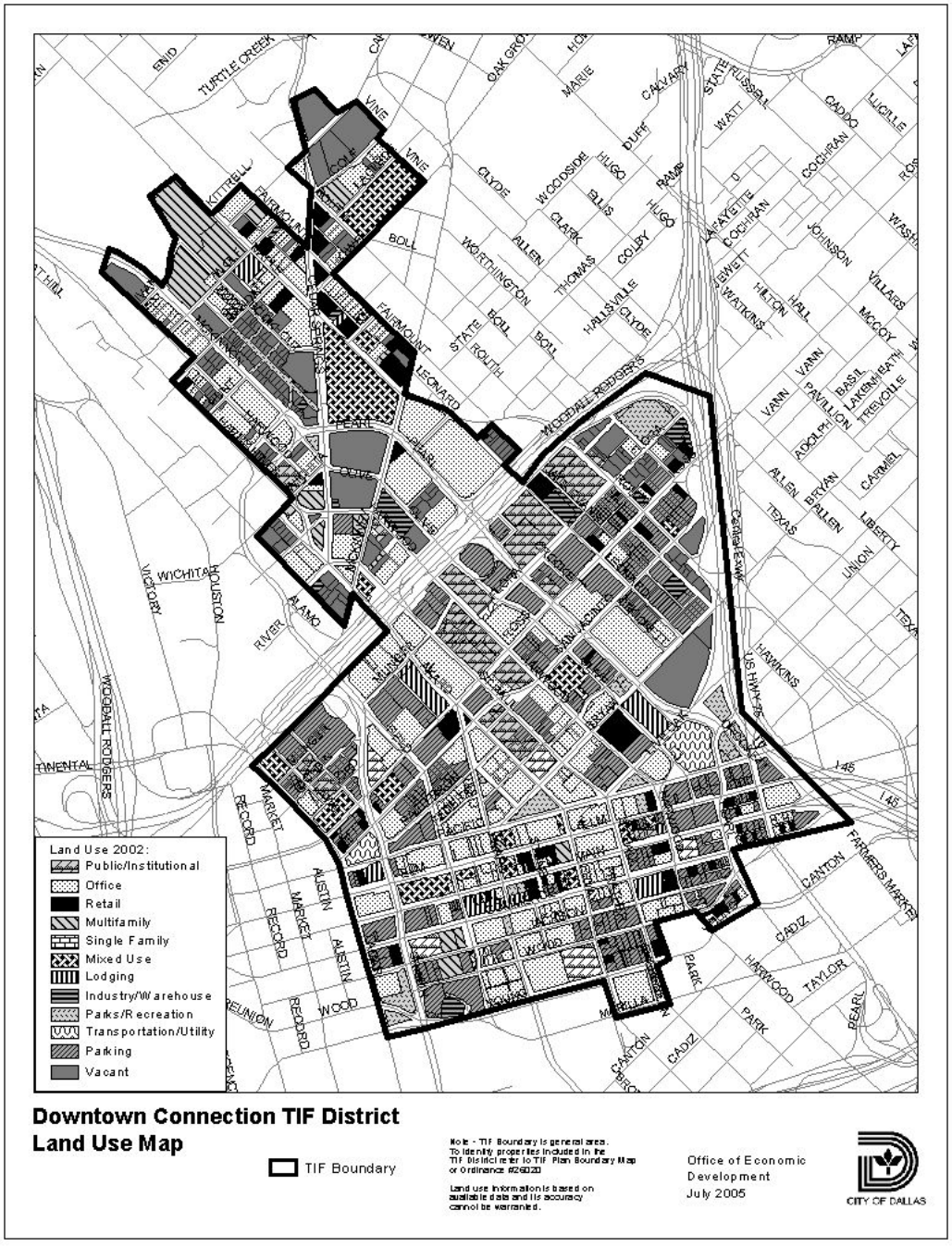
Centurion Acquisitions, LP, and has purchased both buildings and plan to renovate and activate the buildings with hotel, residential, office, entertainment and retail uses. The

redevelopment plan for the project includes the construction of a parking garage adjacent to the vacant buildings. In order to complete the land assemblage for the proposed parking garage and complete the Statler/Library redevelopment project, the City desires to have the City owned property at 210 S. Harwood Street developed as part of the Statler/Library redevelopment project. As such, the city desires to enter into a directed sale of the City-owned property to Centurion Acquisitions, LP, without an auction or bidding process. The City finds the direct sale of the City-owned tract of land to Centurion Acquisitions, LP for the purpose of redevelopment and constructing a parking garage for the Statler/Library project is in accordance with the objectives of the Tax Increment Financing Zone Number Eleven, City of Dallas, Texas, and as provided in the Act..

Existing Uses

The Downtown Connection TIF District is a mixed-use area, primarily composed of existing office or vacant office structures, surface parking lots, and undeveloped property. Exhibit C shows the existing land use for the area within the Downtown Connection TIF Boundary (for specific parcels included in the TIF District refer to Exhibit B the TIF Boundary Map).

Exhibit C:
Downtown Connection TIF District Land Use



Downtown Connection Area Zoning

The Downtown Dallas area has the highest zoning district classification in the City. Revisions to the central area zoning districts were made at the request of the CDA Housing Committee in 2002 to eliminate some of the less desirable uses and to reduce the parking requirement for residential uses. The encouragement of mixed uses permitted by the zoning district could be a positive force in the creation of an urban neighborhood.

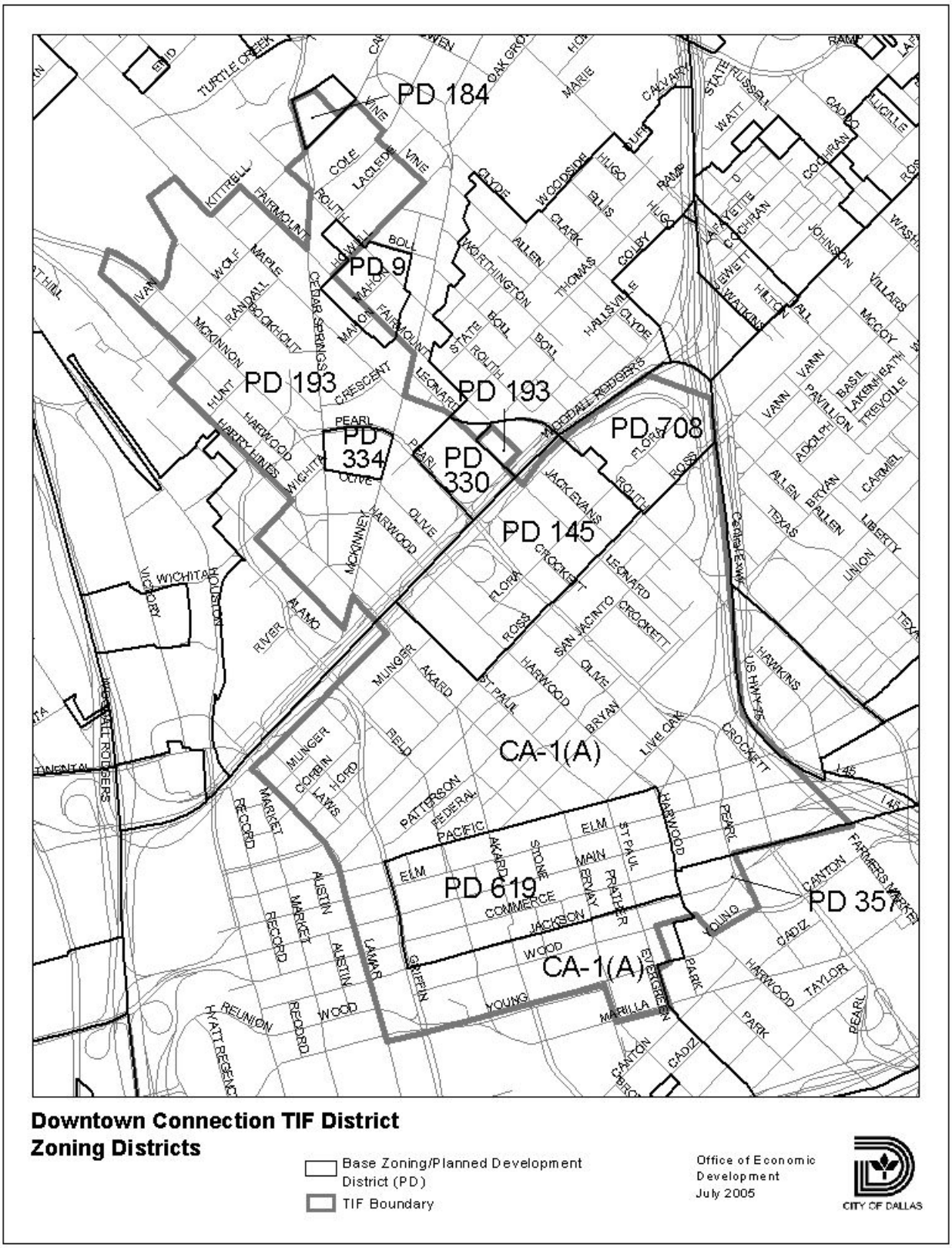
On June 12, 2002, City Council approved Planned Development (PD) District No. 619, establishing use regulations and development standards for the core downtown area bounded by the centerlines of Pacific Avenue, Harwood Street, Jackson Street, and Griffin Street. Other zoning districts in downtown include CA-1(A) Central Area, a portion of PD 357 near the Farmers Market, PD 145 in the Arts District, and PD 708 in the northeast corner.

Zoning districts in the Uptown portion of the TIF District include PD 193 (Oak Lawn), and smaller PDs 9,184, 330, and 334.

Exhibit D shows existing zoning and the Planned Development Districts in Downtown and Uptown.

The only zoning change contemplated at this time is an amendment for a special provision sign district.

Exhibit D:
Downtown Connection TIF District Zoning



Market Feasibility

The predominant land use in the planned 30-year Downtown Connection TIF District development program is for mixed-use development. If built as planned, the residential and commercial development will create a market for the planned retail component. In addition, the residential development should also drive the demand for new commercial office investment. Therefore, the market feasibility evaluation conducted by the City Center Advisory Committee in January, 1996 is correct in its conclusion that the Dallas Intown/CBD residential development market is still relevant, and is intended, in connection with the preparation of this Plan, to be used as part of the economic feasibility study for the Downtown Connection TIF District in accordance with the provisions of Section 311.011, Texas Tax Code.

The past two decades of Downtown-related urban development activity in the larger U.S. cities has indicated that there is a "pent-up" demand for market rate housing development, but that other land uses more often "outbid" residential projects for prime locations. In addition, the most successful downtown-oriented market rate housing projects have required large enough sites to implement multi-stage developments after an "urban village" atmosphere and residential locational identity are established.

While the appeal of being in downtown has been a key feature of these other projects, both within Dallas and in other cities, the greatest increases in the number of downtown residential units has occurred where a true sense of neighborhood has been created. In addition, there has been a demonstrated need to provide a multi-faceted and self-sustaining destination neighborhood where shopping, professional services, recreation, and suitable entertainment are readily available and accessible in the context of a pedestrian environment.

The type of high density urban development contemplated in the plan will most certainly lead to a need for conveniently located parking facilities. Experience in other downtown districts indicates that high density urban residential development requires convenient, secured parking facilities.

Exhibit E shows a forecast for downtown housing construction comparing the North Central Texas Council of Governments (NCTCOG) Household Forecast for downtown and the residential Pro Forma Downtown Housing Construction Schedule. By 2030, it is estimated that downtown will reach capacity of over 10,600 residential units.

Exhibit E
Comparison of NCTCOG Household Forecast for Downtown and Pro Forma Downtown Housing Construction Schedule

Conclusion:
The pro forma's pace of Downtown housing additions tracks the forecast by the North Central Texas Council of Governments.

	NTCOG			Compare					
	(a)		(b)		(c)	(d)	(e)	(f)	(g)
	NCTCOG Forecast of Downtown Households	=	Residences Needed to Meet NCTCOG Forecast @ 92% Occupancy	vs.	Cumulative Downtown Residential Units	After Completion of	Estimated Building Floor Area (SF) (excl. parking)	Approximate Residential Units Added @ 1,000 SF per Unit If Unknown	Status
2000	1,654		1,798		1,798 **				
2001	2,090	*	2,272		1,806	1611 Main Street Lofts***		8	Complete
2002	2,526	*	2,746		2,426	Camden Farmers Market, Ph. 1***		620	Complete
2002	2,526	*	2,746		2,443	Camden Farmers Market Townhouses***		17	Complete
2003	2,962	*	3,220		2,451	Residences at Jackson***		8	Complete
2004	3,398	*	3,694		2,634	Davis Building***		183	Complete
2004	3,398	*	3,694		2,701	1505 Elm Street Condominiums***		67	Complete
2005	3,835	*	4,168		2,859	Dallas Power and Light***		158	Complete
2005	3,835	*	4,168		3,063	West End Complex (1001 Ross)		204	Complete
2005	3,835		4,168		3,197	Interurban Building***		134	Under Construction
2006	4,271	*	4,642		3,482	Camden Farmers Market, Ph. 2***		285	Under Construction
2007	4,707	*	5,116		3,572	1407 Main***		90	Under Construction
2007	4,707	*	5,116		3,640	1415 Main (Gulf States Building)***		68	Under Construction
2007	4,707	*	5,116		3,800	Santa Fe #4	159,791	160	Planned
2007	4,707	*	5,116		3,891	The Lofts at Thanksgiving Square***		91	Planned
2007	4,707	*	5,116		3,995	Merryvale***		104	Planned
2007	4,707	*	5,116		4,222	Gables at Republic Center***		227	Under Construction
2007	4,707		5,116		4,505	1200 Main (Metropolitan)***		283	Under Construction
2008	5,143		5,590		4,937	Fidelity Union***		432	Planned
2008	5,143	*	5,590		4,962	1414 Elm	35,000	25	Planned
2008	5,143	*	5,590		5,337	Mercantile block	500,000	375	Planned
2009	5,579	*	6,064		5,397	One Arts Plaza***		60	Planned
2009	5,579	*	6,064		5,557	Continental Building	304,860	160	Planned
2009	5,579		6,064		5,737	211 N. Ervay***	180,000	180	Developer Interest
2009	5,849	*	6,357		6,137	Tower Petroleum/1900 Pacific	400,328	400	Planned
2009	5,849	*	6,357		6,156	1600 Elm	19,210	19	Planned
2009	5,849	*	6,357		6,654	1600 Pacific	498,270	498	Planned
2009	5,849	*	6,357		6,702	1604 Main	47,720	48	Developer Interest
2009	5,849	*	6,357		6,860	Praetorian Building	157,991	158	Developer Interest
2010	6,015	*	6,538		6,860				
2010	6,015	*	6,538		7,062	Atmos block	86,586	202	Planned
2010	6,015	*	6,538		7,642	511 Akard	580,000	580	Developer Interest
2011	6,181	*	6,719		7,880	Federal Reserve Building	237,643	238	Developer Interest
2015	6,846	*	7,442		8,070	Mercantile Commerce Building	190,221	190	Developer Interest
2020	7,678	*	8,345		8,152	1954 Commerce	81,800	82	Developer Interest
2022	8,010	*	8,707		8,389	500 South Ervay	614,176	237	Developer Interest
2023	8,176	*	8,887		8,514	Crozier Tech	125,058	125	Developer Interest
2026	8,675	*	9,429		8,836	Jackson Building	322,596	323	Developer Interest
2027	8,841	*	9,610		9,348	Dallas Grand	511,584	512	Developer Interest
2027	8,841	*	9,610		10,685	Elm Place	1,336,894	1,337	Developer Interest
2030	9,340	*	10,152		10,685				
								8,887	

*Straight-line interpolation between NCTCOG estimates
**Assumes NCTCOG household count and 92% occupancy
***Outside Downtown Connection TIF Zone

Section 2
Project Plan Improvements

The public improvements enumerated in the Project Plan provide for approximately $231 million for the public improvement categories listed below:

I. Catalyst Project – The Zone's only catalyst project included the Mercantile block, Continental Building, and Atmos Energy Buildings (including, but not limited to, environmental remediation, demolition, historic façade restoration, street and utility improvements, streetscape improvements, machinery, equipment, materials, and supplies). The Mercantile Block was completed 2009, the Phase I of the Atmos Complex project and the Continental Building were completed in 2013. Phase II of the Atmos Complex project will be completed 2016.

II. Redevelopment of Vacant/Underutilized Downtown Buildings, Undeveloped/Underdeveloped Parcels, and Surface Parking Lots – This category includes TIF eligible expenditures for design, engineering and construction costs for environmental remediation, interior and exterior demolition, façade improvements, historic façade restoration and Economic Development TIF Grants for TIF projects in the Zone further described below.

I and II:

A. **Environmental Remediation, Interior/Exterior Demolition, Historic Facade Restoration Improvements/ Easements and Fire Safety Improvements/Grants.** Downtown Dallas has several buildings that have been financially unfeasible to redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants, interior and exterior demolition costs, façade improvement costs and fire accessibility issues. Interior and external demolition expenses are tied directly to the remediation expenses. These costs are TIF eligible expenditures. Remediation of environmentally hazardous materials and associated improvements, using TIF funds, greatly improves the marketability of these buildings. This budget category is necessary for attracting a high impact mixed use project to the TIF District and to attract new retail activity in the ground floor of buildings in the downtown area.

   Historic facade restoration improvements and new construction under this program will be reviewed for compliance with design guidelines to ensure compatibility with other improved structures and investment in the area.

B. **Acquisition and restoration of historic sites.** The vacancy rate in historic buildings in the downtown area is high. Acquisition and restoration of historic buildings by public entities will be supported as an eligible Project Cost to enable the redevelopment of these structures. Only buildings that are designated as a local historic landmark or listed on the National Register of Historic Places will be eligible for assistance under this program. The intent of this program is to

support and preserve these recognized historic landmarks within the Downtown Connection TIF District.

Acquisition of a conservation or beautification easement may preserve the architectural (i.e., aesthetic) effects of these buildings enhancing the facade of new or redeveloped structures downtown. The City of Dallas, using TIF funds, can acquire such an interest in these architecturally or aesthetically significant structures in the District, leaving the maintenance to the property owner. Facade easements may include funding for projects where additional facade expenditures are needed to ensure that new construction is compatible with historic buildings, particularly with regard to building quality.

State law has been amended to permit the Downtown Connection TIF District to consider making direct grants to accomplish these purposes.

As part of the Catalyst Project, TIF funds may be used to purchase or re-purchase a vacant property or building and costs related to purchasing the building and developing a redevelopment plan for the building, consistent with the economic development objectives of the Downtown Connection TIF District.

C. Street and utility improvements. This category includes TIF eligible expenditures for street paving and related items, infrastructure upgrades/relocation (water, wastewater, storm sewer), and burial of overhead utilities.

D. Streetscape Improvements. The category includes lighting, sidewalk and infrastructure improvements, expanding linkages between the downtown core, the DART light rail system, the Farmers Market, the Arts District, the Convention Center, Deep Ellum, Dallas County offices and Uptown Districts to enhance pedestrian and vehicle continuity and other streetscape improvements related to specific projects.

E. Land Acquisition. The City may consider acquiring property by using eminent domain, if necessary and to the extent permitted by law, to implement the TIF Plan. Potential land acquisitions may include: Properties needed for pedestrian safety and accessibility;

- Park sites described in the Downtown Park Master Plan, that supports the Downtown Connection TIF District, in accordance with Downtown Dallas 360 Area Plan;
- Key development sites, which may be:
  a) Locations adjacent to park sites in the Downtown core, or
  b) Locations identified in the City Center TIF District Parking Strategy study as priority locations for public parking, or
  c) Land or rights to land obtained for a redevelopment project in accordance with a development agreement.

F. Mixed Income Housing. This category supports the Zone's mixed income housing requirement for residential projects. A minimum of 10 percent of the total number of residential units developed in the Zone must meet 80% of the area median income. The funds in this line item may be used to offset the costs of providing affordable housing within the boundaries of this Zone and the greater downtown area only.

G. Economic Development TIF Grants. Direct TIF grants for vacant/underutilized buildings, undeveloped/underdeveloped parcels and existing surface parking lots may be provided if TIF funds necessary to make a project feasible exceed TIF eligible costs. The project must support the Zone's goals and objectives.

II. Uptown/Downtown Connection Improvements. This category included projects that enhance pedestrian accessibility and provide public activity areas, as well as other enhancements for the Uptown and Downtown areas. Development of the Woodall Rodgers Deck/Park was a priority project for the Downtown Connection TIF District and funds dedicated to this line item were to be used to fund the City portion of the project's cost. Alternatively, the City used 2006 General Obligation Bond proceeds to fund the City's portion of the Klyde Warren Deck Park and Cedar Springs Median improvements because TIF funds were not available. The Klyde Warren Deck Park opened in 2012. As a result of the completion of the deck park and median improvements, funds originally allocated to this line item will be reprogrammed to the Redevelopment of Vacant/Underutilized Downtown Buildings, Undeveloped/Underdeveloped Parcels, and Existing Surface Parking Lots budget line item.

IV. Park and plaza design and acquisition. Public open space is an important amenity in a Downtown area. Several projects can help accomplish this objective using the Downtown Dallas 360 Area Plan as a primary guide. Funding would be provided for design and land acquisition as necessary for implementation.

V. Mixed Income Housing. This category supports the Zone's mixed income housing requirement for residential projects. A minimum of 10% of the total number of residential units developed in the Zone must meet 80% of the area median income. The funds in this line item may be used to offset the costs of providing affordable housing within the boundaries of this Zone and the greater downtown area only, in the form of a TIF Grant.

VI. Ground Floor Activation/Streetscape Improvements. This category supports ground floor activation and/or occupancy that is contiguous by filling vacant gaps at the ground floor plane and will be in the form of a TIF Grant. The use of funds in this category will be guided by the Downtown 360 Plan's Main Street Activation Strategy which provides recommendations for street level vibrancy, including retail activation, tenant mix, branding and design as well as storefront improvements, façade renovation, blank wall activations, outdoor/patio dining, cafes in public open spaces and glass box retail. Funds from this line item will be used in the Zone and the greater downtown area, if it benefits the Zone, in accordance with a Ground Floor Activation Program.

This category funded streetscape improvement projects, including decorative screening of surface parking lots within the District. A fencing program was completed in 2007 installing enhanced fencing along commercial surface parking lots located within the City Center TIF District. Remaining funds in this line item will be dedicated solely to funding a Ground Floor Activation Program.

VII. Administration and Implementation. Administrative costs, including reasonable charges for the time spent by employees of the municipality and/or employees associated with any non-profit groups established to assist with implementation within the TIF District will be eligible for reimbursement as project costs, upon approval by the TIF Board of Directors and in connection with the implementation of the Downtown Connection TIF Project Plan and Reinvestment Zone Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

VIII. Non-project Costs. It is anticipated that the City may make economic development loans or grants either to the Downtown Connection TIF District or to the DDDA (hereinafter defined), in furtherance of implementing this Plan. Should such loans or grants be made, consistent with the financing documents authorizing the issuance of bonds or other obligations issued by the DDDA to finance project costs, tax increments may be transferred to the City, in an amount not to exceed $15,000,000, to reimburse the City for the funds made available by any such Chapter 380 economic development loans or grants in furtherance of the implementation of this Plan, and fulfilling the public purposes of developing and diversifying the economy of the District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District. All bonds issued by the DDDA are subject to City Council approval and to minimize the exposure to the City's general funds revenues, the DDDA shall maintain sufficient debt reserve accounts and coverage ratios.

Planned Private Development

- 5,600 residential units in Downtown
- 3,200 additional units in Uptown
- Absorption of 3,000,000 square feet of the currently vacant office space in the District
- Absorption of 125,000 square feet of retail space in Downtown
- Absorption of 250,000 square feet of retail space in Uptown
- Absorption of 800,000 square feet of new office space in Downtown
- Absorption of 800,000 square feet of new office space in Uptown
- Creation of 20 acres of park and open space
- Leverage funding for improved connectivity between Downtown and Uptown.
- Restore property value "inside the Loop" to levels above the 1990 value

The total increased property value is forecasted to be approximately $4 billion. The Downtown Connection TIF District's assessed tax value in 2004 was $465,185,699.

The cumulative incremental property tax revenue potential of the planned development will be approximately $231 million (net present value) in public improvement projects.

TIF District Policy Considerations

Mixed Income Housing Policy. Ten percent of all housing units provided by projects using TIF funds must meet the City and County established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80 percent or below of the median family income for the Dallas metropolitan area. A developer may, subject to City and County approval, and subject to the City Center TIF District Mixed Income Housing Policy, propose an alternative means of fulfilling the City's and County's affordable housing requirement. If the Policy allows affordable housing outside the City Center TIF District, and those units are placed within the boundaries of another TIF district, the developer must also secure approval for the affordable housing units within the respective district's boundaries from the respective TIF district's board of directors unless that board formally declines to review the project.

Business Inclusion and Development (BID) Plan. All TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan. This policy outlines goals for certified Minority and Women-Owned Business (M/WBE) participation in publicly funded infrastructure projects. The BID Plan goal is 25 percent for construction of public improvements. The goal for private improvements is negotiated in the development agreement. The process for BID compliance and City oversight will be negotiated with City staff and included in the development agreement for each individual project.

Creating Permanent Jobs for Area Residents. TIF applicants must agree to sponsor job fairs or other programs to attract neighborhood residents to any permanent jobs created in the development.

Design Review/Peer Review Process. All new projects developed in the district shall be required to follow a peer review process. Conformance to design standards for non-TIF funded projects is voluntary but strongly encouraged to maintain the design focus of the implementation of the Downtown Connection TIF Plan.

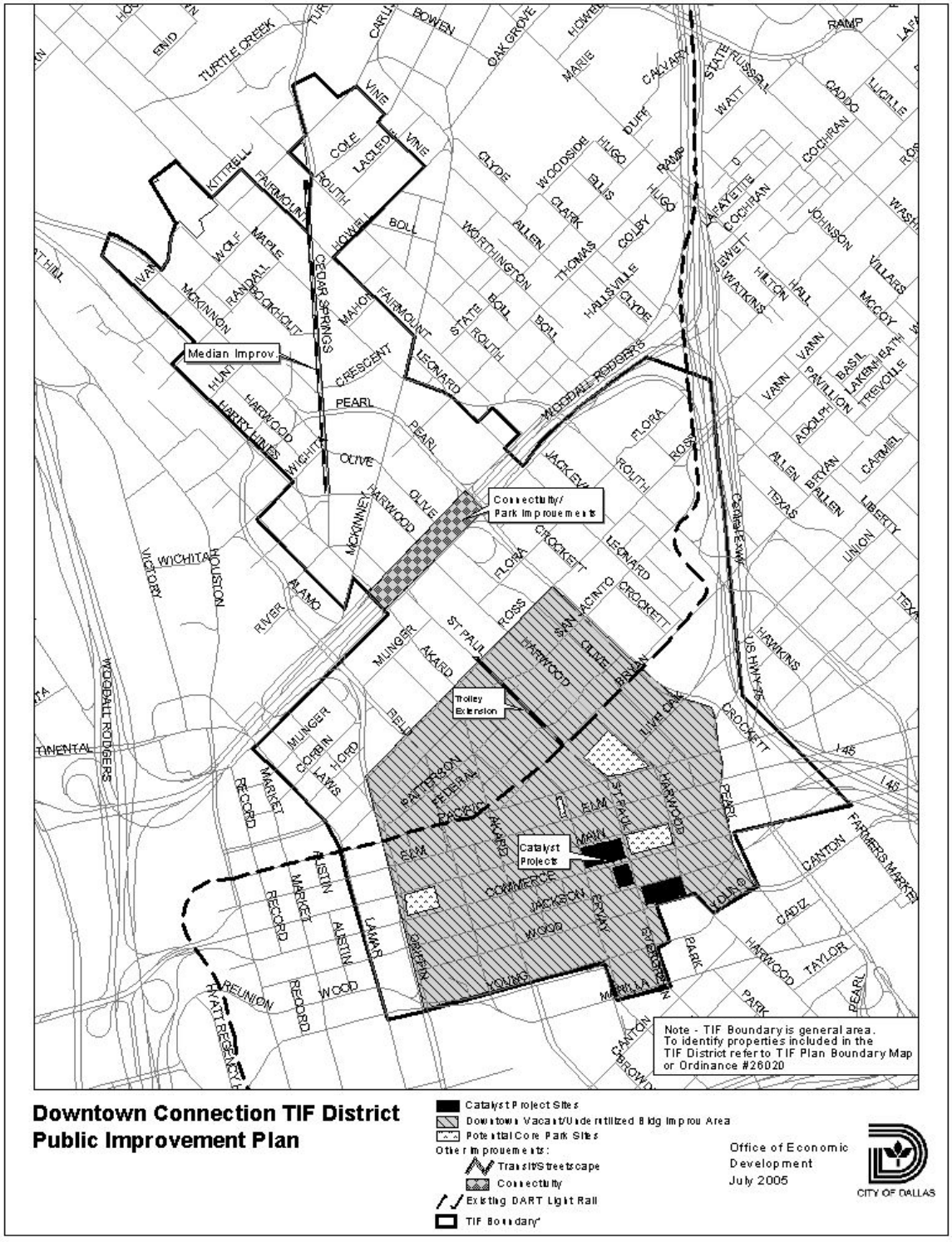
Existing Resident Displacement. The Act requires that existing resident displacement be minimized.

Eminent Domain. The City may consider the use of eminent domain as necessary and convenient to implement the Downtown Connection TIF project and financing plan. Potential land acquisitions with eminent domain may include:

- Properties needed for pedestrian safety and accessibility;
- Park sites described in the CBD Park Master Plan;
- Key development sites, which may be:
    a) Locations adjacent to park sites in the Downtown core; or
    b) Locations identified in the City Center TIF District Parking Strategy study as priority locations for public parking, or

c) Catalyst Project.
d) Land or rights to land obtained for a redevelopment project in accordance with a development agreement.

Exhibit F
Downtown Connection TIF District Public Improvement Plan



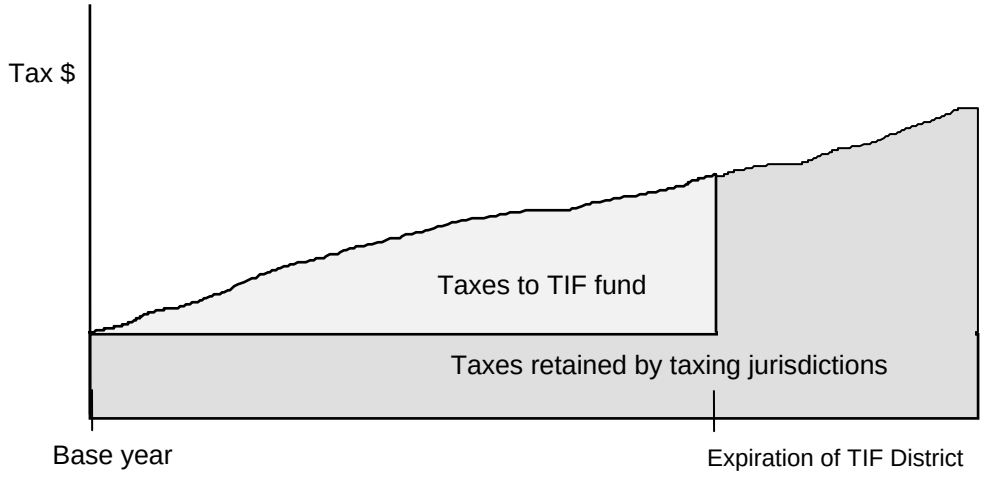
Section 3:
Financing Plan

Tax increment financing ("TIF") is a tool local governments of Texas have used since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for economic development. The improvements strengthen existing communities and attract investment. Statutes governing TIF are in Chapter 311 of the Texas Tax Code.

A municipality makes an area eligible for tax increment financing by designating a reinvestment zone. The additional tax dollars generated by growth of real property value flow to a "tax increment financing fund" ("TIF fund") for a specified term of years. Money flowing to the TIF fund each year is disbursed according to a plan approved by a TIF board and the City Council, as prescribed by statutes and the ordinance designating the reinvestment zone. The Fund may be used to make grants in furtherance of the development for the District and for public improvements within the reinvestment zone. TIF funds may also to be used for public improvements at places of public assembly, such as a park, or for affordable housing, even though outside the zone.

The illustration below shows how tax from real properties in a TIF zone flows to a taxing jurisdiction and to a TIF fund. This assumes real property values in the TIF zone rise soon after the zone's designation.

Real Property Tax Flow with Tax Increment Financing



Inclusion of property in a TIF zone does not change any tax rate for the property. Tax rates in a TIF zone are the same as tax rates outside the zone and within the same set of taxing jurisdictions.

Once the public improvements are completed and paid for, the TIF is dissolved and the full amount of the taxes collected in area are kept by the taxing jurisdictions. In effect, the taxing jurisdictions are "investing" future earnings to receive the benefit of higher tax revenues from new development. Also, taxing jurisdictions are not restricted from raising their tax rates during the life of the zone.

Financing Plan

The Reinvestment Zone Financing Plan provides for incremental financing, and predicts revenues for the Downtown Connection TIF District. Exhibit L compares the last adopted budget for the Zone to the amended budget below.

Exhibit G:
Downtown Connection TIF District Amended Improvements Budget

Project costs are public improvements and grants paid or reimbursed by the District.
Projects cost may be changed in subsequent project and financing plan amendments.

Category	Amended NPV Budget (2006)[1]	Estimated Total Dollars TIF Budget[2]
Catalyst Projects: - *Environmental remediation, demolition, historic façade, restoration, street/utility improvements & streetscape improvements, land acquisition, and non project costs, including, but not limited to machinery, equipment, materials and supplies*	$68,000,000	$68,000,000
Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots - *Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, Economic Development TIF grants, affordable housing*	$152,653,168	$309,043,392
Uptown/Downtown connection improvements[3]	$0	$0
Park and plaza design and acquisition	$1,500,000	$3,534,594
Affordable Housing[4]	$3,000,000	$3,000,000
Ground Floor Activation/Streetscape Improvements[4]	$1,985,000	$1,985,000
Downtown Area Plan[4]	$515,000	$515,000
Administration and Implementation	$3,940,386	$9,285,109
Debt Service (Interest Only)		$150,363,000
Total	**$231,593,554**	**$545,726,096**

[1]*Amended NPV Budget values discounted to 2006 dollars at 5% discount rate.*

[2]*Amended Total Dollar values reflect estimated total collections over the life of the District. These values will fluctuate annually.*

[3]*Funds allocated to the Uptown/Downtown connection improvements line item have been*

reprogrammed to the Redevelopment line item.

[4]*Funds for the Affordable Housing, Ground Floor Activation/Streetscape Improvements, and Downtown line items are in cash.*

Financing Method. The City's current policy for financing TIF projects is for private groups to advance funds for public improvements in the reinvestment zone or to have funds paid directly from the Downtown Connection TIF District Fund as funds become available. The City has financed all its prior TIF District projects on a pay-as-you-go basis. Advances may be repaid by the future cash flows to the Downtown Connection TIF District fund. Taxing jurisdictions need not guarantee these loan repayments with any other source. The City of Dallas, using TIF funds, may purchase facade easements for specific buildings. In addition, other public improvements included in the Project Plan may be funded directly from the Downtown Connection TIF District funds, as incremental revenue is available.

In connection with the shift in approach from funding seed project to focusing resources into a large catalyst project, the City may consider using the TIF fund to reimburse project cost principal and interest and other financing costs. The City may negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of two categories of projects within the TIF zone, using any financial instrument, subject to City Council approval of the note or credit line or issue bonds or other obligations for:

- Catalyst Project: These were public improvements related to the Mercantile Block, Atmos Complex and Continental Building for which total project investment from all sources will exceed $100,000,000;
- Accessibility/safety projects: These are public improvements to achieve greater safety or accessibility and to foster redevelopment of small commercial structures.
- Other projects so determined by the Downtown Connection TIF District Board of Directors and the City Council.

The City of Dallas created a local government corporation called the Dallas Downtown Development Authority ("DDDA") to assist with the development of TIF improvements in the zone. The City, in its name or through the DDDA, may issue bonds or other obligations ("Bonds") in an aggregate principal amount estimated to be $66 million to aid in the funding of project costs within the Downtown Connection TIF District, secured in whole or in part with City general fund annual appropriation of Chapter 380 grants and/or tax increment revenues, subject to City Council approval of the issuance of such Bonds. Bonds may be issued to fund capitalized interest and reserve funds for the Bonds. In addition, the DDDA may seek to obtain a line or letter of credit to support activities consistent with the objectives of this Plan.

Financing Policy and Long Term Financing. The goal of the Downtown Connection TIF District is to leverage increment accrued to maximize development in the District. It is the intention of the Board of Directors that the increment received initially goes to

catalyst projects such as the Mercantile block, Continental Building, and Atmos Energy Buildings.

It is anticipated that the City, the Downtown Connection TIF District Board of Directors and the will DDDA enter into an agreement pursuant to which:

- TIF revenues would be transferred from the TIF fund to the DDDA.
- The City delegates to the DDDA certain duties and responsibilities concerning implementation of the project plan
- The DDDA agrees to use the funds received to secure bonds and agrees to assume the duties and responsibilities delegated to it by the City, subject to the conditions of the agreement.

Expected Revenues. Exhibit H is a list of developments anticipated in the Downtown Connection TIF zone through 2027. Some of the identified developments will probably not occur, while other development projects likely will replace them. This schedule represents the best estimate of anticipated development in the area. Actual timing, floor area, uses and other attributes of the identified developments may differ from the schedule.

Unit values supporting appraisal estimates in Exhibit H are based on observations of values assigned to comparable developments by the Dallas Central Appraisal District (DCAD). Actual construction costs or trading prices may differ. Because tax increments are measured by DCAD values, these are the relevant measures of value for a TIF financing plan. To show the reasonableness of appraisal estimates in this plan, Exhibit I presents 2004 appraisals by DCAD of several properties in the TIF zone and nearby that are believed similar to the forecast development.

Within the next twenty years, the anticipated pace of development will likely consume much of the vacant land in the zone north of Woodall Rodgers Freeway. There is also strong probability that some land with existing structures in 2005 will redevelop within that time horizon.

The sites anticipated for redevelopment with the Downtown Connection TIF zone may constitute most of the redevelopment in the zone through 2027, although some unnamed sites will inevitably substitute for listed sites. Further redevelopment on both sides of Woodall Rodgers Freeway after 2027 is likely, but not forecast in this analysis for two reasons: (1) Tax increments are estimated to flow to the TIF zone for only twenty-two years (the legal life of the TIF is thirty years); (2) Forecasts further into the future become marginally reliable.

Based on the development projects identified in Exhibit H and other stated assumptions, Exhibit J estimates annual City/County real property taxes from the TIF zone and annual percentages and amounts of the real property tax growth increment reinvested each year in the Downtown Connection TIF fund. Cumulative increased property value is expected to be approximately $4 billion during the 30-year term of the TIF District. Projects assume a 90% reinvestment rate for the City during the 30-year life of the TIF and 55% from the County with a term of 20 years or until the Project Cost Budget of

$231 million is reached. The County's contribution is capped at a net present value of $18.5 million. The final terms of the County's contribution of its tax increment has been set forth in an inter-local participation agreement between the City and the County.

Financial Assumptions

The key factors influencing the financial feasibility study and its conclusions are the financial assumptions that have been adopted**.**

Inflation. The generally accepted inflation for construction costs and the value of improvements is 3.0% per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of five percent per annum.

Appreciation. Property appreciation is assumed to be 2.5% per annum on average.

Tax Rate Changes. Although tax rates will certainly increase during the 30-year development period, the financial plan conservatively assumes that the tax rate will remain constant for the life of the Downtown Connection TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The City of Dallas will participate at a rate equal to approximately 90% of incremental value during the 30 year term of the TIF or until the budget of $231 million (net present value) is reached and Dallas County will participate at a rate of 55% of incremental value during the first 20 years of the term. Dallas County's participation is capped at a net present value of $18.5 million.

Financial Feasibility

The private development plans, public improvement program, general financing strategy and financial assumptions were all included in an economic feasibility study prepared by Stein Planning and Management. The study is intended to be used as part of the economic feasibility study for the District in accordance with the provisions of Section 311.011, Texas Tax Code, and is available upon request.

Cumulative increased property value is expected to be approximately $4 billion during the 30-year term of the TIF District.

The TIF District projections provide for increment collections over the entire 30-year life of the District.

On a strict "pay-as-you-go" basis, the progress of the public improvements portion of the development program is a direct result of the revenues received (and matched by the City's contributions). Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. If revenues do not meet expectations, then the pace of public improvements will be slowed or discontinued

altogether based upon the advice of the Board of Directors and the approval of the City Council.

Based upon a set of TIF District assumptions and analysis of the project and financing plan, the Downtown Connection Board of Directors has concluded that the plan is feasible.

Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program that was first approved by the City Council on March 13, 1996. This program provides a framework for development incentives in a variety of areas. Within this framework the Downtown Connection Board of Directors has adopted specific policies for the Downtown Connection TIF District:

- The Catalyst Project (Mercantile Block, Atmos Complex, and Continental Building) was recognized as a major component of the Downtown Connection TIF District Public Improvement Plan, therefore, the majority of increment accrued will be set aside for such projects.

- Public improvements will be phased at a pace that coincides with private development.

- Private developers desiring City participation in cost-sharing for infrastructure improvement needs for their projects must sign a Development Agreement with the City.

- Each Development Agreement is mutually exclusive - that is, the nature and extent of support with public funds may change over time as the District becomes more developed.

- The City may negotiate with financial institutions to secure notes or lines of credit to aid in the funding of two categories of projects within the TIF zone, using any financial instrument, subject to City Council approval of the note or credit line, or issue certificates of obligation or TIF bonds for catalyst projects and accessibility/safety projects as described earlier in the Project Plan.

- If a developer needs infrastructure improvements constructed at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:
    - ~ deferred until funds are available
    - ~ constructed at the sole expense of the developer
    - ~ constructed at developer expense, with the City reimbursing the developer as funds become available

- Private development must substantially conform to "private development design guidelines" adopted by the Downtown Connection Board of Directors in order to receive cost participation benefits for infrastructure improvements.

The Downtown Connection TIF Board may from time-to-time recommend amendments to these financial policies which will affect the operations of the TIF District.

Should project costs be paid that directly benefit the developer of a catalyst project, such as the acquisition of machinery, equipment, materials and supplies, or grants made to a developer as permitted by Chapter 311, Texas Tax Code, the City will establish sufficient controls to ensure that the expenditure does result in the public purpose being carried out and that the public is protected in the use of public funds, such as the tax increment revenues, for the intended result.

The DDDA may undertake such activities as determined by the City Council to be necessary or convenient to implement the Plan, including the issuance of bonds or other obligations to finance the payment of project costs. No such bonds or other obligations shall be issued by the local government corporation without prior City Council approval.

The City reserves the right to amend this plan to provide for the establishment of a "sales tax increment" collection process, as permitted by Chapter 311, Texas Tax Code.

Other Financial Benefits

New residents of Downtown will spend for goods and services subject to sales tax. Because the City has a one-cent sales tax, this generates municipal revenue. Exhibit K estimates City sales tax attributed to new Downtown residences. The schedule makes no allowance for a share of purchases by Downtown residents outside Downtown, but it assumes these external purchases will be offset by purchases from tourists, convention attendees and visitors from outside Downtown who will be drawn to spend more time Downtown. Many of the buildings that will be adapted for residential use with help from the TIF program are expected to use ground level space for retail tenants or restaurants.

The Dallas Independent School District is not expected to participate in the Downtown Connection TIF program. State law governing school finding since September 1999 makes TIF participation generally unattractive for a school district. Nevertheless, the DISD will receive a windfall from the Downtown Connection zone estimated at roughly $1.8 billion over forty years. All DISD tax projections bear risk that new Texas law may cap the rate of local property tax a school district may levy.

Conclusions

Based upon a set of assumptions and analysis of the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan, the Downtown Connection TIF District Board of Directors has concluded that the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan is feasible.

The success of the Downtown Connection TIF District development will allow downtown Dallas to become more of an activity center. The new residential population base will support downtown Dallas' expanding retail and entertainment activities and enhance the area's overall market image. The success of this program will protect and build on the region's greatest real estate asset.

The Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan was developed with these specific needs is mind.

Exhibit H
Anticipated Redevelopment Projects in Downtown Connection TIF District

Assumptions:
Sites, uses, floor areas and development timing are estimates by consultant and clients.
Some listed developments will not happen; substitution by other development is possible.
Some listed sites require public participation through TIF or other sources.

* Fifteen year tax abatement on Mercantile Tower delays addition to tax roll until 2025 (60% of added value). Ten year tax abatement on Mercantile new construction delays addition to tax roll until 2018 (40% of a
** Hunt HQ appraisal is estimated at 21% of added real property taxable value for 2008 through 2017 with the remainder added in 2018.
*** Ashton development reduced by 2/3 because DCAD has added much of the value to the 2005 tax roll.
**** Gables Uptown Development reduced by 15% because DCAD has added value on preliminary construction to the 2005 tax roll.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
					Estimated DCAD Improvement Appraisals in 2005 Dollars						Net New Improvement Appraisal on Jan. 1 After Completion, If 3.00%	Net New Appraisal at Completion, Less Condo Homestead Exemptions
Site Number/Name	Approximate Land Area (SF)	Primary Use	Floor Area Ratio	Estimated Building Floor Area (SF) (excl. parking)	per BSF	All New Improvements	Less Existing	Net New	Assumed Complete Before Jan. 1,	TIF Increment Arrives on Tax Roll	Post-Completion Inflation	@ 20% in 50% of Units
North of Woodall Rodgers Freeway												
Wells Fargo Bank - Cedar Springs	17,237	bank	0.23	3,919	$100	$391,900	$0	$391,900	2006	2006	$403,657	$403,657
Ashton***	90,000	apartments	7.37	663,000	$85	$18,785,000	$0	$18,785,000	2006	2006	$19,348,550	$19,348,550
Gables Uptown, Phase 1****	140,000	residential	2.33	326,550	$75	$20,817,563	$0	$20,817,563	2006	2006	$21,442,089	$21,442,089
Uptown Plaza shopping, 1	56,000	retail	0.63	35,000	$85	$2,975,000	$0	$2,975,000	2006	2006	$3,064,250	$3,064,250
ZOM Rosewood	181,724	apartments	1.87	340,538	$95	$36,981,760	$0	$36,981,760	2007	2007	$39,233,949	$39,233,949
Azure	57,000	condos	5.09	290,000	$160	$46,400,000	$0	$46,400,000	2009	2009	$46,400,000	$41,760,000
Ritz Carlton w 70 condos	207,000	hotel/condos	1.50	352,800	$175	$61,740,000	$55,000	$61,685,000	2008	2008	$61,685,000	$61,685,000
Gables Uptown, Phase 2	127,000	res./ retail	2.00	296,700	$75	$22,252,500	$0	$22,252,500	2009	2009	$22,252,500	$22,252,500
Stoneleigh Hotel renovations	65,000	condos/hotel	5.30	344,200	$125	$20,000,000	$3,789,000	$16,211,000	2009	2009	$16,211,000	$16,211,000
AMLI Quadrangle	110,000	residential	1.75	192,500	$85	$22,750,000	$0	$22,750,000	2011	2011	$22,750,000	$22,750,000
Accor site	101,000	condos/hotel	2.73	275,730	$90	$24,815,700	$0	$24,815,700	2019	2019	$24,815,700	$22,334,130
Metropolitan site (Centurion)	19,000	condos	3.50	66,500	$95	$6,317,500	$169,000	$6,148,500	2021	2021	$6,148,500	$5,533,650
Lincoln/Corrigan site	126,000	office	0.00		$95	$72,000,000	$19,000	$71,981,000	2012	2012	$71,981,000	$71,981,000
Stoneleigh Tower Condos		condos				$70,000,000	$800,000	$69,200,000	2009	2009	$69,200,000	$62,280,000
Maple Terrace renovation	63,226	condos	4.98	315,000	$85	$26,775,000	$820,000	$25,955,000	2010	2010	$25,955,000	$23,359,500
Uptown Plaza shopping, 2	84,000	retail	1.00	84,000	$85	$7,140,000	$0	$7,140,000	2015	2015	$7,140,000	$7,140,000
Greenway site	29,000	mixed	2.00	58,000	$90	$5,220,000	$0	$5,220,000	2019	2019	$5,220,000	$5,220,000
Granite/ Gables	93,426	mixed	-		$100	$120,000,000	$0	$120,000,000	2014	2014	$120,000,000	$108,000,000
St. Ann's Court	60,000	office	0.00		$100	$60,000,000	$0	$60,000,000	2011	2011	$60,000,000	$60,000,000
Ritz Carlton Tower 2	100,482	condos		250,000	$170	$105,000,000	$0	$105,000,000	2010	2010	$105,000,000	$94,500,000
unspecified site	50,000	condos	2.50	125,000	$65	$8,125,000	$250,000	$7,875,000	2028	2028	$7,875,000	$7,087,500
1900 McKinney (Hanover		office			$95	$0	$0	$42,000,000	2013	2013	$42,000,000	$42,000,000
unspecified sites (infill)	50,000	condos	2.50	125,000	$65	$8,125,000	$250,000	$7,875,000	2030	2030	$7,875,000	$7,087,500
unspecified sites (infill)	50,000	mixed	2.50	125,000	$65	$8,125,000	$250,000	$7,875,000	2030	2030	$7,875,000	$7,875,000
unspecified sites (infill)	60,000	condos	2.50	150,000	$65	$9,750,000	$250,000	$9,500,000	2030	2030	$9,500,000	$8,550,000
Subtotal	1,937,095			$4,419,437		$784,486,923	$6,652,000	$819,834,923			$823,376,196	$781,099,276
South of Woodall Rodgers Freeway												
Aristrocrat Hotel renovation	8,477	hotel	11.47	97,241	$40	$3,889,640	$0	$3,889,640	2007	2007	$4,126,519	$4,126,519
1414 Elm	-	apartments	-	35,000	$75	$2,625,000	$300,000	$2,325,000	2008	2008	$2,540,590	$2,540,590
Hunt Headquarters**	61,289	office	6.42	393,553	$125	$55,954,280	$1,554,880	$54,399,400	2008	2008, 2018	$59,443,693	$12,483,176
												$46,960,518
Mercantile block*	80,000	apartments	6.25	500,000	$80	$40,000,000	$77,550	$39,922,450	2010	2020, 2025	$39,922,450	$15,968,980
												$23,953,470
1600 Elm	7,300	apartments	2.63	19,210	$65	$1,248,650	$183,940	$1,064,710	2016	2016	$1,064,710	
Musuem Tower		condos			$125	$143,800,000	$200,000	$144,000,000	2012	2012	$144,000,000	$144,000,000
1900 Pacific	10,836	condos				$78,615,888	$0	$78,832,000	2012	2027	$78,832,000	$70,948,800
Tower Petroleum	10,836	hotel				$17,544,112	$112,000	$17,304,000	2012	2027	$17,304,000	$17,304,000
Praetorian Building	9,820	apartments	16.09	157,991	$90	$14,219,190	$311,810	$13,907,380	2021	2021	$13,907,380	$13,907,380
1600 Pacific	30,000	apartments	16.61	498,270	$50	$24,913,500	$3,212,990	$21,700,510	2015	2015	$21,700,510	$21,700,510
500 South Ervay	110,853	apartments	5.54	614,176	$65	$39,921,440	$1,391,470	$38,529,970	2011	2011	$38,529,970	$38,529,970
Atmos block	75,000	apartments	3.33	250,000	$75	$18,750,000	$581,890	$18,168,110	2015	2015	$18,168,110	$18,168,110
Wood building								$15,000,000	2014	2014	$15,000,000	$15,000,000
Dallas Grand	56,738	apartments	9.02	511,584	$75	$38,368,800	$5,720	$38,363,080	2021	2021	$38,363,080	$38,363,080
Federal Reserve Building	125,860	apartments	1.89	237,643	$50	$11,882,150	$3,524,200	$8,357,950	2021	2021	$8,357,950	$8,357,950
1712 Commerce	10,000	apartments	19.02	190,221	$50	$9,511,050	$1,294,900	$8,216,150	2015	2015	$8,216,150	$8,216,150
1954 Commerce	25,000	apartments	3.27	81,800	$50	$4,090,000	$6,790	$4,083,210	2020	2020	$4,083,210	$4,083,210
Santa Fe #4	35,632	hotel	4.48	159,791	$90	$14,381,190	$719,820	$13,661,370	2011	2011	$13,661,370	$13,661,370
1604 Main	7,650	apartments	6.24	47,720	$50	$2,386,000	$5,050	$2,380,950	2022	2022	$2,380,950	$2,380,950
1613-1615 Main/1614 Elm		retail/office		38,598	$75	$2,894,850	$325,000	$2,569,850	2025	2025	$2,569,850	$2,569,850
Elm Place	80,933	apartments	16.52	1,336,894	$50	$66,844,700	$4,810,299	$62,034,401	2025	2025	$62,034,401	$62,034,401
Subtotal	746,224			$5,169,692		$591,840,440	$18,618,309	$588,710,131			$594,206,894	$585,258,984
Total	2,683,319			9,589,129		$1,376,327,363	$25,270,309	$1,408,545,054			$1,417,583,089	$1,366,358,259

Exhibit I
Comparable Developments based on DCAD 2004 Appraisals

(a)	(b)	(c)	9d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Development Name	Address	Improvements	Land	Total Value	Bldg. SF	IV per BSF	Land SF	Land per LSF	Total per BSF	FAR
Mixed use centers										
The Crescent	500 Crescent	$242,570,000	$25,984,920	$268,554,920	1,722,192	$141	433,082	$60	$156	3.98
	3699 McKinney	$33,269,340	$6,745,320	$40,014,660	315,535		224,844			
	3699 McKinney	$4,255,070	$1,730,070	$5,985,140	34,336		57,669			
West Village		$37,524,410	$8,475,390	$45,999,800	349,871	$107	282,513	$30	$131	1.24
Mockingbird Station	5307 Mockingbird	$51,224,220	$10,627,060	$61,851,280	565,675	$91	379,538	$28	$109	1.49
Retail centers										
One-Stop Mini-Mart	2324 McKinney	$576,860	$1,423,080	$1,999,940	3,509	$164	23,718	$60	$570	0.15
Knox Park Village	3001 Knox	$12,182,090	$2,798,910	$14,981,000	81,893	$149	87,172	$32	$183	0.94
Lincoln Park (retail with. grocery)	7700 W. Northwest	$20,260,770	$11,299,680	$31,560,450	153,642	$132	502,208	$23	$205	0.31
Highland Park Village	4201 Mockingbird	$28,648,860	$15,918,560	$44,567,420	230,948	$124	397,964	$40	$193	0.58
HPV parking north of M'bird	4200 Mockingbird	$0	$4,108,360	$4,108,360	0	N.A.	102,709	$40	N.A.	0.00
Highland Park Village total		$28,648,860	$20,026,920	$48,675,780	230,948	$124	500,673	$40	$211	0.46
Best Buy, CompUSA, Office Max	9358 N. Central	$21,310,230	$9,544,770	$30,855,000	184,996	$115	636,318	$15	$167	0.29
Office buildings										
Chase Tower	2200 Ross	$151,599,640	$2,799,830	$154,399,470	1,250,000	$121	111,993	$25	$124	11.16
Trammell Crow Center	2001 Ross	$140,591,200	$2,851,440	$143,442,640	1,245,324	$113	95,048	$30	$115	13.10
2100 McKinney	2100 McKinney	$39,810,540	$8,189,460	$48,000,000	374,654	$106	136,491	$60	$128	2.74
Fountain Place	1445 Ross	$121,795,310	$2,204,690	$124,000,000	1,297,418	$94	78,739	$28	$96	16.48
1845 Woodall Rodgers	1845 Woodall Rodgers	$10,278,510	$1,266,650	$11,545,160	185,007	$56	36,190	$35	$62	5.11
Residences										
1999 McKinney condos (62)	1999 McKinney	$32,925,450	$1,309,414	$34,234,864	175,482	$188	29,098	$45	$195	6.03
		(Improvement figures are estimates based on 100% of three middle floors.)								
Portobello townhouse condo unit	33xx Blackburn	$415,870	$59,130	$475,000	2,606	$160	N.A.	N.A.	N.A.	N.A.
Travis Terrace townhouse condo	39xx Travis	$400,610	$42,420	$443,030	2,782	$144	2,121	$20	$159	1.31
Lincoln Park	5445 Caruth Haven	$35,455,780	$9,544,220	$45,000,000	395,377	$90	636,281	$15	$114	0.62
The Abbey	2521 Worthington	$4,155,550	$944,450	$5,100,000	48,082	$86	29,514	$32	$106	1.63
Heights of State Thomas	3015 State	$14,778,910	$3,921,090	$18,700,000	173,545	$85	122,534	$32	$108	1.42
Knox Travis Park	4611 Travis	$10,962,040	$537,960	$11,500,000	137,331	$80	26,898	$20	$84	5.11
	2816 Guillot	$10,364,586	$3,185,490	$13,550,076	171,403		91,014			
	2518 Colby	$14,849,970	$5,889,960	$20,739,930	275,636		175,982			
	2427 Allen	$8,687,790	$1,962,210	$10,650,000	123,754		61,319			

Uptown Village		$33,902,346	$11,037,660	$44,940,006	570,793	$59	328,315	$34	$79	1.74
Gables at Routh	2600 Cole	$9,033,540	$2,128,460	$11,162,000	142,507	$63	60,813	$35	$78	2.34
Mirabella	2600 Cole	$9,033,540	$2,128,460	$11,162,000	142,507	$63	60,813	$35	$78	2.34
Jefferson at Gaston	2752 Gaston	$26,158,960	$4,665,280	$30,824,240	417,815	$63	548,856	$9	$74	0.76
Block 588 Condos	3110 Thomas	$13,603,550	$1,636,450	$15,240,000	229,074	$59	51,139	$32	$67	4.48
Heights of State Thomas	3110 Thomas	$16,111,970	$3,688,030	$19,800,000	299,362	$54	115,251	$32	$66	2.60
Davis Building	1309 Main	$12,876,320	$873,000	$13,749,320	241,481	$53	14,550	$60	$57	16.60
Majestic Lofts Residences	1900 Elm	$6,553,000	$1,200,000	$7,753,000	126,000	$52	20,000	$60	$62	6.30
Kirby Building	1501 Main	$9,849,880	$900,120	$10,750,000	203,824	$48	15,002	$60	$53	13.59
Gables Concord	3003 Bookhout	$6,044,580	$4,755,420	$10,800,000	138,390	$44	158,514	$30	$78	0.87
Jefferson at the North End	2323 N. Field	$25,754,460	$16,395,540	$42,150,000	623,997	$41	468,444	$35	$68	1.33
Camden Farmers Market	2210 Canton	$15,823,610	$5,676,390	$21,500,000	381,441	$41	306,832	$18	$56	1.24
Wilson Building	1623 Main	$8,985,000	$1,740,000	$10,725,000	250,778	$36	29,000	$60	$43	8.65
Rovello	2610 Allen	$13,960,180	$4,727,740	$18,687,920	397,294	$35	132,117	$36	$47	3.01
Hotels										
The Mansion on Turtle Creek	2821 Turtle Creek	$16,504,480	$5,495,420	$21,999,900	82,976	$199	157,012	$35	$265	0.53
Hotel Zaza	2332 Leonard	$11,782,940	$2,918,340	$14,701,280	102,010	$116	48,639	$60	$144	2.10
	2007 Live Oak	$3,898,390	$1,521,000	$5,419,390	0		43,457			
	2117 Live Oak	$68,759,606	$3,484,460	$72,244,066	535,478		99,556			
	443 Olive	$5,722,150	$2,777,810	$8,499,960	292,056		79,366			
	400 Olive	$0	$94,550	$94,550	0		7,879			
Adam's Mark Hotel		$78,380,146	$7,877,820	$86,257,966	827,534	$95	230,258	$34	$104	3.59
	300 Reunion	$62,744,660	$3,287,340	$66,032,000	657,212		205,549			
	500 S. Stemmons	$0	$2,491,750	$2,491,750	0		177,982			
	201 Reunion	$0	$916,180	$916,180	0		76,348			
	400 S. Stemmons	$0	$811,640	$811,640	0		57,974			
	311 Reunion	$0	$237,240	$237,240	0		16,946			
	300 Hyatt Regency	$0	$41,060	$41,060	0		9,165			
Hyatt Regency Hotel		$62,744,660	$7,785,210	$70,529,870	657,212	$95	543,964	$14	$107	1.21
Hotel St. Germain	2516 Maple	$500,790	$540,400	$1,041,190	8,273	$61	15,440	$35	$126	0.54
	1717 N. Akard	$24,721,980	$2,462,520	$27,184,500	579,037		87,947			
	1717 N. Akard	$0	$315,500	$315,500	0		11,268			
Fairmont Hotel		$24,721,980	$2,778,020	$27,500,000	579,037	$43	99,215	$28	$47	5.84

Building floor area measurements exclude parking garages. Improvement appraisals include garages.

Grocery stores										
Whole Foods Market	4100 Lomo Alto	$3,382,000	$1,775,900	$5,157,900	35,600	$95	70,236	$25	$145	0.51
Kroger Signature	5665 E. Mockingbird	$2,623,330	$4,188,550	$6,811,880	79,228	$33	349,046	$12	$86	0.23

Exhibit J
Downtown Connection TIF District Increment Projections

Projected TIF Increment Schedule

Tax Year		Total Property Value Estimate[1]		Property Value Growth	Comp. Value Growth	Anticipated Captured Value	Anticipated Accumulated Revenue (NPV)	Tax Increment Revenue into TIF * CITY @ 90%	Tax Increment Revenue into TIF ** COUNTY @ 55%	Anticipated Increment Revenue	NPV Anticipated Increment Revenue (2006)
Base	2005	$561,696,137	(1)								
Base	2009	$564,917,317	(2)								
1	2006	**$759,033,448**		35.13%	35.13%	$197,337,311	$1,370,108	$1,208,059		**$1,438,614**	**$1,370,108**
County		**$759,016,948**				$197,320,811			$230,555		
2	2007	**$989,078,707**		30.31%	76.09%	$427,382,570	$4,450,867	$2,844,731		**$3,396,536**	**$4,450,867**
County		**$988,341,787**				$426,645,650			$551,805		
3	2008	**$1,515,616,786**		53.24%	169.83%	$953,920,649	$10,691,983	$6,065,898		**$7,224,872**	**$10,691,983**
County		**$1,595,047,713**				$1,033,501,376			$1,158,974		
4	2009	**$1,512,292,589**		-0.22%	169.24%	$947,375,272	$17,179,939	$6,768,369		**$7,886,151**	**$17,179,939**
County		**$1,559,199,640**				$994,432,123			$1,117,782		
5	2010	**$1,539,047,900**		1.77%	174.00%	$974,130,583	$23,590,942	$6,849,382		**$8,182,245**	**$23,590,942**
County		**$1,583,755,734**				$1,018,988,217			$1,332,864		
6	2011	**$1,546,807,101**		0.50%	175.38%	$981,889,784	$29,976,530	$7,235,640		**$8,557,298**	**$29,976,530**
County		**$1,589,222,014**				$1,024,304,697			$1,321,658		
7	2012	**$1,762,069,405**		13.92%	213.71%	$1,197,152,088	$37,259,180	$8,587,172		**$10,247,420**	**$37,259,180**
County		**$1,806,641,969**				$1,241,724,652			$1,660,248		
8	2013	$1,804,258,824		2.39%	221.22%	$1,239,341,507	$44,397,709	$8,889,797	$1,657,062	**$10,546,858**	**$44,397,709**
9	2014	$1,877,874,888		4.08%	234.32%	$1,312,957,571	$51,600,140	$9,417,845	$1,755,490	**$11,173,335**	**$51,600,140**
10	2015	$2,188,793,720		16.56%	289.68%	$1,623,876,403	$60,083,973	$11,648,065	$2,171,204	**$13,819,269**	**$60,083,973**
11	2016	$2,464,529,254		12.60%	338.77%	$1,899,611,937	$69,535,777	$13,625,916	$2,539,876	**$16,165,793**	**$69,535,777**
12	2017	$2,692,987,250		9.27%	379.44%	$2,128,069,933	$79,620,092	$15,264,646	$2,845,336	**$18,109,982**	**$79,620,092**
13	2018	$2,823,996,995		4.86%	402.76%	$2,259,079,678	$89,815,457	$16,204,379	$3,020,502	**$19,224,881**	**$89,815,457**
14	2019	$3,137,771,849		11.11%	458.62%	$2,572,854,532	$100,873,981	$18,455,086	$3,440,035	**$21,895,121**	**$100,873,981**
15	2020	$3,351,229,853		6.80%	496.63%	$2,786,312,536	$112,279,694	$19,986,220	$3,725,439	**$23,711,659**	**$112,279,694**
16	2021	$3,443,788,100		2.76%	513.11%	$2,878,870,783	$122,601,641	$20,650,140	$1,881,376	**$22,531,517**	**$122,601,641**
17	2022	$3,512,663,862		2.00%	525.37%	$2,947,746,545	$131,826,780	$21,144,186	$0	**$21,144,186**	**$131,826,780**
18	2023	$3,586,106,060		2.09%	538.44%	$3,021,188,743	$140,831,522	$21,670,987	$0	**$21,670,987**	**$140,831,522**
19	2024	$3,657,828,181		2.00%	551.21%	$3,092,910,864	$149,611,058	$22,185,450	$0	**$22,185,450**	**$149,611,058**
20	2025	$3,736,318,125		2.15%	565.18%	$3,171,400,808	$158,184,713	$22,748,458	$0	**$22,748,458**	**$158,184,713**
21	2026	$3,811,044,487		2.00%	578.49%	$3,246,127,170	$166,542,495	$23,284,470	$0	**$23,284,470**	**$166,542,495**
22	2027	$3,887,265,377		2.00%	592.06%	$3,322,348,060	$174,689,189	$23,831,203	$0	**$23,831,203**	**$174,689,189**
23	2028	$3,972,098,184		2.18%	607.16%	$3,407,180,867	$182,646,057	$24,439,708	$0	**$24,439,708**	**$182,646,057**
24	2029	$4,051,540,148		2.00%	621.30%	$3,486,622,831	$190,400,714	$25,009,546	$0	**$25,009,546**	**$190,400,714**
25	2030	$4,115,568,049		1.58%	632.70%	$3,550,650,732	$197,921,727	$25,468,818	$0	**$25,468,818**	**$197,921,727**
26	2031	$4,156,723,730		1.00%	640.03%	$3,591,806,413	$205,167,621	$25,764,027	$0	**$25,764,027**	**$205,167,621**
27	2032	$4,198,290,967		1.00%	647.43%	$3,633,373,650	$212,148,334	$26,062,189	$0	**$26,062,189**	**$212,148,334**
28	2033	$4,240,273,877		1.00%	654.91%	$3,675,356,560	$218,873,453	$26,363,333	$0	**$26,363,333**	**$218,873,453**
29	2034	$4,282,676,616		1.00%	662.45%	$3,717,759,299	$225,352,221	$26,667,487	$0	**$26,667,487**	**$225,352,221**
30	2035	$4,325,503,382		1.00%	670.08%	$3,760,586,065	$231,593,554	$26,974,684	$0	**$26,974,684**	**$231,593,554**
Total								**$515,315,889**	**$30,410,206**	**$545,726,096**	**$231,593,554**
2006 NPV @ 5%								**$213,093,554**	**$18,500,000**	**$231,593,554**	

Assumptions:

a. City of Dallas expected to participate in the Downtown Connection TIF District for 30 years at a rate of 90%.
b. Dallas County participation rate is 55% and is capped at $18.5M.
c. Stream of annual investments in TIF reflects intent to retire TIF obligations after 30 years.
d. Property value estimates assume 1% to 2% annual property appreciation and 3% annual inflation.
e. The base year was adjusted to $561,696,137 to accommodate boundary additions and deletions made prior to 2006 bonds sale and to accommodate account consolidations/duplications.
f. The base year was adjusted in 2009 to $564,917,317 to accommodate boundary additions and deletions made in 2008 and to accommodate account consolidations/duplications.
g. The projections in this chart are estimated and may fluctuate as a result of any of the following occurrences:
(1) Changes in date in which the TIF District may begin releasing TIF funds;
(2) Changes in the real property tax rates of participating taxing jurisdictions (City of Dallas and Dallas County);
(3) Changes in the participation rate of participating taxing jurisdictions; and/or
(4) Completion dates of projects listed in the district's reimbursement queue

Notes:

[1]District values in bold print are actual collection amounts for the district; Remaining values are projections.

Exhibit K
Additional City Sales Tax Attributed to New Downtown Residences in the TIF District

Assumptions:

Average household has AGI of $60,000 to $70,000.
Average household has 1.3 people (1.3 exemptions).
Sales tax is based on 2004 IRS tables for Texas.
City sales tax rate remains at 1% of taxable sales.
Sales tax paid by Downtown residents outside Downtown equals tax on additional Downtown purchases by non-residents.
No increase of households after 2028.
No sales tax has been added for building construction materials.

(a)	(b)	(c)	(d)	(e)
Year	Anticipated Downtown Residential Units	Households @ 92% Occupancy	Households Added After 2005	New Municipal Sales Tax @ $131 per Added Household Plus Inflation @ 3.00%
2005	2,701	2,485	0	$0
2006	3,482	3,203	719	$96,950
2007	4,222	3,884	1,399	$194,448
2008	5,397	4,965	2,480	$355,023
2009	5,557	5,112	2,627	$387,378
2010	7,062	6,497	4,012	$609,344
2011	7,880	7,249	4,765	$745,289
2012	7,880	7,249	4,765	$767,647
2013	6,137	5,646	3,161	$524,596
2014	6,137	5,646	3,161	$540,334
2015	8,070	7,424	4,940	$869,639
2016	8,070	7,424	4,940	$895,728
2017	6,702	6,166	3,681	$687,557
2018	6,702	6,166	3,681	$708,184
2019	6,702	6,166	3,681	$729,430
2020	8,152	7,500	5,015	$1,023,509
2021	8,152	7,500	5,015	$1,054,214
2022	8,389	7,718	5,233	$1,133,051
2023	8,514	7,833	5,348	$1,192,702
2024	6,860	6,311	3,827	$878,998
2025	6,860	6,311	3,827	$905,368
2026	8,836	8,130	5,645	$1,375,624
2027	8,836	8,130	5,645	$1,416,893
2028	10,685	9,830	7,345	$1,899,073
2029	10,685	9,830	7,345	$1,956,045
2030	10,685	9,830	7,345	$2,014,726
2031	10,685	9,830	7,345	$2,075,168
2032	10,685	9,830	7,345	$2,137,423
2033	10,685	9,830	7,345	$2,201,546
2034	10,685	9,830	7,345	$2,267,592
2035	10,685	9,830	7,345	$2,335,620
2036	10,685	9,830	7,345	$2,405,688
2037	10,685	9,830	7,345	$2,477,859
2038	10,685	9,830	7,345	$2,552,195
2039	10,685	9,830	7,345	$2,628,761
2040	10,685	9,830	7,345	$2,707,624
2041	10,685	9,830	7,345	$2,788,852
2042	10,685	9,830	7,345	$2,872,518
2043	10,685	9,830	7,345	$2,958,693
2044	10,685	9,830	7,345	$3,047,454
2045	10,685	9,830	7,345	$3,138,878
Sum for 40 years:				$61,557,619

Exhibit J
Comparison of Downtown Connection TIF District Budget

Downtown Connection TIF District Budget Comparison 2013 Amendment				
Category	**Current NPV Budget (2006)[1]**	**Current Total Dollars TIF Budget[2]**	**Amended NPV Budget (2006)[1]**	**Estimated Total Dollars TIF Budget[2]**
Catalyst Projects: - *Environmental remediation, demolition, historic façade, restoration, street/utility improvements & streetscape improvements, land acquisition, and non project costs, including, but not limited to machinery, equipment, materials and supplies*	$68,000,000	$68,000,000	$68,000,000	$68,000,000
Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots - *Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing*	$90,367,206	$156,652,741	$152,653,168	$309,043,392
Uptown/Downtown connection improvements[3]	$20,500,000	$0	$0	$0
Park and plaza design and acquisition	$1,500,000	$3,095,852	$1,500,000	$3,534,594
Affordable Housing[4]	$3,000,000	$3,000,000	$3,000,000	$3,000,000
Ground Floor Activation/Streetscape Improvements[4]	$1,985,000	$1,985,000	$1,985,000	$1,985,000
Downtown Area Plan[4]	$515,000	$515,000	$515,000	$515,000
Administration and Implementation	$3,940,386	$8,132,568	$3,940,386	$9,285,109
Debt Service (Interest Only)		$150,363,000		$150,363,000
Total Project Costs	$189,807,592	$391,744,162	$231,593,554	$545,726,096

[1]*Current and Amended values discounted to 2006 dollars at 5% discount rate.*

[2]Current and Amended Total Dollar values are estimated based on annual TIF District value, project costs, increment collections and *Debt Service schedules. These values will fluctuate annually.*

[3]*Funds allocated to this line item have been reprogrammed to the Redevelopment line item.*

[4]*Funds for the Affordable Housing, Ground Floor Activation/Streetscape Improvements, and Downtown Area Plan line items are in cash.*

Appendix A
Real Property Accounts in the Downtown Connection TIF District
(Base Year, Adjusted)

ACCOUNT NUMBER	PROPERTY ADDRESS	CITY TAXABLE BASE
00000100393000000	900 MAIN ST	$2,836,620.00
00000100405000000	909 COMMERCE ST	$112,500.00
00000100411000000	908 COMMERCE ST	$500,000.00
00000100414000000	903 JACKSON ST	$600,000.00
00000100417000000	907 JACKSON ST	$500,000.00
00000100441000000	1401 ELM ST	$5,648,680.00
00000100441000100	1403 ELM ST	$600,060.00
00000100441000200	1405 ELM ST	$1,199,880.00
00000100441000300	1407 ELM ST	$300,060.00
00000100441000400	1409 ELM ST	$600,060.00
00000100441000500	1411 ELM ST	$150,000.00
0000010044100D100	1401 ELM ST	$4,261,290.00
00000100492000000	1014 MAIN ST	$1,964,700.00
00000100498000000	1100 MAIN ST	$364,410.00
00000100498000100	1100 MAIN ST	$535,320.00
00000100555000000	1100 JACKSON ST	$441,000.00
00000100558000000	1016 JACKSON ST	$421,800.00
00000100561000000	1109 WOOD ST	$168,750.00
00000100564000000	1104 JACKSON ST	$125,550.00
00000100565000000	300 S GRIFFIN ST	$0.00
00000100565000100	1000 WOOD ST	$157,710.00
00000100576000000	1114 WOOD ST	$2,522,040.00
00000100594000000	1033 YOUNG ST	$1,788,780.00
00000100801009700	403 S AKARD ST	$270.00
00000100801009900	403 S AKARD ST	$7,310.00
00000100876000000	1600 PACIFIC AVE	$6,337,990.00
00000100876000100	1600 PACIFIC AVE	$440,000.00
00000100882000000	1511 ELM ST	$912,010.00
00000100966000000	1604 ELM ST	$600,000.00
00000100969000000	1606 ELM ST	$191,450.00
00000100972000000	1600 ELM ST	$347,730.00
00000100975000000	1607 MAIN ST	$1,326,170.00
00000100984009900	1614 ELM ST	$113,530.00
00000100987000000	1612 ELM ST	$189,930.00
00000100990000000	1610 ELM ST	$326,000.00
00000100996000000	1615 MAIN ST	$623,650.00
00000101005009900	1603 COMMERCE ST	$4,828,340.00
00000101008000000	1622 MAIN ST	$600,000.00
00000101011000000	1618 MAIN ST	$150,000.00
00000101017000000	1604 MAIN ST	$464,050.00
00000101050000000	1417 COMMERCE ST	$305,630.00
00000101053000000	1503 COMMERCE ST	$225,970.00
00000101056000000	1505 COMMERCE ST	$226,950.00
00000101062000000	1513 COMMERCE ST	$300,000.00
00000101065000000	1517 COMMERCE ST	$300,000.00
00000101068000000	1523 COMMERCE ST	$300,000.00
00000101071000000	1525 COMMERCE ST	$272,080.00
00000101074000000	1603 COMMERCE ST	$300,000.00
00000101077000000	1607 COMMERCE ST	$150,000.00

00000101080000000	1609 COMMERCE ST	$600,000.00
00000101083000000	1616 MAIN ST	$300,000.00
00000101119000000	1610 JACKSON ST	$294,940.00
00000101125000000	315 S ERVAY ST	$472,500.00
00000101128000000	1600 JACKSON ST	$89,480.00
0000010112800D100	1600 JACKSON ST	$89,480.00
0000010112800D200	1600 JACKSON ST	$44,740.00
0000010112800D300	1600 JACKSON ST	$44,740.00
0000010112800D400	1600 JACKSON ST	$22,370.00
0000010112800D500	1600 JACKSON ST	$22,370.00
0000010112800D600	1600 JACKSON ST	$22,370.00
0000010112800D700	1600 JACKSON ST	$22,370.00
00000101136000000	400 S AKARD ST	$8,272,000.00
00000101257000000	1515 YOUNG ST	$0.00
00000101530000000	1907 ELM ST	$5,000,000.00
00000101689100000	1808 MAIN ST	$3,177,550.00
00000101689500000	1807 COMMERCE ST	$500,000.00
00000101692000000	1954 COMMERCE ST	$1,131,790.00
00000101695000000	1902 COMMERCE ST	$2,510,000.00
00000101698000000	1712 COMMERCE ST	$300,000.00
00000101698000100	1712 COMMERCE ST	$4,907,100.00
00000101701000000	1810 COMMERCE ST	$2,208,600.00
00000101707000000	208 S ERVAY ST	$207,900.00
00000101710100000	1709 JACKSON ST	$337,500.00
00000101713000000	1810 JACKSON ST	$1,583,660.00
00000101734000000	1708 JACKSON ST	$240,450.00
00000101746000000	1710 JACKSON ST	$333,950.00
00000101752000000	308 S ERVAY ST	$68,850.00
00000101755000000	302 S ERVAY ST	$203,850.00
00000101758000000	312 S ERVAY ST	$155,460.00
00000101764000000	1900 JACKSON ST	$2,600,000.00
00000101767000000	1915 WOOD ST	$994,080.00
00000101770000000	1815 WOOD ST	$1,433,030.00
00000101779000000	1916 JACKSON ST	$111,720.00
00000101782000000	301 S HARWOOD ST	$1,298,790.00
00000101788000000	416 S ERVAY ST	$39,410.00
00000101791000000	420 S ERVAY ST	$105,000.00
00000101797000000	1707 YOUNG ST	$91,920.00
00000101800000000	1713 YOUNG ST	$34,880.00
00000101803000000	1715 YOUNG ST	$38,750.00
00000101806000000	1705 YOUNG ST	$80,100.00
00000101815000000	418 S ERVAY ST	$88,830.00
00000101818000000	400 S ERVAY ST	$312,000.00
00000101821000000	404 S ERVAY ST	$50,000.00
00000101824000000	408 S ERVAY ST	$99,830.00
00000101827000000	1706 WOOD ST	$113,220.00
00000101830000000	1714 WOOD ST	$318,600.00
00000101833009900	1721 YOUNG ST	$116,030.00
00000101834009900	1721 YOUNG ST	$20,480.00
00000101836000000	1717 YOUNG ST	$70,530.00
00000101839000000	1727 YOUNG ST	$77,000.00
00000101842000000	500 S ERVAY ST	$2,500,000.00
00000101944000000	1933 MAIN ST	$5,000,000.00
00000101974009900	1928 MAIN ST	$500,000.00
00000101977000000	1924 MAIN ST	$301,000.00
00000101980000000	1920 MAIN ST	$343,330.00

00000101983000000	1916 MAIN ST	$300,000.00
00000101986000000	1912 MAIN ST	$300,000.00
00000101989000000	1910 MAIN ST	$660,000.00
00000101992000000	1906 MAIN ST	$1,133,400.00
00000101995000000	1913 COMMERCE ST	$300,000.00
00000101998000000	1917 COMMERCE ST	$0.00
00000102004000000	1921 COMMERCE ST	$950,000.00
00000102007000000	1775 YOUNG ST	$249,380.00
00000102016000000	401 N ST PAUL ST	$67,500.00
00000102025000000	1801 YOUNG ST	$316,440.00
00000102040000000	509 S ST PAUL ST	$26,500.00
00000102049000000	515 S ST PAUL ST	$92,220.00
00000102064000000	1800 YOUNG ST	$53,000.00
00000102389000000	2001 ELM ST	$956,480.00
00000102391000000	2009 ELM ST	$45,000.00
00000102394000000	2115 ELM ST	$154,240.00
00000102397000000	2120 PACIFIC AVE	$228,160.00
00000102403000000	2101 ELM ST	$112,000.00
00000102406000000	2108 PACIFIC AVE	$181,200.00
00000102409000000	210 OLIVE ST	$42,000.00
00000102412000000	2104 PACIFIC AVE	$126,560.00
00000102415000000	2111 ELM ST	$140,700.00
00000102418000000	2107 ELM ST	$80,000.00
00000102481000000	2009 COMMERCE ST	$0.00
00000102484000000	2033 COMMERCE ST	$199,800.00
00000102487000000	2019 COMMERCE ST	$0.00
00000102490000000	2020 MAIN ST	$0.00
00000102493000000	2030 MAIN ST	$0.00
00000102496000000	2012 COMMERCE ST	$326,240.00
00000102499500000	210 S HARWOOD ST	$0.00
00000102502000000	2002 COMMERCE ST	$160,200.00
00000102505000000	2007 JACKSON ST	$108,000.00
00000102508000000	2013 JACKSON ST	$207,000.00
00000102514000000	2008 COMMERCE ST	$333,820.00
00000102517000000	2016 COMMERCE ST	$100,000.00
00000102520000000	2015 JACKSON ST	$102,960.00
00000102523000000	2037 JACKSON ST	$120,000.00
00000102526000000	2031 JACKSON ST	$69,700.00
00000102529000000	2027 JACKSON ST	$194,280.00
00000102538000000	2020 COMMERCE ST	$45,000.00
00000102541000000	2022 COMMERCE ST	$60,460.00
00000102544000000	2024 COMMERCE ST	$150,000.00
00000102547000000	2026 COMMERCE ST	$330,340.00
00000102550000000	2030 COMMERCE ST	$45,000.00
00000102553000000	2032 COMMERCE ST	$45,000.00
00000102556000000	2036 COMMERCE ST	$0.00
00000102559000000	2036 COMMERCE ST	$0.00
00000102562000000	2038 COMMERCE ST	$0.00
00000102565009900	408 S HARWOOD ST	$32,530.00
00000102568009900	408 S HARWOOD ST	$32,530.00
00000102571009900	408 S HARWOOD ST	$32,530.00
00000102574000000	2012 JACKSON ST	$576,820.00
00000102592000000	2027 WOOD ST	$95,580.00
00000102598000000	404 S HARWOOD ST	$78,540.00
00000102601000000	300 S HARWOOD ST	$170,560.00
00000102604000000	308 S HARWOOD ST	$151,360.00

00000102607000000	412 S HARWOOD ST	$135,000.00
0000010260700HS00	412 S HARWOOD ST	$84,859.00
00000102610000000	2008 JACKSON ST	$186,176.00
00000102613000000	312 S HARWOOD ST	$0.00
0000010261300HS00	312 S HARWOOD ST	$0.00
00000102616000000	2011 YOUNG ST	$128,790.00
00000102619000000	2010 JACKSON ST	$45,000.00
00000102622000000	317 S PEARL EXPY	$1,000,000.00
00000102625000000	2027 YOUNG ST	$260,000.00
00000102629000000	2023 YOUNG ST	$200,000.00
00000102631000000	2017 YOUNG ST	$243,020.00
00000102635000000	2011 YOUNG ST	$267,520.00
00000102637000000	307 S PEARL EXPY	$108,900.00
00000102766000000	2200 PACIFIC AVE	$99,280.00
00000102769000000	210 S PEARL EXPY	$37,910.00
00000102772000000	2221 ELM ST	$73,340.00
00000102775000000	2222 PACIFIC AVE	$204,000.00
00000102778000000	2219 ELM ST	$46,660.00
00000102787000000	2217 ELM ST	$70,000.00
00000102790000000	2210 PACIFIC AVE	$221,500.00
00000102796000000	2213 ELM ST	$35,000.00
00000102799000000	2211 ELM ST	$35,000.00
00000102802000000	2209 ELM ST	$70,000.00
00000102805000000	2208 PACIFIC AVE	$55,130.00
00000102808000000	2205 ELM ST	$40,000.00
00000102811000000	2203 ELM ST	$27,880.00
00000102814000000	2125 MAIN ST	$90,000.00
00000102817000000	2121 MAIN ST	$1,400,640.00
00000102820000000	2107 MAIN ST	$110,060.00
00000102823000000	2101 MAIN ST	$182,340.00
00000102824000000	108 N PEARL EXPY	$127,500.00
00000102829000000	2206 ELM ST	$95,460.00
00000102832000000	2210 ELM ST	$45,000.00
00000102835000000	2212 ELM ST	$45,000.00
00000102838000000	2214 ELM ST	$45,000.00
00000102841000000	2216 ELM ST	$90,000.00
00000102844000000	2220 ELM ST	$45,000.00
00000102847000000	2222 ELM ST	$255,270.00
00000102850000000	2224 ELM ST	$51,540.00
00000102853000000	2226 ELM ST	$126,000.00
00000102856500000	2125 COMMERCE ST	$0.00
00000102859000000	2121 COMMERCE ST	$78,750.00
00000102862000000	2117 COMMERCE ST	$155,070.00
00000102865000000	2113 COMMERCE ST	$106,200.00
00000102868000000	2109 COMMERCE ST	$500,900.00
00000102871000000	2105 COMMERCE ST	$1,400,000.00
00000102874009900	2101 COMMERCE ST	$39,380.00
00000102874509900	2101 COMMERCE ST	$39,380.00
00000102877009900	2100 MAIN ST	$59,060.00
00000102877509900	2100 MAIN ST	$59,060.00
00000102880000000	2106 MAIN ST	$241,360.00
00000102883000000	2110 MAIN ST	$78,750.00
00000102886000000	2114 MAIN ST	$114,750.00
00000102889000000	2120 MAIN ST	$78,750.00
00000102892000000	2124 MAIN ST	$78,750.00
00000103081000000	2306 PACIFIC AVE	$594,100.00

00000103144400000	2214 MAIN ST	$300,000.00
00000103144800000	2210 MAIN ST	$236,250.00
00000103145000000	2208 MAIN ST	$590,630.00
00000103159000000	2215 COMMERCE ST	$207,000.00
00000103168000000	2211 COMMERCE ST	$675,000.00
00000103174009900	2207 COMMERCE ST	$450,000.00
00000103186400000	2222 MAIN ST	$273,440.00
00000103187000000	2201 COMMERCE ST	$105,080.00
00000104380000000	1910 N LAMAR ST	$174,920.00
00000104383000000	906 MUNGER AVE	$157,410.00
00000104386000000	1901 LAWS ST	$248,580.00
00000104389000000	1902 N LAMAR ST	$386,820.00
00000104392000000	911 CORBIN ST	$423,680.00
00000104395000000	1914 N LAMAR ST	$174,960.00
00000104419000000	1012 MCKINNEY AVE	$1,916,110.00
00000104485000000	912 ROSS AVE	$648,830.00
00000104488000000	406 N LAMAR ST	$89,780.00
00000104491000000	400 N LAMAR ST	$222,130.00
00000104500009900	913 SAN JACINTO ST	$25,310.00
00000104503000000	915 SAN JACINTO ST	$262,500.00
00000104506000000	505 N GRIFFIN ST	$403,530.00
00000104509000000	911 SAN JACINTO ST	$83,130.00
00000104515000000	1001 SAN JACINTO ST	$246,440.00
00000104518000000	902 ROSS AVE	$160,920.00
00000104521000000	1012 ROSS AVE	$254,390.00
00000104527000000	1003 SAN JACINTO ST	$141,990.00
00000104533000000	909 SAN JACINTO ST	$83,130.00
00000104536000000	907 SAN JACINTO ST	$128,250.00
00000104536500000	905 SAN JACINTO ST	$90,010.00
00000104539009900	913 SAN JACINTO ST	$53,440.00
00000104578000000	1108 CORBIN ST	$198,170.00
00000104581000000	1110 CORBIN ST	$143,150.00
00000104584000000	1102 CORBIN ST	$242,130.00
00000104590000000	1810 N GRIFFIN ST	$253,540.00
00000104597000000	1210 CORBIN ST	$0.00
00000104602000000	1206 CORBIN ST	$362,570.00
00000104617000000	1802 N GRIFFIN ST	$525,530.00
00000104645000000	660 N GRIFFIN ST	$0.00
00000104650000000	1102 HORD ST	$225,610.00
00000104653000000	1708 N GRIFFIN ST	$391,980.00
00000104683000000	1110 ROSS AVE	$157,460.00
00000104686000000	1115 SAN JACINTO ST	$130,000.00
00000104689000000	500 N GRIFFIN ST	$231,910.00
00000104707000000	1205 PATTERSON AVE	$722,570.00
00000104716000000	1100 PATTERSON AVE	$1,294,800.00
00000104812000000	611 N FIELD ST	$411,940.00
00000104815000000	1300 ROSS AVE	$624,810.00
00000104857000000	500 N FIELD ST	$95,810.00
00000104860000000	511 N AKARD ST	$2,000,000.00
00000104872000000	1414 SAN JACINTO ST	$150,900.00
00000104875000000	1406 SAN JACINTO ST	$221,880.00
00000104878000000	1404 SAN JACINTO ST	$152,050.00
00000104881000000	1402 SAN JACINTO ST	$178,070.00
00000104884000000	1338 SAN JACINTO ST	$85,960.00
00000104887000000	1320 SAN JACINTO ST	$149,500.00
00000104890000000	1217 PATTERSON AVE	$319,800.00

00000104893000000	1216 SAN JACINTO ST	$74,750.00
00000104896000000	1214 SAN JACINTO ST	$74,750.00
00000104899000000	1212 SAN JACINTO ST	$282,570.00
00000104902000000	1215 PATTERSON AVE	$149,500.00
00000104905000000	501 N FIELD ST	$91,490.00
00000104908000000	512 N FIELD ST	$84,140.00
00000104911000000	1309 PATTERSON AVE	$159,900.00
00000104914000000	1407 PATTERSON AVE	$309,400.00
00000104917000000	1411 PATTERSON AVE	$154,700.00
00000104920000000	1415 PATTERSON AVE	$211,460.00
00000104923000000	505 N AKARD ST	$2,150,160.00
00000104926000000	1310 PATTERSON AVE	$146,200.00
00000104929000000	409 N AKARD ST	$164,320.00
00000104932000000	413 N AKARD ST	$50,910.00
00000104935000000	1411 FEDERAL ST	$158,260.00
00000104938000000	1405 FEDERAL ST	$284,750.00
00000104941000000	1414 PATTERSON AVE	$202,980.00
00000104944000000	1403 FEDERAL ST	$188,550.00
00000104947000000	1319 FEDERAL ST	$94,280.00
00000104950000000	1314 PATTERSON AVE	$94,280.00
00000104953009900	411 N AKARD ST	$8,208,980.00
00000104956000000	1311 FEDERAL ST	$30,500.00
00000104959000000	1313 FEDERAL ST	$98,000.00
00000104962000000	1317 FEDERAL ST	$90,650.00
00000104965000000	415 N AKARD ST	$115,700.00
00000104968000000	417 N AKARD ST	$56,990.00
00000105196000000	504 N ST PAUL ST	$331,140.00
00000105198000000	400 N ST PAUL ST	$0.00
00000105208000000	502 N ST PAUL ST	$355,600.00
00000105235000000	2020 ROSS AVE	$868,270.00
00000105241000000	2013 SAN JACINTO ST	$649,920.00
00000105250000000	2016 ROSS AVE	$191,730.00
00000105253000000	2000 ROSS AVE	$564,540.00
00000105256000000	2010 ROSS AVE	$298,800.00
00000105259000000	2014 ROSS AVE	$192,540.00
00000105262000000	2021 SAN JACINTO ST	$848,400.00
00000105265000000	820 N HARWOOD ST	$419,490.00
00000105397000000	1901 PACIFIC AVE	$0.00
00000105534000000	2318 ROSS AVE	$2,332,530.00
00000105592000000	2300 LIVE OAK ST	$0.00
00000105607000000	435 N CENTRAL EXPY	$0.00
00000105616000000	318 CROCKETT ST	$0.00
00000105628000000	2201 PACIFIC AVE	$0.00
00000105634000000	312 N PEARL EXPY	$0.00
00000105646000000	2211 PACIFIC AVE	$0.00
00000105652000000	2411 SAN JACINTO ST	$158,400.00
00000105655000000	2401 SAN JACINTO ST	$52,500.00
00000105658000000	810 LEONARD ST	$36,000.00
00000105661000000	812 LEONARD ST	$86,220.00
00000105664000000	2403 SAN JACINTO ST	$60,000.00
00000105667000000	2407 SAN JACINTO ST	$90,000.00
00000105676000000	2415 SAN JACINTO ST	$48,570.00
00000105679000000	2419 SAN JACINTO ST	$48,570.00
00000105682000000	2421 SAN JACINTO ST	$48,570.00
00000105685000000	2425 SAN JACINTO ST	$110,250.00
00000105688000000	2510 SALINA ALLEY DR	$69,380.00

00000105691000000	2516 SALINA ALLEY DR	$69,380.00
00000105694000000	2520 SALINA ALLEY DR	$76,320.00
00000105697000000	1109 HAWKINS ST	$41,630.00
00000105700000000	2425 FEDERAL ST	$0.00
00000105703000000	2431 FEDERAL ST	$0.00
00000105706000000	1015 HAWKINS ST	$1,057,000.00
00000105718000000	1025 HAWKINS ST	$502,340.00
00000105727000000	732 LEONARD ST	$458,160.00
00000105739250000	700 LEONARD ST	$141,280.00
00000105739500000	702 LEONARD ST	$141,460.00
00000105739750000	722 LEONARD ST	$178,910.00
00000105742000000	2401 FEDERAL ST	$196,860.00
00000105757000000	2401 BRYAN ST	$0.00
00000105760000000	2411 BRYAN ST	$0.00
00000105763000000	2409 BRYAN ST	$0.00
00000105766000000	2419 BRYAN ST	$0.00
00000105769000000	2415 BRYAN ST	$0.00
00000105790000000	2520 ROSS AVE	$463,680.00
00000105799000000	2503 SAN JACINTO ST	$318,470.00
00000105808000000	2508 ROSS AVE	$98,550.00
00000105811000000	2501 SAN JACINTO ST	$58,410.00
00000105814000000	2512 ROSS AVE	$302,950.00
00000105817000000	2504 ROSS AVE	$103,500.00
00000105820000000	2504 SALINA ALLEY DR	$83,050.00
00000105823000000	2526 ROSS AVE	$240,890.00
0000010582300D100	2526 ROSS AVE	$33,460.00
0000010582300D200	2526 ROSS AVE	$16,730.00
00000105826000000	2500 ROSS AVE	$143,780.00
00000105829000000	1018 HAWKINS ST	$0.00
00000105835000000	2500 SAN JACINTO ST	$0.00
00000105838000000	2502 SAN JACINTO ST	$0.00
00000105841000000	1039 ROUTH ST	$0.00
00000105844000000	1026 HAWKINS ST	$0.00
00000105845000000	2700 ROUTH ST	$36,750.00
00000105853000000	1022 HAWKINS ST	$0.00
00000105856000000	1010 HAWKINS ST	$145,080.00
00000105859000000	1023 ROUTH ST	$0.00
00000105862000000	904 HAWKINS ST	$0.00
00000105997000000	2600 ROSS AVE	$0.00
00000106000000000	2620 ROSS AVE	$168,700.00
00000106003000000	2608 ROSS AVE	$173,020.00
00000106006000000	2625 SAN JACINTO ST	$192,890.00
00000106009000000	2615 ROSS AVE	$199,260.00
00000106012000000	2615 SAN JACINTO ST	$134,600.00
00000106015000000	2632 ROSS AVE	$243,160.00
00000106018000000	2624 ROSS AVE	$134,960.00
00000106021000000	2619 SAN JACINTO ST	$148,650.00
00000106024000000	2616 ROSS AVE	$168,700.00
00000106027000000	2603 SAN JACINTO ST	$354,810.00
00000106030000000	2611 SAN JACINTO ST	$136,760.00
00000106033500000	845 N CENTRAL EXPY	$0.00
00000106105000000	400 N CENTRAL EXPY	$0.00
00000106108000000	400 N CENTRAL EXPY	$0.00
00000106687000000	2421 N AKARD ST	$174,150.00
00000106690000000	2417 N AKARD ST	$149,850.00
00000106693000000	2413 N AKARD ST	$162,000.00

00000106696000000	2411 N AKARD ST	$162,000.00
00000106699000000	2407 N AKARD ST	$162,000.00
00000106702000000	2403 N AKARD ST	$161,640.00
00000106705000000	2412 CAROLINE ST	$324,000.00
00000106708000000	2416 CAROLINE ST	$1,233,090.00
00000106711000000	2325 N AKARD ST	$272,090.00
00000106714000000	2301 N AKARD ST	$1,700,000.00
00000106726000000	1703 CEDAR SPRINGS RD	$1,958,500.00
00000106741000000	1712 CEDAR SPRINGS RD	$499,590.00
00000106744000000	2203 N AKARD ST	$398,550.00
00000106747000000	1709 MCKINNEY AVE	$224,210.00
00000106750000000	1708 CEDAR SPRINGS RD	$373,980.00
00000106753000000	1701 MCKINNEY AVE	$690,130.00
00000106756000000	2210 CAROLINE ST	$450,630.00
00000106759000000	2222 CAROLINE ST	$217,000.00
00000106762000000	2216 CAROLINE ST	$217,000.00
00000106765000000	2215 N AKARD ST	$208,250.00
00000106768000000	1899 MCKINNEY AVE	$1,600,000.00
00000106936009900	2503 ROSS AVE	$0.00
00000106939000000	2526 FLORA ST	$0.00
00000106942009900	2501 ROSS AVE	$162,980.00
00000106945000000	2509 ROSS AVE	$89,480.00
00000106945000200	2511 ROSS AVE	$0.00
00000106945000300	2507 ROSS AVE	$0.00
00000106948000000	2513 ROSS AVE	$0.00
00000106954000000	2515 ROSS AVE	$0.00
00000106957000000	2525 ROSS AVE	$0.00
00000106960000000	2500 FLORA ST	$0.00
00000106963000000	2504 FLORA ST	$0.00
00000106966000000	2508 FLORA ST	$0.00
00000106969000000	2510 FLORA ST	$133,350.00
00000106972000000	2512 FLORA ST	$0.00
00000106975000000	2514 FLORA ST	$200,100.00
00000106978000000	2518 FLORA ST	$200,100.00
00000106981000000	1725 ROUTH ST	$0.00
00000106984000000	1715 ROUTH ST	$0.00
00000106987000000	1719 ROUTH ST	$27,330.00
00000106990000000	1723 ROUTH ST	$22,380.00
00000106993000000	2524 FLORA ST	$0.00
00000106996000000	2522 FLORA ST	$0.00
00000106999000000	2501 FLORA ST	$0.00
00000107002000000	1901 ROUTH ST	$0.00
00000107005000100	2706 WOODALL RODGERS FWY	$80,610.00
00000107008000000	2702 WOODALL ROGERS FWY	$127,880.00
00000107011000000	1904 ROUTH ST	$33,330.00
00000107014000000	1902 ROUTH ST	$26,270.00
00000107017000000	2704 WOODALL ROGERS FWY	$56,530.00
00000107020000000	2609 WADE RD	$473,330.00
00000107068000000	2600 MUNGER AVE	$0.00
00000107071000000	2606 MUNGER AVE	$0.00
00000107074000000	2605 WADE RD	$0.00
00000107086000000	2607 WADE RD	$18,010.00
00000107089000000	2608 MUNGER AVE	$17,930.00
00000107110000000	2603 ROSS AVE	$295,230.00
00000107113000000	2613 ROSS AVE	$162,530.00
00000107116000000	2613 ROSS AVE	$162,530.00

00000107374000000	1909 FAIRMOUNT ST	$0.00
00000107374000100	1907 FAIRMOUNT ST	$0.00
00000107419000000	2403 FLORA ST	$0.00
00000107431000000	2401 FLORA ST	$0.00
00000107449000000	1725 FAIRMOUNT ST	$0.00
00000107452000000	2411 ROSS AVE	$0.00
00000107455000000	1707 FAIRMOUNT ST	$0.00
00000107458000000	2400 FLORA ST	$0.00
00000107784509600	1035 YOUNG ST	$0.00
00000107795000000	400 S GRIFFIN ST	$0.00
00000107796000000	1002 WOOD ST	$2,669,180.00
00000107845000000	1900 N AKARD ST	$3,700,000.00
00000107908000000	2422 AKARD ST	$0.00
00000107911000000	2402 HARRY HINES BLVD	$0.00
00000107986000000	2607 N HARWOOD ST	$150,000.00
00000107989000000	2611 N HARWOOD ST	$150,000.00
00000107992000000	2617 N HARWOOD ST	$270,000.00
00000107995000000	2614 HARRY HINES BLVD	$120,000.00
00000108001000000	2612 HARRY HINES BLVD	$150,000.00
00000108002000000	2610 HARRY HINES BLVD	$128,970.00
00000108004000000	2501 N HARWOOD ST	$2,710,000.00
00000110720000000	1627 PACIFIC AVE	$0.00
00000110749000000	306 N ST PAUL ST	$150,160.00
0000011074900D100	306 N ST PAUL ST	$119,710.00
0000011074900D200	306 N ST PAUL ST	$95,770.00
0000011074900D300	306 N ST PAUL ST	$63,850.00
0000011074900D400	306 N ST PAUL ST	$63,850.00
0000011074900D500	306 N ST PAUL ST	$63,850.00
0000011074900D600	306 N ST PAUL ST	$52,330.00
0000011074900D700	306 N ST PAUL ST	$51,420.00
0000011074900D800	306 N ST PAUL ST	$41,370.00
0000011074900D900	306 N ST PAUL ST	$23,940.00
000001107490D1000	306 N ST PAUL ST	$23,940.00
000001107490D1100	306 N ST PAUL ST	$23,940.00
000001107490D1200	306 N ST PAUL ST	$23,940.00
00000110773000000	308 N ST PAUL ST	$97,786.00
00000110773000100	308 N ST PAUL ST	$122,194.00
00000110836000000	401 N HARWOOD ST	$1,124,870.00
00000110836000100	322 N ST PAUL ST	$77,145.00
00000110836000300	413 N HARWOOD ST	$462,420.00
00000110836000400	300 N ST PAUL ST	$123,200.00
00000110836000500	322 N ST PAUL ST	$208,105.00
00000110848000000	312 N ST PAUL ST	$374,080.00
00000110848000100	312 N ST PAUL ST	$41,815.00
00000112297000100	1717 N AKARD ST	$315,000.00
00000112324000000	1616 WOODALL RODGRS FWY	$7,500,000.00
00000112348000000	2012 N FIELD ST	$2,800,000.00
00000112360000000	1820 N ST PAUL ST	$0.00
00000112363000000	1701 N HARWOOD ST	$0.00
00000112366000000	1730 N ST PAUL ST	$0.00
00000112369000000	1811 N HARWOOD ST	$0.00
00000112372000000	1807 N HARWOOD ST	$0.00
00000112375000000	1903 ROSS AVE	$0.00
00000112378000000	1729 N HARWOOD ST	$0.00
00000112381000000	1717 N HARWOOD ST	$0.00
00000112384000000	1727 N HARWOOD ST	$0.00

00000112387000000	1735 N HARWOOD ST	$0.00
00000112393000000	1919 ROSS AVE	$0.00
00000112396000000	1802 N ST PAUL ST	$0.00
00000112399000000	1810 N ST PAUL ST	$0.00
00000112402000000	1901 MUNGER AVE	$0.00
00000112405000000	1901 N HARWOOD ST	$0.00
00000112408000000	1915 MUNGER AVE	$0.00
00000112411000000	1922 N ST PAUL ST	$0.00
00000112414000000	1915 N HARWOOD ST	$0.00
00000112417000000	1916 N ST PAUL ST	$0.00
00000112420000000	1912 N ST PAUL ST	$0.00
00000112423000000	1936 MCKINNEY AVE	$1,272,840.00
00000112456000000	1920 MCKINNEY AVE	$320,200.00
00000112549000100	2001 PEARL ST	$0.00
00000112579000100	1700 N HARWOOD ST	$0.00
00000112636000000	1722 PEARL ST	$0.00
00000112636000100	1726 PEARL ST	$0.00
00000112636000200	2200 ROSS AVE	$0.00
00000112636000300	2251 PEARL ST	$0.00
00000112636009900	2251 PEARL ST	$0.00
00000112708000000	2212 WOODALL RODGERS FWY	$0.00
00000112723000000	1901 CROCKETT ST	$0.00
00000112750000000	2101 PEARL ST	$4,146,520.00
00000112753000000	2130 OLIVE ST	$283,680.00
00000112765000000	2110 COLBY ST	$257,250.00
00000112771000000	2122 OLIVE ST	$713,760.00
00000112774000000	2121 PEARL ST	$532,910.00
00000112777000000	2127 PEARL ST	$195,510.00
00000112780000000	2131 PEARL ST	$195,510.00
00000112969000000	2125 FAIRMOUNT ST	$165,900.00
00000112970000000	2124 LEONARD ST	$242,000.00
00000112972000000	2122 LEONARD ST	$165,900.00
00000112975000000	2121 FAIRMOUNT ST	$166,950.00
00000112978000000	2118 LEONARD ST	$167,030.00
00000112981000000	2113 FAIRMOUNT ST	$2,145,480.00
00000113647000000	1710 BOLL ST	$0.00
00000113650000000	2701 ROSS AVE	$0.00
00000113674000000	2700 FLORA ST	$0.00
00000113692000000	1800 BOLL ST	$1,301,590.00
00000113693000000	2802 WOODALL ROGERS FWY	$320.00
00000113693000100	1802 BOLL ST	$48,850.00
00000113785000000	2815 FLORA ST	$56,840.00
00000113788000000	2880 WOODALL RODGERS FWY	$0.00
00000113791000000	1817 WOODALL RODGERS FWY	$9,810.00
00000113792000000	1900 BOLL ST	$6,140.00
00000134365000000	2728 MCKINNON ST	$6,595,340.00
00000134395000000	2819 MCKINNON ST	$187,500.00
00000134398000000	2823 MCKINNON ST	$187,500.00
00000134401000000	2825 MCKINNON ST	$243,750.00
00000134404000000	2826 N HARWOOD ST	$213,000.00
00000134407000000	2822 N HARWOOD ST	$150,000.00
00000134410000000	2818 N HARWOOD ST	$150,000.00
00000134413000000	2814 N HARWOOD ST	$125,700.00
00000134431000000	2821 N HARWOOD ST	$108,120.00
00000134434000000	2818 HARRY HINES BLVD	$150,360.00
00000134437000000	2825 N HARWOOD ST	$325,910.00

00000134440000000	2807 N HARWOOD ST	$126,000.00
00000134443000000	2806 HARRY HINES BLVD	$148,470.00
00000134446000000	2801 N HARWOOD ST	$173,250.00
00000134449000000	2810 HARRY HINES BLVD	$203,010.00
00000134452000000	2805 N HARWOOD ST	$110,250.00
00000134455000000	2830 HARRY HINES BLVD	$462,530.00
00000134458000000	2814 HARRY HINES BLVD	$183,940.00
00000134461000000	2804 HARRY HINES BLVD	$149,490.00
00000134464000000	2800 HARRY HINES BLVD	$158,010.00
00000134467000000	2815 N HARWOOD ST	$128,875.00
00000134470000000	2809 N HARWOOD ST	$103,950.00
00000134473000000	2819 N HARWOOD ST	$138,600.00
00000134476000000	2813 N HARWOOD ST	$150,000.00
00000134518000000	3015 MCKINNON ST	$170,950.00
00000134521000000	3009 MCKINNON ST	$173,191.00
00000134524000000	3019 MCKINNON ST	$195,760.00
00000134527000000	3023 MCKINNON ST	$184,668.00
00000134533000000	3000 N HARWOOD ST	$192,950.00
00000134536000000	3004 N HARWOOD ST	$173,250.00
00000134539000000	3008 N HARWOOD ST	$172,480.00
00000134542000000	3012 N HARWOOD ST	$173,670.00
00000134545000000	3016 N HARWOOD ST	$186,340.00
00000134548000000	3020 N HARWOOD ST	$177,610.00
00000134551000000	3005 MCKINNON ST	$175,480.00
00000134554000000	3024 N HARWOOD ST	$249,180.00
00000134557000000	3003 MCKINNON ST	$180,040.00
00000134923000000	2817 MAPLE AVE	$870,000.00
00000134927000000	2905 MAPLE AVE	$1,303,610.00
00000134947000000	2425 CEDAR SPRINGS RD	$358,090.00
0000013494700HS00	2425 CEDAR SPRINGS RD	$236,912.00
00000134962000000	2912 MAPLE AVE	$545,380.00
00000134965000000	2917 FAIRMOUNT ST	$308,800.00
00000134968000000	2921 FAIRMOUNT ST	$400,120.00
00000134971000000	2926 MAPLE AVE	$623,900.00
00000134974000000	2923 FAIRMOUNT ST	$314,500.00
00000134977000000	2925 FAIRMOUNT ST	$303,360.00
00000134980000000	3000 MAPLE AVE	$900,000.00
00000134981000000	3008 MAPLE AVE	$1,650,000.00
00000134983000000	3001 FAIRMOUNT ST	$340,000.00
00000134986000000	3005 FAIRMOUNT ST	$200,880.00
00000134991000000	3033 FAIRMOUNT ST	$142,176.00
00000134991050000	3011 FAIRMOUNT ST	$160,264.00
00000134991100000	3013 FAIRMOUNT ST	$152,400.00
00000134991150000	3015 FAIRMOUNT ST	$148,000.00
00000134991200000	3017 FAIRMOUNT ST	$168,400.00
00000134991250000	3019 FAIRMOUNT ST	$210,500.00
00000134991300000	3021 FAIRMOUNT ST	$200,000.00
00000134991350000	3023 FAIRMOUNT ST	$199,460.00
00000134991400000	3025 FAIRMOUNT ST	$202,000.00
00000134991450000	3027 FAIRMOUNT ST	$161,600.00
00000134991500000	3029 FAIRMOUNT ST	$137,600.00
00000134991550000	3031 FAIRMOUNT ST	$160,000.00
00000134995000000	3012 MAPLE AVE	$389,790.00
00000135001000000	2902 MAPLE AVE	$370,120.00
00000135106000000	3131 MAPLE AVE	$10,000,000.00
00000135202000000	2222 N HARWOOD ST	$2,066,140.00

00000135214000000	2001 MCKINNEY AVE	$6,027,720.00
00000135301000000	2521 FAIRMOUNT ST	$578,430.00
00000135304000000	2507 FAIRMOUNT ST	$1,745,890.00
00000135307000000	2425 MCKINNEY AVE	$1,720,260.00
00000135313000000	2515 FAIRMOUNT ST	$234,300.00
00000135316000000	2519 FAIRMOUNT ST	$580,000.00
00000135322000000	2421 MCKINNEY AVE	$494,730.00
00000135340000000	2516 MAPLE AVE	$900,000.00
00000135343000000	2525 FAIRMOUNT ST	$700,200.00
00000135346000000	2527 FAIRMOUNT ST	$440,000.00
00000135355000000	2504 MAPLE AVE	$315,000.00
00000135356000000	2508 MAPLE AVE	$746,220.00
00000135367000000	2603 FAIRMOUNT ST	$1,032,470.00
00000135370000000	2611 FAIRMOUNT ST	$737,510.00
00000135376000000	2701 FAIRMOUNT ST	$380,000.00
00000135382000000	2707 FAIRMOUNT ST	$371,700.00
00000135385000000	2628 MAPLE AVE	$2,191,620.00
00000135388000000	2711 FAIRMOUNT ST	$167,300.00
0000013538800HS00	2711 FAIRMOUNT ST	$111,064.00
00000135391000000	2715 FAIRMOUNT ST	$331,470.00
00000135394000000	2719 FAIRMOUNT ST	$430,920.00
00000135397000000	2723 FAIRMOUNT ST	$726,470.00
00000135400000000	2408 CEDAR SPRINGS RD	$1,072,620.00
00000135403000000	2812 FAIRMOUNT ST	$297,000.00
00000135406000000	2816 FAIRMOUNT ST	$1,931,540.00
00000135409000000	2911 ROUTH ST	$2,651,020.00
00000135415000000	2907 ROUTH ST	$487,000.00
00000135418000000	2901 ROUTH ST	$472,500.00
00000135421000000	2821 ROUTH ST	$487,000.00
00000135424000000	2808 FAIRMOUNT ST	$270,000.00
00000135427000000	2808 FAIRMOUNT ST	$2,844,180.00
00000135430000000	2817 ROUTH ST	$473,500.00
00000135433000000	2813 ROUTH ST	$472,500.00
00000135436000000	2811 ROUTH ST	$866,250.00
00000135439000000	2803 ROUTH ST	$456,750.00
000063000A0010000	1000 COMMERCE ST	$1,608,120.00
000073000A0010100	1301 YOUNG ST	$2,258,890.00
00007701220210000	1511 COMMERCE ST	$303,180.00
000114206901A0000	1414 ELM ST	$975,000.00
00012500000010000	2000 ELM ST	$4,000,010.00
00012500000019700	2000 ELM ST	$7,070.00
00012500000019900	2000 ELM ST	$611,360.00
000125003301A0000	2102 ELM ST	$5,166,890.00
00012800300000000	317 S PEARL ST	$29,880.00
00021700000000000	406 N LAMAR ST	$20,510.00
00021700000030000	908 ROSS AVE	$7,770.00
00021700000030100	908 ROSS AVE	$129,560.00
00021700000030200	900 SAN JACINTO ST	$112,910.00
00021900170010000	1100 MCKINNEY AVE	$6,853,930.00
0002220B000090000	1704 N GRIFFIN ST	$307,970.00
00022700000010000	704 N GRIFFIN ST	$2,737,280.00
000228000A0030000	706 N GRIFFIN ST	$191,720.00
000229000001A0000	1407 SAN JACINTO ST	$1,602,900.00
00023500000010200	615 N AKARD ST	$38,110.00
00024300010000000	608 N ST PAUL ST	$2,208,770.00
00025500000010000	2110 LIVE OAK ST	$0.00

00025500000010100	300 OLIVE ST	$0.00
0002610A000010000	2400 ROSS AVE	$2,052,120.00
000301000003A0000	2521 ROSS AVE	$0.00
000301000004A0000	2525 ROSS AVE	$176,900.00
000306000003A0000	2623 ROSS AVE	$699,600.00
00036000020010000	2414 N AKARD ST	$3,900,000.00
0004780A000010000	401 N HARWOOD ST	$743,200.00
000524000003A0000	1900 MCKINNEY AVE	$4,194,840.00
000525000A0010000	2000 MCKINNEY AVE	$6,304,950.00
000527000A01A0000	2021 FLORA ST	$0.00
00052800000010000	901 PEARL ST	$2,699,820.00
000529000A0010000	2101 ROSS AVE	$3,752,280.00
00053000000010000	2301 ROSS AVE	$4,364,500.00
00053000000019800	2301 ROSS AVE	$0.00
00053000000019900	2301 ROSS AVE	$899,990.00
0005310A000010000	1800 N PEARL EXPY	$0.00
0005340A000010000	1825 LEONARD ST	$0.00
000541000A01B0000	2222 MCKINNEY AVE	$5,870,800.00
000541000A02B0000	2212 MCKINNEY AVE	$2,629,180.00
000566000A03A0000	2809 ROSS AVE	$0.00
000929000J06A0000	2101 CEDAR SPRINGS RD	$4,174,050.00
000930000201A0000	2828 N HARWOOD ST	$30,975,560.00
000930000202A0000	2815 MCKINNON ST	$152,250.00
00093200020010000	3130 N HARWOOD ST	$2,379,954.00
000933000201C0000	2840 BOOKHOUT ST	$812,820.00
00093300030010000	2215 CEDAR SPRINGS RD	$46,750,950.00
000938000H01A0000	2820 MCKINNON ST	$12,870,730.00
000939000E02A0000	2925 BOOKHOUT ST	$305,848.00
000939000E02B0000	2923 BOOKHOUT ST	$392,150.00
000939000E04A0000	2921 BOOKHOUT ST	$309,696.00
000939000E04B0000	2919 BOOKHOUT ST	$313,016.00
000939000E06A0000	2917 BOOKHOUT ST	$313,848.00
000939000E08A0000	2915 BOOKHOUT ST	$309,784.00
000939000E08B0000	2911 BOOKHOUT ST	$305,032.00
000939000E09C0000	2912 N PEARL ST	$284,000.00
000939000E09D0000	2910 N PEARL ST	$286,368.00
000939000E10A0000	2909 BOOKHOUT ST	$309,696.00
000939000E10B0000	2907 BOOKHOUT ST	$309,696.00
000939000E11C0000	2908 N PEARL ST	$295,296.00
000939000E11D0000	2906 N PEARL ST	$231,840.00
000939000E12A0000	2905 BOOKHOUT ST	$392,150.00
000939000E12B0000	2903 BOOKHOUT ST	$301,536.00
0009390E0001A0000	2920 PEARL ST	$0.00
000942000I01A0000	2826 BOOKHOUT ST	$2,112,530.00
000943000604A0000	2811 MAPLE AVE	$1,734,880.00
000943000803A0000	2927 MAPLE AVE	$436,530.00
000944000501A0000	2401 CEDAR SPRINGS RD	$18,440,000.00
000944000702A0000	2905 FAIRMOUNT ST	$1,429,910.00
000944000702A0100	2913 FAIRMOUNT ST	$772,920.00
000944000702A0200	2915 FAIRMOUNT ST	$270,380.00
000944000703A0000	2906 MAPLE AVE	$423,000.00
000947001601A0000	2605 CEDAR SPRINGS RD	$1,149,880.00
00094800030010000	2510 CEDAR SPRINGS RD	$3,686,760.00
00094800030010100	2121 MCKINNEY AVE	$8,741,160.00
000949000101A0000	2401 MCKINNEY AVE	$1,921,140.00
000949000110A0000	2512 MAPLE AVE	$2,333,330.00

000950000301A0000	2610 MAPLE AVE	$938,520.00
000950000301A0100	2616 MAPLE AVE	$952,380.00
000950000309A0000	2620 MAPLE AVE	$441,540.00
000956000001A0000	2800 ROUTH ST	$16,056,500.00
000956000001A0300	2717 HOWELL ST	$4,900,500.00
000956000001A9900	2800 ROUTH ST	$0.00
000958001301E0000	2728 CEDAR SPRINGS RD	$4,525,250.00
000959001202D0000	2650 CEDAR SPRINGS RD	$7,797,552.00
000959001202D0100	2707 COLE AVE	$11,942,590.00
00C03660000000301	2900 MCKINNON ST	$9,613.48
00C03660000000302	2900 MCKINNON ST	$4,798.21
00C03660000000303	2900 MCKINNON ST	$5,245.53
00C03660000000304	2900 MCKINNON ST	$8,053.57
00C03660000000305	2900 MCKINNON ST	$8,335.98
00C03660000000306	2900 MCKINNON ST	$5,245.53
00C03660000000307	2900 MCKINNON ST	$4,798.21
00C03660000000308	2900 MCKINNON ST	$9,543.35
00C03660000000401	2900 MCKINNON ST	$9,613.48
00C03660000000402	2900 MCKINNON ST	$4,798.21
00C03660000000403	2900 MCKINNON ST	$5,245.53
00C03660000000404	2900 MCKINNON ST	$8,053.57
00C03660000000405	2900 MCKINNON ST	$8,335.98
00C03660000000406	2900 MCKINNON ST	$5,245.53
00C03660000000407	2900 MCKINNON ST	$4,798.21
00C03660000000408	2900 MCKINNON ST	$9,543.35
00C03660000000501	2900 MCKINNON ST	$9,613.48
00C03660000000502	2900 MCKINNON ST	$4,798.21
00C03660000000503	2900 MCKINNON ST	$5,245.53
00C03660000000504	2900 MCKINNON ST	$8,053.57
00C03660000000505	2900 MCKINNON ST	$8,335.98
00C03660000000506	2900 MCKINNON ST	$5,245.53
00C03660000000507	2900 MCKINNON ST	$4,798.21
00C03660000000508	2900 MCKINNON ST	$9,543.35
00C03660000000601	2900 MCKINNON ST	$9,613.48
00C03660000000602	2900 MCKINNON ST	$4,798.21
00C03660000000603	2900 MCKINNON ST	$5,245.53
00C03660000000604	2900 MCKINNON ST	$8,053.57
00C03660000000605	2900 MCKINNON ST	$8,335.98
00C03660000000606	2900 MCKINNON ST	$5,245.53
00C03660000000607	2900 MCKINNON ST	$4,798.21
00C03660000000608	2900 MCKINNON ST	$9,543.35
00C03660000000701	2900 MCKINNON ST	$14,529.21
00C03660000000702	2900 MCKINNON ST	$4,798.21
00C03660000000703	2900 MCKINNON ST	$5,245.53
00C03660000000704	2900 MCKINNON ST	$8,053.57
00C03660000000705	2900 MCKINNON ST	$8,335.98
00C03660000000706	2900 MCKINNON ST	$5,245.53
00C03660000000707	2900 MCKINNON ST	$4,798.21
00C03660000000708	2900 MCKINNON ST	$14,576.59
00C03660000000801	2900 MCKINNON ST	$9,613.48
00C03660000000802	2900 MCKINNON ST	$4,798.21
00C03660000000803	2900 MCKINNON ST	$5,245.53
00C03660000000804	2900 MCKINNON ST	$8,053.57
00C03660000000805	2900 MCKINNON ST	$8,335.98
00C03660000000806	2900 MCKINNON ST	$5,245.53
00C03660000000807	2900 MCKINNON ST	$4,798.21

00C03660000000808	2900 MCKINNON ST	$19,951.01
00C03660000000901	2900 MCKINNON ST	$14,529.21
00C03660000000902	2900 MCKINNON ST	$4,798.21
00C03660000000903	2900 MCKINNON ST	$5,245.53
00C03660000000904	2900 MCKINNON ST	$8,053.57
00C03660000000905	2900 MCKINNON ST	$8,335.98
00C03660000000906	2900 MCKINNON ST	$5,245.53
00C03660000000907	2900 MCKINNON ST	$4,798.21
00C03660000000908	2900 MCKINNON ST	$9,543.35
00C03660000001001	2900 MCKINNON ST	$9,613.48
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00C03660000001003	2900 MCKINNON ST	$5,245.53
00C03660000001004	2900 MCKINNON ST	$8,053.57
00C03660000001005	2900 MCKINNON ST	$8,335.98
00C03660000001006	2900 MCKINNON ST	$5,245.53
00C03660000001007	2900 MCKINNON ST	$4,798.21
00C03660000001008	2900 MCKINNON ST	$9,543.35
00C03660000001101	2900 MCKINNON ST	$14,635.35
00C03660000001102	2900 MCKINNON ST	$4,798.21
00C03660000001103	2900 MCKINNON ST	$5,245.53
00C03660000001104	2900 MCKINNON ST	$8,053.57
00C03660000001105	2900 MCKINNON ST	$8,335.98
00C03660000001106	2900 MCKINNON ST	$5,245.53
00C03660000001107	2900 MCKINNON ST	$4,798.21
00C03660000001108	2900 MCKINNON ST	$14,570.91
00C03660000001201	2900 MCKINNON ST	$14,635.35
00C03660000001202	2900 MCKINNON ST	$4,798.21
00C03660000001203	2900 MCKINNON ST	$5,245.53
00C03660000001204	2900 MCKINNON ST	$8,053.57
00C03660000001205	2900 MCKINNON ST	$8,335.98
00C03660000001206	2900 MCKINNON ST	$5,245.53
00C03660000001207	2900 MCKINNON ST	$4,798.21
00C03660000001208	2900 MCKINNON ST	$20,004.08
00C03660000001401	2900 MCKINNON ST	$14,635.35
00C03660000001402	2900 MCKINNON ST	$4,798.21
00C03660000001403	2900 MCKINNON ST	$5,245.53
00C03660000001404	2900 MCKINNON ST	$13,528.44
00C03660000001405	2900 MCKINNON ST	$13,970.06
00C03660000001406	2900 MCKINNON ST	$5,245.53
00C03660000001407	2900 MCKINNON ST	$4,798.21
00C03660000001408	2900 MCKINNON ST	$14,576.59
00C03660000001501	2900 MCKINNON ST	$14,635.35
00C03660000001502	2900 MCKINNON ST	$4,798.21
00C03660000001503	2900 MCKINNON ST	$5,227.52
00C03660000001504	2900 MCKINNON ST	$8,053.57
00C03660000001505	2900 MCKINNON ST	$13,970.06
00C03660000001506	2900 MCKINNON ST	$5,245.53
00C03660000001507	2900 MCKINNON ST	$4,798.21
00C03660000001508	2900 MCKINNON ST	$9,536.72
00C03660000001601	2900 MCKINNON ST	$14,635.35
00C03660000001602	2900 MCKINNON ST	$4,798.21
00C03660000001603	2900 MCKINNON ST	$5,227.52
00C03660000001604	2900 MCKINNON ST	$8,053.57
00C03660000001605	2900 MCKINNON ST	$8,335.98
00C03660000001606	2900 MCKINNON ST	$5,345.04
00C03660000001607	2900 MCKINNON ST	$4,798.21

00C03660000001608	2900 MCKINNON ST	$14,576.59
00C03660000001701	2900 MCKINNON ST	$14,635.35
00C03660000001702	2900 MCKINNON ST	$4,798.21
00C03660000001703	2900 MCKINNON ST	$5,227.52
00C03660000001704	2900 MCKINNON ST	$13,528.44
00C03660000001705	2900 MCKINNON ST	$13,964.38
00C03660000001706	2900 MCKINNON ST	$5,345.04
00C03660000001707	2900 MCKINNON ST	$4,798.21
00C03660000001708	2900 MCKINNON ST	$14,576.59
00C03660000001801	2900 MCKINNON ST	$14,635.35
00C03660000001802	2900 MCKINNON ST	$4,798.21
00C03660000001803	2900 MCKINNON ST	$5,245.53
00C03660000001804	2900 MCKINNON ST	$8,053.57
00C03660000001805	2900 MCKINNON ST	$8,335.98
00C03660000001806	2900 MCKINNON ST	$5,386.73
00C03660000001807	2900 MCKINNON ST	$4,798.21
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00C03660000001903	2900 MCKINNON ST	$5,245.53
00C03660000001904	2900 MCKINNON ST	$8,053.57
00C03660000001905	2900 MCKINNON ST	$8,335.98
00C03660000001906	2900 MCKINNON ST	$5,386.73
00C03660000001907	2900 MCKINNON ST	$4,798.21
00C03660000001908	2900 MCKINNON ST	$14,576.59
00C03660000002001	2900 MCKINNON ST	$9,613.48
00C03660000002002	2900 MCKINNON ST	$4,798.21
00C03660000002003	2900 MCKINNON ST	$5,245.53
00C03660000002004	2900 MCKINNON ST	$8,053.57
00C03660000002005	2900 MCKINNON ST	$8,424.12
00C03660000002006	2900 MCKINNON ST	$5,386.73
00C03660000002007	2900 MCKINNON ST	$4,798.21
00C03660000002008	2900 MCKINNON ST	$19,992.71
00C03660000002101	2900 MCKINNON ST	$9,613.48
00C03660000002102	2900 MCKINNON ST	$4,798.21
00C03660000002103	2900 MCKINNON ST	$5,245.53
00C03660000002104	2900 MCKINNON ST	$13,528.44
00C03660000002105	2900 MCKINNON ST	$13,876.24
00C03660000002106	2900 MCKINNON ST	$5,386.73
00C03660000002107	2900 MCKINNON ST	$4,798.21
00C03660000002108	2900 MCKINNON ST	$14,576.59
00C03660000002201	2900 MCKINNON ST	$9,554.72
00C03660000002202	2900 MCKINNON ST	$4,798.21
00C03660000002203	2900 MCKINNON ST	$5,245.53
00C03660000002204	2900 MCKINNON ST	$13,587.19
00C03660000002205	2900 MCKINNON ST	$13,869.61
00C03660000002206	2900 MCKINNON ST	$5,386.73
00C03660000002207	2900 MCKINNON ST	$4,798.21
00C03660000002208	2900 MCKINNON ST	$9,549.04
00C03660000002301	2900 MCKINNON ST	$14,659.04
00C03660000002302	2900 MCKINNON ST	$4,798.21
00C03660000002303	2900 MCKINNON ST	$5,227.52
00C03660000002304	2900 MCKINNON ST	$8,053.57
00C03660000002305	2900 MCKINNON ST	$13,887.61
00C03660000002306	2900 MCKINNON ST	$5,386.73
00C03660000002307	2900 MCKINNON ST	$4,798.21

00C03660000002308	2900 MCKINNON ST	$9,549.04
00C03660000002401	2900 MCKINNON ST	$9,613.48
00C03660000002402	2900 MCKINNON ST	$4,798.21
00C03660000002403	2900 MCKINNON ST	$5,227.52
00C03660000002404	2900 MCKINNON ST	$8,053.57
00C03660000002405	2900 MCKINNON ST	$8,324.61
00C03660000002406	2900 MCKINNON ST	$5,245.53
00C03660000002407	2900 MCKINNON ST	$4,798.21
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00C03660000002503	2900 MCKINNON ST	$5,227.52
00C03660000002504	2900 MCKINNON ST	$8,053.57
00C03660000002505	2900 MCKINNON ST	$13,887.61
00C03660000002506	2900 MCKINNON ST	$5,386.73
00C03660000002507	2900 MCKINNON ST	$4,798.21
00C03660000002508	2900 MCKINNON ST	$9,549.04
00C03660000002601	2900 MCKINNON ST	$9,613.48
00C03660000002602	2900 MCKINNON ST	$4,798.21
00C03660000002603	2900 MCKINNON ST	$5,227.52
00C03660000002604	2900 MCKINNON ST	$8,053.57
00C03660000002605	2900 MCKINNON ST	$8,335.98
00C03660000002606	2900 MCKINNON ST	$5,245.53
00C03660000002607	2900 MCKINNON ST	$4,798.21
00C03660000002608	2900 MCKINNON ST	$9,549.04
00C03660000002701	2900 MCKINNON ST	$14,653.36
00C03660000002702	2900 MCKINNON ST	$4,798.21
00C03660000002703	2900 MCKINNON ST	$5,227.52
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00C03660000002705	2900 MCKINNON ST	$13,899.93
00C03660000002706	2900 MCKINNON ST	$5,245.53
00C03660000002707	2900 MCKINNON ST	$4,798.21
00C03660000002708	2900 MCKINNON ST	$14,641.04
00C03660000002801	2900 MCKINNON ST	$13,540.76
00C03660000002802	2900 MCKINNON ST	$10,762.10
00C03660000002803	2900 MCKINNON ST	$12,863.15
00C03660000002804	2900 MCKINNON ST	$13,581.51
00C03660000002901	2900 MCKINNON ST	$13,575.82
00C03660000002902	2900 MCKINNON ST	$10,655.95
00C03660000002903	2900 MCKINNON ST	$12,934.23
00C03660000002904	2900 MCKINNON ST	$13,587.19
00C03660000003001	2900 MCKINNON ST	$29,518.05
00C03660000003002	2900 MCKINNON ST	$29,800.47
00C4528000000H101	3001 MAPLE AVE	$40,667.95
00C4528000000H102	3001 MAPLE AVE	$28,022.49
00C4528000000H103	3001 MAPLE AVE	$42,769.16
00C4528000000H104	3001 MAPLE AVE	$52,401.30
00C4528000000H106	3001 MAPLE AVE	$32,778.87
00C4528000000H107	3001 MAPLE AVE	$32,659.48
00C4528000000H109	3001 MAPLE AVE	$57,869.22
00C4528000000H110	3001 MAPLE AVE	$36,150.35
00C4528000000H111	3001 MAPLE AVE	$28,022.49
00C4528000000H112	3001 MAPLE AVE	$40,667.95
00C4528000000H201	3001 MAPLE AVE	$40,667.95
00C4528000000H202	3001 MAPLE AVE	$28,022.49
00C4528000000H203	3001 MAPLE AVE	$52,124.32

00C4528000000H204	3001 MAPLE AVE	$38,132.17
00C4528000000H206	3001 MAPLE AVE	$54,383.12
00C4528000000H207	3001 MAPLE AVE	$37,573.44
00C4528000000H209	3001 MAPLE AVE	$60,247.40
00C4528000000H210	3001 MAPLE AVE	$46,771.01
00C4528000000H211	3001 MAPLE AVE	$28,022.49
00C4528000000H212	3001 MAPLE AVE	$40,667.95
00C4528000000H301	3001 MAPLE AVE	$40,667.95
00C4528000000H302	3001 MAPLE AVE	$28,022.49
00C4528000000H303	3001 MAPLE AVE	$52,124.32
00C4528000000H304	3001 MAPLE AVE	$38,132.17
00C4528000000H306	3001 MAPLE AVE	$54,383.12
00C4528000000H307	3001 MAPLE AVE	$37,573.44
00C4528000000H309	3001 MAPLE AVE	$60,247.40
00C4528000000H310	3001 MAPLE AVE	$46,771.01
00C4528000000H311	3001 MAPLE AVE	$28,022.49
00C4528000000H312	3001 MAPLE AVE	$40,667.95
00C4528000000H401	3001 MAPLE AVE	$40,667.95
00C4528000000H402	3001 MAPLE AVE	$28,022.49
00C4528000000H403	3001 MAPLE AVE	$52,124.32
00C4528000000H404	3001 MAPLE AVE	$38,132.17
00C4528000000H406	3001 MAPLE AVE	$54,383.12
00C4528000000H407	3001 MAPLE AVE	$37,573.44
00C4528000000H409	3001 MAPLE AVE	$60,247.40
00C4528000000H410	3001 MAPLE AVE	$46,771.01
00C4528000000H411	3001 MAPLE AVE	$28,022.49
00C4528000000H412	3001 MAPLE AVE	$40,667.95
00C4528000000H501	3001 MAPLE AVE	$40,667.95
00C4528000000H502	3001 MAPLE AVE	$28,022.49
00C4528000000H503	3001 MAPLE AVE	$52,124.32
00C4528000000H504	3001 MAPLE AVE	$38,132.17
00C4528000000H506	3001 MAPLE AVE	$54,383.12
00C4528000000H507	3001 MAPLE AVE	$37,573.44
00C4528000000H509	3001 MAPLE AVE	$60,247.40
00C4528000000H510	3001 MAPLE AVE	$46,771.01
00C4528000000H511	3001 MAPLE AVE	$28,022.49
00C4528000000H512	3001 MAPLE AVE	$40,667.95
00C4528000000H601	3001 MAPLE AVE	$40,667.95
00C4528000000H602	3001 MAPLE AVE	$28,022.49
00C4528000000H603	3001 MAPLE AVE	$52,124.32
00C4528000000H604	3001 MAPLE AVE	$38,132.17
00C4528000000H606	3001 MAPLE AVE	$54,383.12
00C4528000000H607	3001 MAPLE AVE	$37,573.44
00C4528000000H609	3001 MAPLE AVE	$60,247.40
00C4528000000H610	3001 MAPLE AVE	$46,771.01
00C4528000000H611	3001 MAPLE AVE	$28,022.49
00C4528000000H612	3001 MAPLE AVE	$40,667.95
00C4528000000H701	3001 MAPLE AVE	$40,667.95
00C4528000000H702	3001 MAPLE AVE	$28,022.49
00C4528000000H703	3001 MAPLE AVE	$52,124.32
00C4528000000H704	3001 MAPLE AVE	$38,132.17
00C4528000000H706	3001 MAPLE AVE	$54,383.12
00C4528000000H707	3001 MAPLE AVE	$37,573.44
00C4528000000H709	3001 MAPLE AVE	$60,247.40
00C4528000000H712	3001 MAPLE AVE	$103,217.14
00C4528000000T101	3001 MAPLE AVE	$28,094.12

00C4528000000T103	3001 MAPLE AVE	$28,094.12
00C4528000000T105	3001 MAPLE AVE	$28,094.12
00C4528000000T107	3001 MAPLE AVE	$28,094.12
00C4528000000T109	3001 MAPLE AVE	$28,094.12
00C4528000000T111	3001 MAPLE AVE	$28,094.12
00C4528000000T113	3001 MAPLE AVE	$28,094.12
00C4528000000T115	3001 MAPLE AVE	$28,094.12
00C4528000000T600	3001 MAPLE AVE	$15,467.77
00C4528000000T601	3001 MAPLE AVE	$10,730.49
00C4528000000T602	3001 MAPLE AVE	$10,415.31
00C4528000000T603	3001 MAPLE AVE	$16,413.31
00C4528000000T604	3001 MAPLE AVE	$16,413.31
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00C4528000000T606	3001 MAPLE AVE	$10,415.31
00C4528000000T607	3001 MAPLE AVE	$10,730.49
00C4528000000T608	3001 MAPLE AVE	$10,730.49
00C4528000000T609	3001 MAPLE AVE	$11,045.68
00C4528000000T610	3001 MAPLE AVE	$14,202.27
00C4528000000T611	3001 MAPLE AVE	$15,782.95
00C4528000000T612	3001 MAPLE AVE	$15,782.95
00C4528000000T614	3001 MAPLE AVE	$10,730.49
00C4528000000T616	3001 MAPLE AVE	$10,730.49
00C4528000000T700	3001 MAPLE AVE	$15,467.77
00C4528000000T701	3001 MAPLE AVE	$10,730.49
00C4528000000T702	3001 MAPLE AVE	$10,415.31
00C4528000000T703	3001 MAPLE AVE	$16,413.31
00C4528000000T704	3001 MAPLE AVE	$16,413.31
00C4528000000T705	3001 MAPLE AVE	$8,839.41
00C4528000000T706	3001 MAPLE AVE	$10,415.31
00C4528000000T707	3001 MAPLE AVE	$10,730.49
00C4528000000T708	3001 MAPLE AVE	$10,730.49
00C4528000000T709	3001 MAPLE AVE	$11,045.68
00C4528000000T710	3001 MAPLE AVE	$14,202.27
00C4528000000T712	3001 MAPLE AVE	$15,782.95
00C4528000000T714	3001 MAPLE AVE	$10,730.49
00C4528000000T716	3001 MAPLE AVE	$10,730.49
00C4528000000T800	3001 MAPLE AVE	$15,467.77
00C4528000000T801	3001 MAPLE AVE	$10,730.49
00C4528000000T802	3001 MAPLE AVE	$10,415.31
00C4528000000T803	3001 MAPLE AVE	$16,413.31
00C4528000000T804	3001 MAPLE AVE	$16,413.31
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00C4528000000T806	3001 MAPLE AVE	$10,415.31
00C4528000000T807	3001 MAPLE AVE	$10,730.49
00C4528000000T808	3001 MAPLE AVE	$10,730.49
00C4528000000T809	3001 MAPLE AVE	$11,045.68
00C4528000000T810	3001 MAPLE AVE	$14,202.27
00C4528000000T811	3001 MAPLE AVE	$15,782.95
00C4528000000T812	3001 MAPLE AVE	$15,782.95
00C4528000000T814	3001 MAPLE AVE	$10,730.49
00C4528000000T816	3001 MAPLE AVE	$10,730.49
00C4528000000T900	3001 MAPLE AVE	$15,467.77
00C4528000000T901	3001 MAPLE AVE	$10,730.49
00C4528000000T902	3001 MAPLE AVE	$10,415.31
00C4528000000T903	3001 MAPLE AVE	$16,413.31
00C4528000000T904	3001 MAPLE AVE	$16,413.31

00C4528000000T905	3001 MAPLE AVE	$8,839.41
00C4528000000T906	3001 MAPLE AVE	$30,634.68
00C4528000000T907	3001 MAPLE AVE	$10,730.49
00C4528000000T908	3001 MAPLE AVE	$10,730.49
00C4528000000T909	3001 MAPLE AVE	$11,045.68
00C4528000000T910	3001 MAPLE AVE	$14,202.27
00C4528000000T911	3001 MAPLE AVE	$15,782.95
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00C4528000000T914	3001 MAPLE AVE	$10,730.49
00C4528000000T916	3001 MAPLE AVE	$10,730.49
00C452800000T1000	3001 MAPLE AVE	$15,467.77
00C452800000T1001	3001 MAPLE AVE	$10,730.49
00C452800000T1002	3001 MAPLE AVE	$10,415.31
00C452800000T1003	3001 MAPLE AVE	$16,413.31
00C452800000T1004	3001 MAPLE AVE	$16,413.31
00C452800000T1005	3001 MAPLE AVE	$26,169.61
00C452800000T1006	3001 MAPLE AVE	$10,415.31
00C452800000T1007	3001 MAPLE AVE	$10,730.49
00C452800000T1009	3001 MAPLE AVE	$11,045.68
00C452800000T1010	3001 MAPLE AVE	$14,202.27
00C452800000T1012	3001 MAPLE AVE	$15,782.95
00C452800000T1014	3001 MAPLE AVE	$10,730.49
00C452800000T1016	3001 MAPLE AVE	$10,730.49
00C452800000T1100	3001 MAPLE AVE	$15,467.77
00C452800000T1101	3001 MAPLE AVE	$10,730.49
00C452800000T1102	3001 MAPLE AVE	$10,415.31
00C452800000T1103	3001 MAPLE AVE	$16,413.31
00C452800000T1104	3001 MAPLE AVE	$16,413.31
00C452800000T1105	3001 MAPLE AVE	$8,839.41
00C452800000T1106	3001 MAPLE AVE	$10,415.31
00C452800000T1107	3001 MAPLE AVE	$10,730.49
00C452800000T1108	3001 MAPLE AVE	$10,730.49
00C452800000T1109	3001 MAPLE AVE	$11,045.68
00C452800000T1110	3001 MAPLE AVE	$14,202.27
00C452800000T1111	3001 MAPLE AVE	$15,782.95
00C452800000T1112	3001 MAPLE AVE	$15,782.95
00C452800000T1114	3001 MAPLE AVE	$10,730.49
00C452800000T1116	3001 MAPLE AVE	$10,730.49
00C452800000T1200	3001 MAPLE AVE	$15,467.77
00C452800000T1201	3001 MAPLE AVE	$10,730.49
00C452800000T1202	3001 MAPLE AVE	$10,415.31
00C452800000T1203	3001 MAPLE AVE	$16,413.31
00C452800000T1204	3001 MAPLE AVE	$16,413.31
00C452800000T1205	3001 MAPLE AVE	$8,839.41
00C452800000T1206	3001 MAPLE AVE	$10,415.31
00C452800000T1207	3001 MAPLE AVE	$10,730.49
00C452800000T1208	3001 MAPLE AVE	$10,730.49
00C452800000T1209	3001 MAPLE AVE	$11,045.68
00C452800000T1210	3001 MAPLE AVE	$14,202.27
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00C452800000T1212	3001 MAPLE AVE	$15,782.95
00C452800000T1214	3001 MAPLE AVE	$10,730.49
00C452800000T1216	3001 MAPLE AVE	$10,730.49
00C452800000T1300	3001 MAPLE AVE	$15,467.77
00C452800000T1301	3001 MAPLE AVE	$10,730.49
00C452800000T1302	3001 MAPLE AVE	$10,415.31

00C452800000T1303	3001 MAPLE AVE	$16,413.31
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00C452800000T1305	3001 MAPLE AVE	$8,839.41
00C452800000T1306	3001 MAPLE AVE	$10,415.31
00C452800000T1307	3001 MAPLE AVE	$10,730.49
00C452800000T1308	3001 MAPLE AVE	$10,730.49
00C452800000T1309	3001 MAPLE AVE	$11,045.68
00C452800000T1310	3001 MAPLE AVE	$14,202.27
00C452800000T1311	3001 MAPLE AVE	$15,782.95
00C452800000T1312	3001 MAPLE AVE	$15,782.95
00C452800000T1314	3001 MAPLE AVE	$10,730.49
00C452800000T1316	3001 MAPLE AVE	$10,730.49
00C452800000T1400	3001 MAPLE AVE	$15,467.77
00C452800000T1401	3001 MAPLE AVE	$10,730.49
00C452800000T1402	3001 MAPLE AVE	$10,415.31
00C452800000T1403	3001 MAPLE AVE	$16,413.31
00C452800000T1404	3001 MAPLE AVE	$16,413.31
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00C452800000T1406	3001 MAPLE AVE	$10,415.31
00C452800000T1407	3001 MAPLE AVE	$10,730.49
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00C452800000T1409	3001 MAPLE AVE	$11,045.68
00C452800000T1410	3001 MAPLE AVE	$14,202.27
00C452800000T1411	3001 MAPLE AVE	$15,782.95
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00C452800000T1414	3001 MAPLE AVE	$10,730.49
00C452800000T1416	3001 MAPLE AVE	$10,730.49
00C452800000T1500	3001 MAPLE AVE	$15,467.77
00C452800000T1501	3001 MAPLE AVE	$10,730.49
00C452800000T1502	3001 MAPLE AVE	$10,415.31
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00C452800000T1514	3001 MAPLE AVE	$10,730.49
00C452800000T1516	3001 MAPLE AVE	$10,730.49
00C452800000T1600	3001 MAPLE AVE	$20,200.26
00C452800000T1601	3001 MAPLE AVE	$10,415.31
00C452800000T1603	3001 MAPLE AVE	$16,728.49
00C452800000T1604	3001 MAPLE AVE	$16,413.31
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00C452800000T1607	3001 MAPLE AVE	$10,415.31
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00C452800000T1610	3001 MAPLE AVE	$14,837.40
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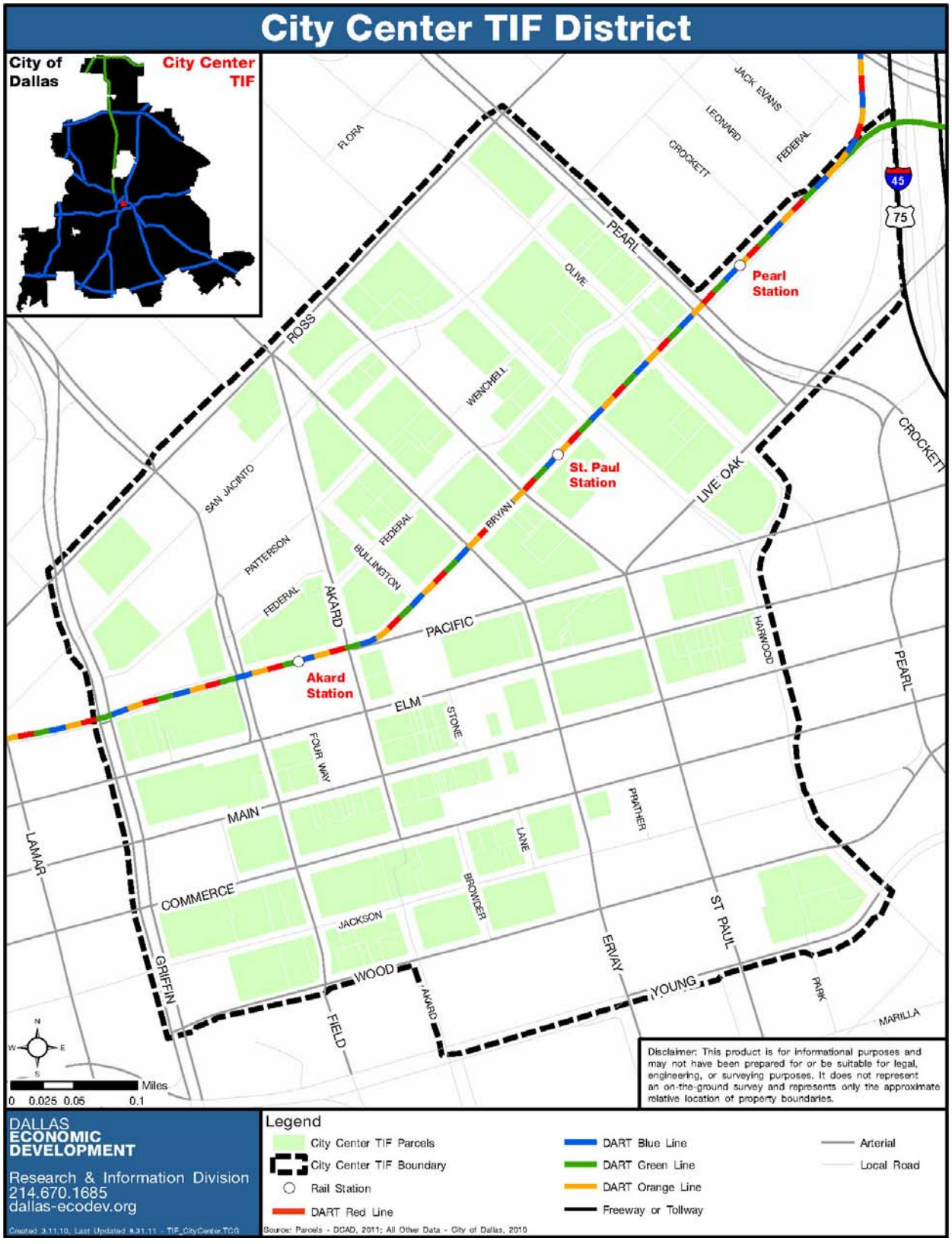
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TO BE ADDED WITH 2009 VALUES

'00029600030070000	1600 ASHLAND ST	$421,350.00
00000106810000000	2311 CAROLINE ST	$1,580,250.00
00000106822000000	2307 CAROLINE ST	$966,080.00
00000106846000000	1601 CEDARS SPRINGS RD	$253,500.00

Appendix B:
As Amended on February 8, 2006



AGENDA ITEM # 58

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 45 Q

SUBJECT

Authorize an historic preservation tax exemption for the Allen Building at 1700 Commerce Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at $18,730 (Estimated revenue foregone over ten years is $187,295)

BACKGROUND

Article XI of the Dallas Development Code established the Historic Preservation Tax Incentive Program, which allows property owners to receive tax exemptions for restorations of historic properties. The Historic Tax Incentive Program was reviewed and approved by the Dallas City Council on November 26, 2007. Revisions to the program were approved by City Council on December 9, 2015, by Ordinance No. 29953. Dallas Development Code Section 11.201(e) requires City Council to review any exemption over $50,000. The City Council may approve or deny any portion of the exemption over $50,000.

The Allen Building, built in 1925, and addressed at 1700 Commerce Street in downtown Dallas, was designated a City of Dallas landmark in September 2015.

The owner, Supreme Bright Dallas, LLC, has applied for a historic tax exemption in support of approximately $20 million in investment to redevelop the building into a 176-room Hampton Inn and Suites. The building qualifies under the “Urban Historic District” exemption which allows for up to a 100% exemption of the city portion of the property taxes for up to a ten year period. To qualify for this exemption, the cost of rehabilitation must exceed 75 percent of the pre-rehabilitation value of the structure.

The 2015 Dallas Central Appraisal District (DCAD) appraised value for 1700 Commerce Street account is $2,350,000, with an improvement value of $1,700,000 and land value of $650,000. The applicant is therefore required to invest approximately $1,275,000 into the property to qualify for the exemption. To date, the applicant has spent $21,018,945.

BACKGROUND (Continued)

The new value after completion is estimated to be $23,368,945, with an estimated annual tax assessment of $167,521. It will take the city less than two years to recoup the historic tax exemption.

The revenue forgone is calculated based on the DCAD value as of the date of Landmark Commission's approval of the Certificate of Eligibility (in this case 2015). The assumption is that without the tax exemption, nothing would happen on this building and the value would not change. Therefore, revenue forgone for 10 years on a 100% abatement is the current (or in this case 2015) city taxes times 10 years.

The new value of the project after rehabilitation is calculated based on the current (as of Landmark Commission's approval of the Certificate of Eligibility) DCAD value plus the amount the applicant is proposing to spend on the project.

The estimated years to recoup is calculated by dividing the total revenue foregone by the annual new estimated taxes after completion, without adjustment for inflation.

Although the Allen Building is in the City Center TIF District, the owner has not applied for TIF funds for this building.

The Allen Building is part of a larger complex along with 1712 Commerce Street, 208 S. Ervay Street, and 1709 Jackson Street. 1712 Commerce Street is a separate project from this historic renovation project, is in the Downtown Connection TIF District, and did receive TIF funding. 208 S. Ervay Street and 1709 Jackson Street will be used for structured parking in support of the two projects.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 9, 2015, City Council established Historic Overlay District No. 146 (the Allen Building) by Ordinance No. 29846.

On March 7, 2016, the Landmark Commission approved the certificate of eligibility for the Allen Building.

Information about this item will be provided to the Economic Development Committee on December 5, 2016.

FISCAL INFORMATION

Revenue Foregone: First year tax revenue foregone estimated at $18,730 (Estimated revenue foregone over ten years is $187,295)

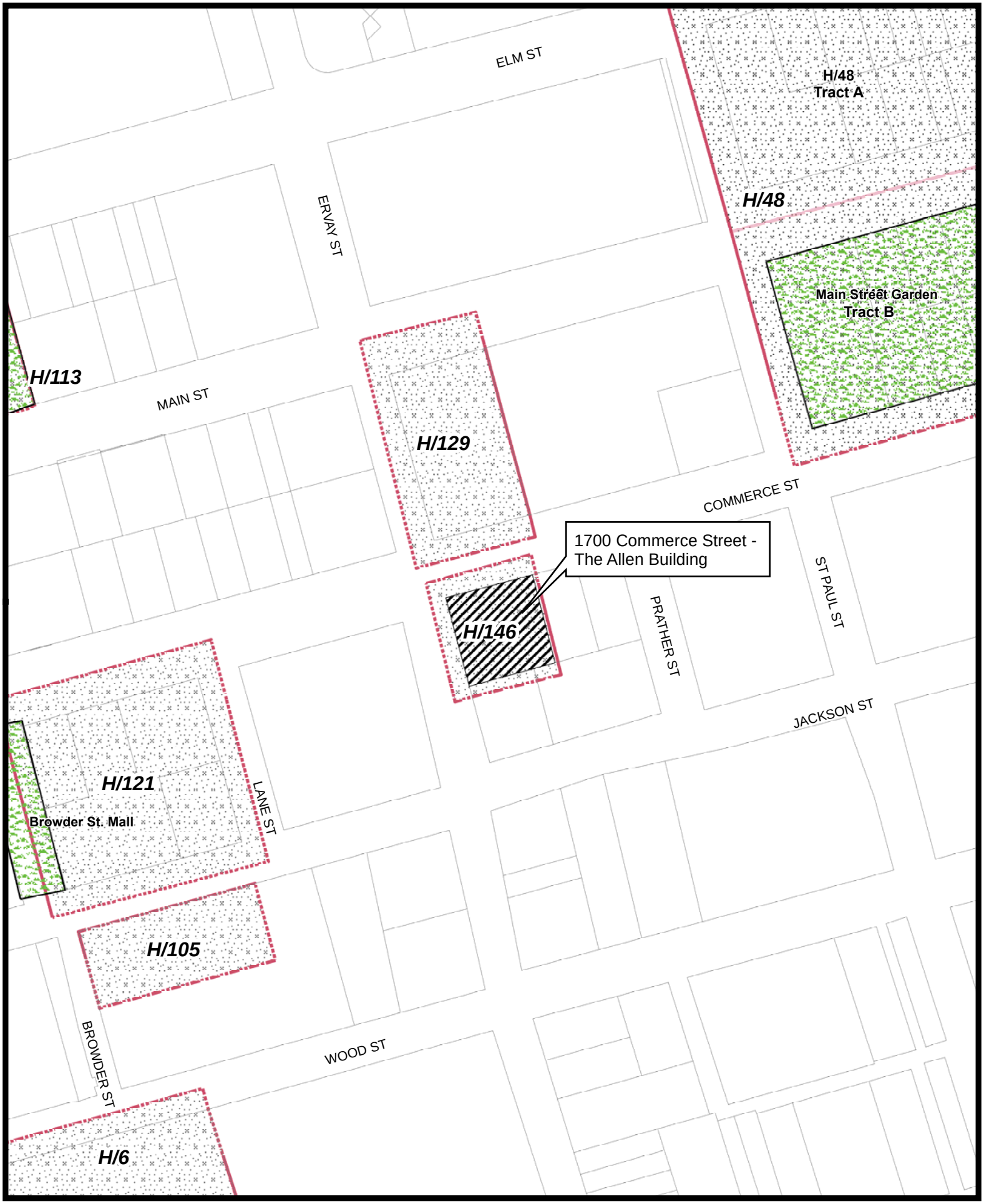
OWNER

Supreme Bright Dallas, LLC

Mehul Patel, Manager

MAP

Attached



1:1,667

1700 Commerce Street
Location

Printed Date: 10/12/2016

December 14, 2016

WHEREAS, Article XI of the Dallas Development Code establishes historic preservation tax exemptions and economic development incentives for historic properties to encourage the revitalization and restoration of the city's historic structures; and

WHEREAS, Dallas Development Code Section 51A-11.201(e) requires that the City Council review and approve, by resolution any portion of the application for a historic preservation tax exemption over $50,000; and

WHEREAS, the property located at 1700 Commerce Street, account number 00000101704000000, is a contributing structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to Historic District Overlay No. 146 (the Allen Building Historic District); and

WHEREAS, the property is eligible for a city tax exemption based upon rehabilitation of a historic property for a ten-year period on 100 percent of the structure and land value, which will total an estimated $187,295; and

WHEREAS, the Landmark Commission determined on March 7, 2016, that the property is eligible for a city tax exemption; and

WHEREAS, the rehabilitation project must be completed within three years after the Landmark Commission made its determination of eligibility; and

WHEREAS, the property owner has complied with all of the requirements for the city tax exemption, including submitting proof that property taxes and any city fees, fines, or penalties are not delinquent on the properties; and

WHEREAS, the City Council finds that it is in the public interest to preserve this historic building;

Now, Therefore,

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

SECTION 1. That the application for a historic preservation tax exemption over $50,000 is approved on 100 percent of the structure and land value of the historic property for a ten-year period for the city portion of the taxes.

SECTION 2. That the rehabilitation project must be completed by March 7, 2019.

SECTION 3. That to receive the tax exemption, the owner must submit a final application to the Director of the Department of Sustainable Development and Construction that complies with Dallas Development Code Section 51A-11.201 proving that the rehabilitation requirements have been met and must thereafter make annual application to the appraisal district for the duration of the tax exemption.

SECTION 4. That if any portion of the historic structure is totally or partially demolished or significantly altered by the willful act or negligence of the owner or his representative in violation of the historic district preservation criteria, this tax exemption will terminate and the owner shall immediately repay to the City of Dallas all city property taxes foregone.

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

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By _____
Assistant City Attorney

AGENDA ITEM # 59

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 24 N

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for local utilities use (water pump station) on property zoned an R-10(A) Single Family District, on the south line of Walnut Hill Lane, east of Marsh Lane

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions

Z156-263(JM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, DECEMBER 14, 2016**

ACM: Mark McDaniel

FILE NUMBER: Z156-263(JM) **DATE FILED:** May 9, 2016

LOCATION: South line of Walnut Hill Lane, east of Marsh Lane.

COUNCIL DISTRICT: 6 **MAPSCO:** 24-N

SIZE OF REQUEST: ±0.90 acres **CENSUS TRACT:** 94.01

REPRESENTATIVE: Madonna Smith, Nathan D. Maier Consulting Engineers, Inc.

APPLICANT/OWNER: Dallas Water Utilities

REQUEST: An application for a Planned Development District for a local utilities use (water pump station) on property zoned an R-10(A) Single Family District.

SUMMARY: Dallas Water Utilities (DWU) is scheduled to replace the existing pump station and reservoir. A planned development district is proposed to address the front yard fence height and to allow the use by right, rather than by specific use permit.

CPC RECOMMENDATION: **Approval**, subject to a development plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The ±.090-acre request site is a developed with a potable water pump station from the 1950s. The equipment has exceeded its useful life and will be removed after the new pump station is constructed.

- To update the pump station today, an SUP is required for the use. This was not a requirement when the existing station was installed. Rather than apply for an SUP, DWU is requesting a PDD to limit renewals, allow for a taller front yard fence (8'), and to project above RPS, but within the existing maximum building height of 30'.

- The applicant worked with the community and commissioners to develop conditions to help make the use more compatible to the surrounding single family uses. Conditions include:
    - The maximum height was reduced to 30 feet from 36 feet;
    - Design standards were added;
    - Landscaping conditions were further defined; and,
    - A provision to keep the existing barbed wire fencing along the alley was added.

Zoning History:

1. **Z145-113(AF)**: An application for a CR Community Retail District on property zoned an R-16(A) Single Family District located at the northwest corner of Walnut Hill Lane and Betty Jane Lane, east of Marsh Lane. Case was withdrawn.

2. **Z067-236:** On October 10, 2007, City Council approved SUP No. 1684 for a private school use at the northwest corner of Walnut Hill Lane and Hedgeway Drive. The SUP expires on October 10, 2017 and is on a 5 year auto renewal schedule.

3. **Z067-149:** On April 25, 2007, City Council approved Permanent SUP No. 1662 for a local utility (fire station) use.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Walnut Hill Lane	Principal arterial—M-6-D(A)	100 feet

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.

Comprehensive Plan:

The Vision Illustration depicts the request site as within 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.

The request is consistent with the following goal and policies of the Comprehensive Plan.

NEIGHBORHOOD ELEMENT

GOAL 7.1: PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2: Promote neighborhood-development compatibility.

Policy 7.1.5: Provide public infrastructure to support neighborhoods.

Land Use Compatibility:

Surrounding land uses include a new fire station and a church to the north and another church to the east. The area is well established with single family uses to the east, south, and west. The subject parcel has an alley separating itself from the adjacent single family uses.

	Zoning	**Land Use**
North	R-16(A) and SUP No. 1662	Church; Fire Station
East	R-10(A)	Church; Single family
South	R-7.5(A)	Single family
West	R-10 (A)	Single family

Dallas Water Utilities has provided a proposed development plan to help ensure compatibility with the surrounding properties. The plan indicates that the changes occurring will be similar to the existing pump station, but with new screening by fence and landscaping. Screening from adjacent properties will be provided in accordance with the Dallas Development Code and Article X.

Pursuant to Section 51A-4.408, structures for utility and public service uses and institutional uses may be erected to any height consistent with the Federal Aviation Administration air space limitation, residential proximity slope (RPS) height restrictions,

and the building code. The proposed conditions will limit the maximum structure height to 30 feet, which is the same maximum height in the current zoning of R-10(A), but will allow projection above the RPS, if applicable. The difference could amount to a projection of up to 4 feet over the RPS.

In addition, the facility will be secured by an eight-foot wrought iron fence along the street and property line to property line frontages and an existing 8 foot chain-link and barbed wire fence along the alleyway to the west and south of the site. Access to the site will be restricted to two separate locked entry gate driveways. For safety and security reasons, the site will not be accessible by the public.

The existing facility has played a role in the development of the neighborhood and will continue to be an important part of a unified network of pump stations and water treatment plants. Based on the traffic impact worksheet submitted with the application, the use generates fewer than 64 trips per day and will not significantly impact the surrounding roadway system. The proposed upgrade to the existing local utility complies with the comprehensive plan. A planned development district is proposed to allow the use by right, rather than by specific use permit and to accommodate 8 foot fencing in the front yard by right.

Development Standards:

The proposed development standards apply only to a local utilities use. The development standards of the proposed planned development district will mimic those of the existing R-10(A) Single Family District. Only a local utilities use will be allowed.

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-10(A)	30’	6’ res. 10’ nonres 6’ res. 15’ nonres.	30’	45% res. 25% nonres.	RPS	Residential
Proposed: PDD	30’	10’ 15’ *for Local Utilities Use.	30’	25%	No RPS for Local Utilities Use per 4.408(a)(1); RPS for all.	Local Utilities Uses (Water Pump Station)

Additionally, the proposed conditions have added design standards to ensure the structure will fit into the residential area. The design standards are intended to ensure the pump station is compatible with the surrounding area and to mitigate any potential negative impact, while allowing creativity, flexibility, and variety in design. Building massing/height shall take into consideration the height and scale of neighboring structures and provide architectural features that address adjacent buildings.

The design standards require set numbers of architectural elements for primary and rear façade walls. Additionally, materials and colors have been stipulated to vary with no more than 75 percent of the area of a facade allowed to have a single material or color.

Special roof provisions address required screening for roof-mounted mechanical equipment, design features of roofs visible from the public right-of-way and/or residential properties, and architectural detail options. Finally, mechanical equipment located on the ground must also be screened with similar materials to the main building.

Parking:

Pursuant to Section 51A-4.212 of the Dallas Development Code, no parking is required for a utility services use and none is provided.

Landscaping and Screening:

Pursuant to Section 51A-4.212, landscape regulations do not apply to a utility services use. However, if the use is more than seven feet in height, screening that complies with 51A-4.602(b) must be constructed and maintained along the side and rear of the use and a perimeter landscape buffer that complies with 51A-10.125 must be provided. The applicant has proposed to comply with these standards, and added extra landscaping regulations in the proposed PD conditions. The extra landscaping would provide greater vegetative screening from the public right-of-way.

CPC Action
October 20, 2016:

Motion: It was moved to recommend **approval** of a Planned Development District for a water pump station, subject to a development plan and conditions on property zoned an R-10(A) Single Family District, on the south line of Walnut Hill Lane, east of Marsh Lane.

Maker: Anantasomboon
Second: Murphy
Result: Carried: 13 to 0

For: 13 - Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Anglin
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 66
Replies: For: 5 Against: 2

Speakers: None

September 15, 2016:

Motion: In considering an application for a Planned Development District for a water pump station on property zoned an R-10(A) Single Family District, on the south line of Walnut Hill Lane, east of Marsh Lane, it was moved to **hold** this case under advisement until October 20, 2016.

Maker: Anantasomboon
Second: Murphy
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney*, Jung, Housewright, Schultz, Peadon, Murphy

Against: 0
Absent: 2 - Ridley, Tarpley
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 66
Replies: For: 5 Against: 2

Speakers: None

August 18, 2016:

Motion: In considering an application for a Planned Development District for a water pump station on property zoned an R-10(A) Single Family District, on the south line of Walnut Hill Lane, east of Marsh Lane, it was moved to **hold** this case under advisement until September 15, 2016.

Maker: Anantasomboon
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: 0
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 66
Replies: For: 5 Against: 2

Speakers: None

July 21, 2016:

Motion: In considering an application for a Planned Development District for a water pump station on property zoned an R-10(A) Single Family District, on the south line of Walnut Hill Lane, east of Marsh Lane, it was moved to **hold** this case under advisement until August 18, 2016.

Maker: Rieves
Second: Haney
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: 66
Replies: For: 5 Against: 2

Speakers: None

Z156-263
PD Conditions

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 on the south line of Walnut Hill Lane, east of Marsh Lane. The size of PD _____is approximately 0.90 acres.

SEC. 51P- _____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district:

(A) FACADE WALL means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses usable space. Where separate faces are oriented in the same direction, or in the directions within 45 degrees of one another, they are considered as part of a single facade wall.

(B) PRIMARY FACADE WALL means the facade wall containing the primary entrance. If two or more facades walls have entrances of equal significance, each facade wall will be considered a primary facade wall.

(C) REAR FACADE WALL means the facade wall containing service areas.

(D) SIDE FACADE WALL means any facade wall that is not a primary facade wall or a rear facade wall.

(E) SERVICE AREA means any area for loading docks, outdoor storage (other than an outdoor display, sales, and storage area), trash collection or compaction, truck parking, or other similar functions.

(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. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit ___A: development plan.

SEC. 51P- ____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ___A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- ____.106. MAIN USES PERMITTED.

The following use is the only main use permitted:

-- local utilities.

SEC. 51P-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-10(A) Single Family District apply.

(b) Stories. Maximum number of stories above grade is one.

SEC. 51P- ____.109. 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- ____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- ____.111. DESIGN STANDARDS.

(a) Purpose. These design standards are intended to ensure the pump station is compatible with the surrounding area and mitigate the negative impact, while allowing creativity, flexibility, and variety in design. Building massing/height shall take into consideration the height and scale of neighboring structures and provide architectural features that address adjacent buildings.

(b) Facade walls. Primary facade walls and side facade walls must incorporate at least three of the following design elements. Rear 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 have a relief of at least eight inches.

(2) At least one of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent:

(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 chimneys, domes, spires, towers, or turrets.

(E) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(3) Arcades, awnings, canopies, covered walkways, or porticos.

(4) Trim or accent elements using decorative contrasting colors of at least 10 percent of the area of the facade wall exclusive of fenestration.

(c) Materials and colors. No more than 75 percent of the area of a facade may have a single material or color.

(d) Roofs.

(1) Roof-mounted mechanical equipment, must be screened or set back so that they not visible from a point five feet, six inches above grade at the property line. Screening materials must match the materials and colors used on the main building and be integral with the design of the overall facade. Chain link fence may not be used as a screening material.

(2) Roof lines visible from the ROW or residential property must be segmented and provide a minimum of three elevation heights.

(3) Roofs must have at least one of the following design elements:

(A) Parapets with detailing such as cornices, moldings, trim, or variations in brick coursing.

(B) Sloping roofs with at least two of the following design elements:

(i) Slope of at least 5:12.

(ii) Two or more slope planes.

(iii) Overhanging eaves extending at least three feet beyond the supporting wall.

(e) Mechanical equipment on the ground. Mechanical equipment on the ground must be screened using materials matching the materials and colors used on the main building. Chain link fence may not be used as a screening material.

SEC. 51P-_____.112. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Street buffer. Except as provided in this subsection, landscaping in the front yard must include a street buffer, as described in Section 51A-10.126.

(1) The street buffer must have a depth no less than 30 feet from the property line that defines the front yard.

(2) The street buffer must incorporate no less than three buffer plant groups.

(A) Two buffer plant groups must be located within 20 feet of the building foundation.

(B) Each Buffer Plant Group shall consist of one large canopy tree, two small ornamental trees, and planting beds consisting of a mix of the following landscape materials:

(i) Shrubs.

(ii) Ornamental grasses.

(iii) Groundcover.

(iv) Aggregates.

(v) Boulders.

(C) Shrubs must be a minimum 36 inches in height at time of planting and have a minimum mature height of six feet.

(D) Tree species must be selected from the list of approved replacement trees in Section 51A-10.134.

(E) Trees must have a minimum caliper of two inches at time of planting.

(F) Tree drip lines (at maturity) must not be located within 10 feet of a water transmission line.

(G) Shrubs must not be planted within five feet of a water transmission line.

(c) Open spaces. Open spaces must be covered with turf grass, aggregate, or permanent paving material.

(d) Maintenance. Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ___.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII and the attached development plan.

SEC. 51P- ____.114. ADDITIONAL PROVISIONS.

(a) Fencing must be constructed of wrought iron or a similar decorative metal along street and neighboring property frontages. Along alley frontages, the fence may be constructed of chain-link and barbed wire. A fence with a maximum height of eight feet is permitted in the front yard.

(b) The Property must be properly maintained in a state of good repair and neat appearance.

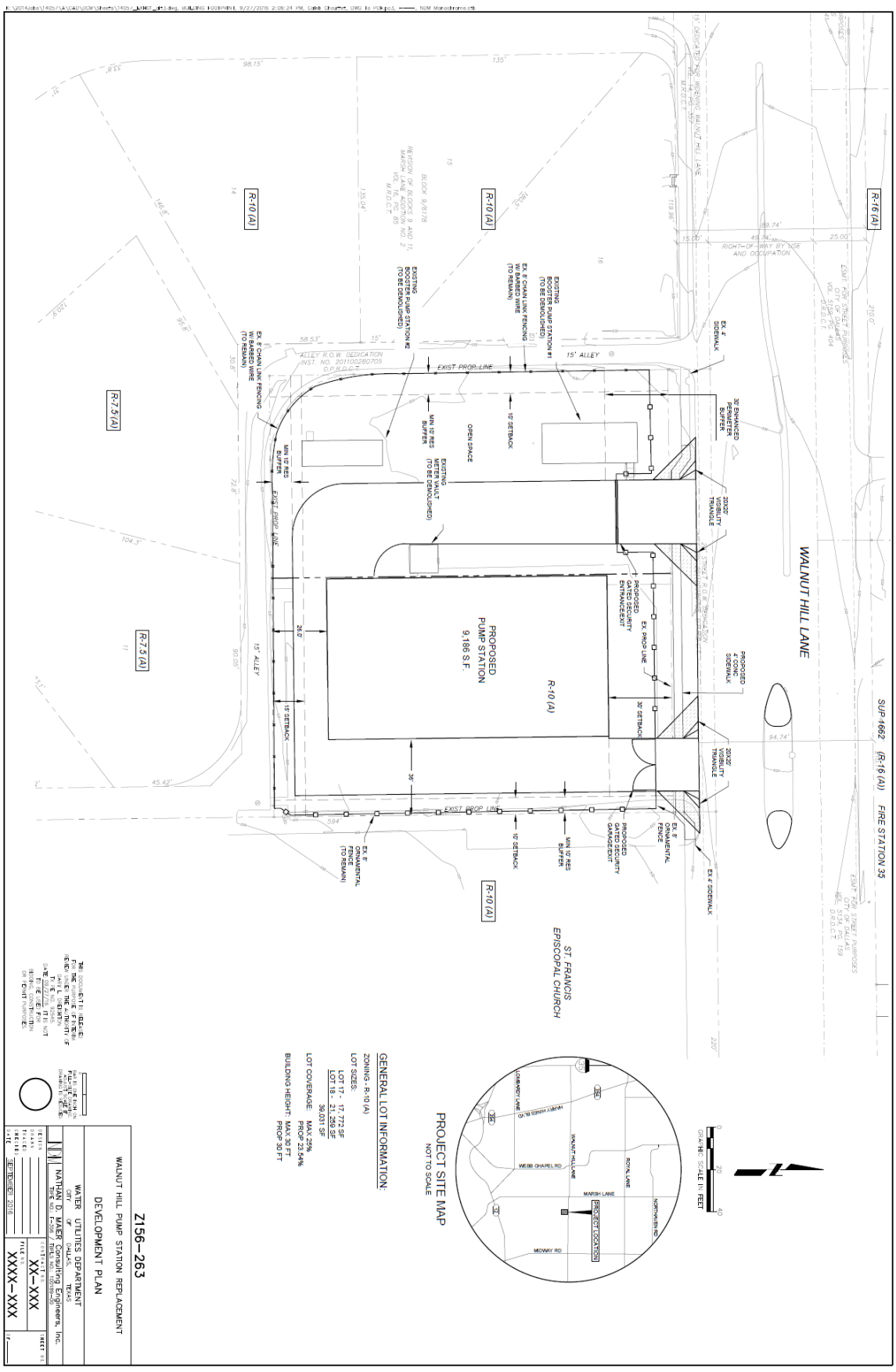
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

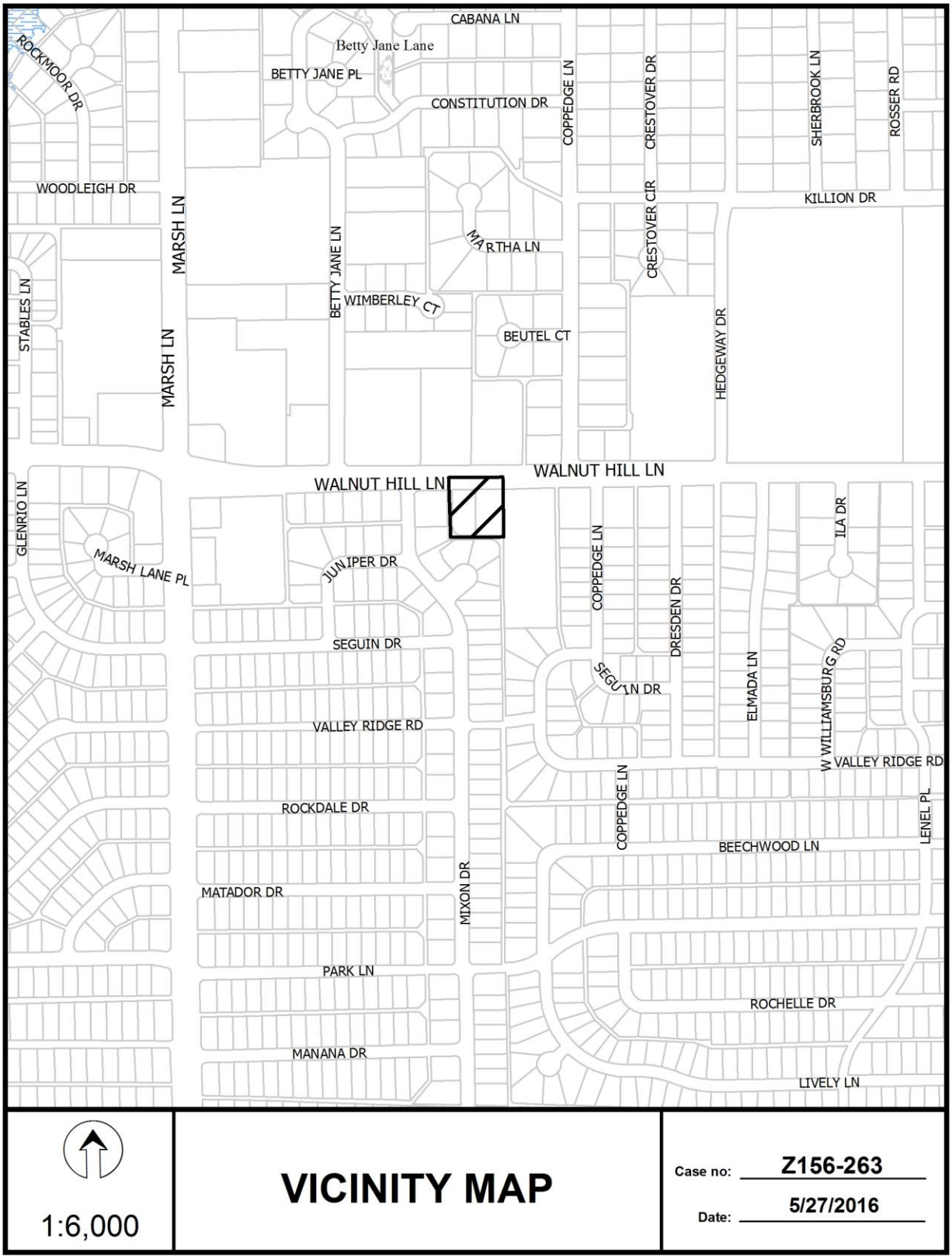
SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Proposed Development Plan




CABANA LN
Betty Jane Lane
BETTY JANE PL
CONSTITUTION DR
ROCKMOOR DR
WOODLEIGH DR
MARSH LN
BETTY JANE LN
MARTHA LN
WIMBERLEY CT
BEUTEL CT
STABLES LN
COPPEDGE LN
CRESTOVER DR
CRESTOVER CIR
SHERBROOK LN
ROSSER RD
KILLION DR
HEDGEWAY DR
WALNUT HILL LN
GLENRIO LN
MARSH LANE PL
JUNIPER DR
SEGUIN DR
VALLEY RIDGE RD
ROCKDALE DR
MATADOR DR
MIXON DR
PARK LN
MANANA DR
DRESDEN DR
ELMADA LN
ILA DR
W WILLIAMSBURG RD
BEECHWOOD LN
LENEL PL
ROCHELLE DR
LIVELY LN
1:6,000
VICINITY MAP
Case no: Z156-263
Date: 5/27/2016

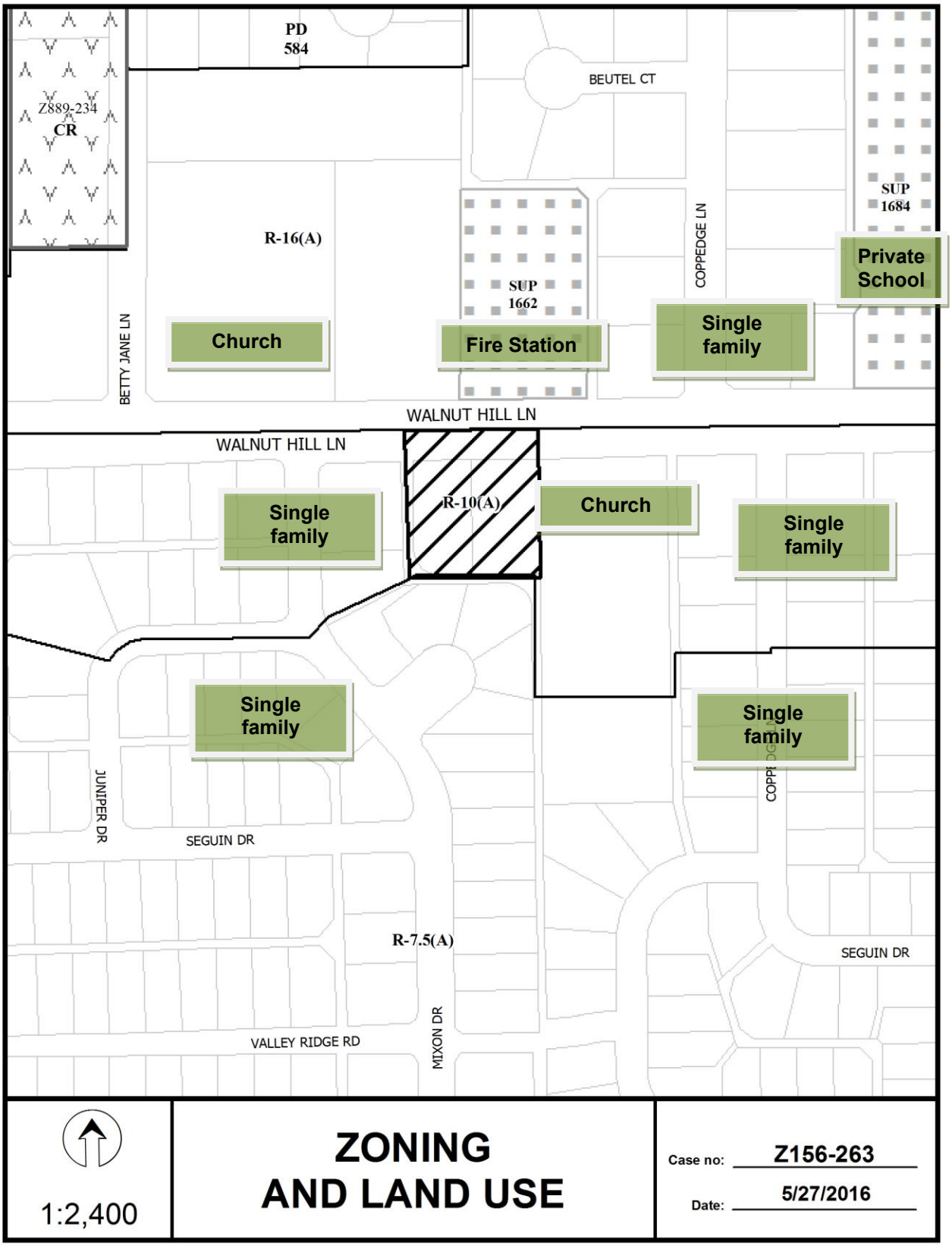


1:2,400

AERIAL MAP

Case no: Z156-263

Date: 5/27/2016


PD
584
Z889-234
CR
BEUTEL CT
SUP
1684
R-16(A)
SUP
1662
COPPEDGE LN
Private
School
Church
Fire Station
Single
family
BETTY JANE LN
WALNUT HILL LN
WALNUT HILL LN
Single
family
R-10(A)
Church
Single
family
Single
family
Single
family
JUNIPER DR
SEGUIN DR
R-7.5(A)
SEGUIN DR
MIXON DR
VALLEY RIDGE RD
1:2,400
ZONING
AND LAND USE
Case no: Z156-263
Date: 5/27/2016


PD
584
Z889-234
CR
BEUTEL CT
SUP
1684
2
R-16(A)
SUP
1662
3
COPPEDGE LN
1
BETTY JANE LN
WALNUT HILL LN
WALNUT HILL LN
R-10(A)
JUNIPER DR
SEGUIN DR
COPPEDGE LN
R-7.5(A)
SEGUIN DR
MIXON DR
VALLEY RIDGE RD
1:2,400
ZONING HISTORY
Case no: Z156-263
Date: 5/27/2016

CPC Responses



66	Property Owners Notified (70 parcels)
5	Replies in Favor (5 parcels)
2	Replies in Opposition (2 parcels)
500'	Area of Notification
7/21/2016	Date

Z156-263
CPC

N
W E
S

1:2,400

07/20/2016

Reply List of Property Owners

Z156-263

66 Property Owners Notified ***5 Property Owners in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	9941	MIXON DR	BRUHN MICHAEL &
	2	3772	SEGUIN DR	NU 30 LLC
	3	9938	MIXON DR	RIDDLE PAMELA R
	4	9942	MIXON DR	AMMOURI MOUSA
	5	9946	MIXON DR	SHUTE BRENDA EWAN & JAMES COLEMAN
	6	9950	MIXON DR	HAMILTON ALAN SCOTT
	7	9954	MIXON DR	ARNOLD DONNA JEAN
O	8	9960	MIXON DR	HILL J MURRIEL
O	9	9964	MIXON DR	HAYDEN JONIA G
	10	9968	MIXON DR	SULLIVAN ANN R
	11	9974	MIXON DR	HUGHEY BLAKE W & JENNIFER K
	12	9980	MIXON DR	KYSIAK MARLO F & JAMES S
	13	9990	MIXON DR	HERBERT HEATHER RENEE
	14	3806	WALNUT HILL LN	GLEASON THOMAS E III
O	15	9955	MIXON DR	ENGLES SUSAN K
	16	9963	MIXON DR	KIDWELL PATSY A
	17	9971	MIXON DR	ANDRES FAMILY TRUST THE
	18	3766	JUNIPER DR	BAKER THOMAS JR & SARAH J &
	19	3760	JUNIPER DR	JOHNSON KATHRYN MARGARET
	20	3754	JUNIPER DR	HAFFNER DARRAH
	21	3750	JUNIPER DR	POWELL ROBERT M
	22	3751	SEGUIN DR	BURTIS TODD D
	23	3755	SEGUIN DR	CONTRERAS ELIZABETH & ARTURO
	24	3761	SEGUIN DR	MCGRAW SHANNON B
	25	3765	SEGUIN DR	RODRIGUEZ PATRICIA A
	26	3773	SEGUIN DR	FAULK DARWIN & SHERRY

Reply	*Label #*	*Address*		*Owner*
O	27	3743	JUNIPER DR	PETERSON DAVID P
	28	3747	JUNIPER DR	SCHIMMING VERNON &
	29	3753	JUNIPER DR	MCCLESKEY JAMES E
	30	3759	JUNIPER DR	MILLS ARVALENE ESTATE OF
	31	3765	JUNIPER DR	PERKINS CAROLYN
	32	3766	WALNUT HILL LN	TORRES OLGA DELGADO
	33	3760	WALNUT HILL LN	GUTMAN ALEXANDER
	34	3754	WALNUT HILL LN	ANDRADES JOSE
	35	3748	WALNUT HILL LN	MATA JOSE R
	36	3838	WALNUT HILL LN	CORPORATION OF EPISCOPAL
	37	3848	WALNUT HILL LN	MARTINEZ ROSALINA
	38	9973	COPPEDGE LN	WILLIAMS EDWARD M JR &
	39	9967	COPPEDGE LN	GARCES JORGE
X	40	9961	COPPEDGE LN	AYER MICHAEL & STEPHANIE C
	41	9957	COPPEDGE LN	KING PAUL
	42	9951	COPPEDGE LN	CHYNOWETH LISA K
	43	9947	COPPEDGE LN	CHASTAIN SHAWN JAMESON
	44	9943	COPPEDGE LN	MAQUEIRA REMBERTO
	45	9941	COPPEDGE LN	HOBBS PATRICIA JANE
	46	9939	COPPEDGE LN	CORBIN COLETTE PADIAN
	47	9935	COPPEDGE LN	MAGEE SUSAN REV TRUST
O	48	3860	WALNUT HILL LN	WORTHAM JAY GREGG
	49	9972	COPPEDGE LN	JOHNSON STEPHEN A
	50	9966	COPPEDGE LN	SOTELO DAVID A
X	51	9960	COPPEDGE LN	HALL PAUL S
	52	9956	COPPEDGE LN	TURNER KYLE A & ELLEN
	53	9950	COPPEDGE LN	JONES NICOLE M
	54	10010	COPPEDGE LN	NAVARRO JOEL
	55	3863	WALNUT HILL LN	RODRIGUEZ GERARDO &
	56	10018	COPPEDGE LN	LELAND AND LISA MORRIS LLC
	57	10026	COPPEDGE LN	BAGGETT JEFFREY SHANE & LAURA

07/20/2016

Reply	*Label #*	*Address*		*Owner*
	58	3807	WALNUT HILL LN	FIRST MEXICAN BAPTIST
	59	3866	BEUTEL CT	MARTINEZ ALFRED
	60	3858	BEUTEL CT	MARTINEZ ALFRED JOSEPH
	61	3850	BEUTEL CT	WETZEL SCOTT A & SHARON J
	62	10009	COPPEDGE LN	ROGERS DOROTHY J REV TRUS
	63	10017	COPPEDGE LN	CARDILLO ANTHONY T &
	64	10025	COPPEDGE LN	SUTHERLAND MARGARET P
	65	3775	WALNUT HILL LN	FIRST SPANISH ASSEMBLY OF
	66	10010	BETTY JANE LN	PRIMERA IGLESIA BAUTISTA

AGENDA ITEM # 60

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 45 U

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict for single family uses and office showroom/warehouse use on property zoned Subdistrict 3A within Planned Development District No. 317, in an area generally bounded by both sides of Cockrell Avenue, McKee Street, Pitt/Wall Street and southwest of Alexander Avenue

Recommendation of Staff and CPC: Approval, subject to a conceptual plan, revised Tract 1 development/landscape plan, Tract 2 development plan; typical street sections exhibit, and revised conditions

Z156-275(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, DECEMBER 14, 2016**

ACM: Mark McDaniel

FILE NUMBER: Z156-275(OTH) **DATE FILED:** June 2, 2016

LOCATION: Area generally bounded by both sides of Cockrell Avenue, McKee Street, Pitt/Wall Street and southwest of Alexander Avenue.

COUNCIL DISTRICT: 2 **MAPSCO:** 45 - U

SIZE OF REQUEST: ± 6.3 acres **CENSUS TRACT:** 204.00

APPLICANT: Urban InTownHomes, LLC

OWNER: Iron Mountain Information Management, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a new subdistrict for single family uses and office showroom/warehouse use on property zoned Subdistrict 3A within Planned Development District No. 317.

SUMMARY: The applicant proposes to have two tracts in the proposed new subdistrict: 1) for a 90-unit shared access development for single family uses and 2) office showroom/warehouse use. The existing structures on the south corner of McKee Street and Cockrell Avenue will remain on the site and be utilized for office showroom/warehouse uses.

CPC RECOMMENDATION: **Approval**, subject to a conceptual plan, revised Tract 1 development/landscape plan, Tract 2 development plan; typical street sections exhibit, and revised conditions.

STAFF RECOMMENDATION: **Approval**, subject to a conceptual plan, revised Tract 1 development/landscape plan, Tract 2 development plan; typical street sections exhibit, and revised conditions.

Background:

- The request site is approximately 6.3 acres of land and includes various properties presently developed with several buildings. The applicant is proposing to create a new subdistrict with two tracts - one for residential development and the other for office showroom/warehouse use.

- The proposed Tract 1 is developed with a 97,905 square feet one-story building which will be demolished to accommodate the new 90-unit single family development. Proposed Tract 2 is developed with a 57,860 square foot building constructed in 1991 and is currently used for warehouse and will continue to be used as a warehouse.

- The proposed single family development will have some of the regulations of a shared access development regulations by Code under Sec. 51A-4.411.

- The property is surrounded by residential uses to the northeast; industrial use, a cellular tower, and undeveloped land to the southeast; restaurant and surface parking lot to the southwest; DPD headquarters and office use to the northwest.

Zoning History: There has been one zoning request in the area within the last five years.

1. Z156-358 An application for create a new subdistrict on property zoned Subdistrict 2 within Planned Development District No. 317 located in an area bounded by Belleview Street, Browder Street, Sullivan Drive, and Gould Street. The application is currently being processed and is tentatively scheduled for the CPC hearing on November 17, 2016.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
McKee Street	Local	60 Feet
Pitt/Wall Street	Local	Variable (less than 50 feet)
Alexander Avenue	Local	60 feet
Cockrell Avenue	Local	60 feet

Land Use:

	Zoning	Land Use
Site	PDD No. 317 Subdistrict 3A	office showroom warehouse and surface parking lot
Northeast	PDD No. 317 Subdistrict 2	residential uses
Southeast	PDD No. 317 Subdistrict 3A and 4	Industrial, cellular tower, and undeveloped land
Southwest	PDD No. 317 Subdistrict 3A	restaurant and surface parking
Northwest	PDD No. 317 Subdistrict 3A	DPD headquarters, surface parking and office

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 following goals and policies support the proposed development:

Economic Element

GOAL 2.5 Foster a City of Great Neighborhoods

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

Urban Design

GOAL 5.1 Promote a Sense of Place, Safety and Walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 Establishing Walk-to Convenience

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

The proposed development includes an increase in density and promotes walkability in the area as well as encourages a combination of transportation modes due to the close proximity to the Cedars DART station. The property is approximately 650 feet from the DART station. The surrounding area is developed with a variety of restaurants, live/work units and several places of employment. The proximity to downtown and amenities makes the project a good addition to the existing uses. A higher density enhances urban areas and attracts more of the same uses to complement the area.

Land Use Compatibility:

The 6.3 acres of land is developed with two structures. The property is surrounded by residential uses to the northeast; industrial use, a cellular tower, and undeveloped land to the southeast; restaurant and surface parking lot to the southwest; DPD headquarters, surface parking and office use to the northwest. The proposed development is in close proximity to the Cedars DART station encouraging the use of other modes of transportation in the area.

The proposal is to divide the subdistrict into two tracts and work with the existing infrastructure of the area. One of the tracts is located on the south corner of Pitt/Wall Street and McKee Street and has an existing one-story 97,935 square foot building that will be demolished to accommodate the proposed single family, townhome style dwellings. Tract 2 is developed with a 57,860 square foot building currently used as a warehouse and will continue as such.

The applicant is proposing a new subdistrict to: 1) accommodate a form of shared access development; 2) allow for the office showroom warehouse use by right; 3) allow for a parking reduction for the office showroom/warehouse use; and 4) allow for changes in the landscape requirements.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed development and determined that it will not significantly impact the surrounding roadway system.

Parking:

Tract 1 parking:

The applicant is proposing two off-street parking spaces per dwelling unit and .25 parking spaces for guest parking for the single family development.

Calculating for the proposed 90 dwelling units:

Two spaces per dwelling unit:	186
One quarter parking space for guest parking: 90 x 0.25:	23
Total	209

The applicant is proposing to provide the five off-street required guest parking spaces within the shared access development. A parking reduction is proposed for parking adjacent to the development along the public right-of-way.

Tract 2 parking:

The applicant is requesting a parking reduction for the proposed office showroom/warehouse use. In general, the parking requirements are as follows:

Office space:

One space per 366 square feet of the use.

Showroom/warehouse:

The Code requires one space per 1,000 square feet for the first 20,000 square feet of the floor area and one space per 4,000 square feet of the floor area in excess of 20,000 square feet.

The existing structure is approximately 57,449 square feet, of which only 500 square feet are for office use. The office showroom/warehouse required parking calculations are as follows:

Total Building Area:	57,449		
Office Use	500	1	
Showroom/Warehouse	56,949		
1 space x 1,000 x 20,000	20,000	20	
1 space per 4,000 thereafter	36,949	9	
Total Required Parking		30	
Proposed parking credit		18	on-street parking
Parking reduction requested		12	spaces

Currently, a portion of proposed Tract 1 is encumbered by a parking agreement for required parking for the warehouse use located on proposed Tract 2. According to the applicant, this parking is never used by the employees of the warehouse. Originally, the applicant had requested that parking be shared for all the proposed Subdistrict uses. Staff was not supportive of this request. The applicant proposes to use 18 on-street parking spaces for the warehouse use in Tract 2.

Staff is comfortable with the requested parking reduction for the warehouse use. The ratio for parking for the office showroom/warehouse comes to be one parking space per 3,164 square feet of the use for Tract 2. The proposed tract is fully developed. The close proximity to DART and other modes of transportation justify the parking reduction. The proposed parking on the public right-of-way will not be a detriment to the traffic flow of the existing and proposed development. The City Engineers have no objection on this request provided the developer complies with all regulations for the use of on-street parking.

Landscaping:

The following are the proposed landscape requirements for the proposed development:

Tract 1:

For the residential development portion of the property, the applicant is proposing landscaping regulations similar to those required for shared access development for districts other than single family districts. Tract 1 is divided by Beaumont Street. The applicant is requesting that Tract 1 be considered as one lot for landscape purposes.

The applicant is proposing that the landscaping be allowed to be completed in phases. This request will facilitate the development of the dwelling units, as they typically are not built or occupied at the same time. Staff has no objection to considering Tract 1 as one lot for landscaping purposes.

A shared access development requires 20 percent of open space for development other than single family district. The applicant is proposing 15 percent open space for Tract 1. Landscape requirements for shared access developments in single family districts do have the 20 percent open space requirement. Staff has no objection to this request.

Tract 2:

The proposed use of the existing structure does not trigger any landscape requirements.

Typical Section Streets

The applicant is proposing to have on-street parking and has defined the street widths in the PD conditions and is providing a Typical Sections Street exhibit.

City Plan Commission Recommendation:

During the City Plan Commission hearing, per CPC request, the applicant specifically identified the lots in Tract 1 that must have frontage to public streets. These lots are listed in the Development Plan for Tract 1.

The following lots must have public street frontage:

On McKee Streets	Lots 1-12
On Beaumont Street	Lots 58-65 and 83-87
On Wall Street	Lots 80-82

The City Plan Commission also recommended that the maximum height for Tract 2 proposed shared access development be limited to 55 feet.

CPC ACTION:
October 20, 2016

Motion: It was moved to recommend **approval** of a new subdistrict for single family uses and office showroom/warehouse use, subject to a conceptual plan, Tract 1 revised development/landscape plan with the following units must face public streets: 1) Units 1 through 12 to face McKee Street, 2) Units 58 through 65 to face Beaumont Street, 3) Units 83 through 87 to face Beaumont Street, and 4) Units 80 through 82 to face Wall Street, Tract 2 development plan; typical street sections exhibit, and revised conditions with an additional provision for a maximum height of 55 feet in Tract 1 on property zoned Subdistrict 3A within Planned Development District No. 317, in an area generally bounded by both sides of Cockrell Avenue, McKee Street, Pitt/Wall Street and southwest of Alexander Avenue.

Maker: Rieves
Second: Houston
Result: Carried: 12 to 1

For: 12 - Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 1 - Housewright
Absent: 1 - Anglin
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 75
Replies: For: 8 Against: 0

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Against: None

Partners and principles

Property Owner:
Iron Mountain Incorporated:
Iron Mountain Information Management, LLC
Iron Mountain Records

William L. Meaney	President and CEO
Garry B. Watzke	Senior Vice President
Roderick Day	EVP and Chief Financial Officer
Ernest W. Cloutier	EVP, Secretary and General Counsel
Deirdre Evens	EVP, Personnel
Theodore MacLean	EVP, Chief Marketing Officer
Eileen Sweeney	SVP, General Manager, Data Management
John Tomovcsik	EVP, Records and Information Management

Applicant:
Urban Intown Homes, LLC

Frank Liu	Manager
Helen Ghozali	Manager
Ming Liu	Manager

CPC RECOMMENDED CONDITIONS

Note: Due to the size of the PD, only the portions of the conditions pertinent to this request are included in this report.

SEC. 51P-317.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 317A: property descriptions of the district and subdistricts.

(2) Exhibit 317B: subdistrict map.

(3) Exhibit 317C: site and landscape plan for the shelter property in Subdistrict 3.

(4) Exhibit 317D: land use and development standards chart. (Ord. 29197)

(5) Exhibit 317E: conceptual plan for Subdistrict 3B.

(6) Exhibit 317F: development plan for Tract 1 in Subdistrict 3B. Development and landscaping of Tract 1 in Subdistrict B must comply with Exhibit 317F.

(8) Exhibit 317 G: landscape plan for Tract 1 in Subdistrict 3B.

(7) Exhibit 317G: development plan for Tract 2 in Subdistrict 3B. Development of Tract 2 in Subdistrict 3B must comply with Exhibit 317G.

(8) Exhibit 317H: typical street section for Subdistrict 3B.

SEC. 51P-317.105. CREATION OF SEPARATE SUBDISTRICTS.

This district is divided into 10 subdistricts: 1, 2, 2A, 3, 3A, 3B, 4, 4A, 5, and 6. The boundaries of all subdistricts are verbally described in Exhibit 317A. A map showing the boundaries of the subdistricts is labeled Exhibit 317B. In the event of a conflict, the verbal descriptions in Exhibit 317A control over the graphic description in Exhibit 317B. (Ord. Nos. 24503; 24826; 24872; 25160; 27194; 27402; 29197)

SEC. 51P-317.111. USE REGULATIONS AND DEVELOPMENT STANDARDS.

The following use regulations and development standards apply in the various subdistricts and are summarized in the chart attached as Exhibit 317D. In the event of a conflict, the text in this section controls over the graphic representations and text in Exhibit 317D.

d. Subdistrict 3A and 3B (Transit-oriented High Density Mixed Use).

(1) Purpose. To encourage high-density residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light rail stations; and to encourage development that supports day and night-time activity, use of mass transit, increased pedestrian and bicycle use, and more efficient use of parking spaces.

(2) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

-- Building repair and maintenance shop.
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing.
-- Machinery, heavy equipment, or truck sales and services.
-- Medical or scientific laboratory.
-- Technical school.

(C) Industrial uses.

-- Art or craft production facility.
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convalescent and nursing homes and related institutions.
-- Convent or monastery.
-- Foster home.
-- Hospital.
-- Library, art gallery, or museum.
-- Public or private school.

(E) Lodging uses.

-- Hotel or motel.

-- Lodging or boarding house.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*

-- Temporary construction or sales office.

(G) Office uses.

-- Financial institution without drive-in window.

-- Medical clinic or ambulatory surgical center.

-- Office.

(H) Recreation uses.

-- Private recreation center, club, or area.

-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex.

-- Handicapped group dwelling.

-- Multifamily.

-- Single family.

(J) Retail and personal service uses.

-- Animal shelter or clinic without outside run.

-- Auto service center.

-- Bar, lounge, or tavern.

-- Business school.

-- Commercial amusement (inside).

-- 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 more than 3,500 square feet.

-- Household equipment and appliance repair.

-- Liquor store.

-- Motor vehicle fueling station.

-- Nursery, garden shop, or plant sales.

-- Personal service uses.

-- Restaurant without drive-in or drive-through service.

-- Temporary retail use.

-- Theater.

(K) Transportation uses.

-- Heliport.
-- Helistop. *[SUP]*
-- Railroad passenger station. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[SUP]*

(L) Utility and public service uses.

-- Commercial radio or TV transmitting station.
-- Electrical substation. *[SUP]*
-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station.
-- Post office.
-- Tower/antenna for cellular communication. *[SUP. See Section 51A-4.212(10.1).]*
-- Utility or government installation other than listed.

(M) Wholesale, distribution, and storage uses.

-- Mini-warehouse.
-- Office showroom/warehouse.
-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
-- Warehouse.

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

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

-- Accessory outside sales.
-- Accessory pathological waste incinerator.
-- Day home.
-- General waste incinerator.
-- Private stable.

(B) In this subdistrict, the following accessory use is permitted by SUP only:

-- Pedestrian skybridges.

(C) In this subdistrict, an SUP may be required for the following accessory use:

-- Accessory medical waste/infectious waste incinerator. *[See Section 51A-4.217(3.1).]*

(4) Yard, lot, and space regulations.

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

(A) Front yard.

(i) Except as provided in this subparagraph, n[~~N~~]o minimum front yard.

(ii) For a shared access development in Subdistrict 3B, minimum front yard is five feet. Cantilevered roof eaves, steps, stoops, and balconies may project into up to five feet required front yards.

(B) Side and rear yard.

(i) Except as provided in this subparagraph, no side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(ii) For a shared access development in Subdistrict 3B, no side or rear yard is required.

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

(D) Floor area ratio. Maximum floor area ratio is:

(i) 4.5 for a structure with at least 50 percent of its total floor area devoted to residential uses and 50 percent or more of the ground floor area is restricted to retail and personal services uses; and

(ii) 4.0 for all other structures.

(E) Height. Maximum structure height is:

(i) 270 feet for a structure where at least 50 percent of its total floor area devoted to residential uses and 50 percent or more of the ground floor area is restricted to retail and personal services uses; and

(ii) 90 feet for all other structures.

(iii) 55 feet for residential development in Tract 1 Subdistrict 3B

(F) Lot coverage.

(i) In Subdistrict 3A, a lot in this subdistrict with frontage on Lamar Street or Belleview Street is permitted 100 percent lot coverage if the owner of the lot provides and maintains enhanced pedestrian amenities in the enhanced pedestrian amenities area for that lot. See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.

(ii) In Tract 1 of Subdistrict 3B, a shared access development is considered one lot for the purposes of determining lot coverage. The maximum lot coverage for Tract 1 of Subdistrict 3B is 85 percent.

(iii) Maximum lot coverage is 80 percent in all other cases.

(iv[~~iii~~]) 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.

(5) Off-street parking and loading.

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

(B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.

(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.

(D) Shared access developments in Subdistrict 3B.

(i) Except as provided in this subparagraph, two off-street parking spaces are required per dwelling unit.

(ii) Guest parking: Required 0.25 parking spaces for each unit. A minimum of five off-street parking spaces must be provided within the shared access development as shown in the development plan (Exhibit 317G). No parking is required for accessory uses, such as a sales office, accessory community center (private) or fitness center, provided the accessory use is principally for the residents.

(E) Office Showroom/warehouse use. In Tract 2 of Subdistrict 3B, one parking space is required for each 3,160 square feet of the use.

(F) On-street parking credit. Required parking for nonresidential, shared access development guest parking in Tract 1 of Subdistrict 3B, and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(G[~~F~~]) Pedestrian amenities parking reduction.

(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(ii) To qualify,

(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.

(H[~~F~~]) Remote parking. Remote parking may be located within a maximum walking distance of 1,300 feet from the use served by the remote parking if there are enhanced pedestrian amenities in the enhanced pedestrian amenities area connecting the lot to the remote parking lot. See Section 51P-317.112.1(c) regarding enhanced pedestrian amenities.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.

(B) Street trees.

(i) In general. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this Subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(C) Shared access development in Tract 1 of Subdistrict 3B.

(i) In subdistrict 3B, all of Tract 1, including both sides of Beaumont, shall be considered as one lot with regard to landscape requirements. Landscaping shall be provided as follows:

(1) Site trees: One site tree must be provided for every 4,000 square feet within the shared access development. Site trees must be evenly distributed throughout the shared access development. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be species listed in Article X Section 51A-10.134.

(a) A shared access development in Tract 1 of Subdistrict 3B must comply with the requirements for site trees in shared access developments in districts other than single family districts.

(2) Street trees:

(a) One large canopy street tree must be provided for every 25 feet of street frontage, excluding points of ingress/egress, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Sec. 51P-317.111(a)(7)(B) may be provided.

(b) Except as provided in this item, street trees must be provided in accordance with the requirements for street trees in a shared access development in districts other than single family districts. If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P-317.111(a)(7)(B) may be provided.

(c) On Cockrell Avenue, McKee Street, Wall and Beaumont Street, all street trees must be planted within a four-foot wide planting area that is adjacent to the curb and planted between one-and-a-half and three feet from the back of the projected street curb.

(d) All street trees must be planted within 12 months of issuance of the first building permit for each phase.

(ii) Additional landscaping requirements for a shared access development in Tract 1 of Subdistrict 3B.

(i) Landscaping may be completed in phases. Each phase must be indicated on a landscape plan submitted with the construction documents. All landscaping in a phase must be complete prior to final inspection of the last structure built in that phase.

(ii) A minimum of 15 percent of the shared access development must be designated as landscape area. Permeable pavement does not count as landscape area.

(iii) Tree grates are prohibited.

(C) Parking lot trees. A parking lot may not contain more than 60,000 square feet of paved area uninterrupted by a row or cluster of trees.

(D) Site trees.

(i) No site trees are required in this subdistrict for a lot with frontage on Lamar Street or Belleview Street or if the lot has 100 percent lot coverage and the owner of the lot provides and maintains enhanced pedestrian amenities (see Section 51P-317.112.1(c)) along the frontage of the lot.

(ii) Alternate methods of compliance. In all other cases, the site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in this subdistrict cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:

(i) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.

(ii) Make a payment into the Cedars Open Space Fund.

(iii) Cedars open space fund. The Department of Sustainable Development and Construction [~~services~~] shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and open-space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch 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 & 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.

(E) Nonpermeable coverage.

(i) A lot in this area with frontage on Lamar Street or Belleview Street may have a maximum of 100 percent nonpermeable coverage if the owner of the lot provides and maintains enhanced pedestrian amenities along the frontage of the lot. See Section 51P-317.112.1(c) regarding enhanced pedestrian amenities.

(ii) Maximum nonpermeable coverage of a lot is 90 percent in all other cases.

(8) Additional provisions.

(A) Minimum sidewalk width.

(i[~~A~~]) All lots with frontage on Lamar Street or Belleview Street must have a sidewalk along the Lamar Street or Belleview Street frontage with a minimum unobstructed width of seven and one-half feet.

(ii[~~B~~]) All other lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

(B) Shared access development in Tract 1 of Subdistrict 3B.

(i) Shared access easement drives must be provided as shown on the conceptual plan for Subdistrict 3B (Exhibit 317E) and the development and landscape plan for Tract 1 in Subdistrict 3B (Exhibit 317F).

(ii) All street and drive pavement widths shall be measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.

(iii) Beaumont Street must have a minimum right-of-way width of 50 feet with a minimum pavement width of 33 feet. On Cockrell Avenue and McKee Street, minimum pavement width is 20 feet and minimum right-of-way width is 59 feet as shown on the typical street section for Subdistrict 3B (Exhibit 317G).

(iv) Minimum visibility triangles are required at all driveways and intersections with public streets. At all driveways and intersections, visibility

triangles must be 20 feet by 20-feet for interior intersections of shared access easement drives, 20 feet by 20 feet for shared access easement drives at street intersections; 30 feet by 30-feet at Wall and Beaumont street intersections and at Beaumont and Cockrell Avenue street intersections; 45 feet by 45 feet at Cockrell Avenue and McKee Street.

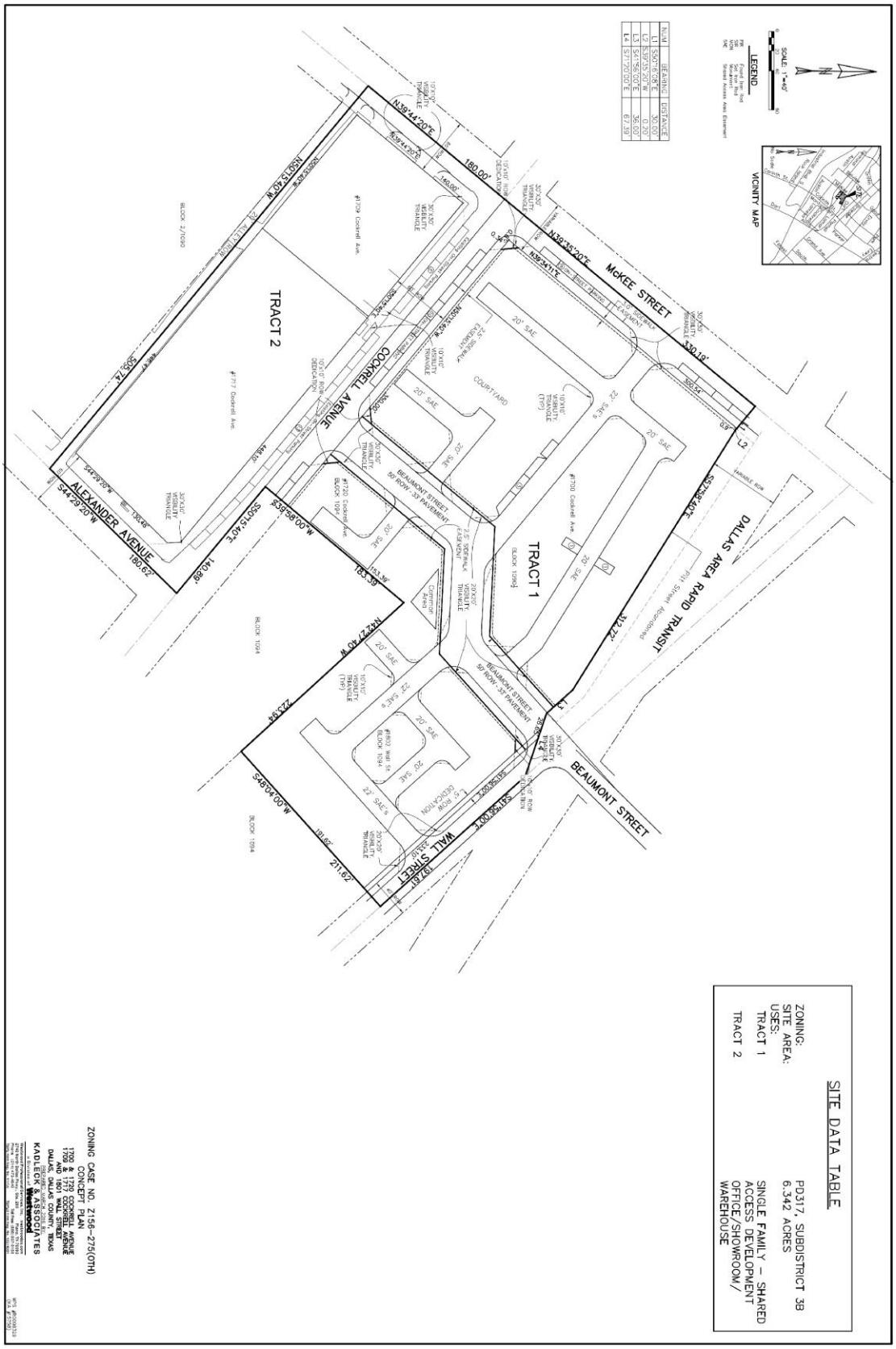
(v) A minimum of six feet must be provided by plat between each group of eight single-family structures.

(vi) Maximum number of dwelling units is 90.

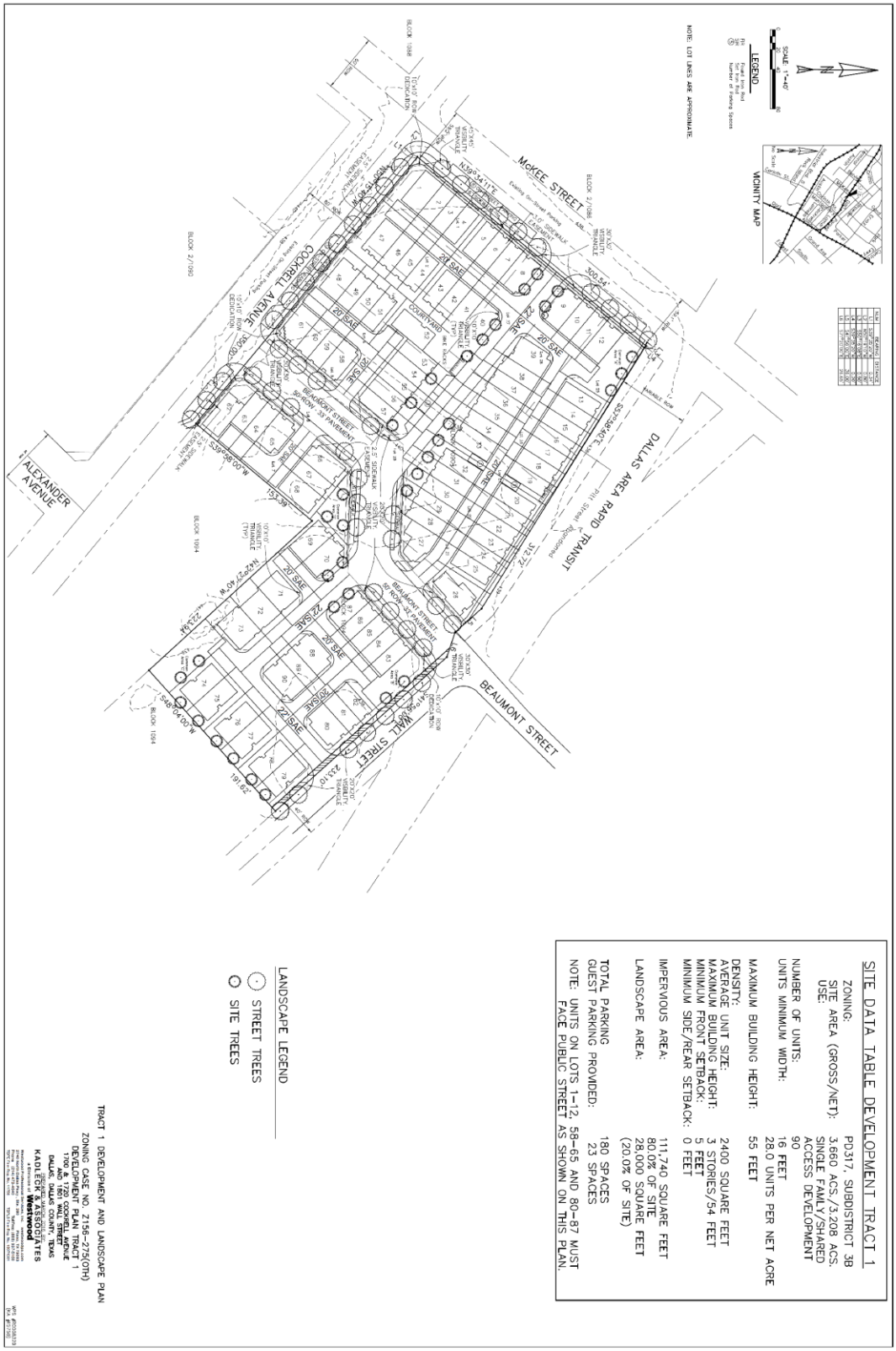
(vii) Lots may have frontage on two opposite sides.

(viii) Mailboxes are allowed in common areas.

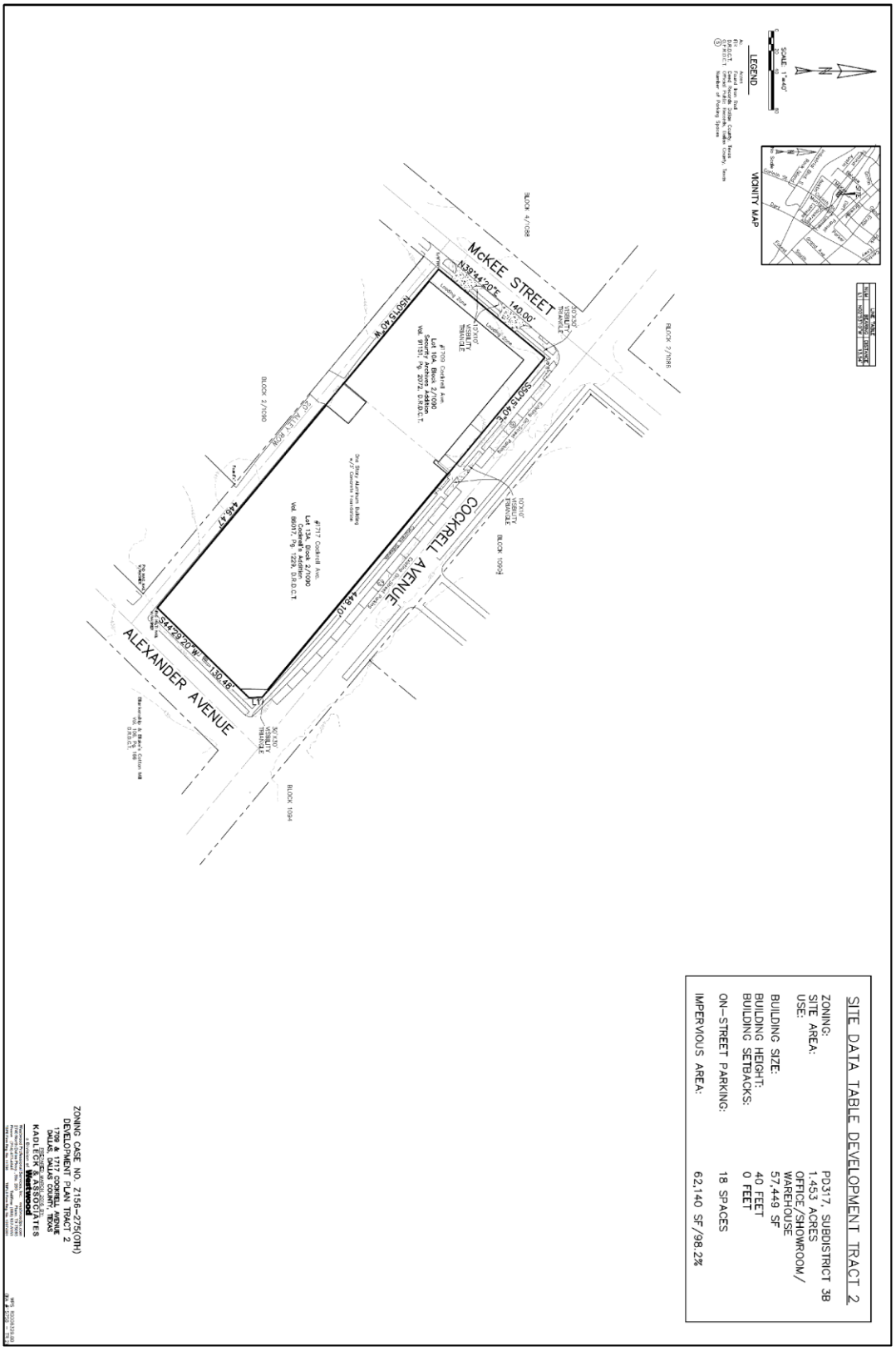
PROPOSED CONCEPTUAL PLAN



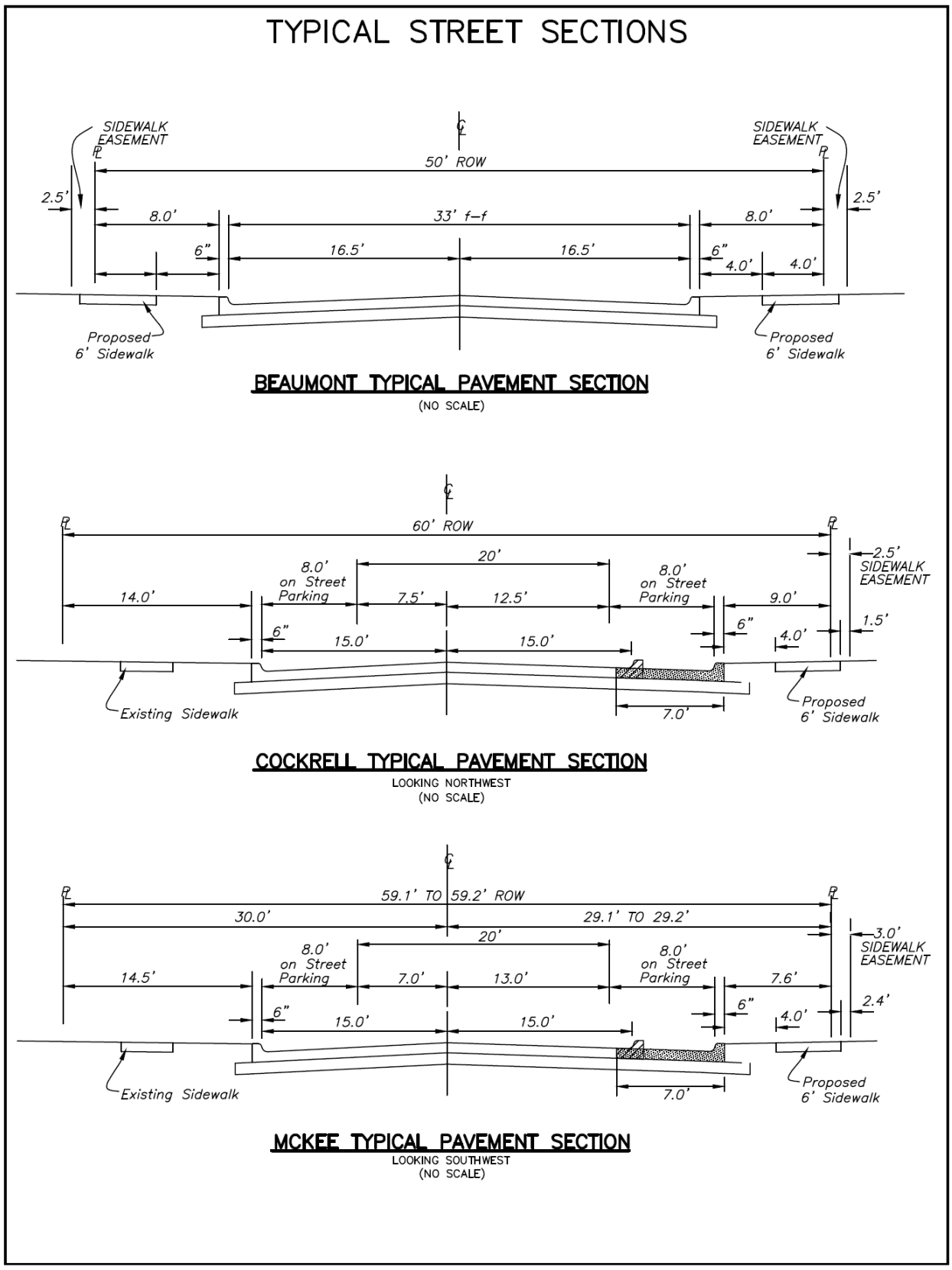
PROPOSED DEVELOPMENT / LANDSCAPE PLAN TRACT 1

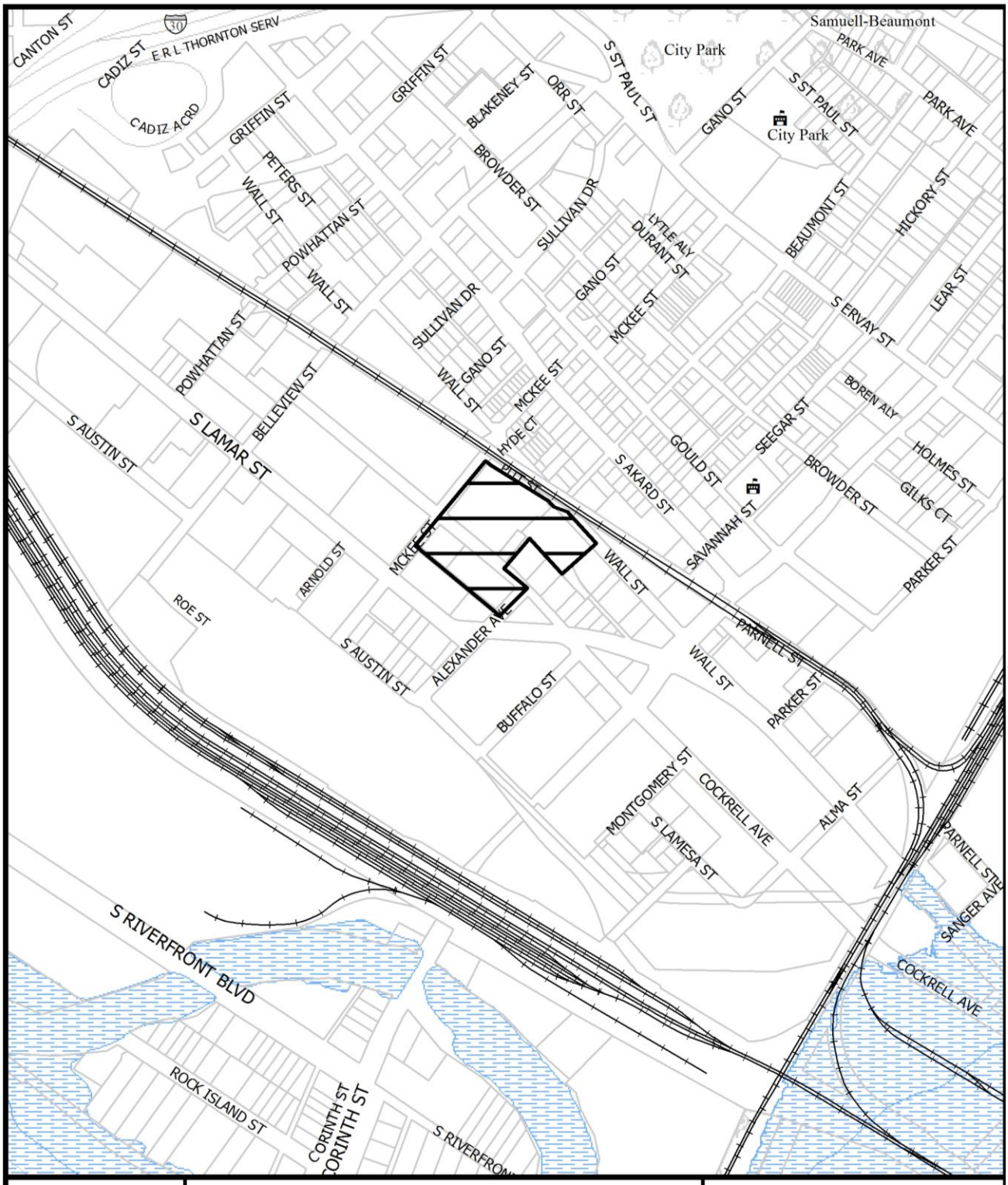


PROPOSED DEVELOPMENT PLAN TRACT 2



TYPICAL STREET SECTIONS





1:7,200

VICINITY MAP

Case no: Z156-275

Date: 10/6/2016

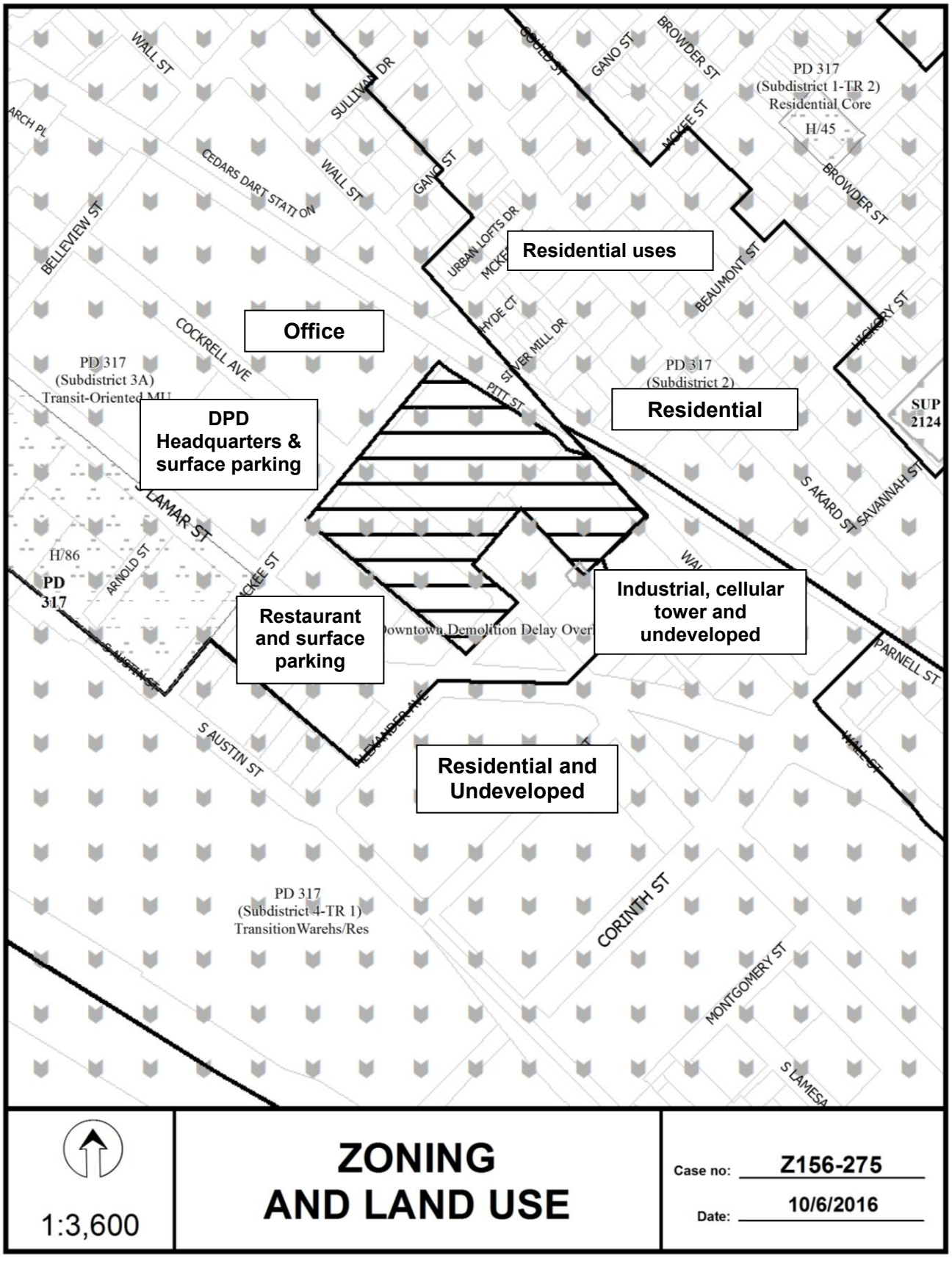


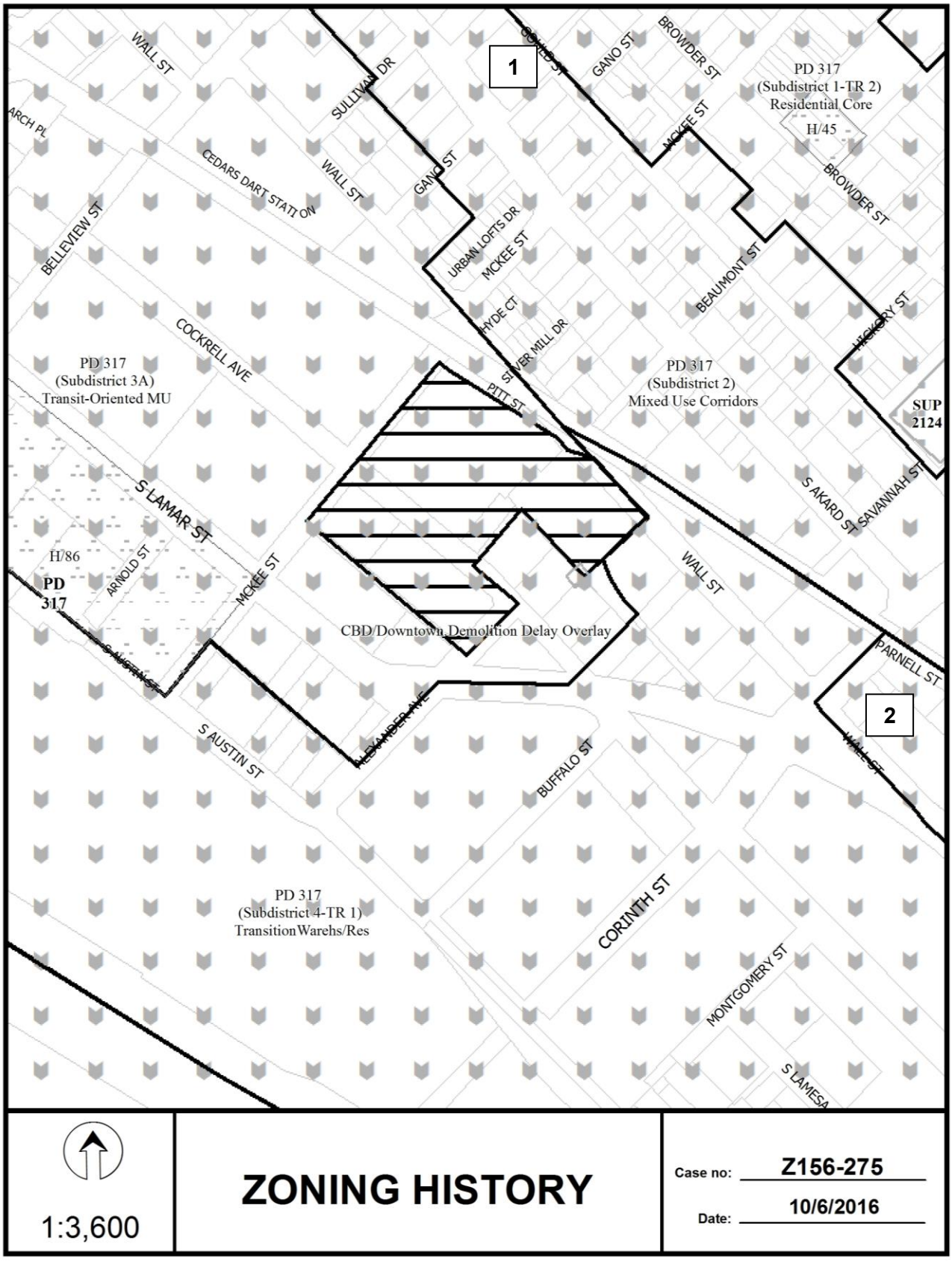
1:3,600

AERIAL MAP

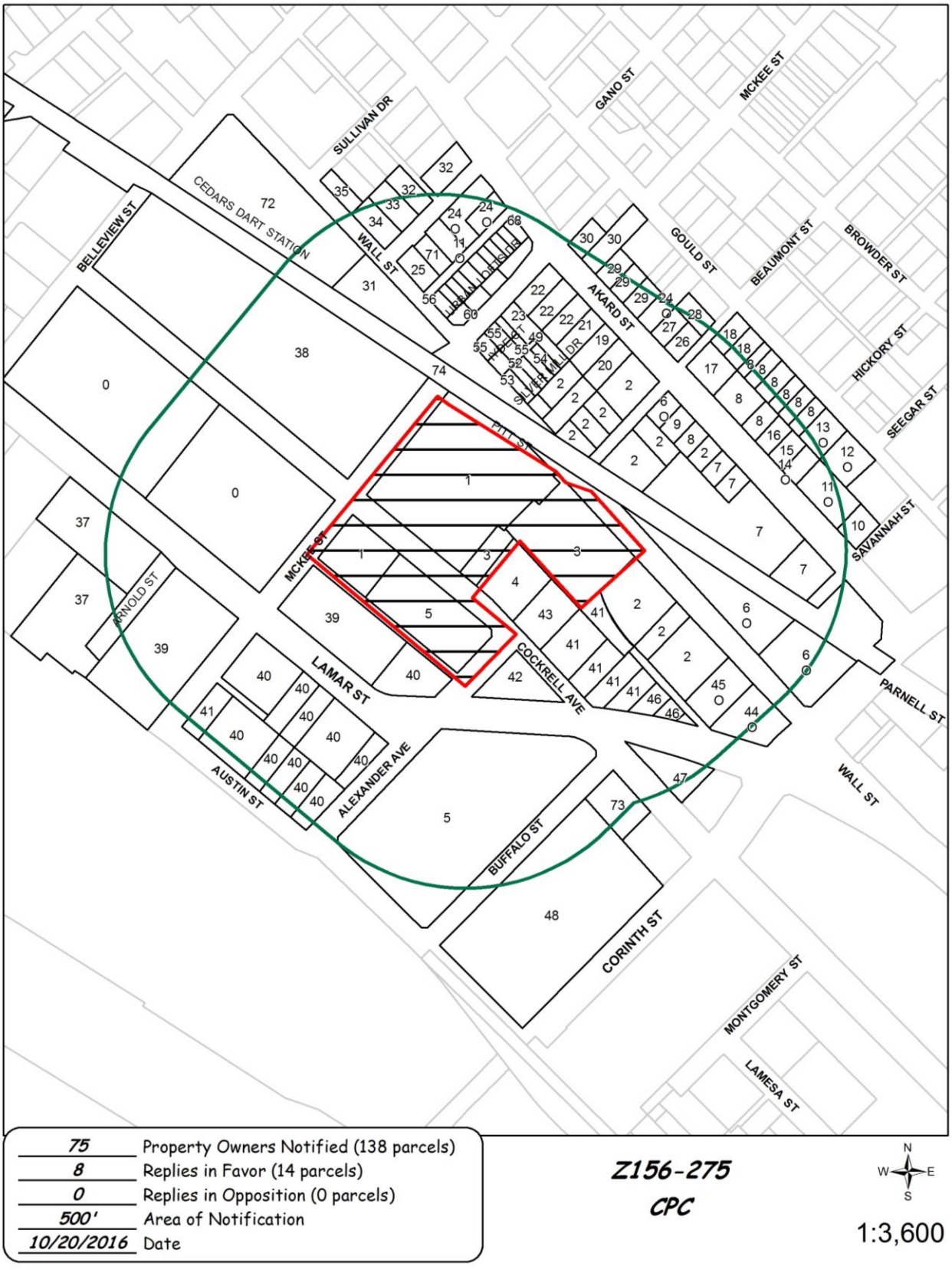
Case no: Z156-275

Date: 10/6/2016


Residential uses
Office
DPD Headquarters & surface parking
Residential
Restaurant and surface parking
Industrial, cellular tower and undeveloped
Residential and Undeveloped
PD 317 (Subdistrict 1-TR 2) Residential Core H/45
PD 317 (Subdistrict 3A) Transit-Oriented MU
PD 317 (Subdistrict 2)
PD 317 (Subdistrict 4-TR 1) TransitionWarehs/Res
SUP 2124
H/86
PD 317
WALL ST
SULLIVAN DR
GANO ST
BROWDER ST
MCKEE ST
ARCH PL
CEDARS DART STATION
BELLEVIEW ST
URBAN LOFTS DR
BEAUMONT ST
HICKORY ST
HYDE CT
SILVER MILL DR
COCKRELL AVE
PITT ST
LAMAR ST
ARNOLD ST
S AKARD ST
SAVANNAH ST
S AUSTIN ST
ALEXANDER AVE
PARNELL ST
CORINTH ST
MONTGOMERY ST
S LAMESA
1:3,600
ZONING AND LAND USE
Case no: Z156-275
Date: 10/6/2016


1
2
PD 317
(Subdistrict 1-TR 2)
Residential Core
H/45
PD 317
(Subdistrict 3A)
Transit-Oriented MU
PD 317
(Subdistrict 2)
Mixed Use Corridors
SUP
2124
H/86
PD
317
CBD/Downtown Demolition Delay Overlay
PD 317
(Subdistrict 4-TR 1)
TransitionWarehs/Res
WALL ST
SULLIVAN DR
GANO ST
BROWDER ST
MCKEE ST
ARCH PL
CEDARS DART STATION
BELLEVIEW ST
URBAN LOFTS DR
HYDE CT
SILVER MILL DR
BEAUMONT ST
HICKORY ST
COCKRELL AVE
PITT ST
S LAMAR ST
S AKARD ST
SAVANNAH ST
ARNOLD ST
S AUSTIN ST
ALEXANDER AVE
BUFFALO ST
PARNELL ST
CORINTH ST
MONTGOMERY ST
S LAMESA
1:3,600
ZONING HISTORY
Case no: Z156-275
Date: 10/6/2016

CPC RESPONSES



10/20/2016

Reply List of Property Owners

Z156-275

75 Property Owners Notified ***8 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	1700	COCKRELL AVE	IRON MOUNTAIN RECORDS
	2	1206	BEAUMONT ST	LONCAR FRANK
	3	1801	WALL ST	PIERCE LEAHY CORP
	4	1724	COCKRELL AVE	EDDIE DEEN & COMPANY INC
	5	1717	COCKRELL AVE	IRON MOUNTAIN RECORDS MGT
O	6	2004	WALL ST	CITY INDUSTRIES INC
	7	1923	S AKARD ST	ROUMAYA ZAD
	8	1809	S AKARD ST	STAY ON THE MARK LLC
	9	1805	S AKARD ST	CITY INDUSTRIES INC
	10	1928	S AKARD ST	JLK IRREVOCABLE TRUST &
O	11	1922	S AKARD ST	HURT OLSON ENTERPRISES LLC
O	12	1922	S AKARD ST	HURT OLSON ENTERPRISES
O	13	1903	GOULD ST	HURT OLSEN ENTERPRISES
O	14	1914	S AKARD ST	HURST OLSON ENTERPRISES L
	15	1910	S AKARD ST	BROCK CHRISTOPHER
	16	1904	S AKARD ST	BROCK CHRIS
	17	1800	S AKARD ST	JOHNSON VERTA MAE &
	18	1801	GOULD ST	SMITH SETH A
	19	1719	S AKARD ST	LONCAR FRANK & CHAROLETTE
	20	1721	S AKARD ST	PAULOS HENRY &
	21	1713	S AKARD ST	FUENTES ERNEST AND LUCY
	22	1709	S AKARD ST	BOUCHER DANIEL D
	23	1208	MCKEE ST	KAPLAN HARRY L TR
O	24	1601	S AKARD ST	HURT OLSON ENTERPRISES LLC
	25	1200	GANO ST	CROY H E
	26	1730	S AKARD ST	LLOYD SCOTT

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	27	1722	S AKARD ST	LLOYD SCOTT
	28	1309	BEAUMONT ST	SMITH SETH AUSTIN
	29	1716	S AKARD ST	SOUTHPAW 1712 LLC
	30	1704	S AKARD ST	AMORY STREET PPTIES LLC SERIES A
	31	1621	WALL ST	KAPLAN LEON J
	32	1515	S AKARD ST	CAPRON R G & CECELIA
	33	1207	GANO ST	RESOURCE ONE CREDIT UNION
	34	1201	GANO ST	DONSKY CAL TRUSTEE
	35	1200	SULLIVAN DR	RESOURCE ONE CREDIT UNION
	36	900	ARNOLD ST	SOUTH SIDE PLAZA 455 LTD
	37	1409	S LAMAR ST	SOUTHSIDE PLAZA 455 LTD
	38	1000	BELLEVIEW ST	ADVANTIS
	39	1601	S LAMAR ST	DALLAS COUNTY COMMUNITY
	40	1728	S AUSTIN ST	COMPANY ONE PARTNERS LLC
	41	808	MCKEE ST	COMPANY ONE
	42	1812	S LAMAR ST	MAO KATHERINE & SAM TES
	43	1800	COCKRELL AVE	DEEN EDDIE
O	44	2015	WALL ST	TONY COLLINS ART INC
O	45	1916	S LAMAR ST	COLLINS TONY ART INC
	46	1910	S LAMAR ST	KEATON R E SR &
	47	2011	S LAMAR ST	CHUNG CATARINA SOOK
	48	817	CORINTH ST	SEARS ROEBUCK & CO
	49	1213	SILVER MILL DR	FAUST JUSTIN A & JASMINE A JOHNSON
	50	1209	SILVER MILL DR	ROEBUCK ADAM
	51	1207	SILVER MILL DR	REYNOLDS DEAN & CATHERINE
	52	1205	SILVER MILL DR	RUI TORMOD
	53	1203	SILVER MILL DR	MASINELLI JEFFRY P
	54	1211	SILVER MILL DR	ARNOLD TRAVIS DANIEL
	55	1208	HYDE CT	URBAN LOFTS PARTNERS INC
	56	1203	URBAN LOFTS DR	GNK INVESTMENTS LLC
	57	1205	URBAN LOFTS DR	BREHM JESSICA L &

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	58	1207	URBAN LOFTS DR	BURKLUND JANIS G
	59	1209	URBAN LOFTS DR	KING PATRICK
	60	1204	URBAN LOFTS DR	NGUYEN MARTINE
	61	1211	URBAN LOFTS DR	KING JOHN PATRICK
	62	1213	URBAN LOFTS DR	BINDER JENNIFER R
	63	1215	URBAN LOFTS DR	MALLOW MICHAELEEN MARIE
	64	1210	URBAN LOFTS DR	MARTIN KRISTOFER S & AJA M
	65	1217	URBAN LOFTS DR	RESNICK M W &
	66	1219	URBAN LOFTS DR	ZHOU NING
	67	1221	URBAN LOFTS DR	WILKINSON JOSEPH S
	68	1223	URBAN LOFTS DR	RUDY MASON
	69	1214	URBAN LOFTS DR	ROBERTS DANIELLE & ANDREW G
	70	1218	URBAN LOFTS DR	KELLY KEVIN
	71	1206	GANO ST	INVESTMENT MGMT SIM 657F TRUST
	72	1112	BELLEVIEW ST	DALLAS AREA RAPID TRANSIT
	73	2011	COCKRELL AVE	LEAL DAVID
	74	555	2ND AVE	DART
	75	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT

AGENDA ITEM # 61

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 7

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 48 E

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 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions
Z156-282(WE)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, DECEMBER 14, 2016
ACM: Mark McDaniel

FILE NUMBER: Z156-282(WE) **DATE FILED:** June 13, 2016

LOCATION: North Jim Miller Road and East R.L. Thornton Freeway, southwest corner

COUNCIL DISTRICT: 7 **MAPSCO:** 48E

SIZE OF REQUEST: Approx. 1.5379 acres **CENSUS TRACT:** 122.06

APPLICANT / OWNER: RaceTrac Petroleum, Inc.

REPRESENTATIVE: Wes Hoblit

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow the applicant to sell alcohol for off-premise consumption in conjunction with the existing convenience store [RaceTrac].

CPC RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing general merchandise or food store is compatible and conforms with the adjacent retail and personal service uses. The additional alcohol use within the general merchandise or food store should not impact the surrounding uses negatively from a land use perspective.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – This use does not contribute nor deter from the welfare of adjacent properties. The SUP has conditions that are associated with the use.

3. *Not a detriment to the public health, safety, or general welfare* – This use has not been a detriment to the public health, safety or general welfare of the community.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards. Chapter 12B is a certificate of registration that is required for each physically separate convenience store. The applicant has completed and passed the requirements under Chapter 12B.

- **Zoning History:** There has not been any zoning change requested in the area in the past 5 years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
East R.L. Thornton Freeway		Variable lane widths	Variable lane widths
North Jim Miller Road		100 ft.	100 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the

applicant's request. The Plan identifies the request site in a Business Center or Corridor.

This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria are a, the North Park Center area, Southwest Center Mall area at I-20 and US Hwy 67 and the Stemmons Corridor. Business Centers are usually at major intersections or along Highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations. Public transit may play a role in these areas and help create some pockets of transit oriented development. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

Land Use:

	Zoning	Land Use
Site	RR-D-1	General merchandise or food store
North	RR	Freeway
South	RR-D-1	Restaurant
East	RR-D-1	General merchandise or food store
West	RR-D-1	Undeveloped, Restaurant

STAFF ANALYSIS:

Land Use Compatibility: The approximately 1.5379 acre site is zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store and a motor vehicle fueling station. The applicant's request for a Specific Use Permit will allow for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less.

The general merchandise use is permitted by right. The sale of alcoholic beverages on property is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.

The adjacent land uses consist of an undeveloped tract of land and a restaurant use to the west, and several restaurant uses to the south. Properties east of the request site, across North Jim Miller Road is a general merchandise or food store with fueling station,

restaurant and an auto related use. South of the request site are additional restaurant uses.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
RR-D-1 Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store 3,500 square feet or less is at one space for each 200 square feet of floor area. The development requires 14 spaces with 15 being provided per the attached site plan.

Dallas Police Department: A copy of a police report of the past three years of offenses is provided below.

2016 incidents

IncidentNum	Date1	Time1	Address	UCR_Offense	ZipCode
182642-2016	7/30/2016	9:45	8130 E R L THORNTON FWY	THEFT/BMV	75228
179159-2016	7/26/2016	5:00	8130 E R L THORNTON FWY	ROBBERY-BUSINESS	75228
132327-2016	6/2/2016	5:55	8130 E R L THORNTON FWY EB	UUMV	75228
048274-2016	2/28/2016	0:00	8130 E R L THORNTON FWY	UUMV	75228
188399-2016	8/6/2016	1:57	8130 E R L THORNTON FWY	ASSAULT	75228
157334-2016	6/28/2016	13:20	8130 E R L THORNTON FWY	FORGE & COUNTERFEIT	75228
138617-2016	6/8/2016	18:30	8130 E R L THORNTON FWY	ASSAULT	75228

2015 incidents

IncidentNum	Date1	Time1	Address	UCR_Offense	ZipCode
282899-2015	12/6/2015	21:27	8130 E R L THORNTON FWY	RAPE	75228
279239-2015	12/1/2015	17:30	8130 E R L THORNTON FWY	ROBBERY-INDIVIDUAL	75228
276727-2015	11/28/2015	12:30	8130 E R L THORNTON FWY	ROBBERY-INDIVIDUAL	75228
247310-2015	10/24/2015	2:00	8130 E R L THORNTON FWY	AGG ASSAULT - NFV	75228
208445-2015	9/7/2015	18:31	8130 E R L THORNTON FWY	THEFT/BMV	75228
189893-2015	8/16/2015	5:00	8130 E R L THORNTON FWY	THEFT/SHOPLIFT	75228
168672-2015	7/22/2015	19:21	8130 E R L THORNTON FWY	THEFT/BMV	75228
165402-2015	7/19/2015	2:20	8130 E R L THORNTON FWY	AGG ASSAULT - NFV	75228
165402-2015	7/19/2015	2:20	8130 E R L THORNTON FWY	AGG ASSAULT - NFV	75228
113400-2015	5/20/2015	3:30	8130 E R L THORNTON FWY	AGG ASSAULT - FV	75228

096273-2015	4/30/2015	4:00	8130 E R L THORNTON FWY EB	ROBBERY-INDIVIDUAL	75228
077638-2015	4/8/2015	6:00	8130 E R L THORNTON FWY EB	ROBBERY-INDIVIDUAL	75228
284619-2015	12/7/2015	22:45	8130 E R L THORNTON FWY	ASSAULT	75228
284619-2015	12/7/2015	22:45	8130 E R L THORNTON FWY	ASSAULT	75228
142948-2015	6/23/2015	4:40	8130 E R L THORNTON FWY	ASSAULT	75228
141356-2015	6/21/2015	3:36	8130 E R L THORNTON FWY	ASSAULT	75228
106707-2015	4/20/2015	8:00	8130 E R L THORNTON FWY	CRIMINAL TRESPASS	75228
077221-2015	4/7/2015	17:30	8130 E R L THORNTON FWY	FRAUD	75228

2014 incidents

IncidentNum	Date1	Time1	Address	UCR_Offense	ZipCode
265050-2014	11/4/2014	0:00	8130 E R L THORNTON FWY	OTHER THEFTS	75228
244228-2014	10/10/2014	15:33	8130 E R L THORNTON FWY	OTHER THEFTS	75228
238975-2014	10/4/2014	16:15	8130 E R L THORNTON FWY	FORGE & COUNTERFEIT	75228
210553-2014	*9/1/2014*	*8:00*	*8130 E R L THORNTON FWY*	*FRAUD*	*75228*
174704-2014	7/21/2014	7:15	8130 E R L THORNTON FWY	FORGE & COUNTERFEIT	75228

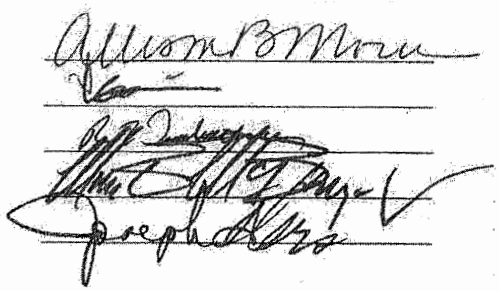
LIST OF OFFICERS

EXHIBIT "C"
AUTHORIZED OFFICERS/SIGNATURES

AS TO THE FOLLOWING COMPANIES:

ANDALUSIA PROPERTIES, INC.
DEL LAGO VENTURES, INC.,
GINGERCREST, INC.
MESQUITE CREEK DEVELOPMENT, INC.
MOUNTAINPRIZE, INC.
PECOS POINTE, INC.
PEPPERWOOD, INC.
RACETRAC PETROLEUM, INC.
SOUTHERN CORNERSTONE, INC.
SHELL COAST, INC.
SILVER SITES DEVELOPMENT, INC.

NAME	TITLE	SIGNATURE
Allison Bolch Moran	Chief Executive Officer	
Bill Milam	President	
Robert J. Dumbacher	Chief Financial Officer	
Max E. McBrayer, Jr.	Chief Supply Officer	
Joseph H. Akers	General Counsel/Assistant Secretary	



CPC Action (September 1, 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 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway.

Maker: Anantasomboon
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: 0
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 10
Replies: For: 0 Against: 0

Speakers: None

CPC PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

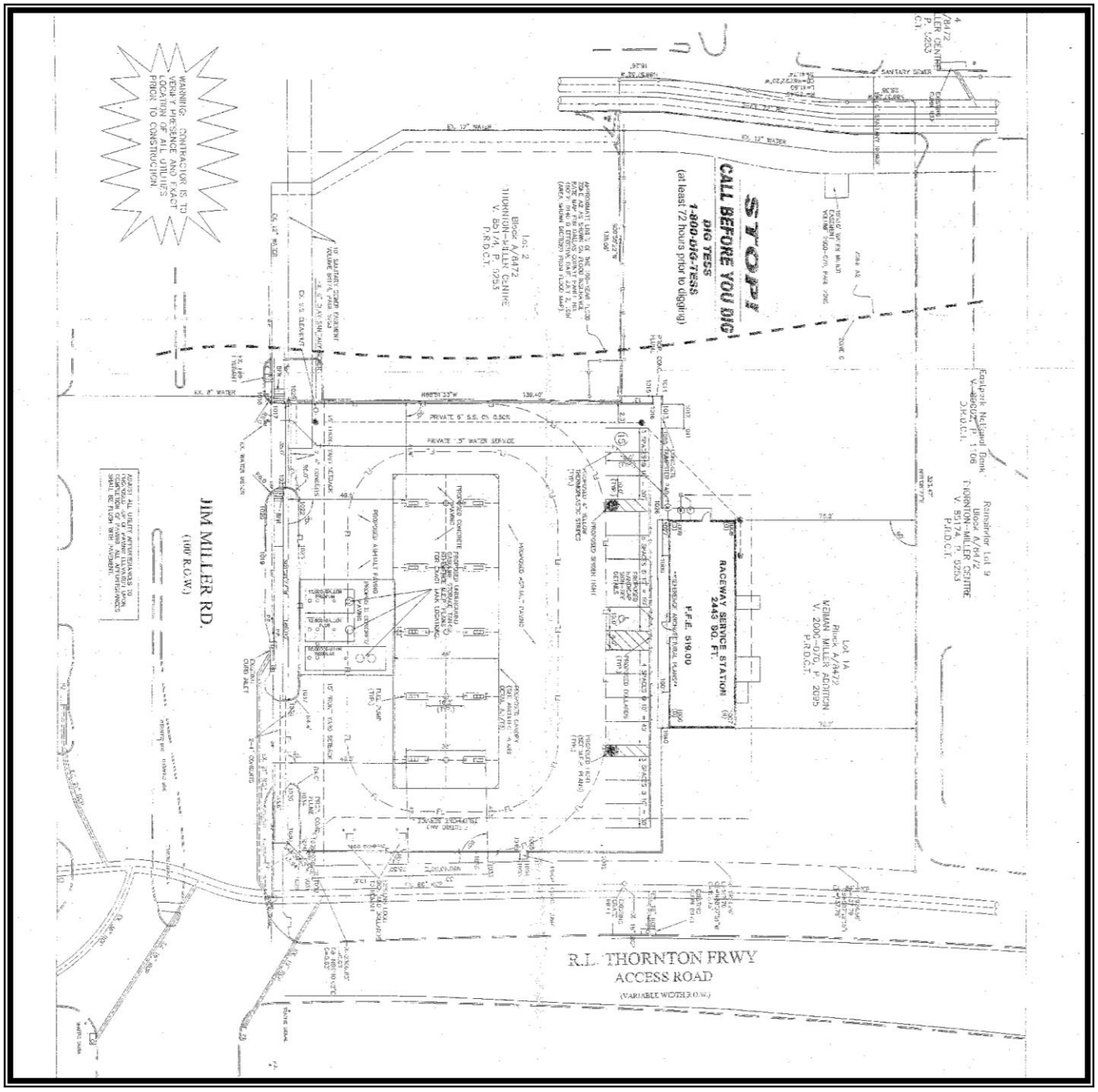
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

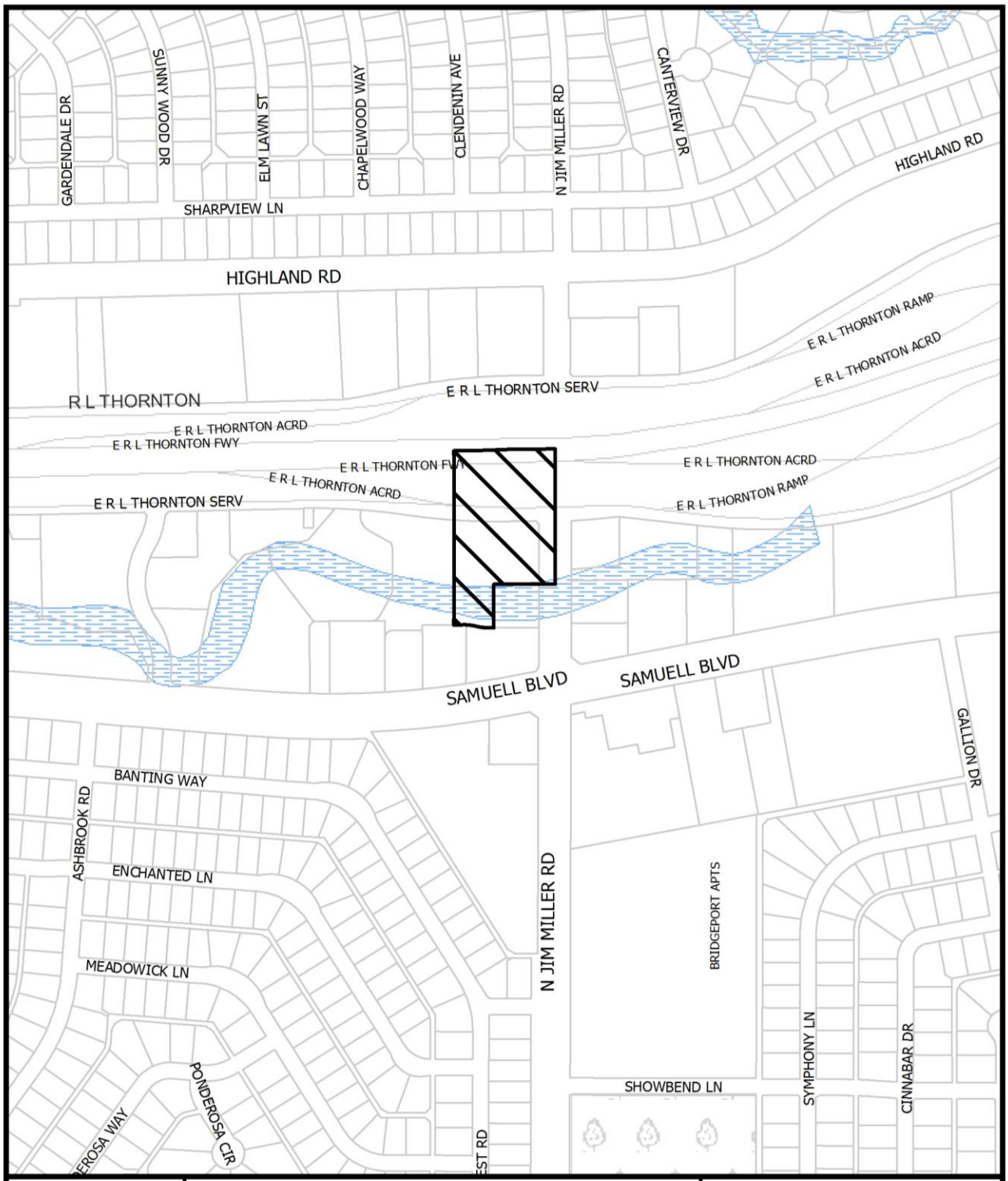
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewals for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

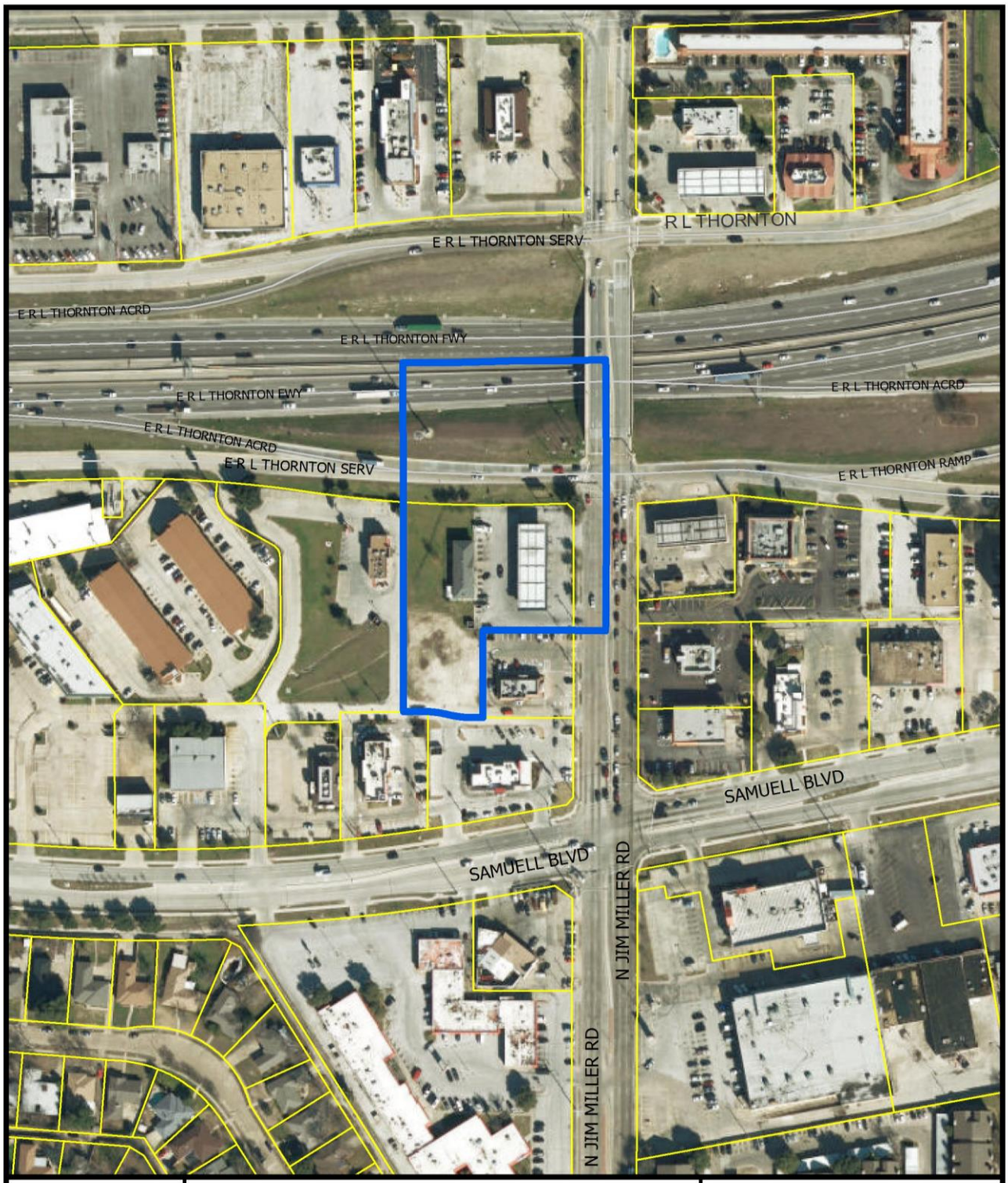
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN


JIM MILLER RD.
(100' R.O.W.)
R.L. THORNTON FRWY
ACCESS ROAD
(VARIABLE WIDTH R.O.W.)
RACEWAY SERVICE STATION
2443 SQ. FT.
F.F.E. 519.00
STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(at least 72 hours prior to digging)
WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
PROPOSED 4" YELLOW PAINTED STRIPES
PROPOSED SCREEN WALL
PROPOSED ASPHALT PAVING
PROPOSED CONCRETE PAVING
PROPOSED CANOPY
PROPOSED CANOPY
PROPOSED CANOPY


GARDENDALE DR
SUNNY WOOD DR
ELM LAWN ST
CHAPELWOOD WAY
CLENDENIN AVE
N JIM MILLER RD
CANTERVIEW DR
HIGHLAND RD
SHARPVIEW LN
HIGHLAND RD
E R L THORNTON RAMP
E R L THORNTON ACRD
R L THORNTON
E R L THORNTON SERV
E R L THORNTON ACRD
E R L THORNTON FWY
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON RAMP
SAMUELL BLVD
SAMUELL BLVD
GALLION DR
BANTING WAY
ASHBROOK RD
ENCHANTED LN
MEADOWICK LN
N JIM MILLER RD
BRIDGEPORT APTS
SYMPHONY LN
CINNABAR DR
SHOWBEND LN
PONDEROSA CIR
1:4,800
VICINITY MAP
Case no: Z156-282
Date: 7/15/2016

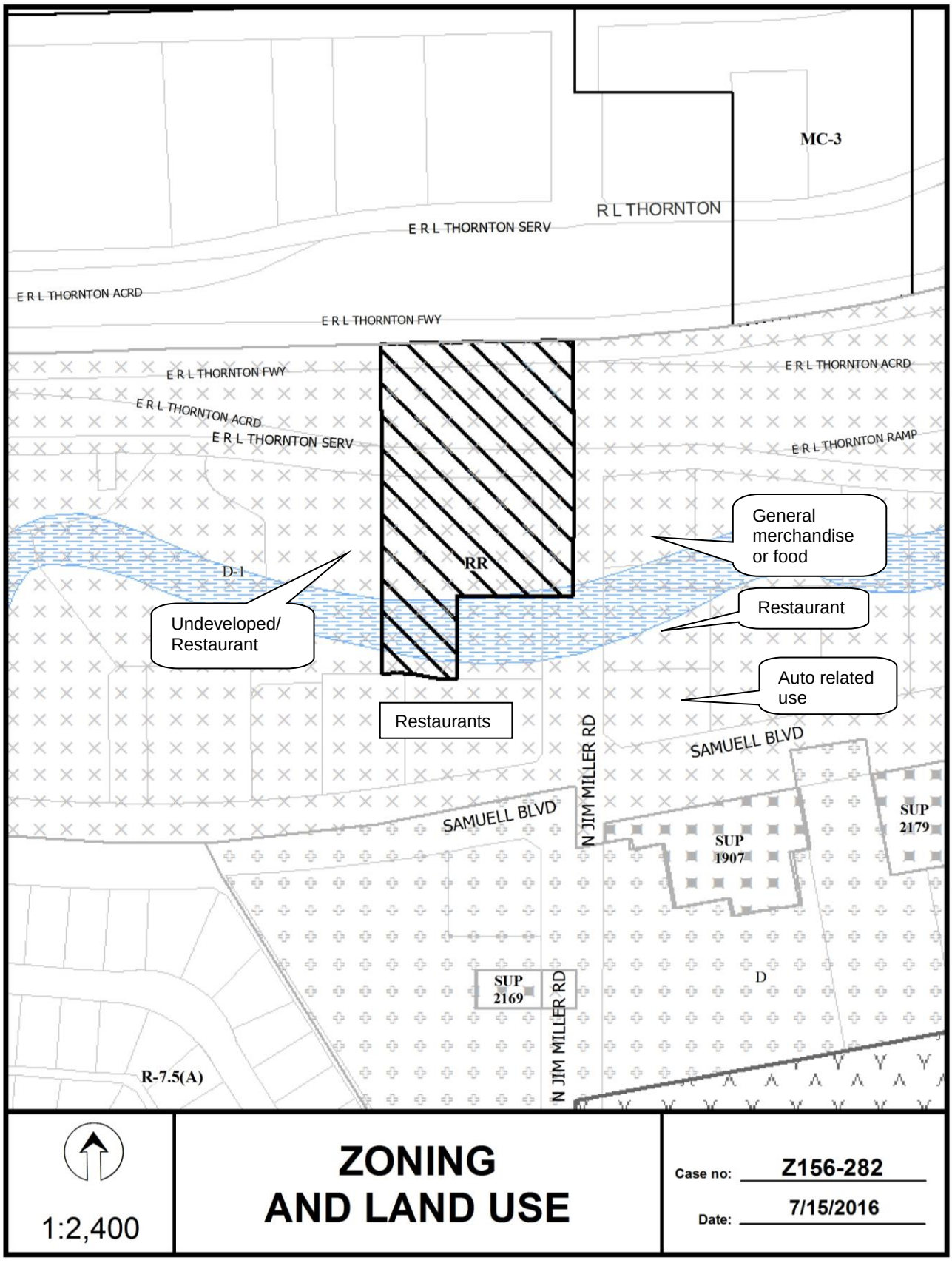


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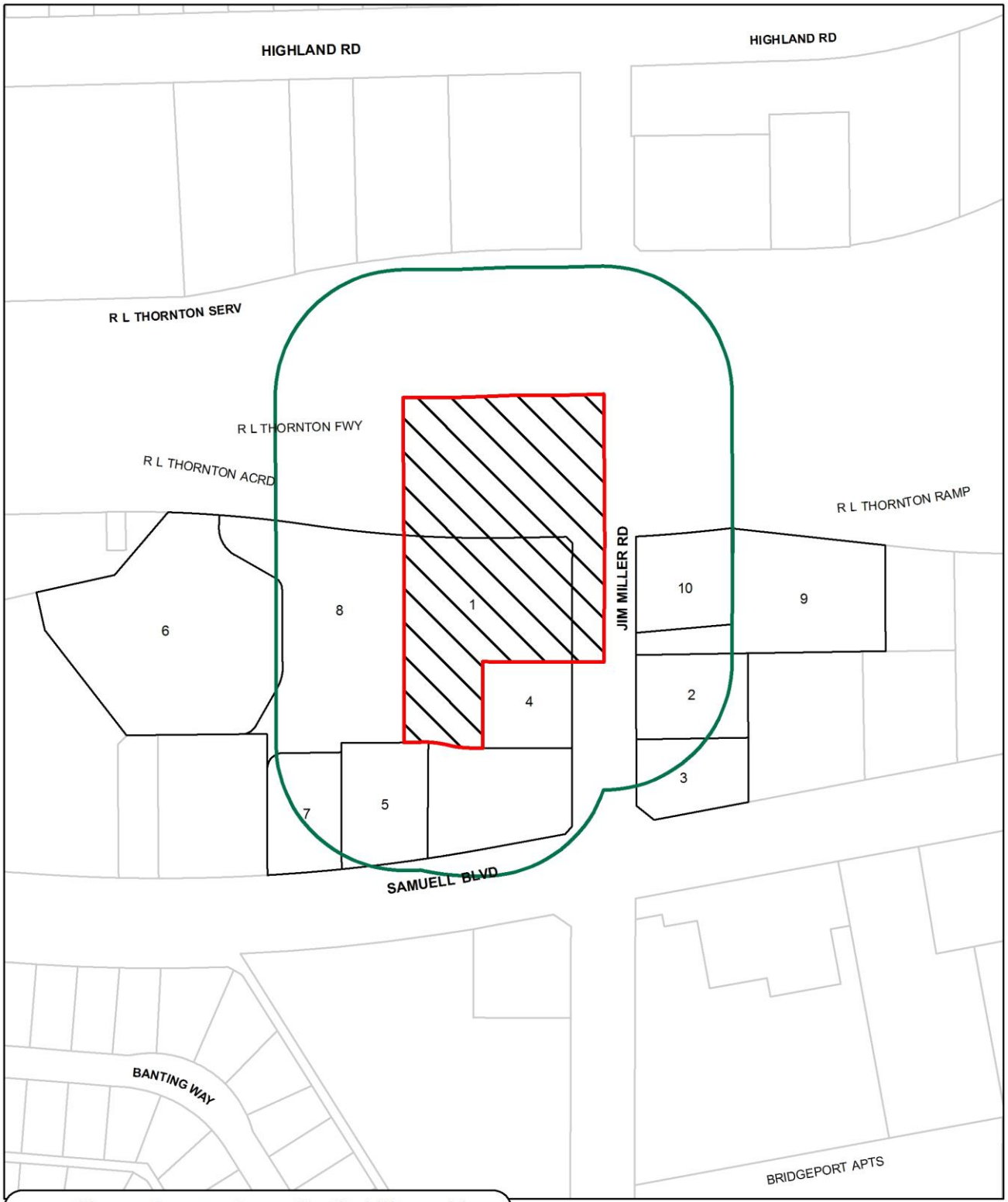
AERIAL MAP

Case no: Z156-282

Date: 7/15/2016


MC-3
R L THORNTON
E R L THORNTON SERV
E R L THORNTON ACRD
E R L THORNTON FWY
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON RAMP
D-1
RR
General merchandise or food
Restaurant
Undeveloped/ Restaurant
Auto related use
Restaurants
SAMUELL BLVD
SAMUELL BLVD
N JIM MILLER RD
N JIM MILLER RD
SUP 1907
SUP 2179
SUP 2169
D
R-7.5(A)
1:2,400
ZONING AND LAND USE
Case no: Z156-282
Date: 7/15/2016

CPC RESPONSES



10	Property Owners Notified (11 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
200'	Area of Notification
9/1/2016	Date

Z156-282
CPC

N
W E
S

1:2,400

Notification List of Property Owners

Z156-282

10 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	8130	E R L THORNTON FWY	RACETRAC PETROLEUM INC
	2	5514	N JIM MILLER RD	USRP FUNDING 2001 A LP
	3	5510	N JIM MILLER RD	DAY MARIE L
	4	5575	N JIM MILLER RD	SIDERIS BASIL K ET AL
	5	5877	SAMUELL BLVD	KENTUCKY FRIED CHICKEN
	6	8108	E R L THORNTON FWY	JIM MILLER HOSPITALITY LP
	7	5859	SAMUELL BLVD	SAMUELLLIANG LLC
	8	8120	E R L THORNTON FWY	POP HOLDINGS LP
	9	8228	E R L THORNTON FWY	8228 ASSOCIATES LLC
	10	8200	E R L THORNTON FWY	QUIK WAY RETAIL AS II LTD

AGENDA ITEM # 62

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 13

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 13 X; 23 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District, on the north side of Modella Avenue, east of Dennis Road
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z156-284(JM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, DECEMBER 14, 2016**

ACM: Mark McDaniel

FILE NUMBER: Z156-284(JM) **DATE FILED:** June 13, 2016

LOCATION: On the north side of Modella Avenue, east of Dennis Road.

COUNCIL DISTRICT: 13 **MAPSCO:** 13-X, 23-B

SIZE OF REQUEST: ±2.18 acres **CENSUS TRACT:** 96.11

REPRESENTATIVE: Rob Baldwin

APPLICANT/OWNER: Delmar & Marlowe Hermanovski

REQUEST: An application for a Planned Development District for MF-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District.

SUMMARY: The applicant proposes to create a 25-lot, single family development with a shared access easement.

CPC RECOMMENDATION: **Approval**, subject to a conceptual plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a conceptual plan and conditions.

BACKGROUND INFORMATION:

- The ±.2.18-acre request site is a developed with single-family use.

- The applicant is requesting a new planned development district in order to allow for a 25-lot single-family shared access development with one access point. The Dallas Development Code allows shared access developments with one access point for every 18 dwelling units, with a maximum of 36 dwelling units served by a maximum of two shared access points.

- On October 20, 2016, the City Plan Commission recommended approval of this request subject to a revised conceptual plan and revised conditions with the following modifications: 1) Revised conceptual plan that shows approximate location of internal open space, 2) Provision that prohibits Duplex as a permitted use, 3) Provision that limits height to 30 feet, 4) Provision that inserts a requirement that any Protected Tree that is located within 10 feet of the eastern or western property line, must be mitigated at 1.5 inches for every inch of tree removed, and 5) Fences must be wood, board on board, and 6 feet minimum in height along the east and west property boundaries.

- The applicant proposed the following:
    - Garage doors must be decorative and architecturally compatible with the main building.

    - Garage door setbacks were stipulated (20’ from the pavement line of the shared access easement).

    - A solid screen fence must be provided along the eastern boundary at a minimum of 6’ high.

    - Pedestrian scale lighting must be provided along Modella Avenue (at least four light standards).

- The proposed PDD conditions reduce the setbacks and lot size and increase the height and lot coverage currently allowed in an R-10(A) District.

- The proposed use will be consistent with development in the area. There is a TH-2(A) Townhome District to the west and a duplex development to the east. The proposed development will provide a similar type of housing and gradual buffer, with townhomes and reduced setbacks in a single-family environment sitting between the single-family homes to the west, and duplexes to the east.

Zoning History:

1. **Z156-177:** On May 11, 2016, City Council approved a Specific Use Permit for a hotel or motel on property zoned a CR Community Retail District, on property located along the south line of Forest Lane, east of Dennis Road.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system. "No parking" signs will be required along the shared access easement and along Modella Avenue. This should allow for adequate access for emergency respondents, and help to ease potential congestion.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Modella Avenue	Local	60 feet

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 comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration* 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 Plan identifies the request site as being within 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.

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

Vision: Embrace all types of land use. Workshop participants were interested in having a wide range of land use options and scale in Dallas. While some land use types reflect a definite nod toward autos, others focused more heavily on walking and bicycling. Variety is the key in what workshop participants wanted for land use types throughout the city, recognizing differences in appropriateness and scale from place to place.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

A goal of the *forwardDallas!* Vision is to create a healthy balance between jobs and households throughout Dallas by adding about 220,000 households and about 400,000 jobs between the years 2000 and 2030. The City should facilitate balanced growth with the goal of achieving and maintaining a sustainable tax base. Tools and strategies for achieving the City's economic development land use goals should direct public investment and encourage private partnerships.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas. The City must ensure affordable, quality rental housing and investments in multifamily housing. Using creative financing options will help create higher standards of living for all Dallas residents.

NEIGHBORHOOD PLUS

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Land Use Compatibility:

The request site is surrounded by higher density zones to the west, north, and east, including TH-2(A) Townhome District, CR Community Retail District, and D(A) Duplex District. The proposed development should not have a significant impact on the surrounding properties. Based on the traffic impact worksheet submitted with the application, the use generates fewer than 239 trips per day and should not significantly impact the surrounding roadway system. The proposed development is consistent with several goals and policies within the Land Use and Housing Elements of the comprehensive plan. A planned development district is proposed to allow for flexibility in site planning.

	Zoning	Land Use
Site	R-10(A)	Single family
North	MU-1; CR and SUP Nos. 1369 & 2194	Senior Living, Hotel, Fueling Station, Multifamily
East	D(A)	Duplexes
South	R-10(A)	Park, Recreation Center, & Elementary School
West	TH-2(A)	Single family

The proposed 25-lot, single-family development will be similar to the uses in the area. With the single-family, private road development to the west, and the duplex development to the east, this townhome site will act as a buffer. None of these streets or developments is connected, other than sharing frontage on Modella Avenue. The additional housing opportunity will provide a necessary variety for the area by including smaller lots in the mix. Desirable resources like shops to the north, a park and recreation facility to the south, and a bus stop at the end of the street with access to a light rail station one mile away will attract families to the area and continue to build the neighborhood.

The purpose for requesting a PD for multifamily rather than single family uses is to allow the landscape regulations required for shared access developments in Sec. 51A.10.125(2)(B) *Districts other than single family districts* category. While the developer plans to build single family homes, they do not want to comply with the street tree requirements for single family shared access developments. With a maximum of 25 lots for this site, single family landscape regulations for shared access developments require three trees per lot in the front yard. Shared access developments are treated as one lot; therefore, the 75 trees needed would have to be located along the 190 foot frontage on Modella Avenue. This is insufficient planting area for the trees.

The PDD conditions suggested have restricted the land use to provide for either duplex or single family development. All others allowed in an MF-1(A) District have been expressly prohibited.

Height restrictions could limit the development to residential proximity slope (RPS) due to the TH-2(A), D(A), and R-10(A) Districts located to the west, east, and south, respectively. The applicant originally requested the right to build up to the MF-1(A) maximum of 36 feet, but this was limited to 30 feet at CPC.

Additional changes imposed by CPC include a revised conceptual plan identifying the approximate location of internal open space, a provision to prohibit duplex as a permitted use, the requirement that any protected tree that is located within 10 feet of the eastern or western property line, must be mitigated at 1.5 inches for every inch of tree removed, and a standard requiring a wood, board on board fence at a minimum of 6 feet in height along the east and west property boundaries. The changes made at CPC reflect public outreach and concerns from property owners to the east and west of the proposed development.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-10(A)	30’	6’ res. 10’ nonres 6’ res. 15’ nonres.	30’	45% res. 25% nonres.	RPS	Residential
Proposed: PDD	15’	5’ .	30’	60% res. 25% nonres.	RPS	Residential

Parking:

Pursuant to Section 51A-4.411. of the Dallas Development Code, 0.25 parking spaces are required per dwelling unit to accommodate guests. With 25 planned units, six spaces are required. The Engineering Division found that “no parking” signs would have to be installed along Modella Avenue, as well as within the development, along the private shared access easement. The conceptual plan notes that there will be at minimum six guest parking spaces.

Landscaping and Screening:

By requesting an MF-1(A) base for zoning, the proposed development would be subject to the following landscape regulations for shared access developments.

Pursuant to Section 51A-10.125.(2)(B)
(B) Districts other than single family districts. Shared access developments in districts other than single family districts must comply with the following requirements:

(i) A minimum of 20 percent of the shared access development must be designated as landscape area. Permeable pavement does not count as landscape area.

(ii) One site tree must be provided for every 4,000 square feet within the shared access development. Every site tree must have a planting area of at least 25 square feet. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be species listed in Section 51A-10.134.

(iii) In addition to any site trees, one large canopy street tree must be provided for every 25 feet of street frontage, excluding shared access points, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a large canopy tree would interfere with utility lines, a substitute street tree from a species listed in Section 51A-10.134 may be provided.

Although they plan to construct single family structures, the landscape requirements and site restrictions would make it difficult to comply with requirements to have three trees per lot along Modella Avenue. For this reason, the applicant has requested a multifamily base zoning.

CPC Action
October 20, 2016:

Motion: It was moved to recommend **approval** of a Planned Development District for MF-1(A) Multifamily District uses, subject to a revised conceptual plan and revised conditions (as briefed) with the following modifications: 1) Revised conceptual plan that shows approximate location of internal open space, 2) Provision that prohibits Duplex as a permitted use, 3) Provision that limits height to 30 feet, 4) Provision that inserts a requirement that any Protected Tree that is located within 10 feet of the eastern or western property line, must be mitigated at 1.5 inches for every inch of tree removed, and 5) Fences must be wood, board on board, and 6 feet minimum in height along the east and west property boundaries on property zoned an R-10(A) Single Family District, on the north side of Modella Avenue, east of Dennis Road.

Maker: Murphy
Second: Schultz
Result: Carried: 13 to 0

For: 13 - Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley
Against: 0
Absent: 1 - Anglin
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 106
Replies: For: 8 Against: 4

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

September 15, 2016:

Motion: In considering an application for a Planned Development District for MF-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District, on the north side of Modella Avenue, east of Dennis Road, it was moved to **hold** this case under advisement until October 6, 2016.

Maker: Murphy
Second: Anantasomboon
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney*, Jung, Housewright, Schultz, Peadon, Murphy

Against: 0
Absent: 2 - Ridley, Tarpley
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 106
Replies: For: 8 Against: 4

Speakers: For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

September 1, 2016:

Motion: In considering an application for for a Planned Development District for MF-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District, on the north side of Modella Avenue, east of Dennis Road, it was moved to **hold** this case under advisement until September 15, 2016.

Maker: Anantasomboon
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: 0
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 106
Replies: For: 7 Against: 3

Speakers: None

"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 on the north side of Modella Avenue, east of Dennis Road. The size of PD _____ is approximately 2.18 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:

(1) Exhibit ___A: conceptual plan.

SEC. 51P- ____.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ___). 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.

For single family uses, a final plat may serve as the development plan. For all other uses, 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.

(a) Except as provided, the only main uses permitted are those main uses permitted in the MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-1(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-1(A) Multifamily District is subject to DIR in this district; etc.

(b) The following main uses are prohibited.

--College dormitory, fraternity, or sorority house
--Group residential facility.
--Multifamily.
--Retirement housing.

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.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided, the yard, lot, and space regulations for the MF-1(A) Multifamily District apply.

(b) Side and rear yard. Minimum side and rear yard is five feet.

CPC Recommendation:

(c) Height. Maximum height is 30 feet.

Applicant's Request:

(c) Height. Maximum height is 36 feet.

(d) Lot area. Minimum lot area for single family structures is 2,000 square feet per dwelling unit.

(e) Garage setback. A minimum setback of 20 feet for garage doors must be provided from the shared access drive pavement line on individual lots.

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. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.112. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition.

(c) Any protected trees along the eastern and western borders shall be mitigated at 1.5 inches for every inch removed.

SEC. 51P- ____.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P- ____.114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) A shared access area may serve no more than 25 dwelling units per shared access point.

(d) A wood, board-on-board screening fence at a minimum six feet in height must be provided along the eastern and western boundary lines.

(e) Pedestrian scale lighting must be provided along Modella Avenue. At least four light standards are required.

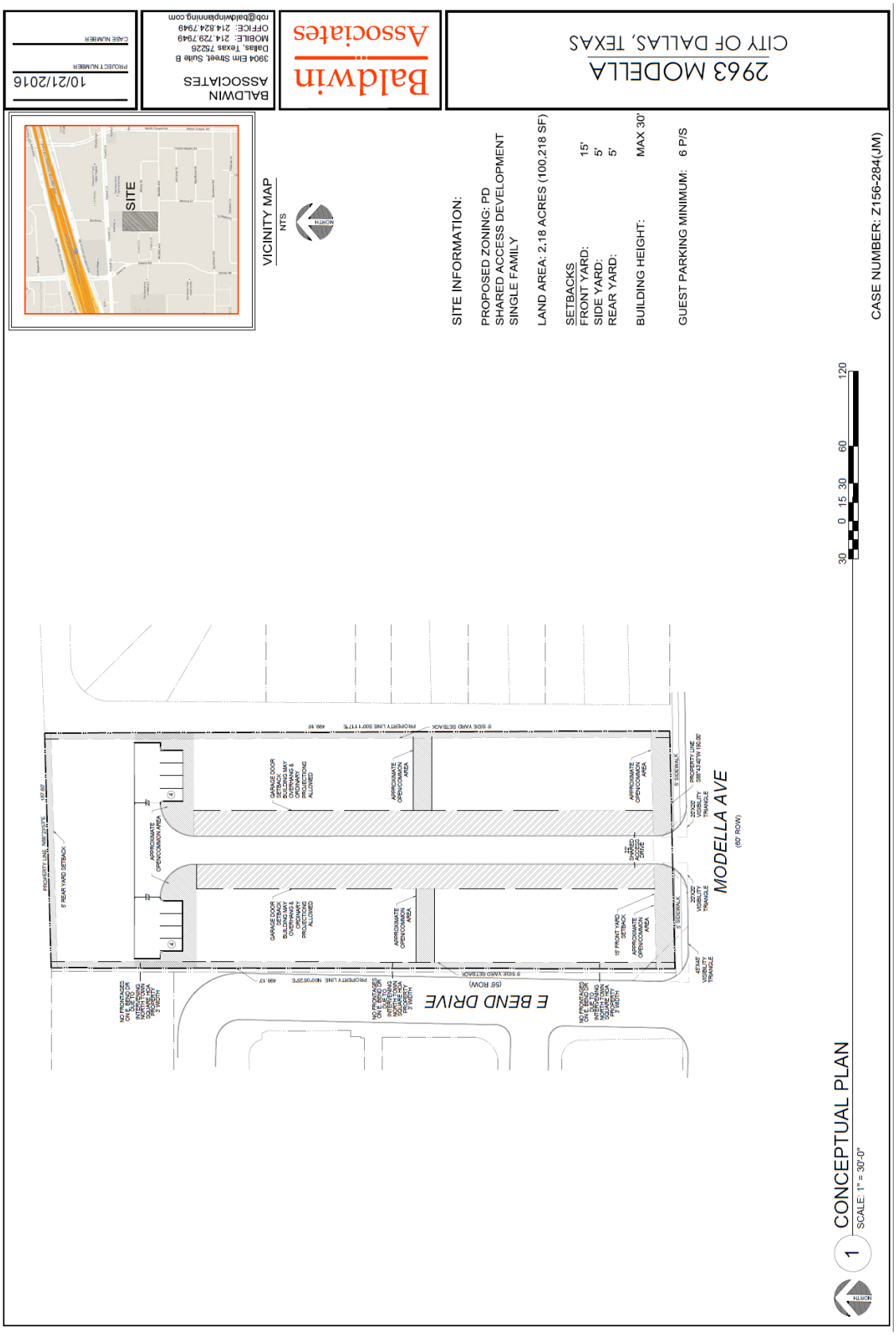
(f) Individual garage doors must be decorative and architecturally compatible with the main building.

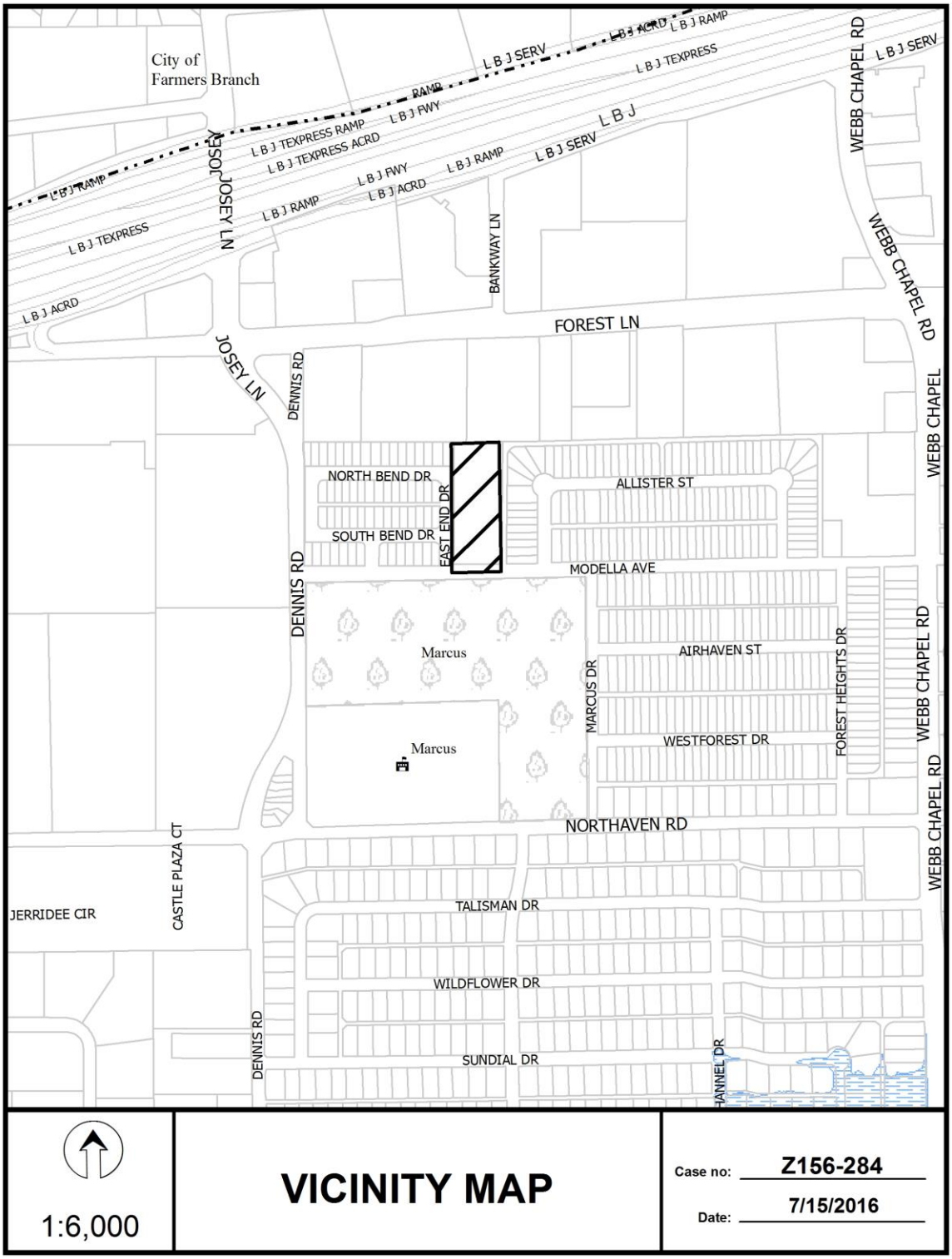
SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

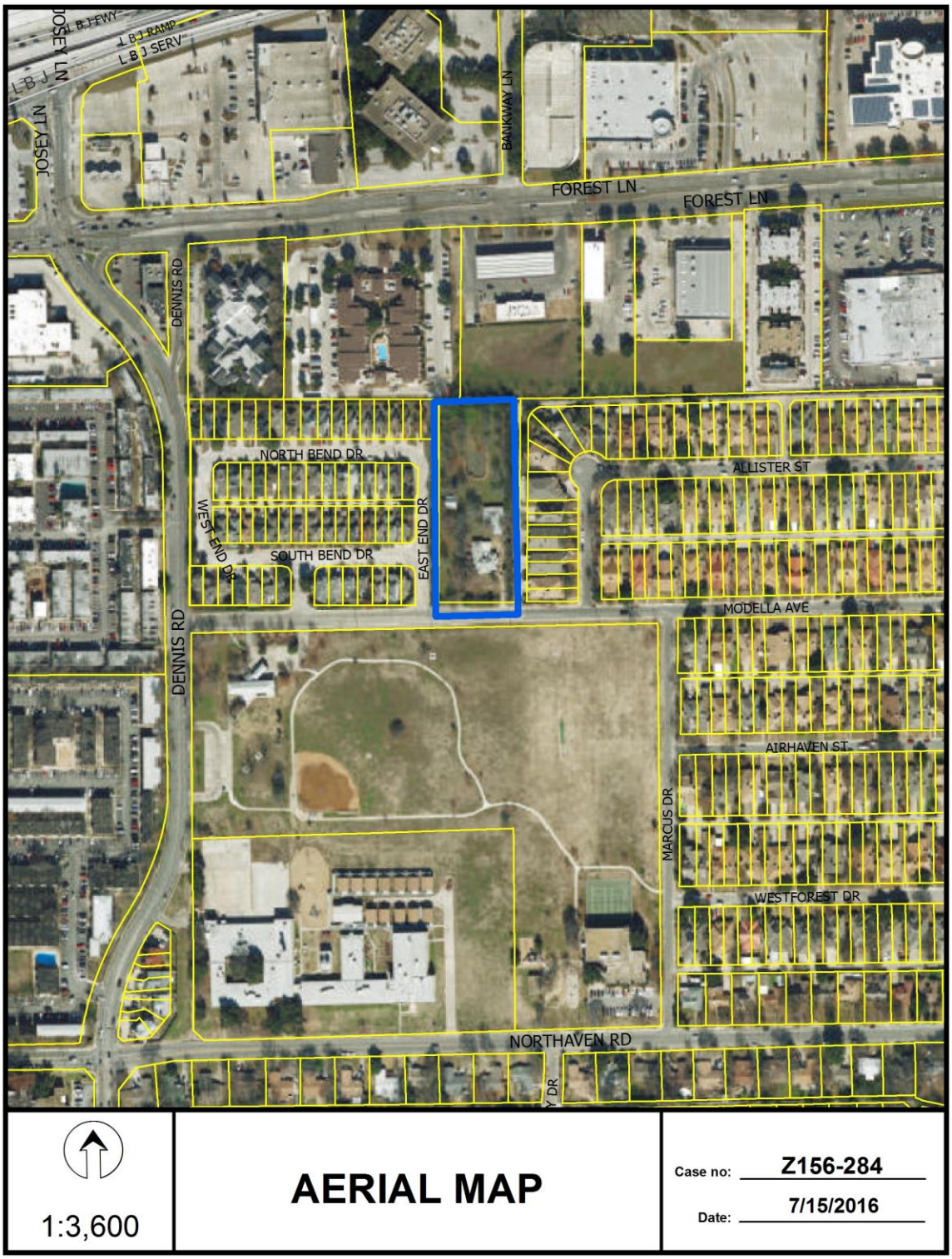
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

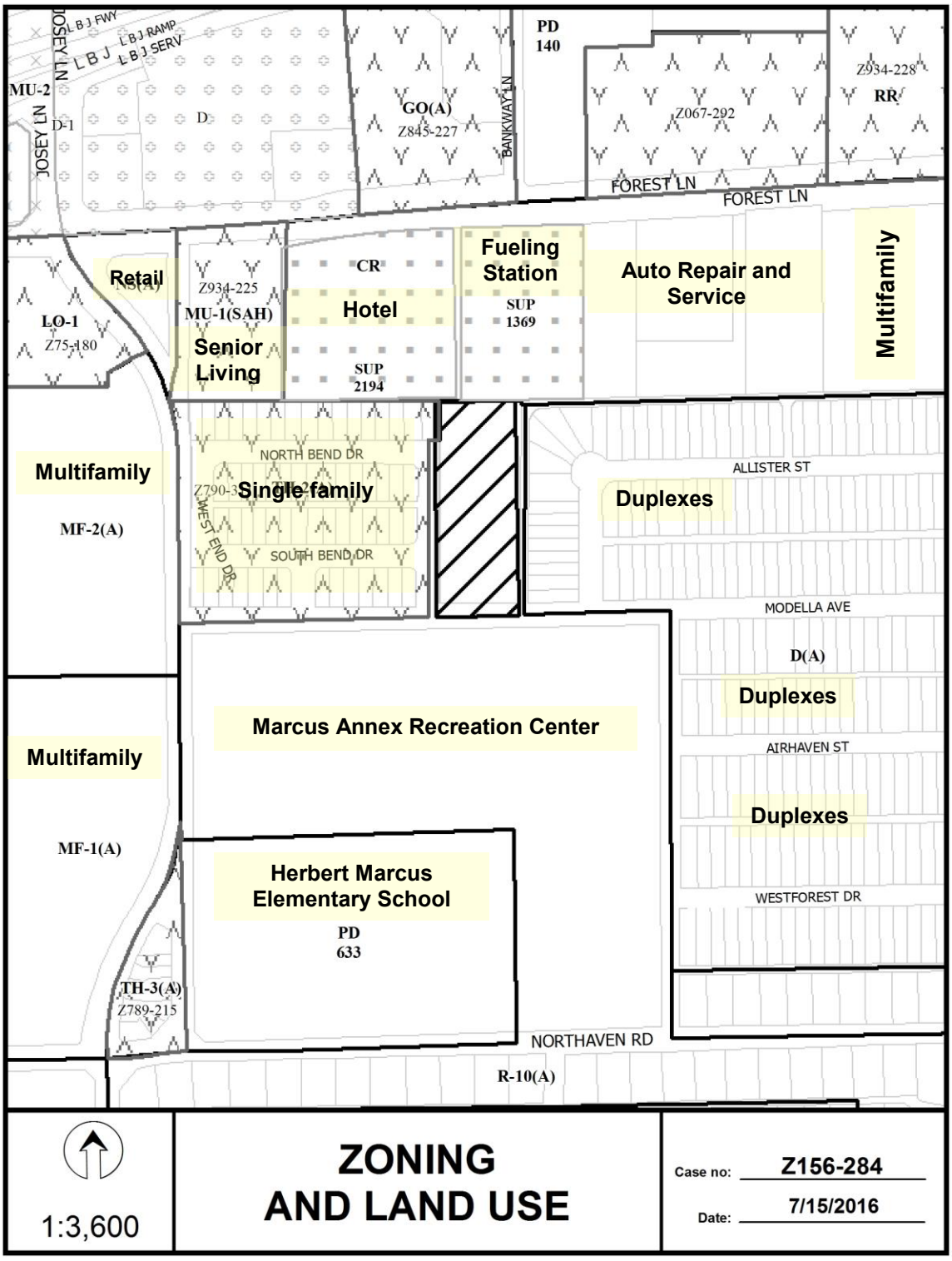
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

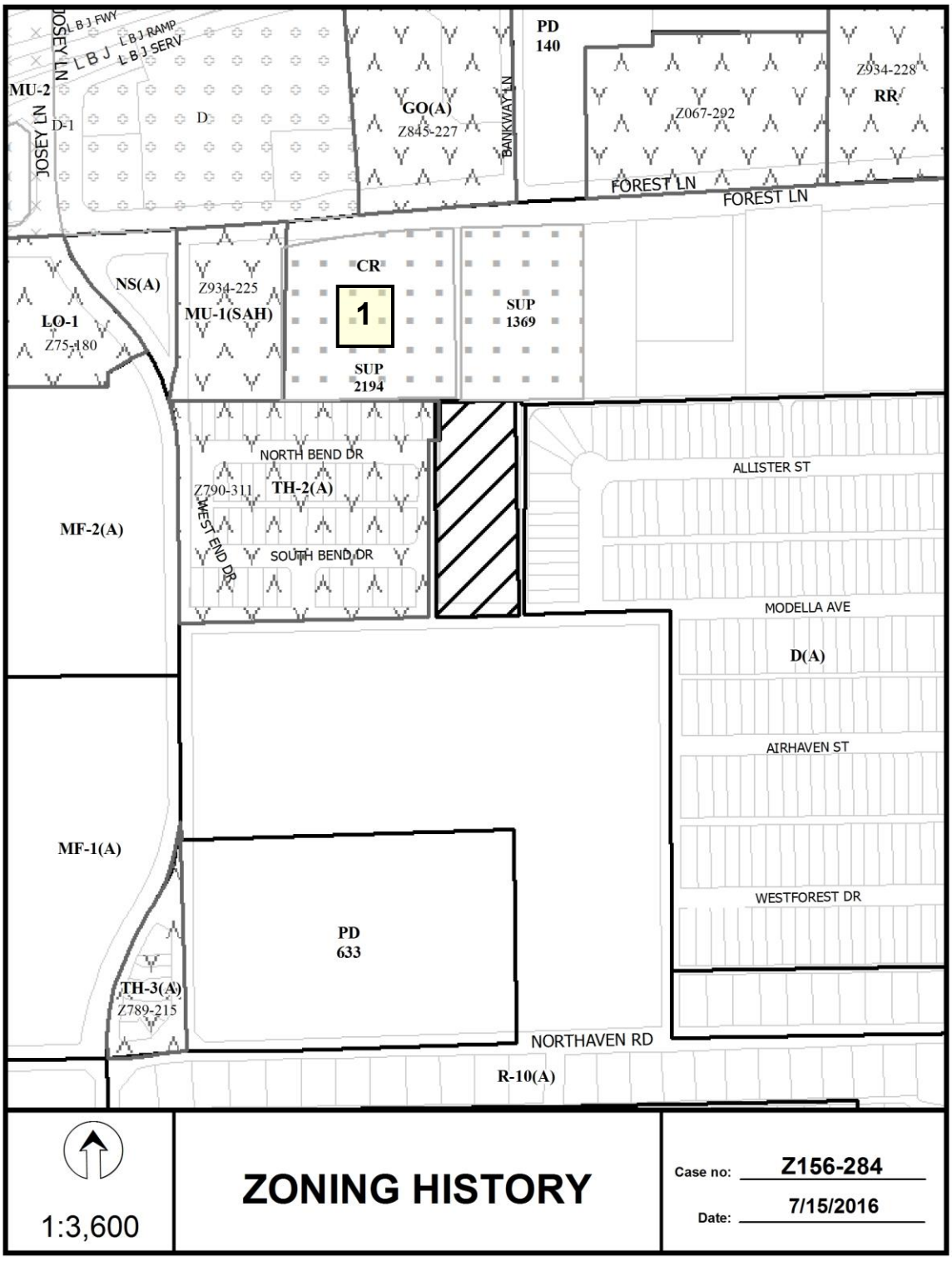
Proposed Conceptual Plan




City of
Farmers Branch
L B J SERV
L B J RAMP
L B J TEXPRESS
L B J TEXPRESS RAMP
L B J TEXPRESS ACRD
L B J FWY
L B J ACRD
L B J
JOSEY LN
WEBB CHAPEL RD
BANKWAY LN
FOREST LN
DENNIS RD
NORTH BEND DR
SOUTH BEND DR
EAST END DR
ALLISTER ST
MODELLA AVE
Marcus
AIRHAVEN ST
MARCUS DR
FOREST HEIGHTS DR
WESTFOREST DR
NORTHAVEN RD
CASTLE PLAZA CT
JERRIDEE CIR
TALISMAN DR
WILDFLOWER DR
SUNDIAL DR
CHANNEL DR
1:6,000
VICINITY MAP
Case no: Z156-284
Date: 7/15/2016


L B J FWY
L B J RAMP
L B J SERV
JOSEY LN
JOSEY LN
BANKWAY LN
FOREST LN
FOREST LN
DENNIS RD
NORTH BEND DR
WEST END DR
SOUTH BEND DR
EAST END DR
ALLISTER ST
MODELLA AVE
DENNIS RD
AIRHAVEN ST
MARCUS DR
WESTFOREST DR
NORTHAVEN RD
1:3,600
AERIAL MAP
Case no: Z156-284
Date: 7/15/2016


L B J FWY
L B J RAMP
L B J SERV
L B J
JOSEY LN
MU-2
D-1
D
GO(A)
Z845-227
BANKWAY LN
PD
140
Z067-292
Z934-228
RR
FOREST LN
FOREST LN
Retail
NS(A)
Z934-225
MU-1(SAH)
LO-1
Z75-180
Senior Living
CR
Hotel
SUP
2194
Fueling Station
SUP
1369
Auto Repair and Service
Multifamily
Multifamily
MF-2(A)
NORTH BEND DR
Single family
WEST END DR
SOUTH BEND DR
ALLISTER ST
Duplexes
MODELLA AVE
D(A)
Duplexes
Marcus Annex Recreation Center
AIRHAVEN ST
Multifamily
MF-1(A)
Duplexes
Herbert Marcus Elementary School
PD
633
WESTFOREST DR
TH-3(A)
Z789-215
NORTHAVEN RD
R-10(A)
1:3,600
ZONING
AND LAND USE
Case no: Z156-284
Date: 7/15/2016


L B J FWY
L B J RAMP
L B J SERV
JOSEY LN
MU-2
D-1
D
GO(A)
Z845-227
BANKWAY LN
PD
140
Z067-292
Z934-228
RR
FOREST LN
FOREST LN
NS(A)
LO-1
Z75-180
Z934-225
MU-1(SAH)
CR
1
SUP
2194
SUP
1369
NORTH BEND DR
Z790-311
TH-2(A)
WEST END DR
SOUTH BEND DR
ALLISTER ST
MF-2(A)
MODELLA AVE
D(A)
AIRHAVEN ST
MF-1(A)
WESTFOREST DR
PD
633
TH-3(A)
Z789-215
NORTHAVEN RD
R-10(A)
1:3,600
ZONING HISTORY
Case no: Z156-284
Date: 7/15/2016

CPC Responses



10/20/2016

Reply List of Property Owners

Z156-284

106 Property Owners Notified ***8 Property Owners in Favor*** ***4 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2963	MODELLA AVE	HERMANOVSKI DELMAR A &
	2	11600	DENNIS RD	NORTH TOWN SQUARE
O	3	2969	NORTH BEND DR	FRAELICH EDWARD K JR
	4	3004	MODELLA AVE	PARRISH THERESA KAY
	5	3002	MODELLA AVE	THORPE JON P II
	6	3006	MODELLA AVE	JONES STEPHANIE
	7	3009	AIRHAVEN ST	ATKINS CRISTIN TAYLOR
	8	3005	AIRHAVEN ST	CHAVEZ JOSE
	9	3003	AIRHAVEN ST	ZHENG QIONG
	10	2920	FOREST LN	EMMAR ASSOCIATES LLC
	11	2930	ALLISTER ST	PHARISS EWELL G
	12	2932	ALLISTER ST	SALINAS CHARLIE S
	13	2934	ALLISTER ST	DERFUS JASON M
	14	2936	ALLISTER ST	BLIER DANIEL R
X	15	2938	ALLISTER ST	TURNER JERRY D JR &
	16	2942	ALLISTER ST	BLITSHTEIN MIKE
	17	2944	ALLISTER ST	OPRENDEK JOSEPHINE M
	18	2948	ALLISTER ST	MIZAR JERRY &
	19	3019	MODELLA AVE	HINDS HEATHER
	20	3015	MODELLA AVE	FUENTES MOISES &
	21	3013	MODELLA AVE	MCNELLIS ROBERT J
	22	3009	MODELLA AVE	PORTER RACHEL L
	23	3011	MODELLA AVE	TRAN CATHY
X	24	3007	MODELLA AVE	BELL MARY CATHERINE TR
	25	3005	MODELLA AVE	LENOAR SANDRA
	26	3001	MODELLA AVE	KNOX DUDLEY L

Reply	*Label #*	*Address*		*Owner*
	27	3003	MODELLA AVE	SCHAFER DIXON G & DENNA M
	28	2901	ALLISTER ST	HARRIS EMILY D
	29	2903	ALLISTER ST	SHAW JEFFIE JOY
	30	2907	ALLISTER ST	SIHARATH LEONE
	31	2905	ALLISTER ST	SILVA ALFREDO RAMIREZ &
	32	2911	ALLISTER ST	NGUYEN SE VAN & HANH QUAN
	33	2909	ALLISTER ST	KIRBY JAMEY G &
	34	2913	ALLISTER ST	JENSEN KATHERINE L
	35	2915	ALLISTER ST	LAMB ROSELY C
X	36	2919	ALLISTER ST	MCKINNON BETTY
	37	2925	ALLISTER ST	MILLER HAROLD F
O	38	2923	ALLISTER ST	DAVIDSON DEXTER C
	39	2927	ALLISTER ST	ROCHA ARMANDO
	40	2929	ALLISTER ST	RESTREPO GLORIA A
	41	2933	ALLISTER ST	SMITH KIMBERLY S
	42	2931	ALLISTER ST	ROOT KIMBERLY M
	43	2935	ALLISTER ST	BIELECKI JOSEPH
	44	2937	ALLISTER ST	STRONG DONNA B
	45	2941	ALLISTER ST	HERRERA CIPRIANO
	46	2939	ALLISTER ST	DAVIDSON DEXTER C
	47	2945	ALLISTER ST	PETERS JANNA K & BRANDON ROPER
	48	2943	ALLISTER ST	MONTANO ISABEL V
O	49	2947	ALLISTER ST	PAUER RANDALL L
	50	2968	FOREST LN	ANNE W WORKMAN REV TR
	51	2976	FOREST LN	HALLE PROPERTIES LLC
	52	2930	FOREST LN	SUMMIT QI PROPERTIES LLC
	53	2992	FOREST LN	MELROSE PROPERTY LLC
	54	2917	NORTH BEND DR	BROWN MICHAEL L
	55	2921	NORTH BEND DR	MASON THOMAS M & DIANNE M
	56	2925	NORTH BEND DR	MEYER MARK A
X	57	2929	NORTH BEND DR	SLOAN JAMIE L &

Reply	*Label #*	*Address*		*Owner*
	58	2933	NORTH BEND DR	HARRISON SANDRA A
	59	2937	NORTH BEND DR	HECKMAN STEVE
	60	2941	NORTH BEND DR	KAILEY BARBARA
	61	2945	NORTH BEND DR	MABELEY DEBORAH K
	62	2949	NORTH BEND DR	WEBB JEFFREY S
	63	2953	NORTH BEND DR	ROMERO MARCUS JOSHUA
	64	2957	NORTH BEND DR	MEDINA WAYNE R
	65	2961	NORTH BEND DR	RICE DAWN P
	66	2965	NORTH BEND DR	GILSON DAVID E &
	67	2914	NORTH BEND DR	SINN HYEON D
	68	2918	NORTH BEND DR	WANG SHYH JYE
O	69	2922	NORTH BEND DR	BRACK JEFFERY J
O	70	2926	NORTH BEND DR	SMITH SUSAN K
	71	2930	NORTH BEND DR	ODONNELL FRANK A
	72	2934	NORTH BEND DR	KING JESSIE
	73	2938	NORTH BEND DR	BURKHAM MELVIN D & PAULA K
	74	2942	NORTH BEND DR	SWEET GREGORY P &
	75	2946	NORTH BEND DR	NEGRETE MARIA DOLORES
	76	2950	NORTH BEND DR	ROBERTS KATY WELCH
	77	2954	NORTH BEND DR	GOODEN DEBRA A
	78	2958	NORTH BEND DR	NHUYEN PHUONG &
	79	2962	NORTH BEND DR	REES RHIANNON ALEXANDRA
	80	2966	NORTH BEND DR	WALLJASPER MARIA
	81	2967	SOUTH BEND DR	MARTINEZ LETICIA C
	82	2963	SOUTH BEND DR	WILSON STEVEN M & KERIN B
	83	2959	SOUTH BEND DR	GARZA GINGER
	84	2955	SOUTH BEND DR	LOBPRIES FREDERICK M &
	85	2951	SOUTH BEND DR	KEARNEY SHANE
O	86	2947	SOUTH BEND DR	WATSON DENNIS R &
	87	2943	SOUTH BEND DR	GUNTER JIMMIE BURCHEL
	88	2939	SOUTH BEND DR	MORALES ODILI

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	89	2935	SOUTH BEND DR	TIMMONS CHRIS
	90	2931	SOUTH BEND DR	JOBE ALAN K
	91	2927	SOUTH BEND DR	MAJEWSKI ANGELA
	92	2923	SOUTH BEND DR	PASCUAL LEVY RAMOS &
	93	2919	SOUTH BEND DR	WILLIAMS MARVIN JR
	94	2915	SOUTH BEND DR	BERKLEY JAMES F
O	95	2912	SOUTH BEND DR	STRUGGS C FOSTER
	96	2916	SOUTH BEND DR	CEDILLO JUAN MANUEL
	97	2920	SOUTH BEND DR	TIKHMAN MECHISLAV
O	98	2924	SOUTH BEND DR	BAYES STEVEN L
	99	2928	SOUTH BEND DR	KREPS JAY K & KATHRYN M
	100	2940	SOUTH BEND DR	REES RHODRI TUDUR
	101	2944	SOUTH BEND DR	KIM HO GUN & SHAO NAN
	102	2948	SOUTH BEND DR	SANCHEZ-PEREZ RAFAEL &
	103	2952	SOUTH BEND DR	GUZMAN JOAQUIN R &
	104	2956	SOUTH BEND DR	BAXTER TODD
	105	2960	SOUTH BEND DR	BRAUN CARLISLE ANTHONY &
	106	2964	SOUTH BEND DR	MCGOWAN DALE M

AGENDA ITEM # 63

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 11

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 16 E

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District and D(A) Duplex District, on property bounded by Village Trail Drive, Birchridge Drive, Cliffbrook Drive and Meandering Way

Recommendation of Staff and CPC: Approval, subject to a development/landscape plan, a traffic management plan, and conditions

Z156-311(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, DECEMBER 14, 2016**

ACM: Mark McDaniel

FILE NUMBER: Z156-311(OTH) **DATE FILED:** July 22, 2016

LOCATION: Bounded by Village Trail Drive, Birchridge Drive, Cliffbrook Drive and Meandering Way.

COUNCIL DISTRICT: 11 **MAPSCO:** 16 - E

SIZE OF REQUEST: ± 12.05 acres **CENSUS TRACT:** 136.09

APPLICANT/ OWNER: Richardson Independent School District

REQUEST: An application for a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District and a D(A) Duplex District.

SUMMARY: The applicant proposes to expand the existing Richardson Independent School District public school [Northwood Hills Elementary School] with an approximately 12,500 square feet structure to accommodate six classrooms.

CPC RECOMMENDATION **Approval**, subject to a development/landscape plan, a traffic management plan, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development/landscape plan, a traffic management plan, and conditions.

Background:

- The existing school, Northwood Hills Elementary School, is on a 12 acre lot and was built in 1970 by the Richardson Independent School District. The existing structures are 51,400 square feet and have 30 classrooms. The school's current enrollment is approximately 430 students, grades K to 6th grade.

- The proposed expansion is for 12,500 square feet on the north side of the existing building facing Meandering Way. The school proposes to complete the addition by the fall of 2017. When the proposed addition is complete, the school will have a total floor area of 63,900 square feet.

- The school is located within a residential neighborhood.

- The school's classes are from 8:00 a.m. to 3:00 p.m., but students are advised to arrive as early as 15 minutes before classes start. According to the school officials, approximately 45 percent of the students are dropped off/picked up by their parents; 50 percent of the students walk to school; and less than five percent of the students arrive by school bus.

- The school currently has four school buses serving the children. RISD does not propose to increase the number of buses.

Zoning History: There have not been any zoning requests in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Meandering Way	Collector	Variable
Village Trail Drive	Local	30 ft.
Birchridge Drive	Local	25 ft.
Cliffbrook Drive	Local	60 ft.

Land Use:

	Zoning	Land Use
Site	R-10(A) & D(A)	Public School (Northwood Hills Elementary, RISD)
North	D(A), R-10(A)	Single Family, duplex and park
East	R-10(A)	Single Family
South	R-10(A)	Single Family
West	R-10(A)	Single Family and park

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 following goals and policies support the proposed development:

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

Urban Design

GOAL 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.1 Maintain neighborhood scale and character.

The proposed addition will not exceed 32 feet in height. The proposed new structure will be compatible with the existing surrounding structures.

Land Use Compatibility:

The 12.05 acres request site is currently developed with a one story, 51,400 square feet building. The applicant proposes to add a 12,500 square foot structure for six new classrooms. When the school was built in 1970, the City of Dallas did not require a public or private school to have a specific use permit.

The request site is surrounded by single family, duplex and park uses to the north; and single family to the south and east; single family and park to the west.

Traffic:

The applicant provided a Traffic Management Plan for staff review. The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed development and Traffic Management Plan and determined that it will not significantly impact the surrounding roadway system.

The traffic management plan provided to staff indicates that the existing traffic operations of the school are appropriate and safe. Some recommendations are to continue staff training procedures, instruct new parents about the procedures, to mention a few. The TMP also recommends that the school adds some safety features once the new addition is complete. Some of the items recommended are crosswalks and removal of barriers and more signage. The report does not indicate that the proposed addition will not deter the existing traffic in the neighborhood.

The school operations are Monday through Friday from 8:00 a.m. to 3:00 p.m. The school children will arrive by foot (approximately 50 percent), by car (approximately 45 percent) and by school bus (approximately five percent). The school administration does not anticipate an increase in the number of buses bringing children to the school. Currently, four buses transport students.

Parking:

The parking requirement for an elementary school is 1.5 parking spaces per classroom. The school currently has 30 existing classrooms. With the addition of six new classrooms, the school will need nine additional off-street parking spaces. The school is required to provide a total of 54 off-street parking spaces and is providing a total of 67 spaces.

Landscaping:

The applicant is requesting that landscaping be required in accordance to the proposed development plan/landscape plan. The applicant is requesting the following changes: 1) partial screening of the drop-off area and visitor parking located at the front of the school; and 2) no screening requirements for the teachers' parking lot, for security reasons. Staff supports the proposed landscape plan.

CPC ACTION:
October 20, 2016

Motion: It was moved to recommend **approval** of a Planned Development District for R-10(A) Single Family District and public school uses, subject to a development/landscape plan, traffic management plan, and conditions on property zoned an R-10(A) Single Family District and a D(A) Duplex District, on property bounded by Village Trail Drive, Birchridge Drive, Cliffbrook Drive and Meandering Way.

Maker: Schultz
Second: Murphy
Result: Carried: 12 to 0

For: 12 - Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Anglin
Vacancy: 1 - District 7
Conflict: 1 - Jung

Notices: Area: 500 Mailed: 117
Replies: For: 7 Against: 0

Speakers: None

Richardson ISD Board of Directors

RICHARDSON INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES

Jean Bono, Place 1
Kim Caston, Place 2
Kris Oliver, Place 3
Katie Patterson, Place 4
Eron Linn, Place 5
Justin Bono, Place 6
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CPC RECOMMENDED CONDITIONS

ARTICLE .

PD ___.

SEC. 51P-.101. LEGISLATIVE HISTORY.

PD ___ was established by Ordinance No. , passed by the Dallas City Council on ___x, 2016.

SEC. 51P-___.102. PROPERTY LOCATION AND SIZE.

PD ___ is established on property generally located at the northeast corner Meandering Way and Cliffbrook Drive. The size of PD ___ is approximately 9.774 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-___.103.1 EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: development/landscape plan.

(2) Exhibit ___B: traffic management plan.

SEC. 51P-___.104. DEVELOPMENT/LANDSCAPE PLAN.

(a) For a public school other than an open-enrollment charter school or a private school, development and use of the Property must comply with the development/landscape plan (Exhibit ____A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-___.105. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-10(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-10(A) Single Family District is subject to DIR in this district; etc.

(b) The following uses are permitted by right:

-- Public school other than an open-enrollment charter school.

SEC. 51P-___.106. 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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-___.107. 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 contained in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. Minimum front yard is 30 feet.

(b) Side and rear yard.

(1) For single family structures, minimum side yard and rear yard is six feet.

(2) For all other uses, minimum side yard is 10 feet and minimum rear yard is 15 feet.

(c) Density. No maximum dwelling unit density.

(d) Floor area.

(1) For a public school other than an open-enrollment charter school or a private school, maximum floor area is 64,000 square feet.

(2) For all other uses, no maximum floor area.

(e) Height. Except as provided in this paragraph, maximum permitted height for all structures is 32 feet.

(1) no portion of a structure over 26 feet in height may be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height of 12 feet above the slope whichever is less.

(f) Lot coverage.

(1) Maximum lot coverage is 45 percent for residential structures and 25 percent for nonresidential structures.

(2) Aboveground parking structures are included in lot coverage calculations, surface parking lots, and underground parking structures are not.

(g) Lot size.

(1) For a public school other than an open-enrollment charter school or a private school, no minimum lot size.

(2) For all other uses, minimum lot size is 10,000 square feet.

(h) Stories. No maximum number of stories above grade.

SEC. 51P-___.108. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For a public school other than an open-enrollment charter school, off-street parking must be provided as shown in the development plan.

(c) A minimum of 54 off-street parking spaces are required for 36 classrooms. Any additional classrooms must be parked according to the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for the use.

SEC. 51P-___.109. FENCING.

For a public school other than an open-enrollment charter school or a private school, fencing must be provided as shown on the development/landscape plan.

SEC. 51P-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.111. LANDSCAPING.

(a) For a public school other than an open-enrollment charter school or a private school, landscaping must be provided as shown on the development/landscape plan prior to the issuance of a certificate of occupancy.

(b) For all other uses, landscaping must be provided in accordance with Article X.

(c) Plant material must be maintained in a healthy, growing condition.

SEC. 51P-___.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII.

SEC. 51P-___.113. INGRESS-EGRESS.

For a public school other than an open-enrollment charter school or a private school, ingress and egress must be provided as shown on the development/landscape plan.

SEC. 51P-___.114. VISUAL OBSTRUCTION REGULATIONS.

Except as provided in this section, development must comply with the visual obstruction regulations in Section 51A-4.602. For a public school other than an open-enrollment charter school or a private school, a chain link fence, as shown on the development/landscape plan, may be located in the visibility triangle.

SEC. 51P-___.115. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school or a private school must comply with the traffic management plan (Exhibit ___B).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city right-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 March 1, 2018. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(a) ingress and egress points;

(b) queue lengths;

(c) number and location of personnel with loading and unloading of students;

(d) drop-off and pick-up locations;

(e) drop-off and pick-up hours for each grade level;

(f) hours for each grade level; and

(g) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(a) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(b) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(c) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.

(3) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. 51P-___.116. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

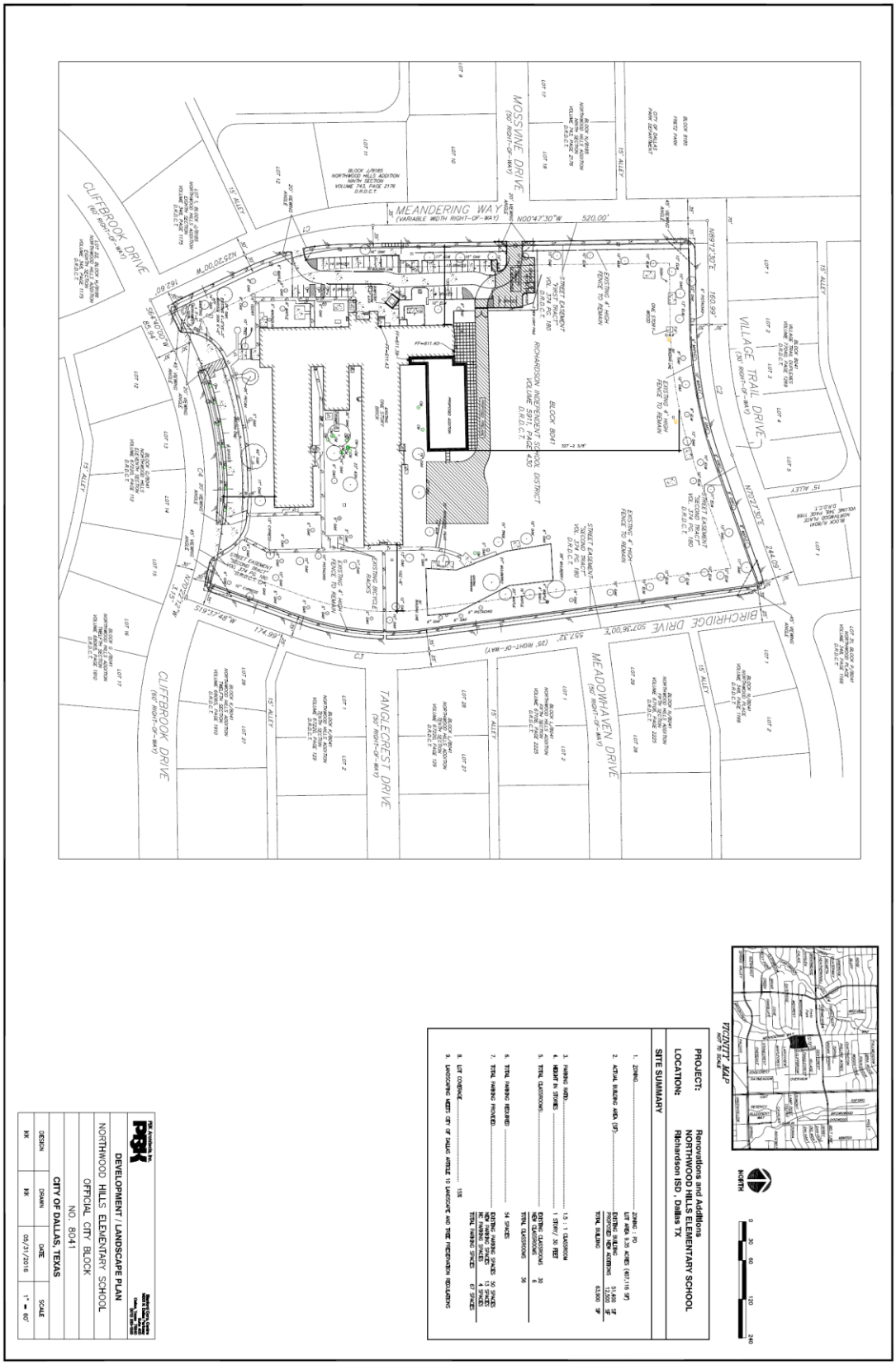
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-___.117. 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/LANDSCAPE PLAN


MEANDERING WAY
(VARIABLE WIDTH RIGHT-OF-WAY)
MOSSVINE DRIVE
(50' RIGHT-OF-WAY)
CLIFFBROOK DRIVE
(60' RIGHT-OF-WAY)
VILLAGE TRAIL DRIVE
(50' RIGHT-OF-WAY)
BIRCHRIDGE DRIVE
(50' RIGHT-OF-WAY)
MEADOWHAVEN DRIVE
(50' RIGHT-OF-WAY)
TANGLECREST DRIVE
(50' RIGHT-OF-WAY)
BLOCK 6041
RICHARDSON INDEPENDENT SCHOOL DISTRICT
VOLUME 5916, PAGE 430
D.R.D.C.T.
N00°47'30"W 520.00'
N89°12'30"E 160.69'
N00°22'30"E 344.69'
S07°36'00"E 557.32'
S19°37'48"W 174.99'
S64°47'00"W 64.94'
N25°00'00"W 162.60'
PROPOSED ADDITION
EXISTING 4' HIGH FENCE TO REMAIN
STREET EASEMENT VOL. 5916, PAGE 180 D.R.D.C.T.
STREET EASEMENT VOL. 74067, PAGE 1780

TRAFFIC MANAGEMENT PLAN

TRAFFIC MANAGEMENT PLAN

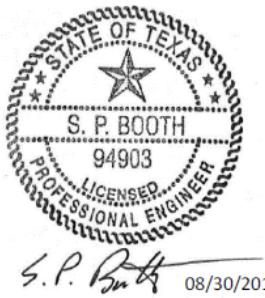
Richardson ISD
Northwood Hills Elementary School
Dallas, Texas

August 30, 2016

Z156-311(OTH)

Prepared for

Richardson ISD



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Firm Registration No. 312

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I. INTRODUCTION

Halff was retained by Richardson ISD (Client) to prepare an updated Traffic Management Plan (TMP) for Northwood Hills Elementary School located in Dallas, Texas.

Northwood Hills Elementary School is currently in operation and currently has approximately 430 students spanning all grades from K to 6th grade. The school is located within a residential neighborhood located in the north area of Dallas. Figure 1 below is a map detailing the site location. A copy of the site plan has been included in the Appendix on Exhibit 1.

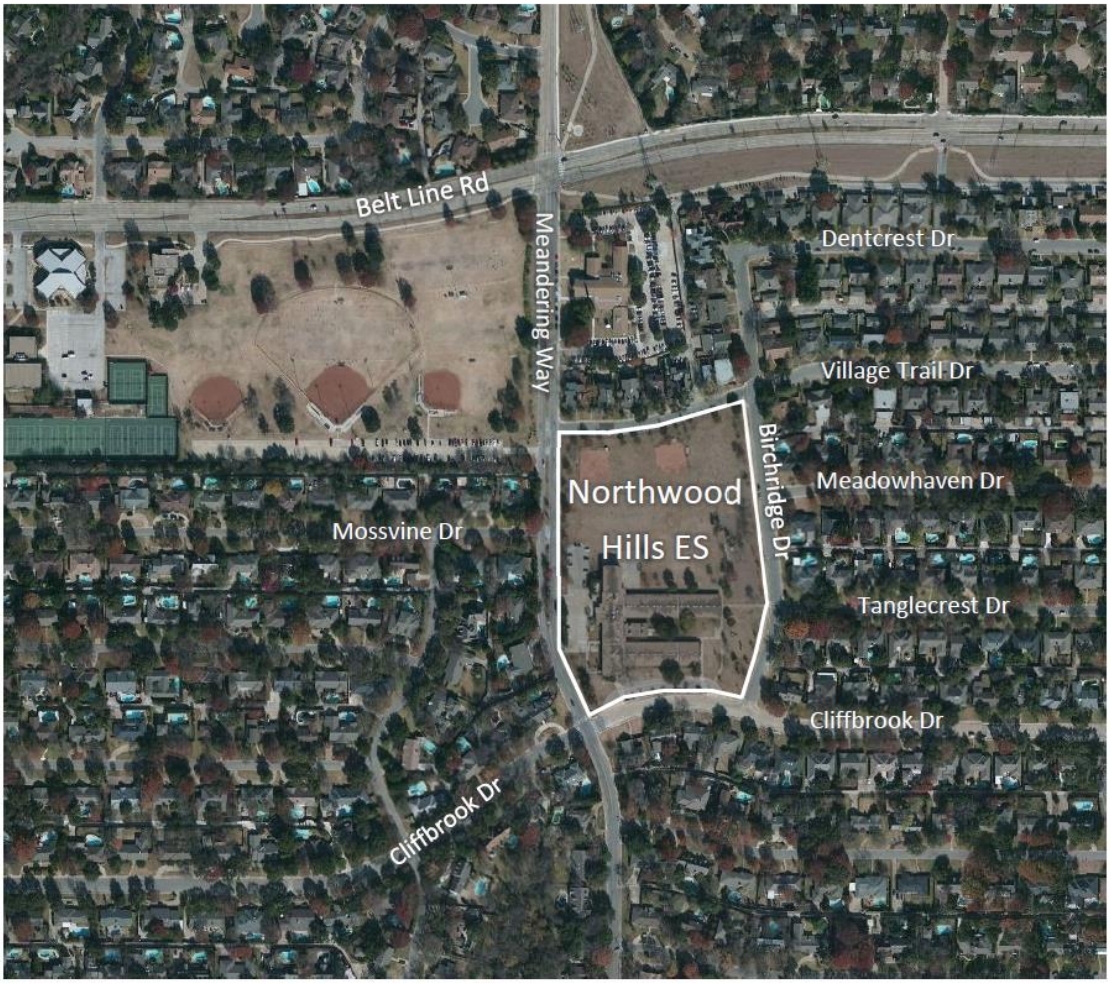


Figure 1 – Site Location Map

The RISD is planning an expansion of the school by adding six classrooms on the campus in order to accommodate projected enrollment growth over the next few years. The additional classrooms are expected to be operational by the fall of 2017. With the increase in projected student population, a TMP for the school is required. With this TMP submittal, the school is

agreeing to implement the management plan strategies as presented and will be self-accountable unless the City of Dallas deems further measures are appropriate or necessary.

II. TRAFFIC MANAGEMENT PLAN

The purpose of the Traffic Management Plan (TMP) is to have established procedures for traffic flow and circulation around the elementary school related to student drop-off and pick-up operations. Use of a TMP helps improve traffic/student safety and helps maximize the efficiency of drop-off and pick-up operations, reducing delays during those time periods. The analysis summarized in this report focuses on the afternoon pick-up operations since the traffic flow is more of an issue due to parents arriving up to 30 minutes before the bell queuing and parking on the adjacent streets. During the morning drop-off, traffic is more of a steady flow of vehicles over a 30 to 45 minute period with less vehicle queuing than the afternoon period. The report identifies critical elements of the TMP such as available queuing space that is both on and off site, circulation patterns for the school facilities, and the projected trip generation (and estimated queuing) during the afternoon peak. For a TMP to be successful, it requires effort and compliance by school administration, staff, students, and parents.

2.1 Operational Characteristics

Currently, the school has an estimated enrollment of 430 students in grades K-6. School starts at 8:00 AM and dismisses at 3:00 PM. Based upon discussions with the principal, approximately 50 percent of the students are considered "walkers", over 45 percent are dropped off/picked up by parents and less than five percent ride a school bus. (It should be noted that many of the students considered to be "walkers" are dropped off and/or picked up by a parent, who parks on an adjacent street and walks the student to and/or from the building.) Many other students considered "walkers" are walked to and from the school by their parents. With the addition of classrooms, they are anticipating an increase of 100 students.

Although the operating times of the school are established, not all students enter/exit the site at the same time. Other activities at the school (such as breakfast program, after school tutoring, student clubs, etc.) may cause students to arrive/leave at times outside the normal class times. Occasional special events at the school may generate traffic peaks that are outside of the normal drop-off and pick-up times. While these special events were not reviewed as part of the TMP, measures or recommendations discussed may be applicable.

2.2 Existing Traffic Conditions

2.2.1 Site Access and Circulation

Northwood Hills Elementary School is surrounded on all sides by streets. To the south of the school (which is the front side of the school) is Cliffbrook Drive, which is a two-lane residential road 40 feet in width adjacent to the school property. Access to the one-way main loop drive (counterclockwise flow) is located on Cliffbrook Drive. There is a 20 mile per hour school zone on Cliffbrook Drive from 500 feet east of Birchridge Drive to 450 feet west of Meandering Way. There are no parking restrictions on Cliffbrook Drive.

Along the east edge of the site is Birchridge Drive and on the north side of the school is Village Trail Drive. Both of these streets are two-lane residential streets, 36 feet in width. There is no vehicular access to the school from these two streets. Neither street has a reduced speed school zone. There is a "No Parking" zone on the west side (school side) of Birchridge Drive between Cliffbrook Drive and the first alley way to the north.

On the west side of the school is Meandering Way. From Belt Line Road down to the staff parking lot (which is on the west side of the school), Meandering Way is a four lane divided roadway approximately 56 feet in width. At the south entrance into the staff lot, Meandering Way tapers down to a 36-foot wide four-lane undivided roadway. The staff lot is served by two driveways on Meandering Way. The south drive is a one-way inbound and the north drive is a one-way, right-turn only outbound. There is a 20 mile per hour school zone on Meandering Way from Village Trail Drive to Larchview Drive. There is a single "No Parking or Standing This Side of Block" sign on east side of Meandering Way 50 feet north of Cliffbrook Drive. There is an additional "No Parking or Standing Anytime" sign on the west side of Meandering Way 100 feet north of Mossvine Drive.

The school zones, traffic controls, crosswalks and restricted parking areas are noted on the attached TMP exhibit.

2.2.2 Passenger Pick-up Operations

The large majority of students are transported from the school by parents in personal vehicles. Many of the parents utilize the drop-off/pick-up loop located on Cliffbrook Drive at the south end of the site. (During the afternoon pick-up operations, the maximum queue observed on Cliffbrook Drive starting at the loop drive was 17 vehicles before it started to move.) There is a significant number of parents that park their vehicles along the streets adjacent to the school and walk to the building to meet their child. This occurs on Cliffbrook Drive between the entrance and exit of the one-way loop drive and along the eastbound (south) side of the street, along both sides of Birchridge Drive, as well as some parking activity on Tanglecrest Drive. Many parents were also seen walking to the school to pick up their child.

For parents parking vehicles on south side of Cliffbrook Drive (to walk and pick up students), it was noted that many crossed the street at a mid-block point instead of using the crosswalk at the

intersection with Meandering Way. It was noted that there are no crossing guards at this intersection. Halff recommends that school staff remind and encourage parents to use the crosswalk at the intersection instead of crossing midblock to get to parked vehicles.

Overall, the parking activity did not significantly interfere with traffic flows on the roadways surrounding the school and, based on observations, two-way traffic flow on the residential streets was generally maintained at all times primarily due to the width of the streets most of which can accommodate vehicles parked on both sides and maintain two-way traffic. Additionally, the homes surrounding the school are alley served and no driveways are blocked as a result of the parking activity.

Field observations conducted by Halff on a typical school day (March 23, 2016), indicated approximately 125 personal vehicles came to the school site in the afternoon pick-up period. Table 1 below summarizes the observed site generated trips in the afternoon peak period.

Table 1 – Site Generated Trips (Observed)

Elementary School Current 430 students	School PM Peak Hour		
	In	Out	Total
Main Pick-up Loop	65	67	132
On-Street Pick-up (Park & Walk)	60	60	120
Buses	2	2	4
Daycare Van	4	4	8
Total Trips - Observed	**131**	**133**	**264**

In the above table, the two buses serving the school are small buses that pick up 5 students total at a designated location on Birchridge Drive near Tanglecrest Drive. The daycare vans picked up approximately 14 students and the pick-up area is located in the staff lot on the west side of the school. No parent pick-up occurred in this area or on Meandering Way.

With the addition of 100 students, the school is projected to generate approximately 325 trips (combined inbound and outbound trips) in the afternoon peak period. Table 2 below summarizes the projected site generated trips. The increase was based on a straight line projection resulting from the projected increase in students (approximately 23.3%). The increase in students is not anticipated to result in additional buses serving the site.

Table 2 – Site Generated Trips (Projected)

Elementary School Projected 530 students	School PM Peak Hour		
	In	Out	Total
Main Pick-up Loop	80	83	163
On-Street Pick-up (Park & Walk)	74	74	148
Buses	2	2	4
Daycare Van	5	5	10
Total Trips - Projected	**160**	**163**	**325**

2.3 Recommendations

Based on the addition of the proposed six classrooms, there are no significant recommendations regarding changes to the existing TMP. Available space on the site is being used in the most efficient manner possible without compromising safety of students, parents, or staff. Ideally, the goal would be to have all drop-off/pick-up operations on the school site, but due to the single loop drive on Cliffbrook Drive, that is not feasible at this time.

The possibility of the second loop drive on Meandering Way was explored, but there are several major issues associated with the change. First, a second parent pick-up/drop-off loop would require relocation of the daycare van pickup area. Second, there is not a good staging place for students. Third, there is the possibility of a standing queue on Meandering Way in a travel lane which would occur at school pickup times. The lanes on Meandering way are already narrow and this would be a significant hazard.

With only the one existing loop drive, some queuing on Cliffbrook Drive will occur and organized parent park and walk operations will continue to occur to address the need. With the projected increase of students, the queue on Cliffbrook Drive could increase an additional four to five vehicles to a total of 22 vehicles. However, there is more than adequate space along Cliffbrook Drive to accommodate the additional vehicles.

Halff does have the following recommendations:

- No individual, except deputize officers of the law (this includes crossing guards), should engage or attempt to direct traffic operations within the public right-of-way. This will minimize liabilities for both the school and individuals.

- Continue to implement the current drop-off/pick-up procedures carried out by staff and school safety patrol to provide a safe and efficient operation.

- The school administration should continue to train school staff on their duties associated with pick-up and drop-off procedures as outlined in their current TMP.

- The school administration should communicate to parents and students regarding expectations and responsibilities related to the TMP throughout the school year as needed. It is particularly important to communicate to parents of new students, who may not be familiar with pick-up/drop-off procedures.

- School administration should remind and encourage parents to use the crosswalk at the intersection of Cliffbrook Drive and Meandering Way instead of crossing midblock to get to parked vehicles located on the south side of Cliffbrook Drive.

- Remove the existing barrier free ramp on Birchridge Drive and install new barrier free ramp to line up with existing crosswalk north of Tanglecrest Drive.

- Install signage for school bus loading zone starting on south edge of Tanglecrest Drive and extend south for 50 feet. Parking in the bus loading zone would be restricted during the standard City of Dallas school zone hours.

It is recognized that for short periods of time during both the morning and afternoon there is significant vehicular traffic and some traffic congestion around the school. Based upon Halff's afternoon observation, parents started arriving about 30 minutes before let out at 3:00 PM. Traffic peaked about 3:00 PM and by 3:15 PM the area was basically clear of school related traffic. Since this is in a residential area, the large majority of traffic during the morning and afternoon peak periods is school related and has little impact to through traffic.

Based on Halff's observations, parents appear to be familiar with and generally adhere to the TMP. As such, Halff has no recommendations regarding changes to the current TMP. Exhibit 1 in Appendix A is a graphical representation of the proposed TMP.

III. SUMMARY

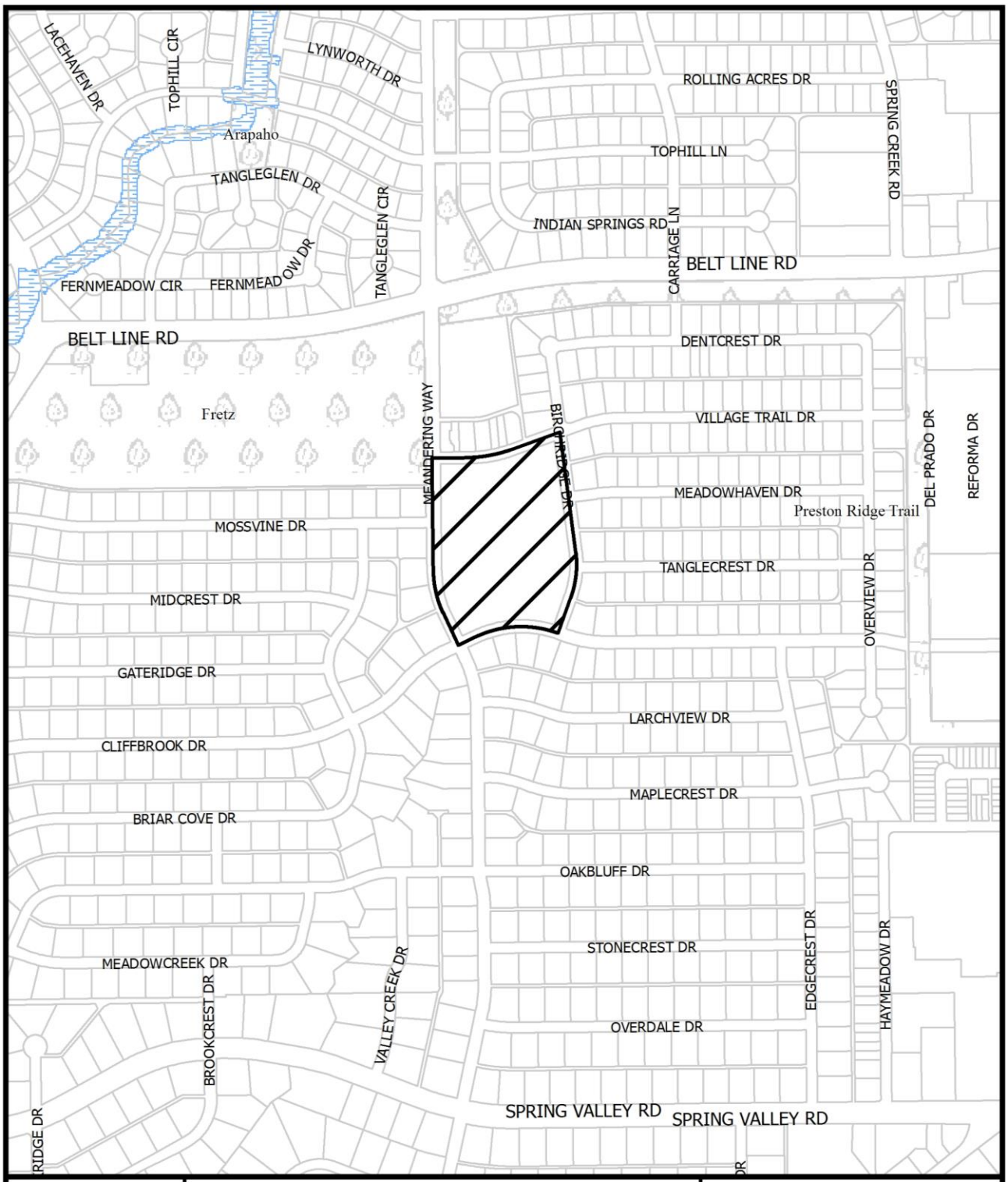
The TMP presented above should continue to be used by administrators and staff at Northwood Hills Elementary School to promote safe and efficient pick-up/drop-off operations for students, parents, and staff. These procedures should also be reviewed periodically and modified/adjusted as needed to reflect current traffic conditions on and around the school campus.

Based on the recommendations listed above, additional required signage would include:

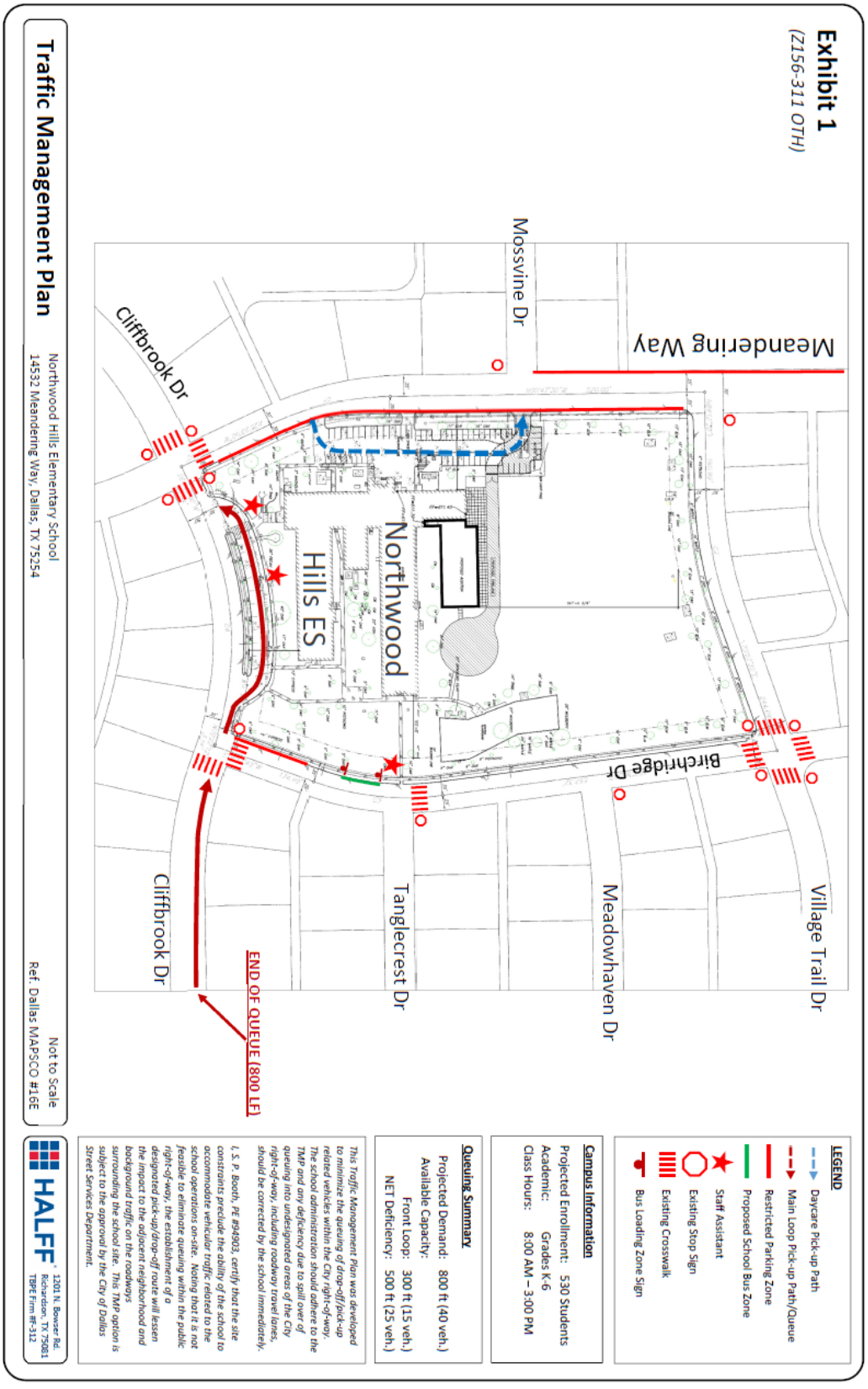
1) Two (2) small sign assemblies with bus loading zone and supplemental plaque with standard City of Dallas school zone hours.

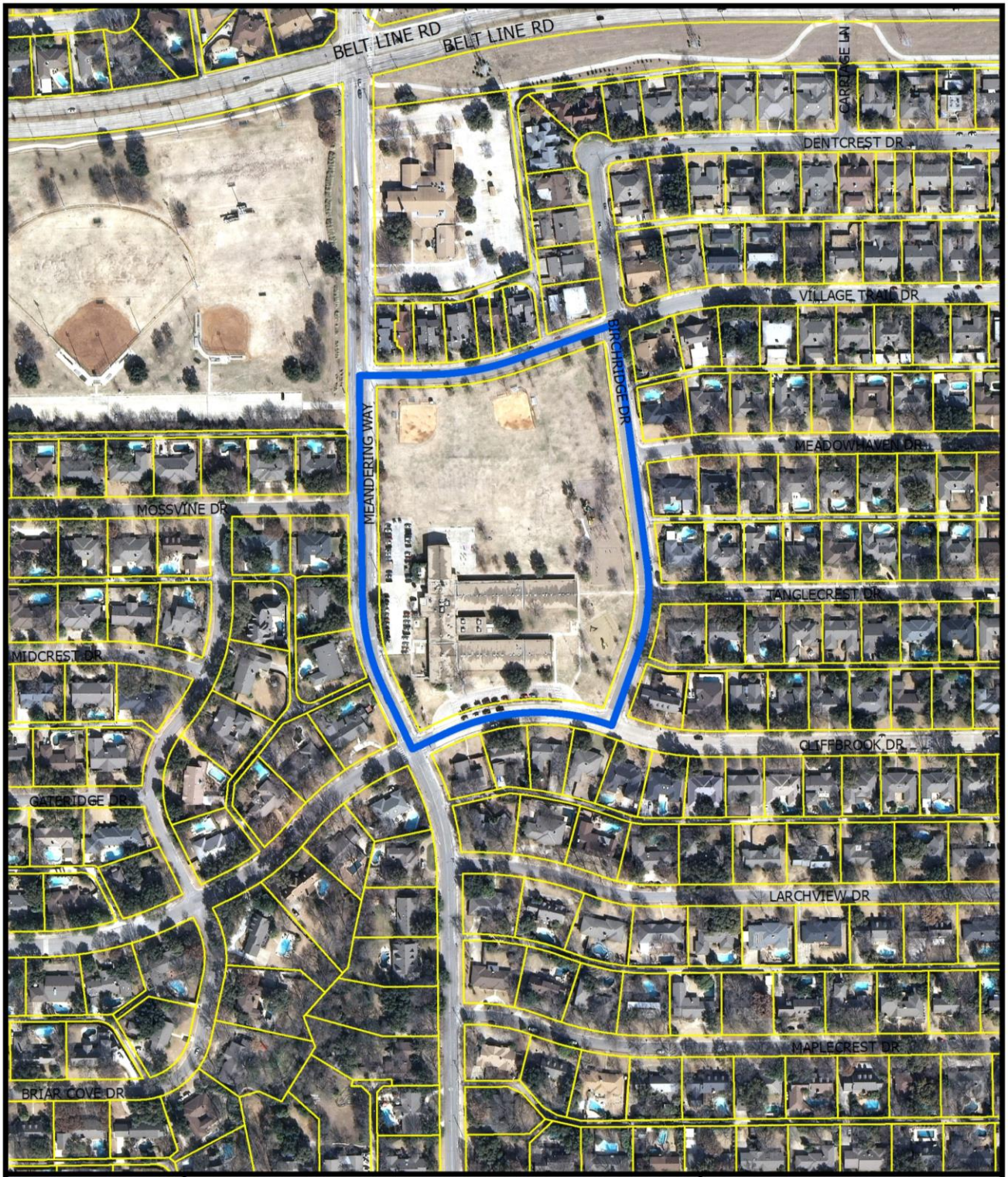
APPENDIX

Exhibit 1 – Traffic Management Plan


LACEHAVEN DR
TOPHILL CIR
LYNWORTH DR
Arapaho
TANGLEGLEN DR
TANGLEGLEN CIR
FERNMEADOW CIR
FERNMEADOW DR
BELT LINE RD
Fretz
ROLLING ACRES DR
SPRING CREEK RD
TOPHILL LN
INDIAN SPRINGS RD
CARRIAGE LN
BELT LINE RD
DENTCREST DR
VILLAGE TRAIL DR
MEANDERING WAY
BRIDGEMOOR DR
MEADOWHAVEN DR
Preston Ridge Trail
DEL PRADO DR
REFORMA DR
MOSSVINE DR
TANGLECREST DR
OVERVIEW DR
MIDCREST DR
GATERIDGE DR
LARCHVIEW DR
CLIFFBROOK DR
MAPLECREST DR
BRIAR COVE DR
OAKBLUFF DR
STONECREST DR
EDGECREST DR
HAYMEADOW DR
MEADOWCREEK DR
VALLEY CREEK DR
OVERDALE DR
BROOKCREST DR
SPRING VALLEY RD
SPRING VALLEY RD
RIDGE DR
1:7,200
VICINITY MAP
Case no: Z156-311
Date: 10/6/2016

PROPOSED TRAFFIC MANAGEMENT PLAN



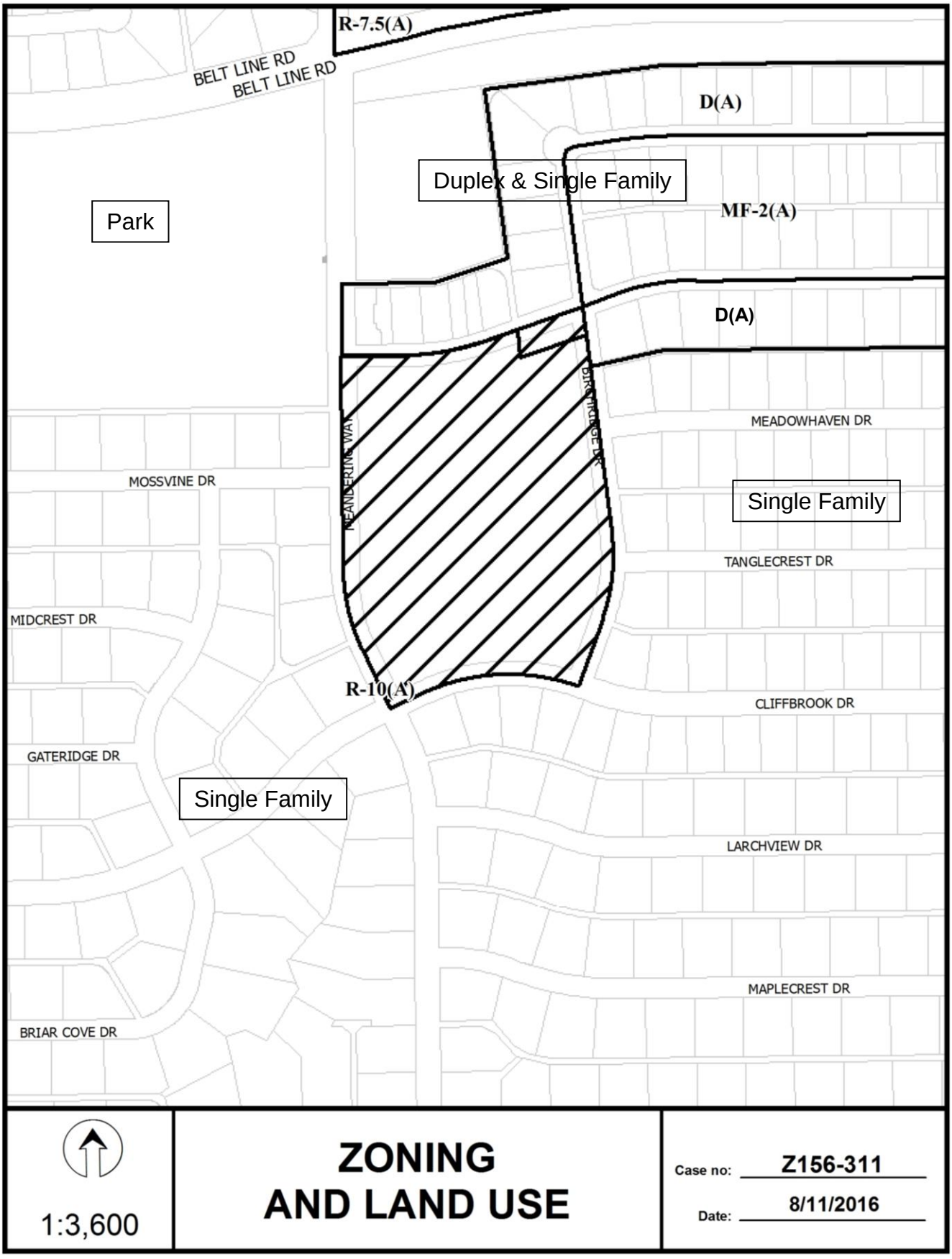


1:3,600

AERIAL MAP

Case no: Z156-311

Date: 8/11/2016


R-7.5(A)
BELT LINE RD
BELT LINE RD
D(A)
Duplex & Single Family
Park
MF-2(A)
D(A)
MEANDERING WAY
BIRCHRIDGE DR
MEADOWHAVEN DR
MOSSVINE DR
Single Family
TANGLECREST DR
MIDCREST DR
R-10(A)
CLIFFBROOK DR
GATERIDGE DR
Single Family
LARCHVIEW DR
MAPLECREST DR
BRIAR COVE DR
1:3,600
ZONING
AND LAND USE
Case no: Z156-311
Date: 8/11/2016

CPC RESPONSES



10/20/2016

Reply List of Property Owners

Z156-311

117 Property Owners Notified ***7 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	14532	MEANDERING WAY	RICHARDSON I S D
	2	7501	VILLAGE TRAIL DR	TRAN TIEN
	3	7503	VILLAGE TRAIL DR	POWERS JOSEPH T & JANE K
	4	7509	VILLAGE TRAIL DR	NISCOLN LLC
	5	7517	VILLAGE TRAIL DR	MESSICK JANICE
	6	7521	VILLAGE TRAIL DR	HENARD JOHN C & FRANCINE
	7	7523	VILLAGE TRAIL DR	BROWN CARLTON A
	8	7531	VILLAGE TRAIL DR	GRITCH SHERRY M &
	9	14600	MEANDERING WAY	CHURCH OF JESUS CHRIST
	10	7314	LARCHVIEW DR	MELTON JOLISA &
	11	7324	LARCHVIEW DR	DOUGLASS JEFFREY M & LESLIE M
	12	7334	LARCHVIEW DR	KEY WILLIAM MILTON JR
	13	7412	LARCHVIEW DR	ROBERTS MARIAN
	14	7422	LARCHVIEW DR	CANAVAN KELLY
	15	7311	MAPLECREST DR	PENA CESAR B
	16	7315	LARCHVIEW DR	HARP ROSE MARIE
	17	7323	LARCHVIEW DR	LAURIETTE SAMY GERARD PIERRE
	18	7333	LARCHVIEW DR	AVERLING HANS A & ANNA L
	19	7411	LARCHVIEW DR	LANDRUM PRESTON DRU & STEPHANIE RAE
	20	7421	LARCHVIEW DR	MONTES FREDERICO B JR
	21	7431	LARCHVIEW DR	HARRELL KAY WRIGHT
	22	7509	LARCHVIEW DR	SIMONSEN PAUL H & DORIS G
	23	7310	CLIFFBROOK DR	CHRISTENSEN VALERIE L
	24	7318	CLIFFBROOK DR	BADGETT LIVING TRUST
	25	7326	CLIFFBROOK DR	GRAY JAMES A & REBECCA J
	26	7334	CLIFFBROOK DR	BURNS MARY G

Reply	*Label #*	*Address*		*Owner*
	27	7406	CLIFFBROOK DR	BUTTS MICHAEL N & CARLEY A
	28	7412	CLIFFBROOK DR	WILLIAMS JANE BANDER EST OF
	29	7418	CLIFFBROOK DR	BROWN GEREN R & LAURA P
O	30	7426	CLIFFBROOK DR	JUNG CHRISTOPHER M
	31	7508	CLIFFBROOK DR	POLSTER MATTHEW JON & KRISTEN K
	32	7516	CLIFFBROOK DR	KAZANAS JAMES &
	33	7606	TANGLECREST DR	NINALA RANIL R
	34	7612	TANGLECREST DR	BROWN SAMUEL B & AMY E
O	35	7618	TANGLECREST DR	REA R LYNN & CYNTHIA ANN
	36	7624	TANGLECREST DR	COCHRAN ROSALEE
	37	7630	TANGLECREST DR	WERNER ARTHUR R
	38	7636	TANGLECREST DR	KREIN DELORES F
	39	7523	CLIFFBROOK DR	MCBRIDECOGGINS BRITTANY
	40	7515	CLIFFBROOK DR	BUTLER DONALD PRESTON & MEGAN T
	41	7507	CLIFFBROOK DR	PRICE THEODORE J &
	42	7425	CLIFFBROOK DR	LOVELESS LON M & ASHLEY A
	43	7417	CLIFFBROOK DR	BAKER BOBBY G & AMBER L
	44	7409	CLIFFBROOK DR	MORRIS KYLE & CHRISTINE
O	45	7606	MEADOWHAVEN DR	WHITE LANCE J & JENNIFER A
	46	7612	MEADOWHAVEN DR	CASSEL DOUGLAS H &
	47	7618	MEADOWHAVEN DR	STAFFORD MICHELLE & THEODORE
	48	7624	MEADOWHAVEN DR	MCDORMAN JOHN A &
	49	7628	MEADOWHAVEN DR	PAULSON ALVIN
	50	7634	MEADOWHAVEN DR	MARCUS PETER B
	51	7635	TANGLECREST DR	AGUMADU JOSEPH & VIVIAN
	52	7629	TANGLECREST DR	SHEDD STEVEN ABELL REVOCABLE TRUST
	53	7623	TANGLECREST DR	KOCH JOHN MARK &
	54	7617	TANGLECREST DR	JOHNSON CHARLES D &
	55	7611	TANGLECREST DR	DIRICKSON WILLIAM C & ANNA K
	56	7605	TANGLECREST DR	SOWDEN JOAN E
	57	7604	VILLAGE TRAIL DR	SAMUELS JOEY

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	58	7610	VILLAGE TRAIL DR	KEARNY MARCUS E
	59	7616	VILLAGE TRAIL DR	MARGOL STUART E
	60	7622	VILLAGE TRAIL DR	REYBOLDSWOFFORD JANE TRUST
	61	7628	VILLAGE TRAIL DR	COMMUNITY HMS ADULTS IN
	62	7634	VILLAGE TRAIL DR	BROWN MARK EDWARD &
	63	7627	MEADOWHAVEN DR	NIVER NICHOLAS J & CRISTINA G
	64	7623	MEADOWHAVEN DR	MASK SANDRA K
	65	7617	MEADOWHAVEN DR	PERVIN WILLIAM J
	66	7611	MEADOWHAVEN DR	GOODWIN DANIEL & KAYE
O	67	7605	MEADOWHAVEN DR	BOBOWSKI RICHARD PETER &
	68	7612	DENTCREST DR	REESE KATHERINE
	69	7614	DENTCREST DR	HEADRICK WILLIAM H III
	70	7622	DENTCREST DR	HARPER MARGARET L TRUSTEE
	71	7620	DENTCREST DR	HARPER MARGARET L
	72	7626	DENTCREST DR	CRAWFORD ROBERT NEAL
	73	7634	DENTCREST DR	LOCKERD KAYE S
	74	7642	DENTCREST DR	LEE JOHN
	75	7631	VILLAGE TRAIL DR	ROGERS MARK
	76	7625	VILLAGE TRAIL DR	BARKLEY WILLIAM A & JULIANN
O	77	7623	VILLAGE TRAIL DR	SHAPIRO HOWARD M & LINDA
	78	7615	VILLAGE TRAIL DR	EVANS JAMES
	79	7611	VILLAGE TRAIL DR	NAIL FAMILY TRUST
	80	7603	VILLAGE TRAIL DR	MILLER SCOTT A
	81	14703	BIRCHRIDGE DR	WALTONBROOKS VERLEAN
	82	14709	BIRCHRIDGE DR	BOLTON TIMOTHY
	83	14715	BIRCHRIDGE DR	LYONS JOSEPH P III &
	84	14721	BIRCHRIDGE DR	BARKLEY WILLIAM A & JULIANN E
	85	7603	DENTCREST DR	THOMASON JEREMY
	86	7609	DENTCREST DR	RIVERA JORGE
	87	7615	DENTCREST DR	LOUIS JILL B &
	88	7621	DENTCREST DR	HUERTA GUADALUPE

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	89	7241	CLIFFBROOK DR	RAMSEY WAYNE C & SUSAN
	90	7231	CLIFFBROOK DR	MENDENHALL WAYNE
	91	7221	CLIFFBROOK DR	BRAYTON CAROL
	92	7211	CLIFFBROOK DR	NORTH JOANNA W TR
	93	7220	BRIAR COVE DR	SCHAFFER MARTIN & BARBARA
	94	7230	BRIAR COVE DR	MERTENSMEYER KURT A & JILL C
	95	7240	BRIAR COVE DR	CHAPMAN RICHARD A
	96	7250	BRIAR COVE DR	PEART JOHN E & SHERRY H
	97	7220	MOSSVINE DR	THURMAN PAT N
	98	7230	MOSSVINE DR	KERN JONATHAN D & KRISTEN D
	99	14527	MEANDERING WAY	LOVELL WILLIAM T &
	100	14517	MEANDERING WAY	CURTIS STEVEN &
	101	7150	MIDCREST DR	LIPSCOMB CHARLES S II & MARTHA K
	102	7150	MOSSVINE DR	NINE MATTHEW R & MARY HELEN
	103	7160	MOSSVINE DR	DORAN JAMES M
	104	7155	MIDCREST DR	KEPLAR JEFFREY D &
	105	7149	MIDCREST DR	GUNDERSON DUSTIN A & RACHEL C
	106	7151	MOSSVINE DR	PEFFER ROSEMARY T
	107	7161	MOSSVINE DR	NEGUSSE NEBIAT D
	108	7211	MOSSVINE DR	ANDERSON RODNEY M &
O	109	7221	MOSSVINE DR	RUSSELL BOYD T & TARA K
	110	7231	MOSSVINE DR	BASURTO PATRICK & DUNG KIM
	111	7170	BRIAR COVE DR	RAPKOCH MICHAEL E & HEATHER A
O	112	7220	CLIFFBROOK DR	HUGHES LANNIE R
	113	7230	CLIFFBROOK DR	WAGNER THOMAS R &
	114	7240	CLIFFBROOK DR	STUDEBAKER DAVID L
	115	14425	MEANDERING WAY	HORNER SHANE TRAVIS & STEPHANIE ANN
	116	14415	MEANDERING WAY	GRILL JORDAN M
	117	14407	MEANDERING WAY	MUCZKO GARY & MILLIE

AGENDA ITEM # 64

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 10

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 17 Y

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 572 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on the southeast corner of Pleasant Valley Drive and Chimney Hill Lane
Recommendation of Staff and CPC: Approval, subject to a revised development/landscape plan, traffic management plan, and conditions
Z156-312(WE)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, DECEMBER 14, 2016
ACM: Mark McDaniel

FILE NUMBER:	Z156-312(WE)	**DATE FILED:**	July 22, 2016
LOCATION:	Pleasant Valley Drive and Chimney Hill Lane, southeast corner		
COUNCIL DISTRICT:	10	**MAPSCO:**	17-Y
SIZE OF REQUEST:	Approx. 8.391 acres	**CENSUS TRACT:**	190.35

APPLICANT / OWNER: Richardson Independent School District

REPRESENTATIVE: Karl Crawley, MASTERPLAN

REQUEST: An application for an amendment to Planned Development District No. 572 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses.

SUMMARY: The purpose of this request is to expand the existing elementary school [Aikin Elementary School]. RISD is proposing to expand the existing building by 7,600 square feet for administration space

CPC RECOMMENDATION: **Approval**, subject to a revised development/ landscape plan, traffic management plan, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised development/ landscape plan, traffic management plan, and conditions.

BACKGROUND INFORMATION:

- The Richardson Independent School District (RISD) is proposing to expand the existing 82,000 square foot elementary school by 7,600 square feet for administration space. The addition will be constructed on the northern portion of the campus, which is adjacent to the circulation path on Pleasant Valley Drive.

- The student enrollment is not expected to change from its current student enrollment of approximately 750 students.

- On January 26, 2000, the City Council approved Planned Development District No. 572 for a public school and R-7.5(A) Single Family District uses.

- On February 22, 2012, the City Council approved an amendment to Planned Development District No. 572 for an expansion of the school by 5,150 square feet of floor area, which included four new classrooms on the southeast portion of the campus.

- The surrounding land uses are primarily residential.

Zoning History: There has been one recent zoning change requested in the past five years in the area.

1. Z112-137 On February 22, 2012, the City Council approved an amendment to Planned Development District No. 572 for a public school and R-7.5(A) Single Family District [request site].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Chimney Hill Lane	Local	60 ft.	60 ft.
Pleasant Valley Dr.	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	PD No. 572	Elementary School
North	R-7.5(A)	Single Family
South	MF-1(A)w/deed restrictions	Multifamily
East	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

STAFF ANALYSIS:

Land Use Compatibility: The 8.391 acre campus is developed with a one-story, 82,000 square foot elementary school. The surrounding land uses are primarily residential.

The applicant's request to amend Planned Development District No. 572 will allow for the school to increase the school's building footprint by 7,600 square feet. The addition will add space for administration. The additional square footage will free up more space inside the existing building which can be repurposed for instructional space, cafeteria renovation, and technology upgrade.

Staff has reviewed and recommends approval of the applicant's request for an amendment to Planned Development District No. 572.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 572	25'	10'15'	85,000 sq. ft. or 1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family, Elementary school, Radio, television or microwave tower

Parking: The requirement for off-street parking for the school is derived by two criterions: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The Dallas Development Code requirement for off-street parking for an elementary school is:

- one and one-half spaces for each kindergarten/elementary school classroom;

The elementary school has 47 classrooms on campus. At one and one-half space, the number of required off-street parking spaces is 71 spaces. The applicant is providing 94 off-street parking spaces.

Landscaping: Landscaping of any development will be in accordance with the development/landscape plan.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Typically, there is language in the Planned Development District conditions that prohibits new schools from queuing within the City's right-of-way. This language was not included in the original PD conditions because the request site was an existing elementary school. Aikin Elementary School has been in operation since the 1980s. The applicant has provided staff with an updated Traffic Management Plan (TMP) that reflects the current implementation of the administration's procedures in directing traffic during school hours. There were no changes to the updated Traffic Management Plan. The only change was the development/landscape plan that showed the new addition to existing campus.

A traffic management plan was not submitted for review in March 2014 because the school district indicated they were unaware of the deadline for submitting a TMP update. The Engineering Division of the Sustainable Development and Construction Department has reviewed and supports the Traffic Management Plan. The applicant is required, as with all Traffic Management Plans, to submit an update to the traffic study to the director biannually, to determine if the TMP is being implemented effectively.

CPC Action (October 20, 2016)

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 572 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses, subject to a revised development/landscape plan, traffic management plan and conditions on the southeast corner of Pleasant Valley Drive and Chimney Hill Lane.

Maker: Houston
Second: Haney
Result: Carried: 13 to 0

For: 13 - Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Anglin
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 127
Replies: For: 3 Against: 0

Speakers: None

BOARD OF TRUSTEES
RISD

- Jean Bono Place 1
- Kim Caston Place 2
- Kris Oliver Place 3
- Katie Patterson Place4
- Eron Linn Place5
- Justin Bono Place6
- Kristin Kuhne Place7

CPC PROPOSED PDD CONDITIONS

ARTICLE 572.

PD 572.

SEC. 51P-572.101. LEGISLATIVE HISTORY.

PD 572 was established by Ordinance No. 24171, passed by the Dallas City Council on January 26, 2000. Ordinance No. 24171 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 24171 was amended by Ordinance No. 24574, passed by the Dallas City Council on April 11, 2001.

SEC. 51P-572.102. PROPERTY LOCATION AND SIZE.

PD 572 is established on property generally located at the southeast corner of Chimney Hill Lane and Pleasant Valley Drive. The size of PD 572 is approximately 8.3912 acres.

SEC. 51P-572.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all code references are to Chapter 51A.

(c) This district is considered to be a residential zoning district.

SEC. 51P-572.103.1 EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 572A: landscape/development plan.

(2) Exhibit 572B: traffic management plan

SEC. 51P-572.104. LANDSCAPE/DEVELOPMENT PLAN.

(a) For a public or private school other than an open-enrollment charter school, development and use of the Property must comply with the landscape/development plan (Exhibit 572A). If there is a conflict between the text of this article and the landscape/development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site

analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-572.105. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R- 7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following uses are permitted by right:

-- Private school.

-- Public school other than an open-enrollment charter school.

-- Radio, television, or microwave tower. [*Only one radio, television, or microwave tower is permitted, and must be located as shown on the landscape/development plan.*]

SEC. 51P-572.106. ACCESSORY USES.

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

SEC. 51P-572.107. 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 contained 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 25 feet.

(b) Side and rear yard.

(1) For single family structures, minimum side yard and rear yard is five feet.

(2) For all other uses, minimum side yard is 10 feet and minimum rear yard is 15 feet.

(c) Density. No maximum dwelling unit density.

(d) Floor area.

(1) For a public or private school other than an open-enrollment charter school, maximum floor area is [~~85,500~~] 89,600 square feet.

(2) For all other uses, no maximum floor area.

(e) Height.

(1) Except for the radio, television, or microwave tower shown on the landscape/development plan, no portion of a structure over 26 feet in height may be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height of 12 feet above the slope whichever is less.

(2) Maximum structure height for the radio, television, or microwave tower shown on the landscape/development plan is 30 feet.

(3) Maximum structure height for all other uses is 30 feet.

(f) Lot coverage.

(1) Maximum lot coverage is 45 percent for residential structures and 25 percent for nonresidential structures.

(2) Aboveground parking structures are included in lot coverage calculations, surface parking lots, and underground parking structures are not.

(g) Lot size.

(1) For a public or private school other than an open-enrollment charter school, no minimum lot size.

(2) For all other uses, minimum lot size is 7,500 square feet.

(h) Stories. No maximum number of stories above grade.

SEC. 51P-572.108. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For a public school other than an open-enrollment charter school, a minimum of [~~69~~] 94 off-street parking and loading spaces must be provided as shown on the

development plan. Expansion of the public school other than an open-enrollment charter school beyond the floor area shown on the landscape/development plan as of February 22, 2012 must comply with the off-street parking requirements in Division 51A-4.200. Parking is permitted in the required front yard.

SEC. 51P-572.109. FENCING.

For a public or private school other than an open-enrollment charter school, fencing must be provided as shown on the landscape/development plan.

SEC. 51P-572.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-572.111. LANDSCAPING.

(a) For a public or private school other than an open-enrollment charter school, landscaping must be provided as shown on the landscape/development plan prior to the issuance of a certificate of occupancy.

(b) For all other uses, landscaping must be provided in accordance with Article X.

(c) Plant material must be maintained in a healthy, growing condition.

SEC. 51P-572.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII.

SEC. 51P-572.113. INGRESS-EGRESS.

For a public or private school other than an open-enrollment charter school, ingress and egress must be provided as shown on the landscape/development plan.

SEC. 51P-572.114. VISUAL OBSTRUCTION REGULATIONS.

Except as provided in this section, development must comply with the visual obstruction regulations contained in Section 51A-4.602. For a public or private school use, a chain link fence, as shown on the landscape/development plan, may be located in the visibility triangle.

SEC. 51P-572.114.1. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan.

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 20[~~14~~] 18. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(c) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking

distance of the school, how many students actually walk to school, and how many students use public transportation.

(3) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. 51P-572.115. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

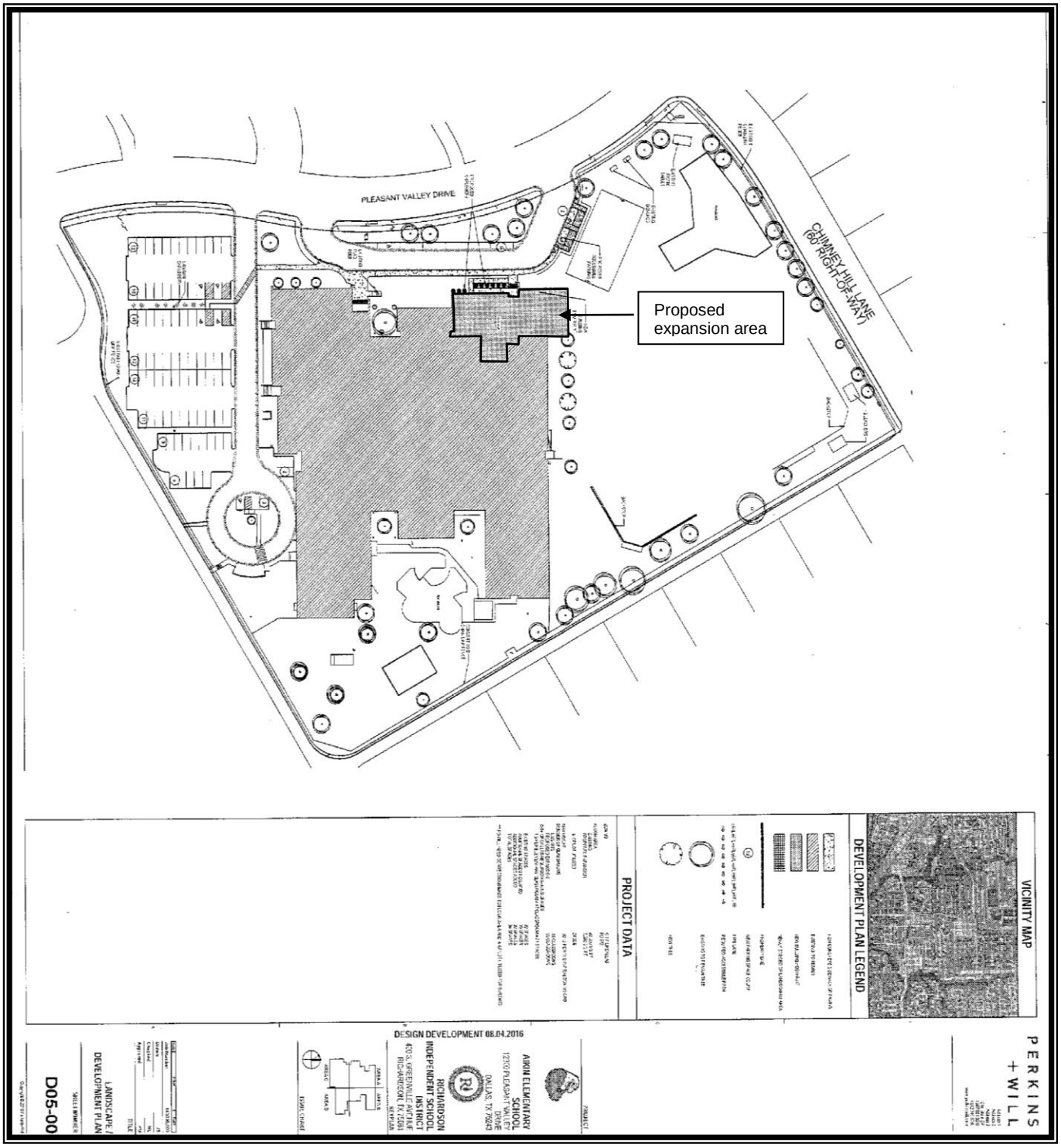
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-572.116. COMPLIANCE WITH CONDITIONS.

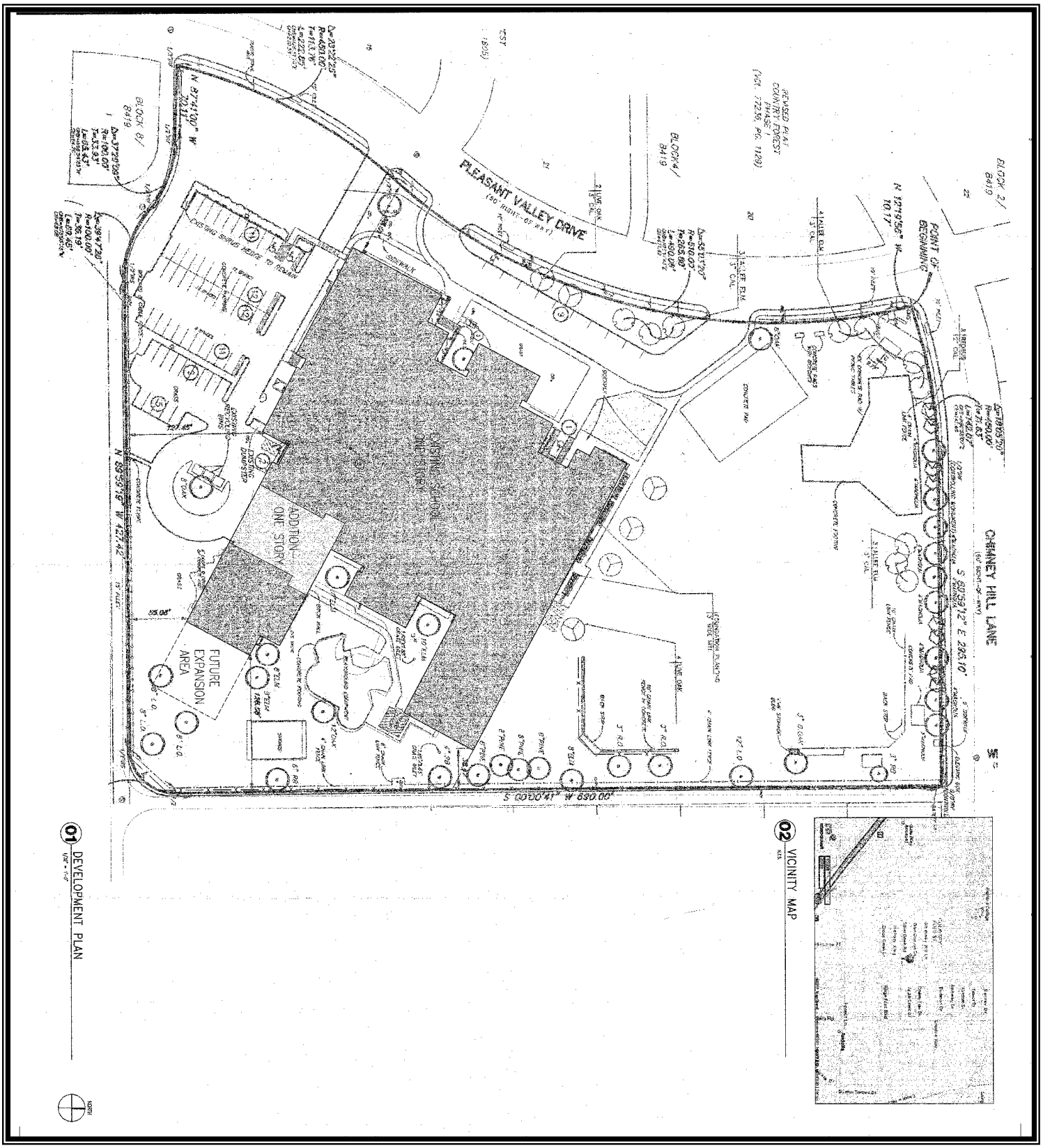
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this 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.

PROPOSED DEVELOPMENT PLAN



EXISTING DEVELOPMENT PLAN



TRAFFIC MANAGEMENT PLAN

Richardson ISD
Aikin Elementary School
Dallas, Texas

July 12, 2016

Prepared for

Richardson ISD

1201 North Bowser Road
Richardson, Texas 75081
Firm Registration No. 312

AVO 31586 PH01

INTRODUCTION

Halff Associates, Inc. (Halff) was retained by Richardson ISD (Client) to prepare a Traffic Management Plan (TMP) for Aikin Elementary School located in in Dallas, Texas. Figure 1 below is a map detailing the site location. A copy of the site plan has been included in the Appendix as Exhibit 1, which also shows the TMP for the school.

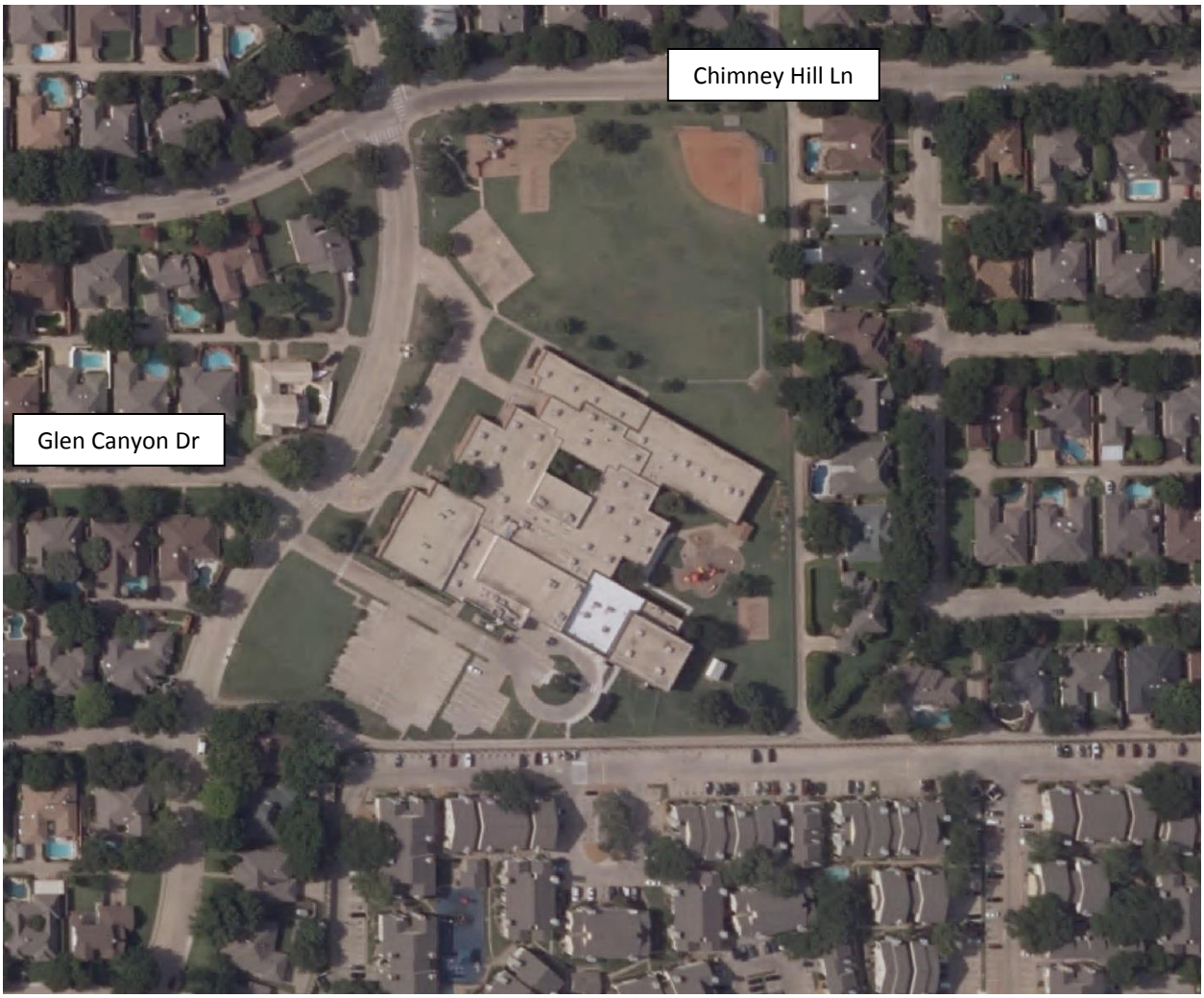


Figure 1 – Site Location Map

The school is currently in operation with an enrollment of approximately 750 students in grades pre-kindergarten through 6th. The RISD is planning to add new administrative space on the campus, which will not alter the student enrollment at the school. The new office is expected to be in place by the fall of 2017.

Purpose and Methodology

Halff conducted the TMP for Aikin Elementary School at the direction of the City of Dallas, in order to identify current traffic patterns and operations at and around the school campus. Halff focused on the afternoon pick up time period since this time period typically has the most queuing impacts, with parents arriving before students are released and queuing / parking on and around the school campus. During the morning peak period, traffic is spread out over a 30- to 45-minute period, with parents dropping off their student(s) and then departing the school. The peak vehicle queuing is generally less in the morning peak than it is in the afternoon.

Halff met with the school's principal to discuss current traffic operations during the morning drop off and afternoon pick up time periods. Halff then conducted PM (2:15 – 3:15) peak period traffic counts and observations at the school campus on Tuesday, April 12, 2016. Vehicles were counted entering and exiting the drop-off / pick-up loop drive on the west side of the building and the staff parking lot on the south side of the site. Vehicles were also counted dropping off / picking up students along Pleasant Valley Drive, Chimney Hill Lane, and Glen Canyon Drive. School buses and day care vans / buses were also identified. Halff also noted the vehicular queues during the afternoon peak period.

From the traffic counts and observations, Halff estimated the one-hour peak trip generation for the school for the afternoon pick up period. Using the school layout, proposed campus improvements, attendance zone boundaries, and estimated trip generation and queuing, Halff developed the TMP to facilitate safe, efficient drop-off and pick-up operations at Aikin Elementary School.

TRAFFIC MANAGEMENT PLAN

The purpose of the Traffic Management Plan (TMP) is to have established procedures for traffic flow and circulation around the elementary school related to student drop-off and pick-up operations. Use of a TMP helps improve traffic / student safety and helps maximize the efficiency of drop-off and pick-up operations, reducing delays during those time periods. The analysis summarized in this report identifies critical elements of the TMP such as available queuing space that is both on and off site, circulation patterns for the school facilities, and the projected trip generation (and estimated queuing) during the afternoon peak period.

Operational Characteristics

Based on information from Richardson ISD, the elementary school currently has:

- 750 students
- 80 staff members
- 45% students that walk to / from the school *
- <5% students that ride a school bus **

* Most of the students that walk to / from the school are drawn from the apartment complex located directly south of the campus. The remainder of the walking students

are drawn from the apartment complexes located in the northeast quadrant of the Abram Road / Chimney Hill Lane intersection.

** This does not include students that are picked up by private day care vehicles (vans or buses) in the afternoon.

The normal daily schedule for the school is:

- All grades start at 8:00 AM
- Pre-kindergarten students are released at approximately 2:55 PM
- Kindergarten through 6th grade students are released at 3:00 PM

Although the operating times of the school are established, not all students enter / exit the site at the same time. Other activities at the school (such as the breakfast program, after-school tutoring, student clubs, etc.) may cause students to arrive / leave at times outside the normal class times. Occasional special events at the school may generate traffic peaks that are outside of the normal drop-off and pick-up times. While these special events were not addressed as part of the TMP, measures or recommendations discussed in this report may be applicable.

Site Access and Circulation

The Aikin Elementary School campus has a 90-space parking lot on the south side of the building for faculty / staff parking. The parking lot is accessible from a single driveway along Pleasant Valley Drive. The special education bus and the day care vans / buses drop off / pick up students in a small loop drive on the south side of the building, accessible through the staff parking lot.

Along the front (west side) of the building is a one-way loop drive that circulates from south to north. The loop drive is two lanes wide plus eight (8) parallel parking spaces on the left of the loop. The lane closest to the building is designated for student drop off / pick up and the other travel lane is designated as a bypass / circulation lane.

Halff observed traffic flow on and around the school campus during the school PM peak (2:15 – 3:15 PM) on Tuesday, April 12, 2016. Below is a discussion of the current procedures that the school is utilizing during the afternoon pick up time period.

School PM Peak Period

In the school PM peak period, pre-kindergarten students are released from the southwest corner of the building. Pre-K parents are required to sign out their student(s), so most park in open spaces in the staff parking lot and walk to the pre-K release point. Students walking to the apartment complex south of the campus are released from the southeast corner of the building. A staff member escorts groups of students around the east side of the day care loop drive and across an alley to a gate providing access to the apartment complex.

The remaining students are released from the front (west) side of the building. Students being picked up in the front loop stage on the concrete play area on the northwest side of the building. Parents entering the loop drive display a placard with their student's name and grade. A staff member stationed towards the entrance of the loop drive relays the student's information to other staff members at the staging area, and direct the student to one of four designated loading areas at the north end of the loop. Staff members are stationed at each loading area to assist students with entering their vehicle.

Students not being picked up in the front loop are also released from the front (west) side of the building, but they walk around the loop drive (north or south) towards their destination. Some students walk unaccompanied to their residence (primarily the apartment complexes in the northeast quadrant of the Abrams Road / Chimney Hill Lane intersection), or walk to a vehicle parked along Pleasant Valley Drive, Chimney Hill Lane, or Glen Canyon Drive.

Traffic Count Data and Observations

Halff conducted traffic counts and observations during the school PM peak (2:15 to 3:15 PM) on Tuesday, April 12, 2016. The counts were conducted at the following locations:

- Staff parking lot driveway
- Front loop entrance and exit driveways
- Pleasant Valley Drive
- Chimney Hill Lane
- Glen Canyon Drive

Pedestrian activity was also recorded around the campus.

Halff conducted the traffic counts and observations in order to estimate the number of vehicle trips generated by the school at its current enrollment, approximately 750 students. A summary of the observed trip generation is presented in Table 1. The trips shown are comprised of the vehicles turning into and out of the school driveways and the vehicles observed picking up students on streets adjacent to the school during the school PM peak hour.

Table 1 – Site Generated Trips (Observed)

Elementary School 750 students	School PM Peak Hour		
	In	Out	Total
Pick-up Loop	53	55	108
On-Street Pick-up	62	62	124
Staff Parking Lot	48	53	101
Total Trips - Observed	**163**	**170**	**333**

From the peak hour observations and traffic counts, Halff estimates the peak number of vehicles picking up students in the school PM peak hour to be approximately 163. This includes vehicles passing through the front loop drive, picking up pre-K students in the staff parking lot, day care vans / buses picking up students in the staff lot loop area, and vehicles parked along the streets adjacent to the school.

On the day of Halff's observation, parents began queuing in the front loop drive around 2:15 pm. By 2:50 pm, the front loop drive was full (14 vehicles), and the queue extended back onto Pleasant Valley Drive. Cars continued queuing along north- and southbound Pleasant Valley Drive until students were released at 3:00 pm. Parents began parking along the adjacent streets around 2:30 pm, and continued to arrive until a few minutes after students were released.

There are parking restrictions in place during the school peak periods along southbound Pleasant Valley Drive from Chimney Hill Lane to south of Glen Canyon Drive. These restrictions were ignored by parents who were observed parking along southbound Pleasant Valley Drive on the day of Halff's observations. Parking is also restricted along northbound Pleasant Valley Drive in certain areas around the school driveways. Some of these restrictions were ignored on the day of Halff's observations. Pleasant Valley Drive and Chimney Hill Lane are both 36-foot wide streets adjacent to the school campus, which allows for queuing or parking in the outside lanes while still maintaining an open travel lane.

The Pleasant Valley Drive / Glen Canyon Drive / front loop entrance drive area experiences some congestion during the school PM peak period, with vehicles queuing in the front loop, queuing on Pleasant Valley waiting to enter the front loop, and parking on both sides of Pleasant Valley. There is also a crosswalk across Pleasant Valley Drive at this intersection. A school staff member is stationed at this crosswalk, assisting student / parents crossing Pleasant Valley Drive and also directing traffic entering the front loop drive.

There is also some congestion at the Pleasant Valley Drive / Chimney Hill Lane intersection. This intersection operates as an all-way stop condition, and there are

crosswalks across the south, east, and north legs of the intersection. A crossing guard is stationed at this intersection to assist students leaving the school.

As is typical with elementary schools, parents begin to arrive at Aikin Elementary School 30 to 45 minutes before students are released, with arrivals peaking 5 to 10 minutes before the 3:00 pm release. The congestion around the campus has a relatively short duration, with all pick-up activities completed by 3:15 pm on the day of Halff's observations.

Proposed Campus Improvements

As mentioned, the RISD is planning to add new administrative space to the Aikin Elementary School campus to accommodate the current and projected needs of the current student population. Only administrative building space will be added to the campus. There will be no changes to the front loop drive or staff parking lot.

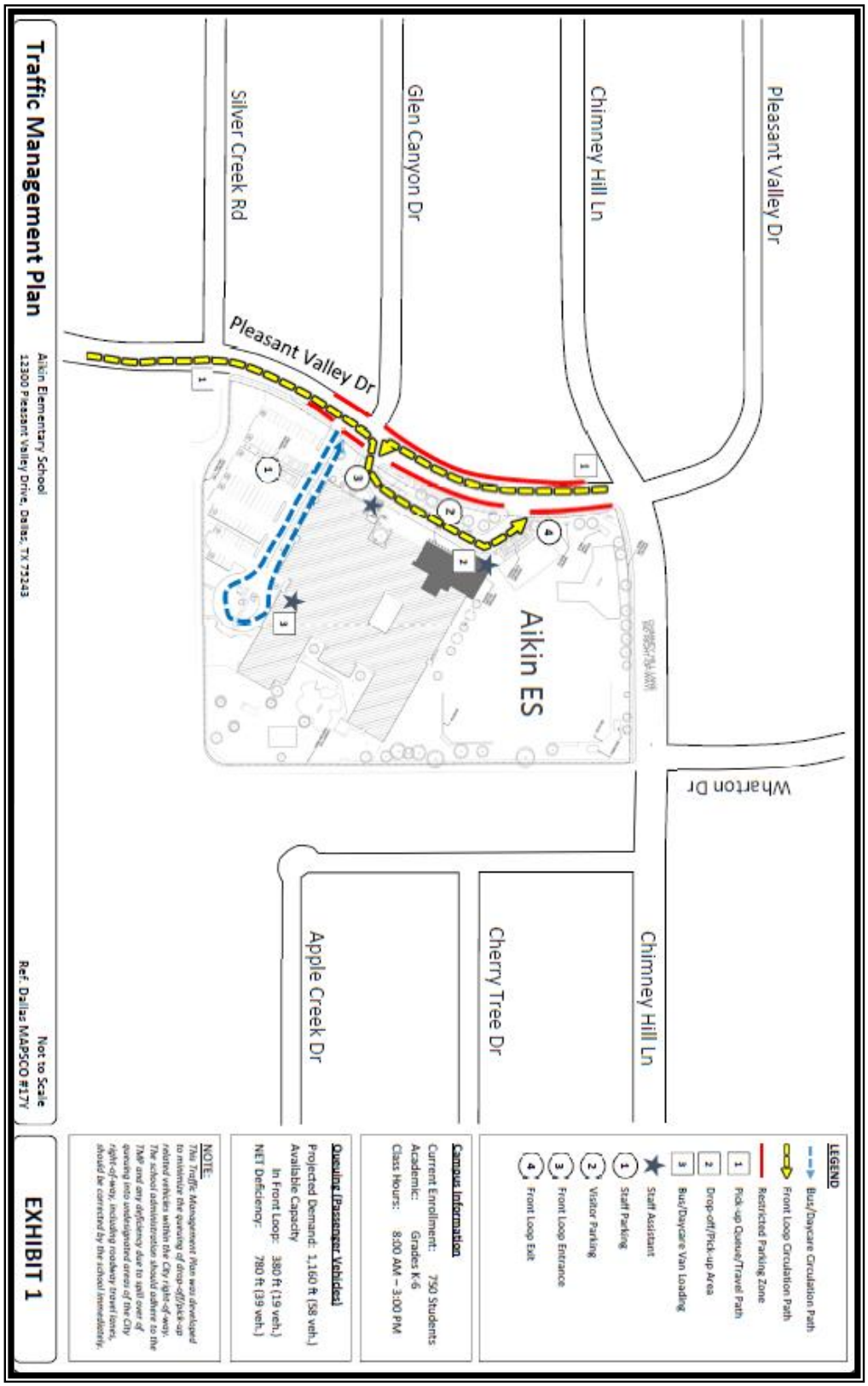
It would be desirable if all parent drop off / pick up activities associated with Aikin Elementary School could be accommodated entirely on the school campus and out of any City of Dallas right-of-way (ROW). However, the short loop drive at the front of the building does not provide sufficient room for this to occur, and there is limited space on the campus to accommodate student drop off / pick up activities. Therefore, some parents will continue to park / stand along the adjacent streets when picking up their student(s).

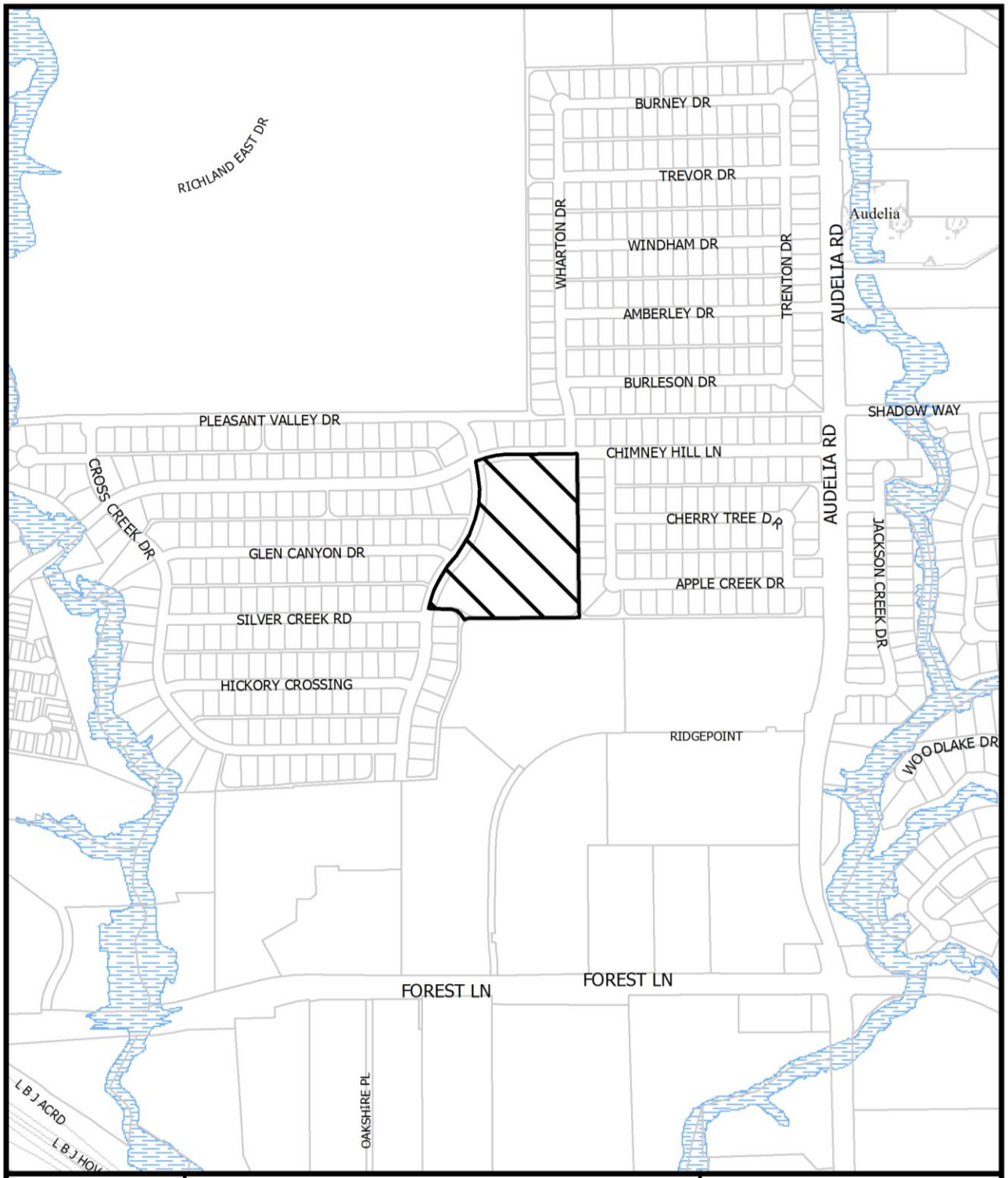
Exhibit 1 in the Appendix is the Traffic Management Plan exhibit for Aikin Elementary School, which shows the proposed queuing area allocated in the front loop and along southbound and northbound Pleasant Valley Drive, for student pick up by passenger vehicles in the front loop.

RECOMMENDATIONS

The school already executes many traffic management steps during the school peak periods to minimize the impacts to the adjacent roadway network, including using placards to identify parents passing through the front loop, separating the pre-K student pick up area from the rest of the students, and separating the day care / special education vans and buses from the majority of the parent traffic. The school should continue to implement the management steps currently in place, and should strive for improving efficiency of the drop off / pick up operations by continually training / educating the school staff on the processes and procedures and distributing the traffic management information to the parents. This will help to minimize the disruptions to background (non-school) traffic flow around the campus. Halff also recommends that only law enforcement officers attempt to direct traffic on City streets. School staff should limit their responsibilities to the campus only. It would also be beneficial for the City to enforce the existing parking restrictions along Pleasant Valley Drive to maintain queuing space and room for vehicles to bypass the queues along the road.

AikIn Elementary School
Traffic Management Plan Circulation Map



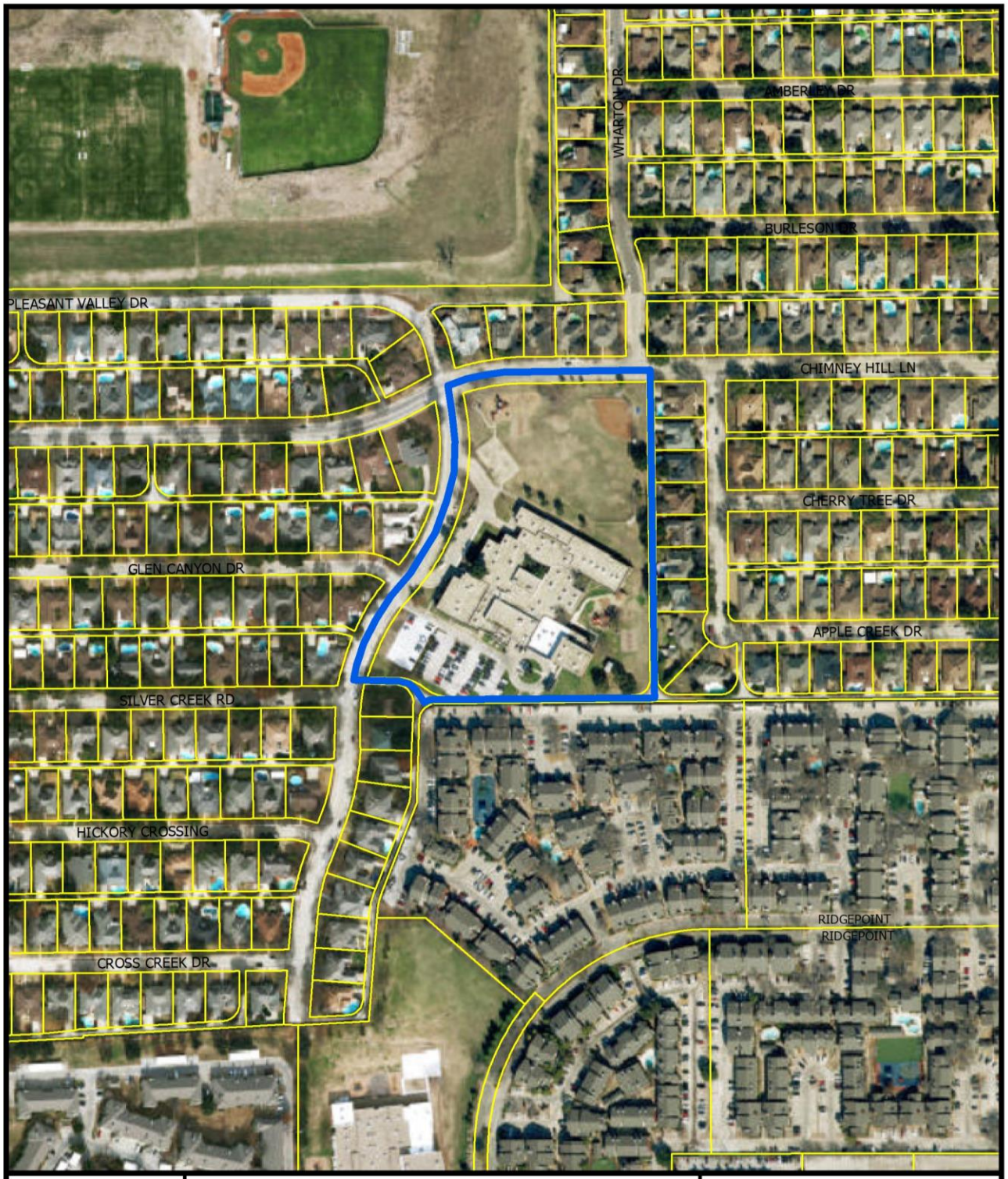


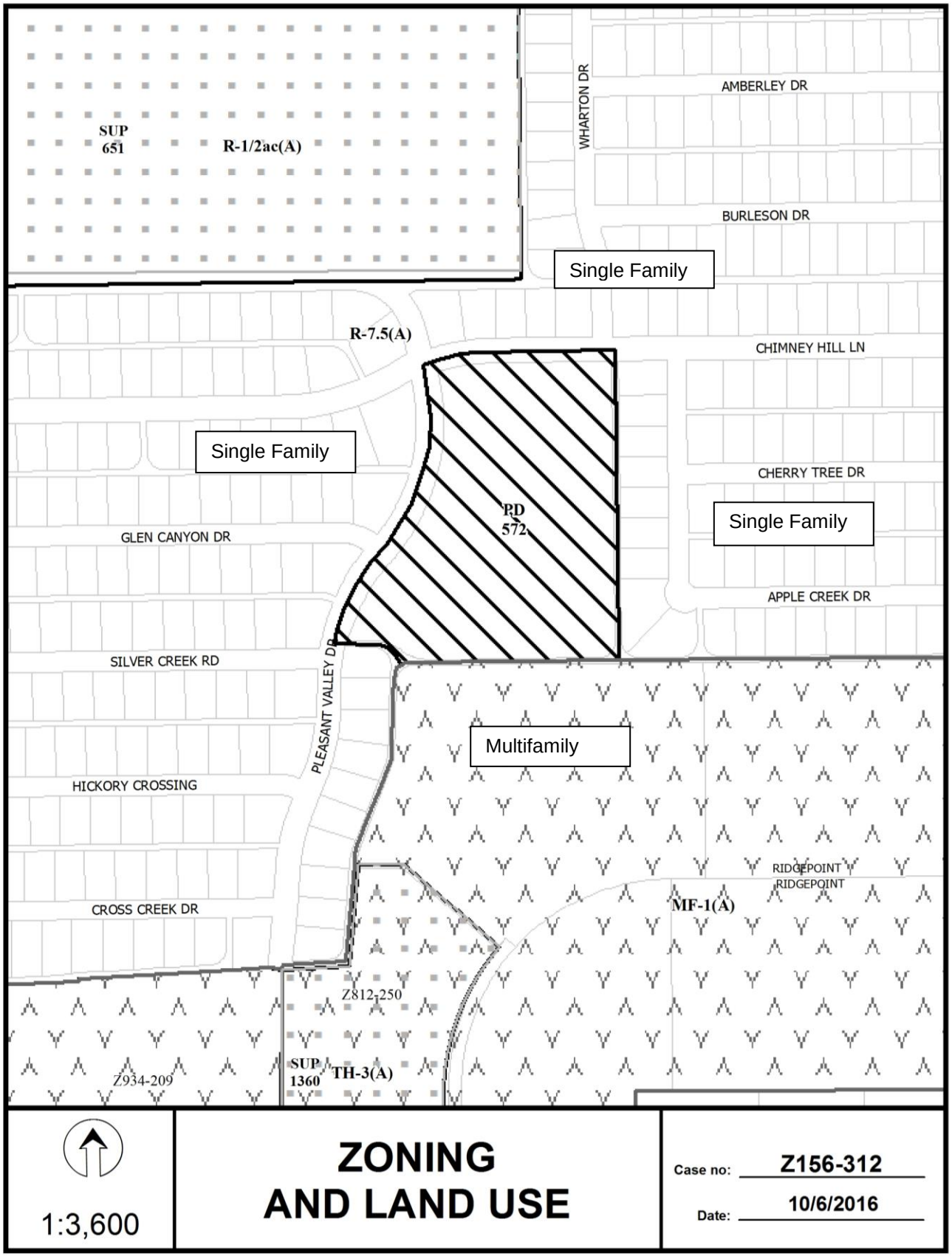
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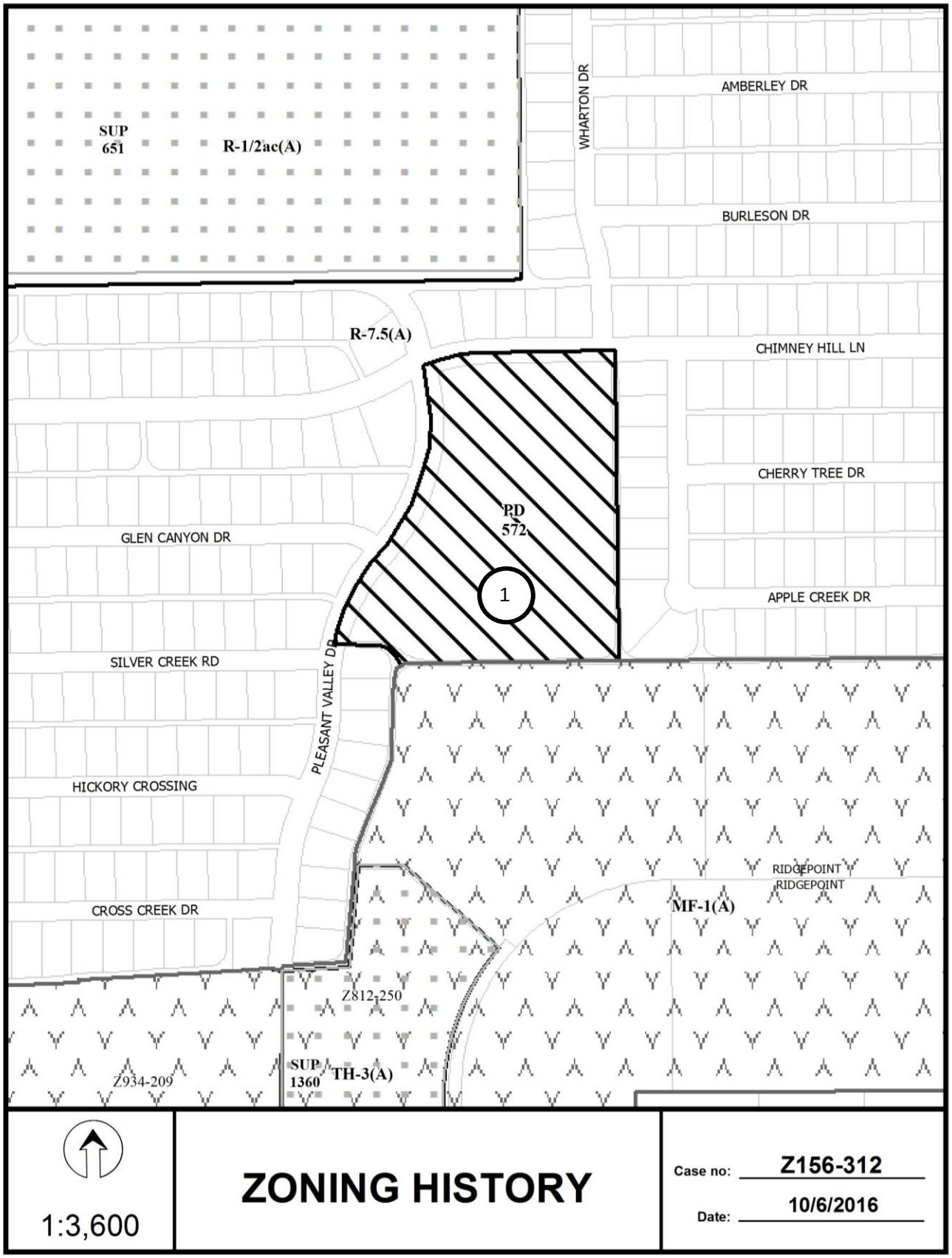
VICINITY MAP

Case no: Z156-312

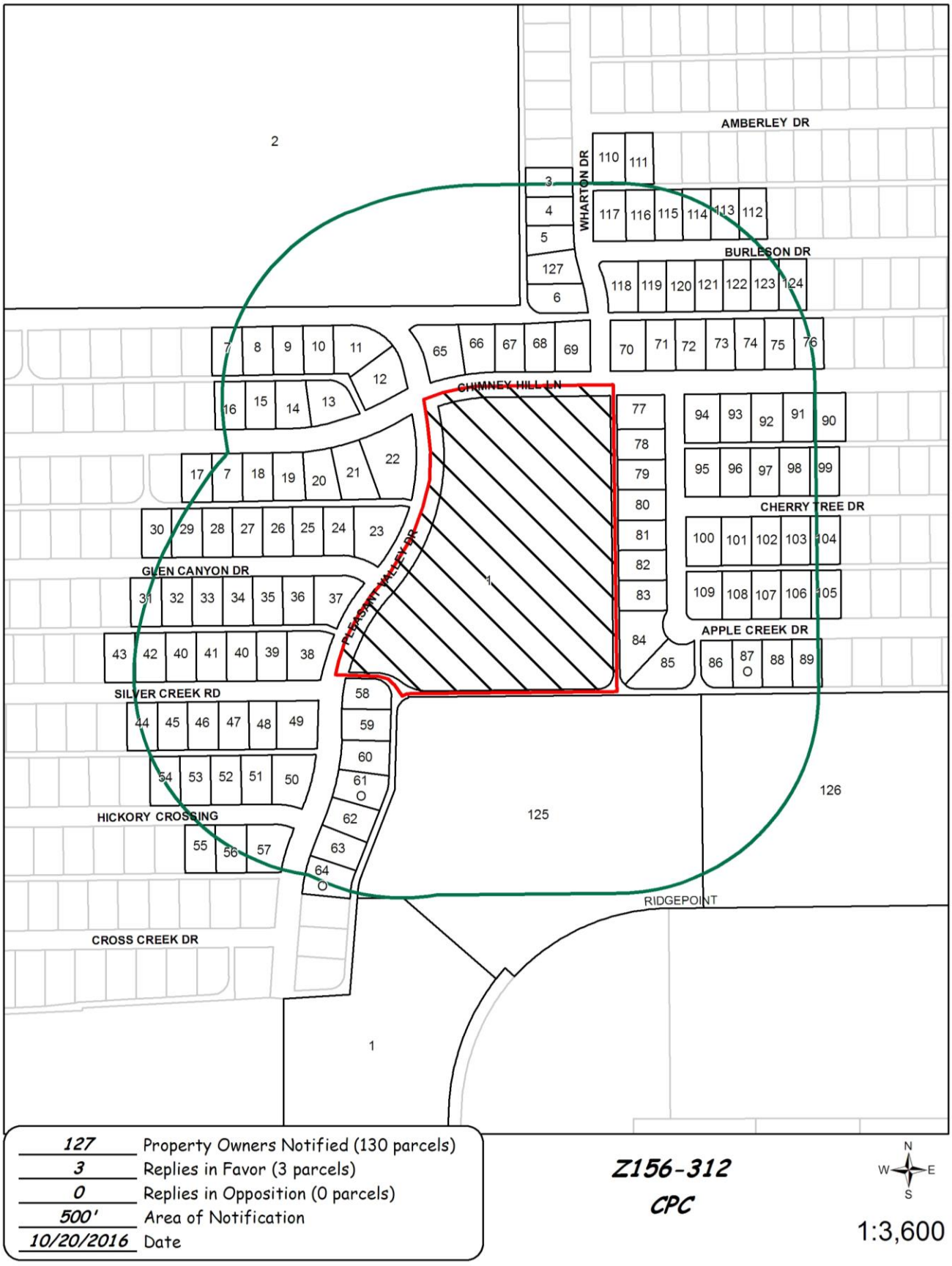
Date: 10/6/2016


WHARTON DR
AMBERLEY DR
BURLESON DR
PLEASANT VALLEY DR
CHIMNEY HILL LN
CHERRY TREE DR
GLEN CANYON DR
APPLE CREEK DR
SILVER CREEK RD
HICKORY CROSSING
CROSS CREEK DR
RIDGEPOINT
RIDGEPOINT
1:3,600
AERIAL MAP
Case no: Z156-312
Date: 10/6/2016


SUP 651
R-1/2ac(A)
WHARTON DR
AMBERLEY DR
BURLESON DR
Single Family
R-7.5(A)
CHIMNEY HILL LN
Single Family
CHERRY TREE DR
PD 572
Single Family
GLEN CANYON DR
APPLE CREEK DR
SILVER CREEK RD
PLEASANT VALLEY DR
Multifamily
HICKORY CROSSING
RIDGEPOINT
RIDGEPOINT
MF-1(A)
CROSS CREEK DR
Z812-250
SUP 1360
TH-3(A)
Z934-209
1:3,600
ZONING AND LAND USE
Case no: Z156-312
Date: 10/6/2016


SUP 651
R-1/2ac(A)
WHARTON DR
AMBERLEY DR
BURLESON DR
R-7.5(A)
CHIMNEY HILL LN
CHERRY TREE DR
PD 572
1
GLEN CANYON DR
APPLE CREEK DR
SILVER CREEK RD
PLEASANT VALLEY DR
HICKORY CROSSING
RIDGEPOINT
RIDGEPOINT
MF-1(A)
CROSS CREEK DR
Z812-250
SUP 1360
TH-3(A)
Z934-209
1:3,600
ZONING HISTORY
Case no: Z156-312
Date: 10/6/2016

CPC RESPONSES



Notification List of Property Owners

Z156-312

127 Property Owners Notified 3 Property Owners in Favor 0 Property Owners Opposed

Reply	Label #	Address		Owner
	1	12300	PLEASANT VALLEY DR	RICHARDSON I S D
	2	9500	WALNUT ST	DALLAS COUNTY COMMUNITY
	3	12429	WHARTON DR	SQUYRES ROBERT T &
	4	12425	WHARTON DR	SPINDEN JIM & BEVERLY J
	5	12421	WHARTON DR	SANDER AARON JAMES
	6	12411	WHARTON DR	PRESSLER DALE R
	7	12418	PLEASANT VALLEY DR	BOTEJU BERNARD
	8	12414	PLEASANT VALLEY DR	WHITE BRUCE ALAN
	9	12410	PLEASANT VALLEY DR	LAWSON CARLYA DYNEISHA
	10	12406	PLEASANT VALLEY DR	MASSEY JASPER W
	11	12402	PLEASANT VALLEY DR	NICHOLS NANCY L
	12	12401	PLEASANT VALLEY DR	MERRITT ROBERT DANIEL III
	13	10023	CHIMNEY HILL LN	KINNEY KENNETH & BARBARA
	14	10019	CHIMNEY HILL LN	GOODWIN SCOTT
	15	10015	CHIMNEY HILL LN	CASILLAS ABEL J
	16	10009	CHIMNEY HILL LN	SHAW DEREK MICHAEL
	17	10006	CHIMNEY HILL LN	SCROGGINS JOSEPH ALBERT
	18	10014	CHIMNEY HILL LN	MORGAN MATTHEW G
	19	10018	CHIMNEY HILL LN	NIKBAKHAT PARVIZ
	20	10022	CHIMNEY HILL LN	JOHNSON EVELYN BROWN & JOHN A
	21	10024	CHIMNEY HILL LN	WEIGAND ANTHONY M
	22	10028	CHIMNEY HILL LN	MARIE DIANNE
	23	10031	GLEN CANYON DR	NANNIS RAY
	24	10027	GLEN CANYON DR	BYRD WILLIAM & TRACI
	25	10023	GLEN CANYON DR	SANDERS LARRY &
	26	10019	GLEN CANYON DR	MARIN MARCO & ROYLA

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	27	10015	GLEN CANYON DR	CAUGHRAN WILLIAM F & BILLIE T
	28	10011	GLEN CANYON DR	PAVELEK NATALIE K
	29	10007	GLEN CANYON DR	HERRING FAMILY LIVING TRUST
	30	10003	GLEN CANYON DR	DILLER DENNIS CLARK & WANDA S
	31	10002	GLEN CANYON DR	KOENITZER BRIAN E & BRIDGET
	32	10006	GLEN CANYON DR	CHRISTMAS RAYMOND &
	33	10010	GLEN CANYON DR	HOUGH BENJAMIN JOSEPH &
	34	10014	GLEN CANYON DR	STACH WILLY & MARIA
	35	10018	GLEN CANYON DR	LURICH KENNETH T JR
	36	10022	GLEN CANYON DR	ESAN CAROLINE I
	37	10026	GLEN CANYON DR	GIST GARY L & DEWITTE C
	38	10023	SILVER CREEK RD	DHALIWAL KULWINDER S &
	39	10019	SILVER CREEK RD	TAYLOR ROBIN L TR
	40	10015	SILVER CREEK RD	BERRY CHARLES W
	41	10011	SILVER CREEK RD	FORD JOAN SESSOMS
	42	10003	SILVER CREEK RD	ROHE ANDREW DAVID & ELIZABETH ANN RISNER
	43	9935	SILVER CREEK RD	MOORE MATTHEW B
	44	10002	SILVER CREEK RD	MARCUM CHERIE R
	45	10006	SILVER CREEK RD	CRADDUCK HARRY V JR
	46	10010	SILVER CREEK RD	LEEMAN DAVID P &
	47	10014	SILVER CREEK RD	MATTO LINNA N
	48	10018	SILVER CREEK RD	TAEGER ROBERT E
	49	10022	SILVER CREEK RD	WILLIAMS SCOTT & ALISON
	50	10023	HICKORY CROSSING ST	EICHORIST BRYAN DAVID &
	51	10019	HICKORY CROSSING ST	BELLEGANTE JOHN JOSEPH
	52	10015	HICKORY CROSSING ST	MOSKOP KERRY P
	53	10011	HICKORY CROSSING ST	SLAUGHTERBECK DAVID
	54	10007	HICKORY CROSSING ST	GREENE CHARLETA W
	55	10010	HICKORY CROSSING ST	MINNERUP ROBERT
	56	10014	HICKORY CROSSING ST	LYNES SUZANNE L
	57	10018	HICKORY CROSSING ST	SMITH TODD R &

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	58	12230	PLEASANT VALLEY DR	BLAZES GABRIEL ADAM
	59	12226	PLEASANT VALLEY DR	MORALES JOSE
	60	12222	PLEASANT VALLEY DR	BARNER TODD A & STEFANI
O	61	12218	PLEASANT VALLEY DR	PARKER GREGG D &
	62	12214	PLEASANT VALLEY DR	WYLIE ROBERT W &
	63	12210	PLEASANT VALLEY DR	CAVIN SHIRLEY K
O	64	12206	PLEASANT VALLEY DR	RILEY HERBERT L JR &
	65	10103	CHIMNEY HILL LN	STEELE GEORGE G &
	66	10107	CHIMNEY HILL LN	ELLIS TOM
	67	10111	CHIMNEY HILL LN	PRATT TIFFNEY MCKNIGHT
	68	10115	CHIMNEY HILL LN	TURNER TRAVIS &
	69	10119	CHIMNEY HILL LN	GRUBER ROBERT P &
	70	10201	CHIMNEY HILL LN	DUVALL ALLEN S & DIANE
	71	10205	CHIMNEY HILL LN	MARTIN JACK
	72	10209	CHIMNEY HILL LN	FRYE DOUGLAS R
	73	10215	CHIMNEY HILL LN	JARIS NANCY K
	74	10219	CHIMNEY HILL LN	ELMORE STEVEN G
	75	10223	CHIMNEY HILL LN	EVANS O MORRIS III &
	76	10227	CHIMNEY HILL LN	HUANG JENNIFER LIU & MU
	77	10001	APPLE CREEK DR	COLLINS STEPHEN P
	78	10005	APPLE CREEK DR	TA KRISTI
	79	10009	APPLE CREEK DR	BERRY RICHARD L & JANE R
	80	10015	APPLE CREEK DR	COPELAND J DAVID & GAYLE C REVOCABLE LIVING TRUST
	81	10019	APPLE CREEK DR	WRIGHT ALAN B & TIFFANY L
	82	10023	APPLE CREEK DR	ANDERSON CLARENCE J
	83	10027	APPLE CREEK DR	BATTAGLIA ANTONINO
	84	10031	APPLE CREEK DR	DORFF JAMES E & BARBARA L
	85	10102	APPLE CREEK DR	MCLEOD BRUCE B III &
	86	10106	APPLE CREEK DR	LEE CHARLES & NGUYEN DANG
O	87	10110	APPLE CREEK DR	MERRELL STEPHEN & PEGGY
	88	10114	APPLE CREEK DR	COLLINS BRADLEY W &

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	89	10118	APPLE CREEK DR	HAVENER MATTHEW & CHRISTINE
	90	10226	CHIMNEY HILL LN	BERRY DAMON
	91	10222	CHIMNEY HILL LN	CUMMINGS RESIDENTIAL PROPERTIES LLC
	92	10218	CHIMNEY HILL LN	SIBLEY STUART D
	93	10214	CHIMNEY HILL LN	HARRIS W MAJORS &
	94	10210	CHIMNEY HILL LN	GONZALEZ FRANCISCO &
	95	10101	CHERRY TREE DR	AUTISTIC TREATMENT CENTER INC
	96	10105	CHERRY TREE DR	PLASKOFF HARRIET R &
	97	10109	CHERRY TREE DR	KELLA NAND
	98	10115	CHERRY TREE DR	CHILDS H KONATA
	99	10119	CHERRY TREE DR	FITZPATRICK TIMOTHY BLAIR
	100	10102	CHERRY TREE DR	BOYSE SHERRY
	101	10106	CHERRY TREE DR	WENDLOCHER EILEEN P
	102	10110	CHERRY TREE DR	PARKHURST NANCI & KENNETH
	103	10114	CHERRY TREE DR	DELUCA LOUIS A JR
	104	10118	CHERRY TREE DR	COKE DONALD G
	105	10119	APPLE CREEK DR	STEGER ANDREW & LISA BOYD
	106	10115	APPLE CREEK DR	MOSMEYER DAVIS G JR &
	107	10109	APPLE CREEK DR	JAKS IRREVOCABLE FAMILY TRUST
	108	10105	APPLE CREEK DR	OBRIST CAROLYN &
	109	10101	APPLE CREEK DR	BENSON CARL W &
	110	9702	AMBERLEY DR	MEIERHOFER ADAM & BRANDY
	111	9706	AMBERLEY DR	CARTER JAMES WAYNE & ANNE L
	112	9723	BURLESON DR	BERGMAN PHILIP J
	113	9719	BURLESON DR	HAWKINS WILLIAM L
	114	9715	BURLESON DR	BURNETT CHERYL L
	115	9709	BURLESON DR	MCKEE JOHN D
	116	9705	BURLESON DR	MCCAULLEY DANIEL TYLER
	117	9701	BURLESON DR	DAILY PHILIP L &
	118	9702	BURLESON DR	HUNT AUSTIN PAUL &
	119	9706	BURLESON DR	VARGAS ALEXIS JOSEPHINE &

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	120	9710	BURLESON DR	HEIDGERD PAUL W &
	121	9714	BURLESON DR	STEAD ELIZABETH C ESTATE OF
	122	9718	BURLESON DR	MCLENDON LARRY R ETAL
	123	9722	BURLESON DR	BONDURANT WILLIAM
	124	9726	BURLESON DR	ROSS SANDRA
	125	12121	AUDELIA RD	INDIGO JV LLC
	126	12111	AUDELIA RD	INDIGO JV LLC
	127	12417	WHARTON DR	WINN STEVEN CHARLES & TERI TRAVIS WINN

AGENDA ITEM # 65

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 42 S

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1810 for a metal salvage facility use on property zoned Planned Development District No. 846 in an area generally bounded by Ruder Street, on both sides of Progressive Drive, and Chippewa Drive
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z156-322(JM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, DECEMBER 14, 2016**

ACM: Mark McDaniel

FILE NUMBER: Z156-322(JM) **DATE FILED:** July 28, 2016

LOCATION: Area generally bounded by Ruder Street, on both sides of Progressive Drive, and Chippewa Drive

COUNCIL DISTRICT: 6 **MAPSCO:** 42-S

SIZE OF REQUEST: Approx. 9.378 Acres **CENSUS TRACT:** 106.02

APPLICANT/OWNER: Sunshine State Capital Investments, Inc.

REPRESENTATIVE: Santos Martinez

REQUEST: An application for the renewal Specific Use Permit No. 1810 for a metal salvage facility use on property zoned Planned Development District No. 846.

SUMMARY: The applicant proposes to continue operation of two existing metal salvage facilities. The applicant missed the automatic renewal date and thus must go through the public hearing process to renew the SUP. No changes are proposed.

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

BACKGROUND INFORMATION:

- The ±9.378 acre site has been operating as a metal salvage facility under various SUPs since 2009.
- PD No. 846 and SUP No. 1810 were approved by the City Council on September 28, 2011.
- The request site was previously granted SUP No. 1810 for a metal salvage facility use for a five-year period with eligibility for automatic renewals for additional five-year periods. The applicant missed the automatic renewal deadline, requiring the public hearing process for renewal at this time.
- No changes are proposed.

Zoning History:

There have been no zoning cases in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Progressive Drive	Local	50’
Chippewa Drive	Local	50’
Ruder Street	Local	50’

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 846, SUP No. 1810	Metal salvage facility
North	PD No. 406, IR	Machine or welding shop, Outside salvage or reclamation, and Vehicle or engine repair or maintenance
East	PD No. 406	Machine or welding shop, Vehicle or engine repair or maintenance, Machinery, heavy equipment, or truck sales and service, and Office
South	IR, PD No. 406	Machinery, heavy equipment, or truck sales and service
West	IR	Machinery, heavy equipment, or truck sales and service, and Tool or equipment rental

Comprehensive Plan:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request generally supports the characteristics of the *Industrial Area Building Block.* The site covers a large area of land and provides important employment opportunities, near major roads and heavy rail lines. Additionally, there are limited sidewalks in the area, a trait of industrial areas.

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.

Land Use Compatibility:

PD No. 846 and SUP No. 1810 were approved by the City Council on September 28, 2011. The PD primarily provides for medium to heavy commercial and industrial uses as well as a few Institutional and community service, office, and retail and personal service uses. The SUP allowed the operation of the existing metal salvage facility.

The request site previously consisted of two metal salvage facilities (SUP Nos. 1709 and 1734), both of which were terminated to allow the land area to be unified into one plan and set of conditions regulating the continuation of a metal salvage facility on the property under the new PD and SUP No. 1810. The creation of PD No. 846 provided for the following: 1) alternate off-street parking ratios for a metal salvage facility; 2) alternate paving surface for off-street parking and maneuvering areas; and, 3) landscaping within the public right-of-way.

Surrounding land uses consist of medium to heavy industrial uses, inclusive of a solid waste plant, outside storage, and other outside industrial uses.

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.

Staff has determined this use is still appropriate in this area. The property owner has been diligent in their operation of the use and maintenance of the site, thus the extended time period and continued eligibility for automatic renewal.

Landscaping:

Landscaping must meet Article X of the Dallas Development Code.

Parking:

Parking is provided in accordance with Sec.51P-846.108. For a metal salvage facility use, one off-street parking space is required per 1,000 square feet of floor area. The approved site plan identifies 31,330 sq. ft. of floor area. Thirty-one parking spaces are required and 32 are provided.

List of Officers

Sunshine State Capital Investment, Inc.
List of Officers

Prateek Desai	President
Imran Khan	Vice President
Chirag Gandhi	Secretary

CPC Action
October 20, 2016:

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1810 for a metal salvage facility use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned Planned Development District No. 846 in an area generally bounded by Ruder Street, on both sides of Progressive Drive, and Chippewa Drive.

Maker: Houston
Second: Haney
Result: Carried: 13 to 0

For: 13 - Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Anglin
Vacancy: 1 - District 7

Notices: Area: 400 Mailed: 34
Replies: For: 0 Against: 0

Speakers: None

REVISED SUP CONDITIONS FOR
SPECIFIC USE PERMIT NO. 1810
FOR A METAL SALVAGE FACILITY

1. USE: The only use authorized by this specific use permit is a metal salvage facility.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on ~~September 28, 2016,~~ (five years from the passage 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. LANDSCAPING: [~~By December 28, 2011,~~] L[~~l~~]andscaping must be provided as shown on the attached site plan.

5. HOURS OF OPERATION: The metal salvage facility may only operate between 8:00 a.m. and 5:30 p.m., Monday through Saturday.

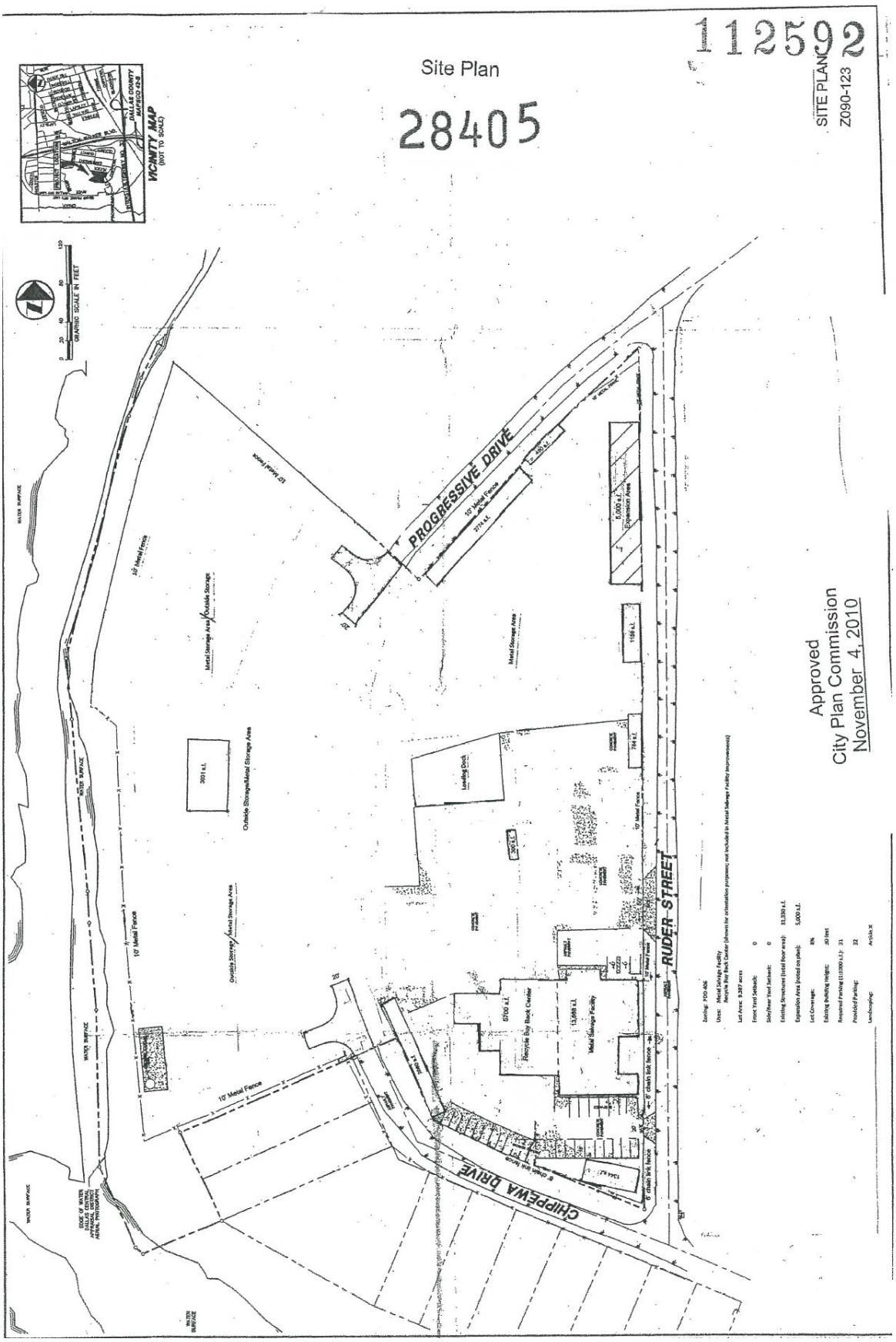
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown in the attached site plan. No other ingress or egress is permitted.

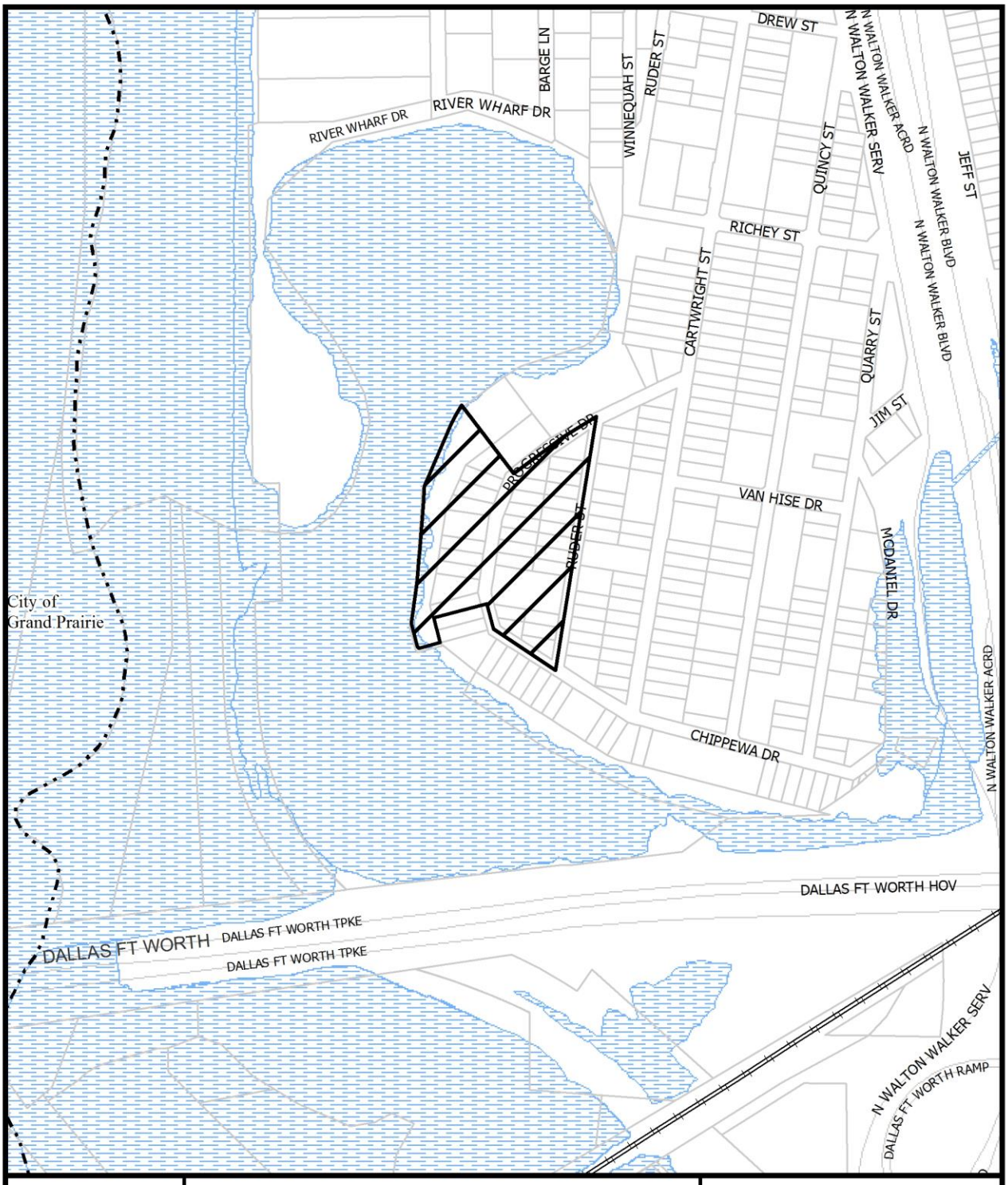
7. PARKING: Off-street parking must be provided as shown on the attached site plan.

8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Approved SUP Site Plan





1:6,000

VICINITY MAP

Case no: Z156-322

Date: 10/6/2016

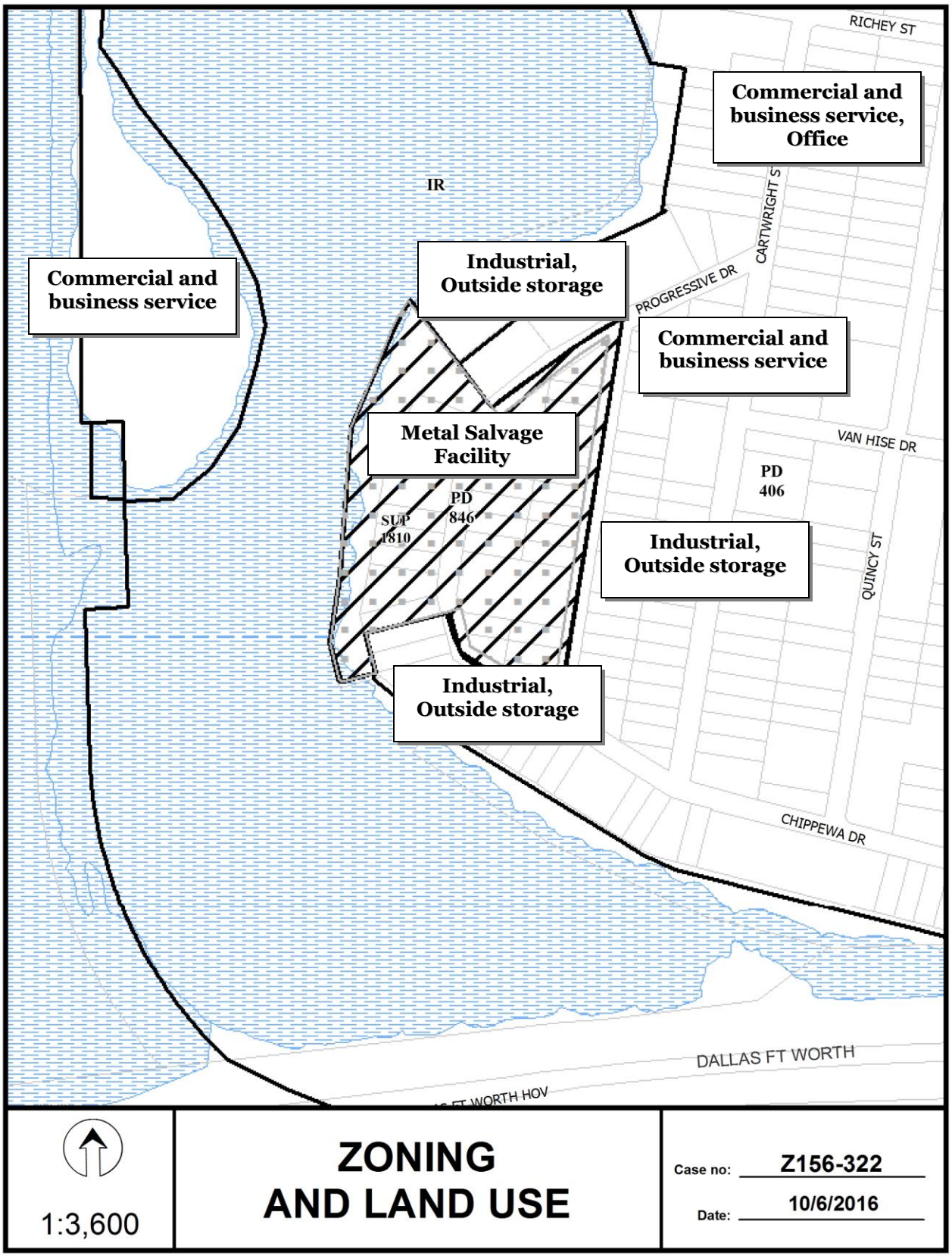


1:3,600

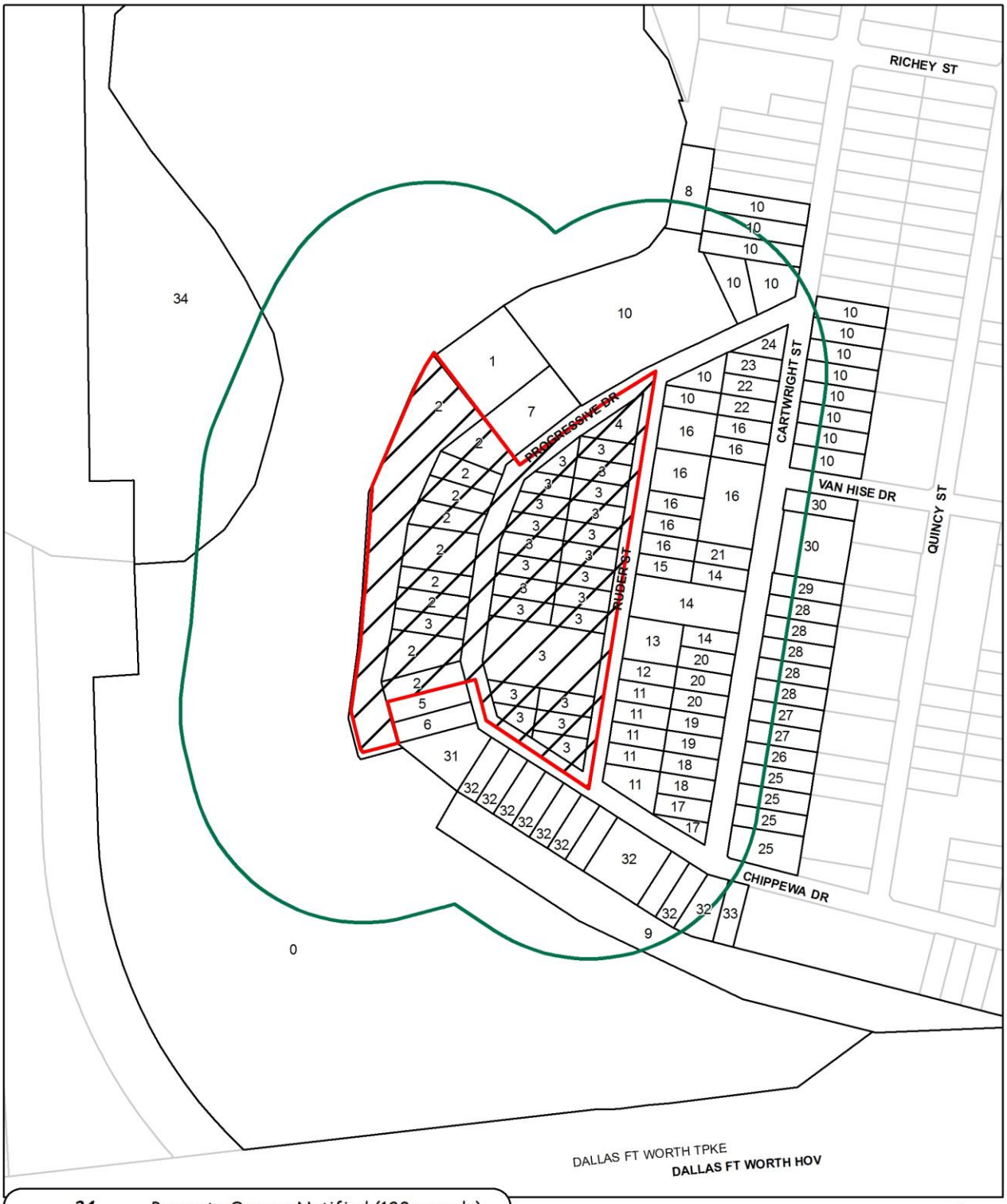
AERIAL MAP

Case no: Z156-322

Date: 10/6/2016


RICHEY ST
Commercial and business service, Office
IR
CARTWRIGHT ST
Industrial, Outside storage
PROGRESSIVE DR
Commercial and business service
Commercial and business service
Metal Salvage Facility
VAN HISE DR
PD 406
PD 846
SUP 1810
Industrial, Outside storage
QUINCY ST
Industrial, Outside storage
CHIPPEWA DR
DALLAS FT WORTH
FT WORTH HOV
1:3,600
ZONING AND LAND USE
Case no: Z156-322
Date: 10/6/2016

CPC Responses



34	Property Owners Notified (120 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
400'	Area of Notification
10/20/2016	Date

10/20/2016

Reply List of Property Owners

Z156-322

34 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2107	PROGRESSIVE DR	ALLWASTE RECOVERY SYSTEMS
	2	2107	PROGRESSIVE DR	LONE STAR FOXHALL LLC
	3	2020	PROGRESSIVE DR	FOXHALL INTERNATIONAL LLC
	4	2131	RUDER ST	FOXHALL INTL LLC
	5	2005	PROGRESSIVE DR	ROSALES SALVADOR &
	6	2003	PROGRESSIVE DR	ROSALES SALVADOR &
	7	2131	PROGRESSIVE DR	ALLWASTE RECOVERY SYSTEMS
	8	2307	CARTWRIGHT ST	BENITEZ FREDIS
	9	2107	PROGRESSIVE DR	ARMENTA ARTURO C &
	10	2202	CARTWRIGHT ST	MORENO ALEJANDRO
	11	2010	RUDER ST	WEMPA JEFFREY ALAN
	12	2028	RUDER ST	CRUZ JOSE
	13	2034	RUDER ST	CRUZ JOSE
	14	2111	CARTWRIGHT ST	CRUZ MARIA W
	15	2102	RUDER ST	CRUZ JOSE SANTOS
	16	2106	RUDER ST	HUEBNER W P
	17	2003	CARTWRIGHT ST	RAMIREZ JOHN
	18	2011	CARTWRIGHT ST	RAMIREZ FRANCES
	19	2019	CARTWRIGHT ST	VELEZ FRANK JR
	20	2027	CARTWRIGHT ST	CANTU SANTIAGO
	21	2119	CARTWRIGHT ST	3108 FW LLC
	22	2211	CARTWRIGHT ST	ORR TERRENCE
	23	2219	CARTWRIGHT ST	ORR TERRENCE
	24	2225	CARTWRIGHT ST	ORR CONSTRUCTION
	25	2010	CARTWRIGHT ST	KIRKHAM DONALD L
	26	2020	CARTWRIGHT ST	KIRKHAM DON

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	27	2034	CARTWRIGHT ST	RODRIGUEZ JOSE AQUINO
	28	2032	CARTWRIGHT ST	CANTU GUSTAVO A &
	29	2114	CARTWRIGHT ST	GARCIA JUAN DANIEL &
	30	2130	CARTWRIGHT ST	FERNANDEZ JOSE A
	31	6224	CHIPPEWA DR	MEJIA DARWIN FRANCISCO
	32	6218	CHIPPEWA DR	WARD BOB B & MARY A
	33	6032	CHIPPEWA DR	ALIZAZA HASSAN
	34	6365	RIVER WHARF DR	FARROW ROBERT E

AGENDA ITEM # 66

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 11

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 14 H; 15 E

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 676 for MF-1(A) Multifamily District and public school uses on property zoned Planned Development District No. 676 with Specific Use Permit No. 1277 for a tower/antenna for cellular communication limited to one monopole cellular tower on property bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, traffic management plan, and conditions

Z156-329(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, DECEMBER 14, 2016**

ACM: Mark McDaniel

FILE NUMBER: Z156-329(OTH) **DATE FILED:** August 8, 2016

LOCATION: bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road

COUNCIL DISTRICT: 11 **MAPSCO:** 14-H, 15-E

SIZE OF REQUEST: ± 9.9124 acres **CENSUS TRACT:** 136.24

APPLICANT/ OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application to amend Planned Development District No. 676 for MF-1(A) Multifamily District and public school uses on property zoned Planned Development District No. 676 with Specific Use Permit No. 1277 for a tower/antenna for cellular communication limited to one monopole cellular tower.

SUMMARY: The applicant proposes to expand the existing Dallas Independent School District (DISD) public school use [Anne Frank Elementary School] to add a 16,500 square feet, one-story building for an early childhood center that will house eight classrooms.

CPC RECOMMENDATION: **Approval**, subject to a development plan, landscape plan, traffic management plan, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan, traffic management plan, and conditions.

Background:

- The existing school, was built in 1996 and sits on a 9.9124 acre lot. The school is a 98,000 square foot, one-story building.

- The applicant is proposing to add a 16,500 square foot, one-story building for an early childhood center for eight classrooms. The proposed new structure will be located on the northwest corner of Verde Valley Lane and Noel Road.

- Planned Development District No. 676 was created on March 24, 2004.

- For the purpose of the proposed PD amendment, the Early Childhood Center is defined as a non-compulsory education, operated by a local independent school district, limited to children under the age requirements for kindergarten. This use would be allowed only in conjunction with a public school.

- The school will have a total of 80 classrooms when the proposed addition is complete.

Zoning History: There have been two zoning requests in the area within the last five years.

1. Z134-130 On May 14, 2014, the City Council approved an amendment to Planned Development District No. 291 for MF-2(A) Multifamily District Uses and RR Regional Retail District Uses located on the northeast corner of Verde Valley Lane and Dallas North Tollway.

2. Z112-311 On December 12, 2012, the City Council approved an amendment to Planned Development District No. 773 on property located on the northwest corner Montfort Drive and Verde Valley Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Verde Valley Lane	Local	30 feet
Montfort Drive	Local	Variable
Celestial Road	Local	64 feet.
Noel Road	Local	60 ft.

Land Use:

	Zoning	Land Use
Site	PD No. 676, SUP No. 1277	Public School (Anne Frank Elementary School), and tower/antenna for cellular communication limited to one monopole cellular tower.
North	PD No. 773	Multifamily
East	City of Addison	Multifamily
South	PD No. 335	Multifamily
West	MF-1(A) & PD No. 335	Multifamily

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The following goals and policies support the proposed development:

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

Urban Design

GOAL 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.1 Maintain neighborhood scale and character.

DISD is proposing an addition that will not exceed the height of the existing school structures and will be compatible with the scale of the existing structures of the school and surrounding uses.

Land Use Compatibility:

The 9.9124 acres request site is currently developed with a one story, 98,000 square feet building. The applicant is proposing to add a 16,500 square foot, one-story building for an early childhood center that will house eight classrooms for an additional 200 students aged 3 and 4 years.

The request site is surrounded by multifamily uses. The applicant is proposing to add a new structure similar to the existing structures. The proposed addition will comply with the height requirements of the PDD.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed development and Traffic Management Plan and determined that it will not significantly impact the surrounding roadway system. The Planned Development District did not include a TMP when it was created.

Parking:

The parking requirement for an elementary school is 1.5 parking spaces per classroom. The school will have 80 classrooms total, including the proposed eight classrooms in the addition. Therefore, the total parking requirements is 120 off-street parking spaces. The applicant is providing a total of 135 off-street parking spaces. Required off-street parking must be provided in accordance with the development plan. The early childhood classrooms will be parked as an elementary school classroom.

Landscaping:

Landscaping is required in accordance to the proposed landscape plan. The applicant requested that: 1) for security purposes, to partial screening with low shrubs and grasses; and 2) to waive the required screening for the existing parking lot.

The applicant is requesting the existing landscaping as shown in the proposed landscape plan be approved as is, and that the area for the new addition be treated as an artificial lot and required to provide landscape for the new addition only. The Chief Arborist supports the proposed landscape plan.

CPC ACTION:
November 10, 2016

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 676 for MF-1(A) Multifamily District and public school uses, subject to a development plan, landscape plan, traffic management plan, and conditions on property zoned Planned Development District No. 676 with Specific Use Permit No. 1277 for a tower/antenna for cellular communication limited to one monopole cellular tower on property bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road.

Maker: Schultz
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: 0
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 219
Replies: For: 5 Against: 8

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75201
Against: None

Z156-329(OTH) Reconsideration

Motion to Reconsider: It was moved to **reconsider** the action taken earlier in the meeting to approval of an amendment to Planned Development District No. 676 for MF-1(A) Multifamily District and public school uses, subject to a development plan, landscape plan, traffic management plan, and conditions on property zoned Planned Development District No. 676 with Specific Use Permit No. 1277 for a tower/antenna for cellular communication limited to one monopole cellular tower on property bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road.

Maker: Schultz
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: 0
Vacancy: 1 - District 7

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 676 for MF-1(A) Multifamily District and public school uses, subject to a development plan, landscape plan (presented to Commission and signed and dated by Commissioner Schultz), traffic management plan, and conditions on property zoned Planned Development District No. 676 with Specific Use Permit No. 1277 for a tower/antenna for cellular communication limited to one monopole cellular tower on property bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road.

Maker: Schultz
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: 0
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 219
Replies: For: 5 Against: 8

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75201
Against: None

Dallas ISD Board Members

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

District 1	Edwin Flores
District 2	Dustin Marshall
District 3	Dan Micciche, Board Secretary
District 4	Jaime Resendez
District 5	Lew Blackburn, Ph.D., President
District 6	Joyce Foreman, 2nd Vice President
District 7	Audrey Pinkerton
District 8	Miguel Solis, 1st Vice President
District 9	Bernadette Nutall

PROPOSED CONDITIONS

ARTICLE 676.

PD 676

SEC. 51P-676.101. LEGISLATIVE HISTORY.

PD 676 was established by Ordinance No. 25535, passed by the Dallas City Council on March 24, 2004. (Ord. 25535)

SEC. 51P-676.102. PROPERTY LOCATION AND SIZE.

PD 676 is established on property bounded by Verde Valley Lane, Monfort Drive, Celestial Road, and Noel Road. The size of PD 676 is approximately 9.968 acres. (Ord. 25535)

SEC. 51P-676.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

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

(1) EARLY CHILDHOOD CENTER means a non-compulsory education, operated by a local independent school district, limited to children under the age requirements for kindergarten. This use is allowed only in conjunction with a public school.

(2) PUBLIC SCHOOL means a public school other than an open-enrollment charter school.

(c) This district is considered to be a residential zoning district.

[~~(d) "Public school" means a public school other than an open-enrollment charter school.~~]

SEC. 51P-676.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 676A: landscape plan.

(2) Exhibit 676B: development plan.

SEC. 51P-676.104. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 676B). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 25535)

SEC. 51P-676.105. MAIN USES PERMITTED.

The only main uses permitted in this district are:

(1) a public school other than an open-enrollment charter school and early childhood center; and

(2) all other main uses permitted in the MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as amended. For example, a use permitted in the MF-1(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-1(A) Multifamily District is subject to DIR in this district; etc. (Ord. 25535)

SEC. 51P-676.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 25535)

SEC. 51P-676.107. 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) Except as provided below, the yard, lot, and space regulations outlined in Chapter 51A for an MF-1(A) Multifamily District (e.g., density, setback requirements, floor area ratio, height, lot coverage, lot size, and stories) apply.

(b) The following regulations apply to a public school use only:

(1) Minimum front yard setback is 15 feet as shown on Exhibit 676B.

(2) Minimum side and rear yard setback is 15 feet as shown on Exhibit 676B.

(3) Maximum structure height is 32 feet.

(4) Maximum lot coverage is ~~22~~ **28** percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 25535)

SEC. 51P-676.108. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. Off-street parking for a public school use is allowed in the required yards.

(b) For a public school and early childhood center, a minimum of ~~74~~ 135 parking spaces must be provided and maintained on the site.

(c) Any additional classrooms added to the site must comply with the off-street parking regulations in Division 51A-4.200.

(d) For all off-street parking areas, a three-foot-high solid hedgerow must be maintained when adjacent to residential uses. (Ord. 25535)

SEC. P-676.109. ENVIRONMENTAL PERFORMANCE STANDARDS

See Article VI. (Ord. 25535)

SEC. 51P-676.110. LANDSCAPING.

(a) Except as provided below, landscaping must be provided in accordance with the landscape plan (Exhibit 676A). If there is a conflict between the text of this article and the landscape plan, the text of this article controls. ~~Article X. All developments on the site must be brought into compliance with Article X within six months of the issuance of a permit for additional construction.~~

(b) All plant materials must be maintained in a healthy, growing condition.

(c) ~~The following regulations apply to any structure in the "Expansion Area" by March 24, 2006:~~

(1) ~~Street trees are required within a 300-foot radius of any new or existing structure in the "Expansion Area." The required trees must be planted within six months of the issuance of the building permit for a new structure or on or before September 24, 2006 for an existing structure.~~

(2) ~~The trees listed in Section 51A-10.134(b) must be used to satisfy the street tree requirements.~~

(3) ~~Street trees must be a minimum of three caliper inches in size and be planted no further apart than 30 feet, measured from the center of the tree to the center of the tree. (Ord. 25535)~~

SEC. 51P-676.111. SIGNS.

A pole sign is allowed in the required front yard as shown on Exhibit 676B. The pole sign is limited to a maximum of 13 feet in height and 24 square feet in effective area. (Ord. 25535)

SEC. 51P-676.112. ADDITIONAL PROVISIONS.

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

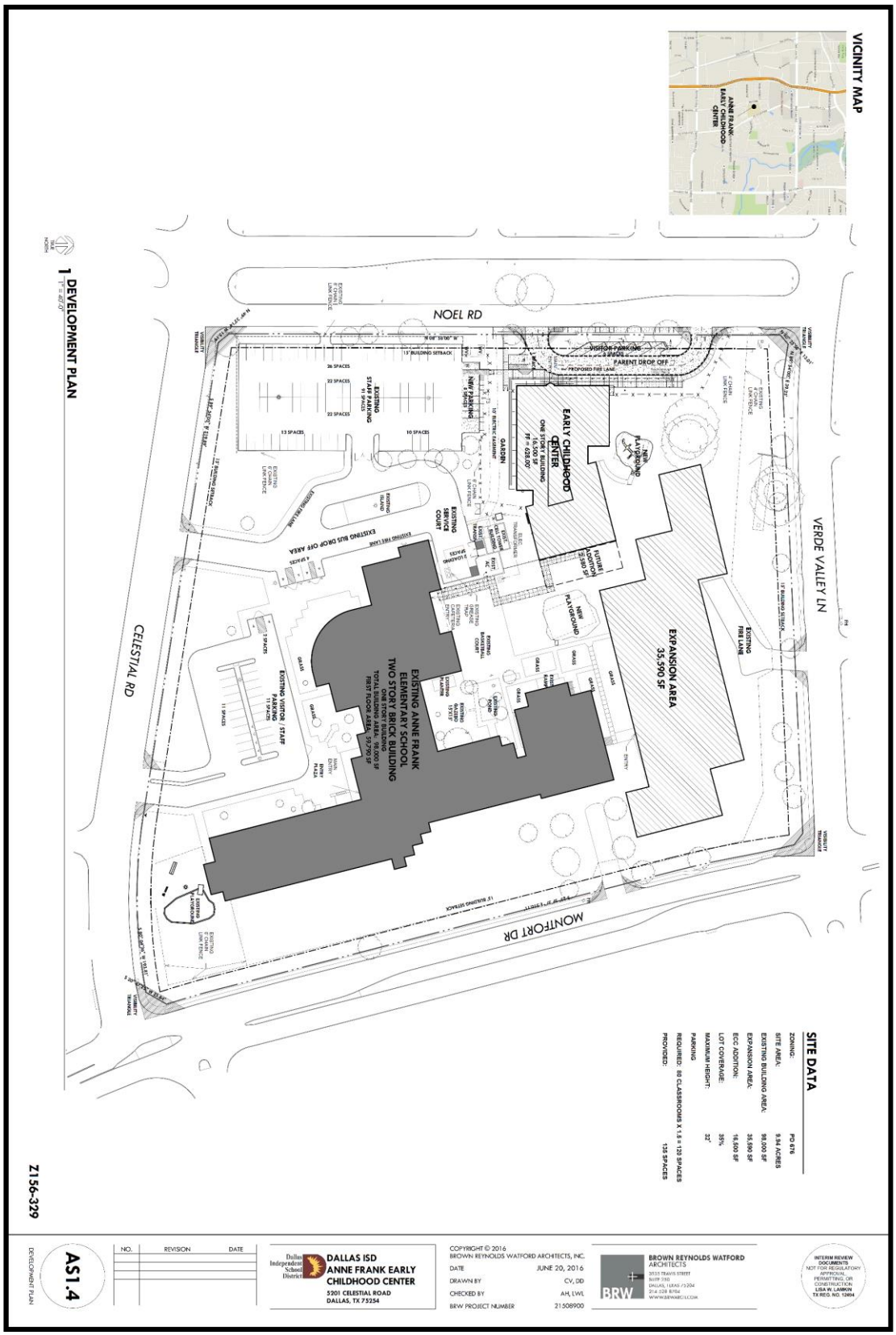
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 25535; 26102)

SEC. 51P-676.113. COMPLIANCE WITH CONDITIONS.

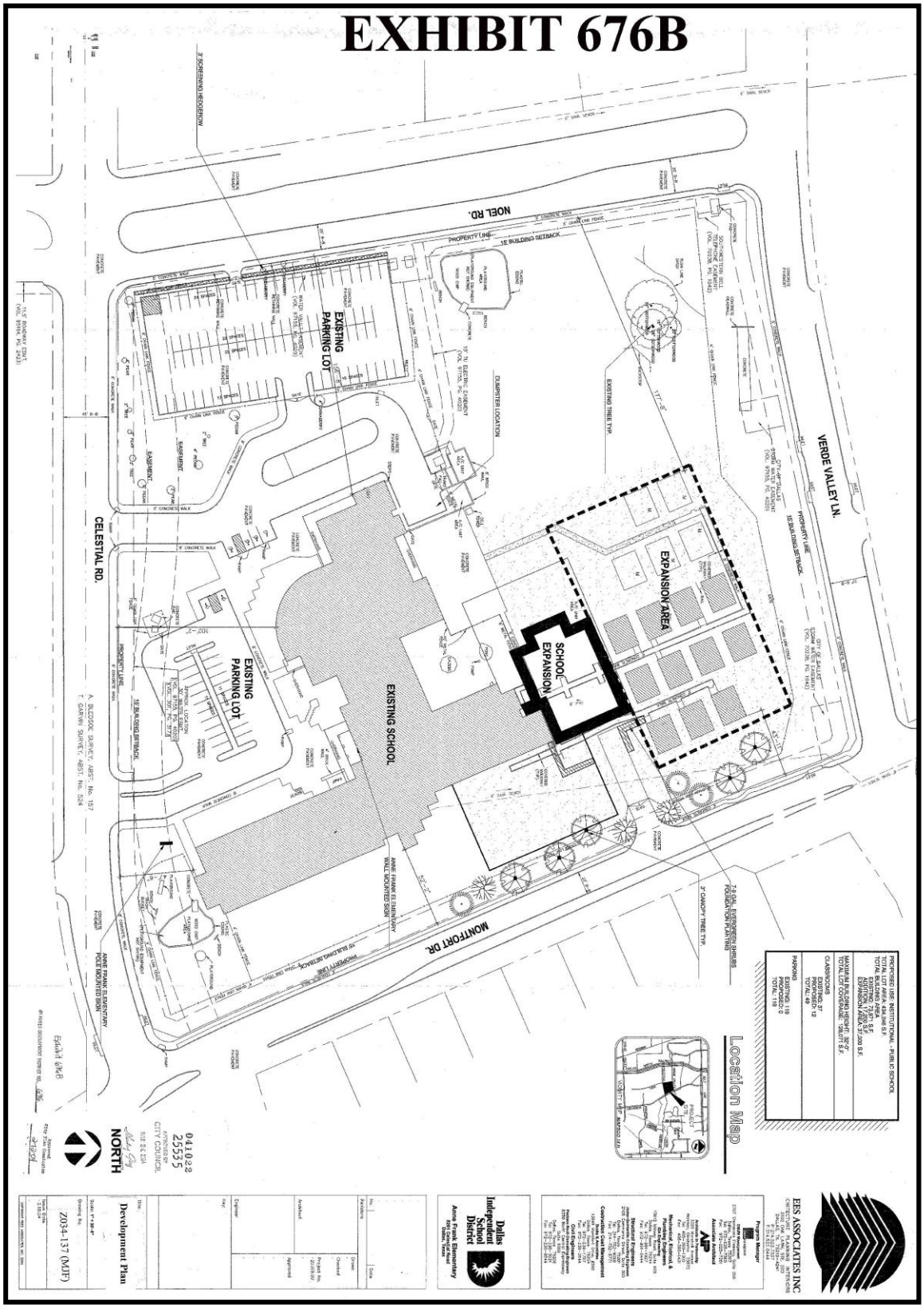
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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. Nos. 25535; 26102)

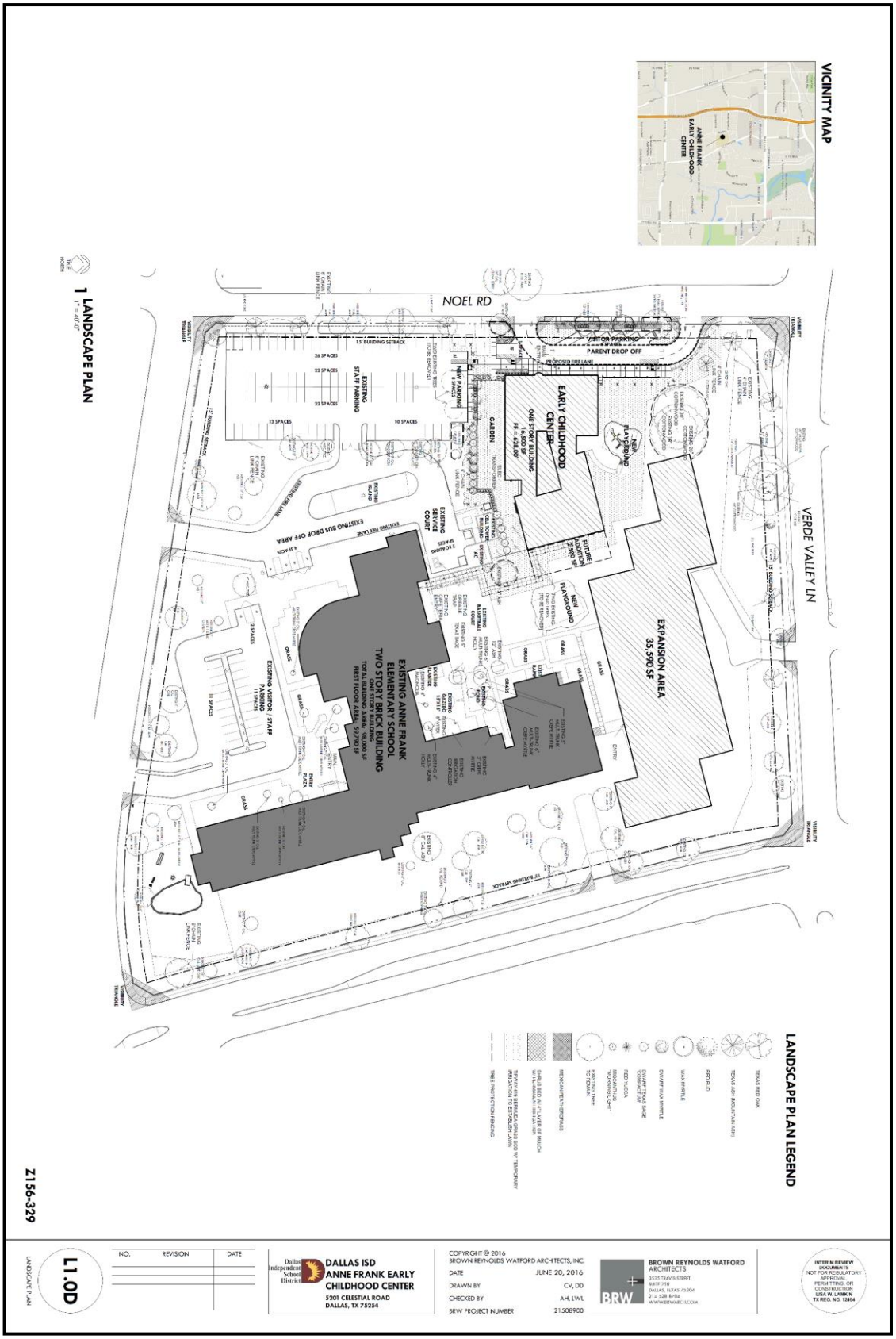
PROPOSED DEVELOPMENT PLAN



EXISTING DEVELOPMENT PLAN



PROPOSED LANDSCAPE PLAN



PROPOSED TRAFFIC MANAGEMENT PLAN

TRAFFIC MANAGEMENT PLAN FOR

DISD ANNE FRANK ELEMENTARY SCHOOL

DALLAS, TEXAS

DeShazo Project No. 16009

Prepared for:
Masterplan Consultants
900 Jackson Street, Suite 640
Dallas, Texas 75202

Prepared by:
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 South Houston Street, Suite 330
Dallas, Texas 75202
214.748.6740

June 15, 2016

DeShazo Group

DeShazo Group, Inc.
June 15, 2016

Traffic Management Plan for

DISD Anne Frank Elementary School

~ DeShazo Project No. 16009 ~

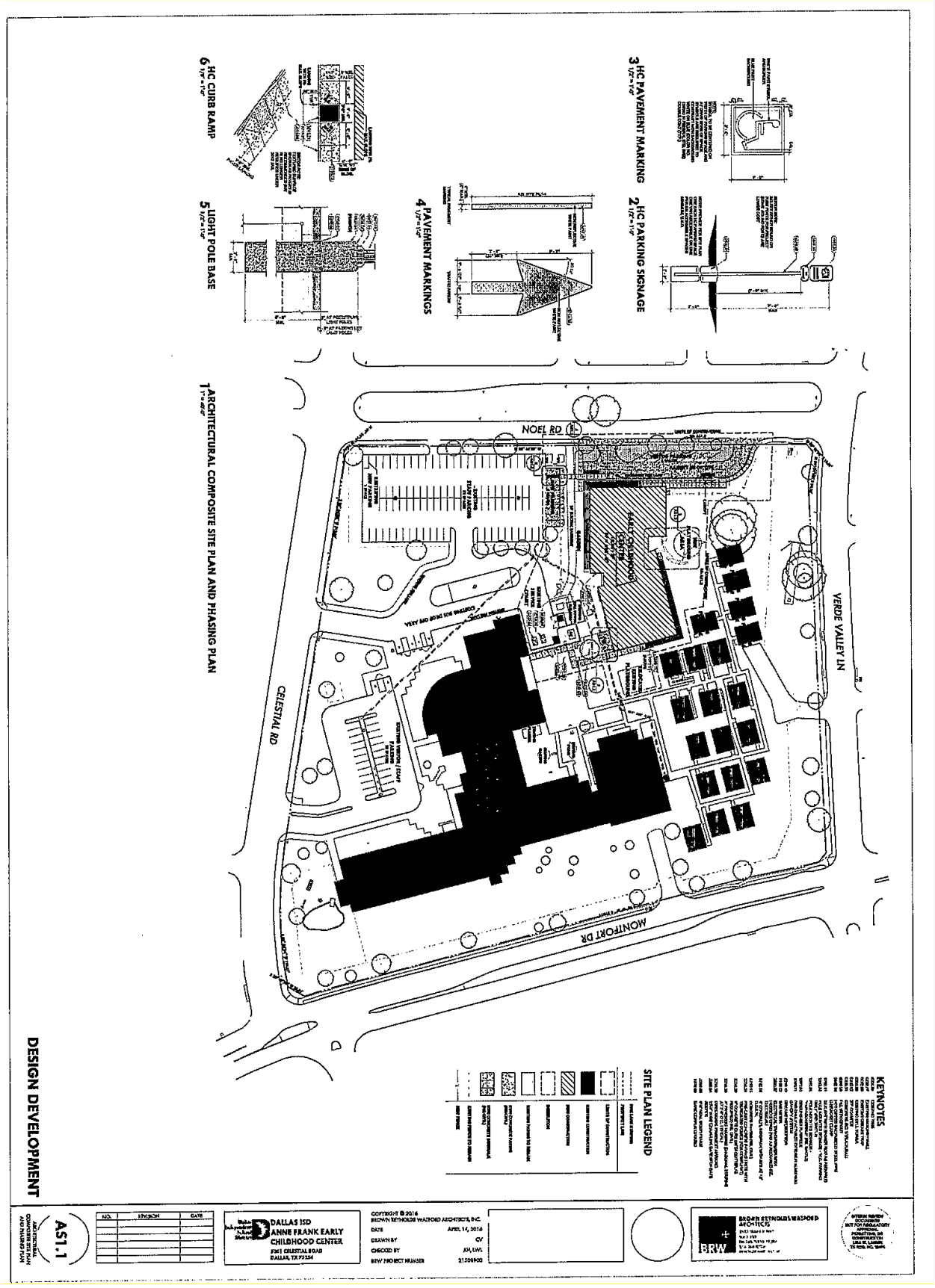
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TRAFFIC MANAGEMENT PLAN 2
School Operational Characteristics 2
Existing Traffic Conditions 2
Recommendations 3
SUMMARY 4

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Table 2. Peak Vehicles Parked and In Queue during Afternoon Pick-Up Period

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Exhibit 1. Recommended Site Circulation Plan

APPENDIX


DESIGN DEVELOPMENT
1 ARCHITECTURAL COMPOSITE SITE PLAN AND PHASING PLAN
NOEL RD
CELESTIAL RD
VERDE VALLEY LN
MONTFORT DR
SITE PLAN LEGEND
KEYNOTES
2 HC PARKING SIGNAGE
3 HC PAVEMENT MARKING
4 PAVEMENT MARKINGS
5 LIGHT POLE BASE
6 HC CURB RAMP
DALLAS ISD
ANNE FRANK EARLY CHILDHOOD CENTER
9361 CELESTIAL ROAD
DALLAS, TX 75334
BROWN REYNOLDS WATFORD ARCHITECTS
AS1.1

DeShazo Group

Traffic. Transportation Planning. Parking. Design.

400 S. Houston Street, Suite 330
Dallas, TX 75202
ph. 214.748.6740
deshazogroup.com

Technical Memorandum

To: *Mr. Karl Crawley* — Masterplan Consultants

From: *David Nevarez, P.E* — DeShazo Group, Inc.

Date: June 15, 2016

Re: Traffic Management Plan for DISD Anne Frank Elementary School in Dallas, Texas
DeShazo Project Number 16009; ***Case Number <CaseNumber>***

INTRODUCTION

The services of **DeShazo Group, Inc.** (**DeShazo**) were retained by Masterplan Consultants on behalf of the Dallas Independent School District (DISD) to provide a requisite traffic management plan (TMP) for Anne Frank Elementary School. The school campus is located at 5201 Celestial Road in Dallas, Texas. **DeShazo** is an engineering consulting firm based in Dallas, Texas providing licensed engineers skilled in the field of traffic/transportation engineering.

The school is currently in operation at the subject site with an enrollment of 1,126 students in Pre-Kindergarten through 5th grade. The school proposes to expand the current facilities and provide an Early Childhood Center (ECC) with additional student capacity for a maximum enrollment of 1,226 students. A proposed site plan, prepared by Brown Reynold Watford Architects and showing the proposed modifications at the school upon completion is attached for reference.

The school property is currently zoned Planned Development (PD) District 676. As part of the approval process for the proposed improvements, submittal of a TMP to the City of Dallas is required as a record of the preferred strategies to be used by the school to ensure overall traffic safety and efficiency. A TMP is intended to assess the existing and/or anticipated traffic conditions at the school during the morning drop-off and afternoon pick-up peak periods on the basis of satisfying these objectives. By consent of the TMP submittal, the school is agreeing to the strategies presented herein for which the school will be held self-accountable until and unless the City of Dallas deems further measures are appropriate.

TRAFFIC MANAGEMENT PLAN

A Traffic Management Plan (TMP) is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system should also be minimized. The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.

The analysis summarized below utilizes the proposed school site plan to evaluate aspects such as passenger loading/unloading and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands within the site. A concerted effort and full participation by the school administration, staff, students, and parents are encouraged to provide and maintain safe and efficient traffic operations. [NOTE: In this report the term "parent" refers to any parent, family member, legal guardian, or other individual who is involved in the pick-up or drop-off of one or more students at the school.]

School Operational Characteristics

Table *1* summarizes the known operational characteristics for Anne Frank Elementary School assumed in this analysis:

Table 1. School Operational Characteristics

	Existing Conditions	Proposed Conditions
Daily Schedule & Enrollment (by grade):	Grades Pre K - K: 294 students Grades 1 – 2nd : 387 students Grades 3- 5th : 445 students > 7:55 AM - 2:55 PM *Total : 1,126 students*	ECC (3 Yr Olds): 50 students > 8:30 AM - 12:00 PM ECC (4 Yr Olds): 50 students > 8:30 AM - 2:45 PM Grades Pre K - K: 294 students > 7:55 AM - 2:45 PM Grades 1 – 2nd: 387 students > 7:55 AM - 3:00 PM Grades 3- 5th: 445 students > 7:55 AM - 3:15 PM *Total : 1,126 students*
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By School Bus: ≅ 40% By Walking: ≅ 20%	ECC – By Parent Pick-up Pre K – 5th – No Change

NOTE #1: To the highest degree practical, the accounts of existing conditions presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives. The analyses and recommendations presented in this report for "proposed" conditions were based upon evaluations of existing conditions and supplemented by DeShazo's professional judgment and experience.

Existing Traffic Conditions

SITE ACCESS AND CIRCULATION

The proposed plan for the subject site has four total driveways on Noel Road and Celestial Road - two driveways on Celestial Road, and one inbound-only and one outbound-only driveway on Noel Road. During the afternoon pick-up period, parents:

- Enter the campus on the eastern driveway on Celestial Road and
    - Queue on-campus in the designated pick-up/drop-off lanes
    - Park on-campus in the designated parking area
- Park on Noel Road or Celestial Road and walk to the campus to wait to meet the student(s)

The morning drop-off follows a similar pattern.

School buses enter the site at the western driveway on Celestial Road, circulate to the designated bus loading area and exit at the same driveway. Apart from ECC, the proposed driveway on Noel Road will be used by vans and for carpooling as well. (A group of 3 or more students picked-up together is considered Carpooling in this study.)

PASSENGER UNLOADING/LOADING AND VEHICLE QUEUING

Queuing and traffic congestion is appreciably more pronounced during the afternoon period. During the afternoon pick-up period, approximately 40% of the student population is picked up by parents on personal vehicles. DeShazo quantified the peak number of parent-vehicles in queue during typical school-day afternoon pick-up period based on field observations conducted by DeShazo on January 20, 2016 and June 1, 2016. The vehicle accumulation count includes all vehicles in queue, or parked on- and off-campus. A summary of the peak number of vehicles is provided in **Table *2***.

Table 2. Peak Vehicles Parked and In Queue during Afternoon Pick-Up Period

# of Students	Peak Vehicle Demand (Observed)
1,126 students	Approximately 178 parent vehicles, 5 private vans/shuttles, and 5 school buses

* Includes vehicles on- and off-site at time of peak demand, including vehicles in queue, standing, and/or parked.

Recommendations

The following recommendations are provided by DeShazo to Anne Frank Elementary School for the management of vehicular traffic generated by the school during peak traffic conditions. Generally, traffic delays and congestion that occurs during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to the timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. Therefore, except where stated otherwise, the recommendations provided herein pertain specifically to the afternoon period operations.

GENERAL

- Staff participating in student drop-off/pick-up operations should, in lieu of simple hand gestures, should continue to use reversible hand-paddle signs with the messages for STOP and for SLOW. To minimize liabilities, no persons other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way.

- Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

QUEUE OPERATIONS

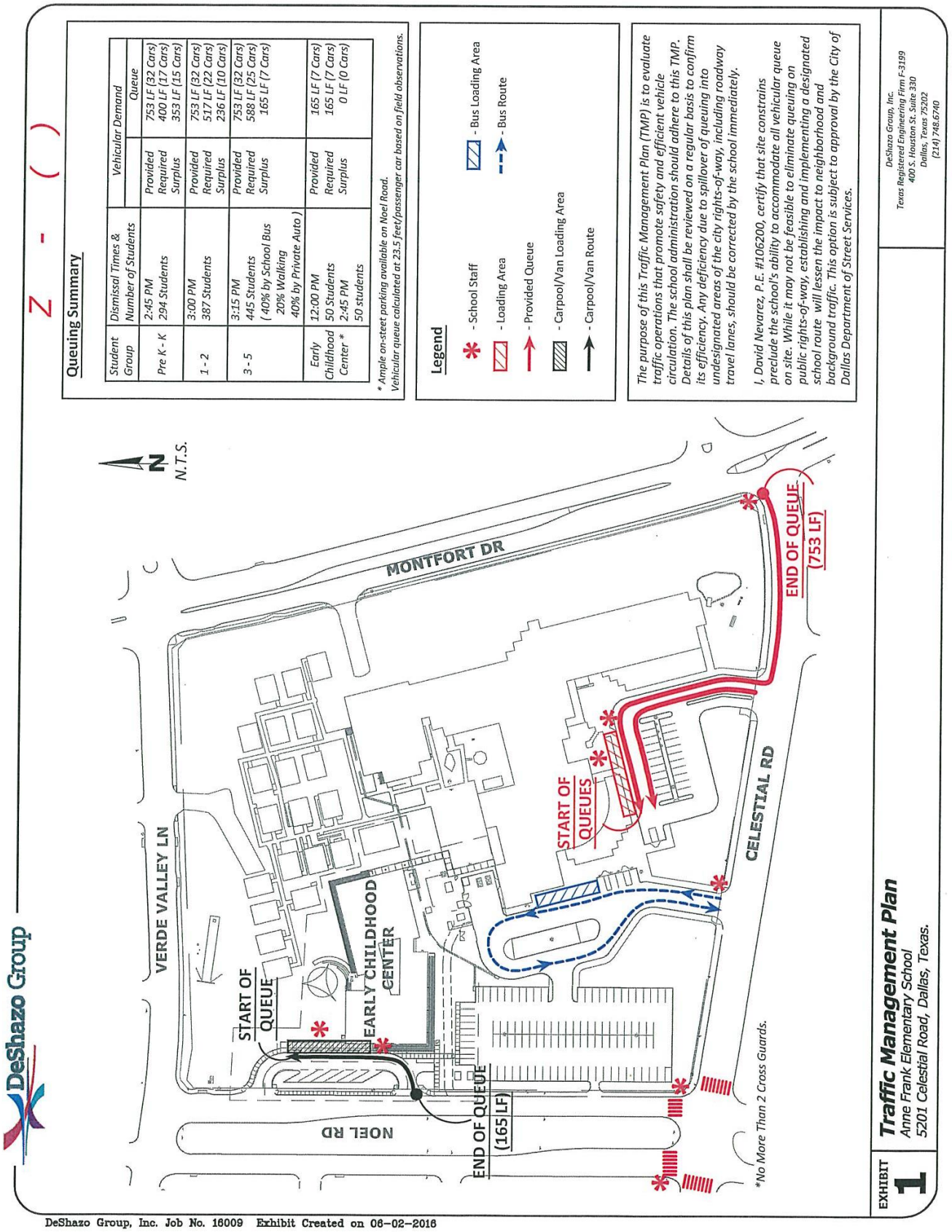
Based upon a review of the proposed site conditions and the anticipated needs of traffic during peak conditions DeShazo recommends full enforcement of the site traffic circulation plan depicted in **Exhibit 1**. This plan was designed with the intent of optimizing the on-site vehicular circulation, retention of vehicle queuing in a manner that promotes safety and operational efficiency, and also inherently reducing queuing length.

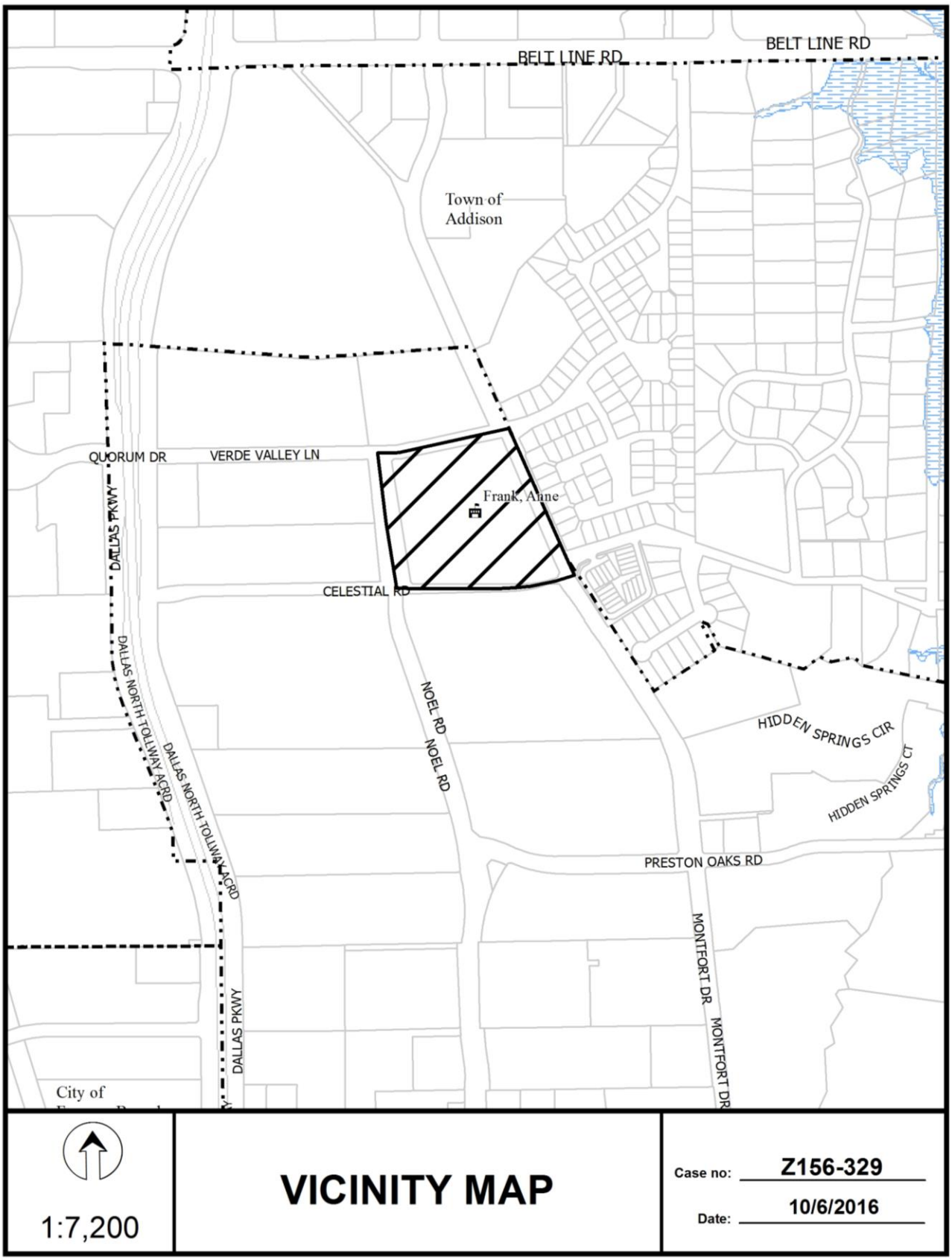
- The plan provides a designated route for parents. In general,
  - The school provides 753 linear feet of vehicular queuing or storage at the pick-up driveway on Celestial Road. This capacity accommodates the following projected peak vehicle queue.
    - Pre K – Kindergarten : 294 students, 17 vehicles (400 linear feet) with a surplus of 353 linear feet
    - 1 – 2nd grade : 387 students, 22 vehicles (517 linear feet) with a surplus of 236 linear feet
    - 3 – 5th grade : 445 students, 25 vehicles (588 linear feet) with a surplus of 165 linear feet
  - The school provides 165 linear feet of vehicular queuing or storage at the driveway on Noel Road. This capacity accommodates a projected peak queue of 7 cars (165 linear feet).
- School should implement an "In-Advance Passenger Identification System" to expedite queue operations. At the beginning of each school term (and as often as needed), parents should be issued hangtags with unique identification that pairs them with corresponding student(s). During the pick-up period, hangtags must be on display through the vehicle's windshield while parents arrive at the pick-up areas. School staff should be positioned at strategic locations ahead of the loading area and relay the sequence of arrivals via hand radio while students are prepped for pick-up. With the assistance of other school staff stationed at the loading area, several vehicles should be loaded simultaneously. After loading, vehicles should be cleared by school staff to carefully exit the queue along the designated route.
- Carpool queue staff should also enforce an active queue that keeps vehicles continuously moving forward toward the front of the queue depicted in **Exhibit 1**.
- Staff should continue install temporary traffic control devices (such as traffic cones, etc.) at the staff on the road to regulate on-street parking.

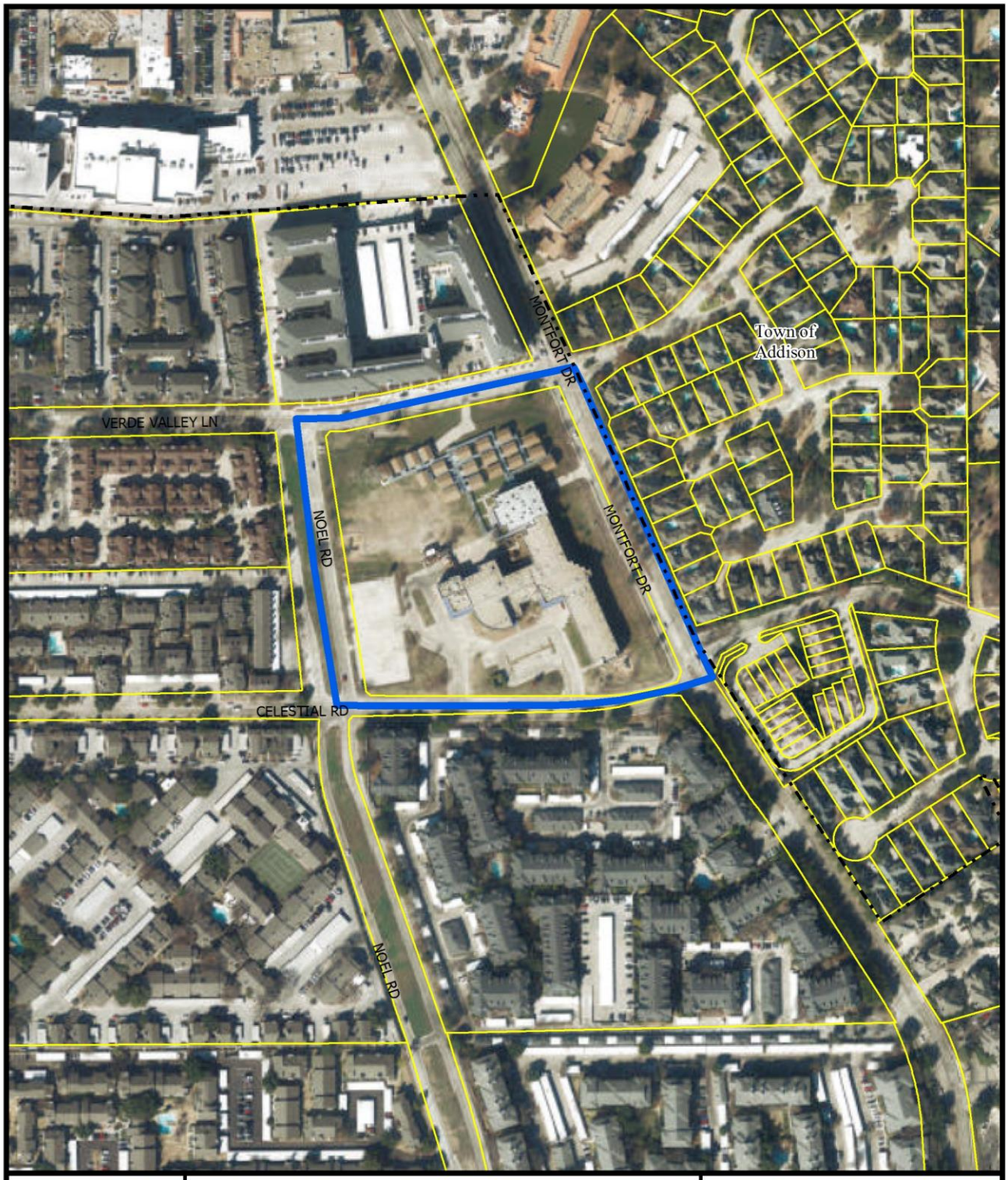
SUMMARY

This TMP is to be used by Anne Frank Elementary School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO


Z - ( )
DeShazo Group
Queuing Summary
Student Group
Dismissal Times & Number of Students
Vehicular Demand
Provided
Required
Surplus
Queue
Pre K - K
2:45 PM
294 Students
753 LF (32 Cars)
400 LF (17 Cars)
353 LF (15 Cars)
1 - 2
3:00 PM
387 Students
753 LF (32 Cars)
517 LF (22 Cars)
236 LF (10 Cars)
3 - 5
3:15 PM
445 Students
(40% by School Bus
20% Walking
40% by Private Auto)
753 LF (32 Cars)
588 LF (25 Cars)
165 LF (7 Cars)
Early Childhood Center *
12:00 PM
50 Students
2:45 PM
50 students
165 LF (7 Cars)
165 LF (7 Cars)
0 LF (0 Cars)
* Ample on-steet parking available on Noel Road.
Vehicular queue calculated at 23.5 feet/passenger car based on field observations.
Legend
- School Staff
- Loading Area
- Provided Queue
- Carpool/Van Loading Area
- Bus Loading Area
- Bus Route
- Carpool/Van Route
The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. The school administration should adhere to this TMP. Details of this plan shall be reviewed on a regular basis to confirm its efficiency. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.
I, David Nevarez, P.E. #106200, certify that site constrains preclude the school's ability to accommodate all vehicular queue on site. While it may not be feasible to eliminate queuing on public rights-of-way, establishing and implementing a designated school route will lessen the impact to neighborhood and background traffic. This option is subject to approval by the City of Dallas Department of Street Services.
N
N.T.S.
MONTFORT DR
VERDE VALLEY LN
START OF QUEUE
EARLY CHILDHOOD CENTER
START OF QUEUES
END OF QUEUE (753 LF)
CELESTIAL RD
NOEL RD
END OF QUEUE (165 LF)
*No More Than 2 Cross Guards.
EXHIBIT 1
Traffic Management Plan
Anne Frank Elementary School
5201 Celestial Road, Dallas, Texas.
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740
DeShazo Group, Inc. Job No. 16009 Exhibit Created on 06-02-2016


BELT LINE RD
BELT LINE RD
Town of
Addison
QUORUM DR
VERDE VALLEY LN
Frank, Anne
CELESTIAL RD
DALLAS PKWY
DALLAS NORTH TOLLWAY ACRD
NOEL RD
NOEL RD
HIDDEN SPRINGS CIR
HIDDEN SPRINGS CT
PRESTON OAKS RD
MONTFORT DR
MONTFORT DR
DALLAS PKWY
City of
1:7,200
VICINITY MAP
Case no: Z156-329
Date: 10/6/2016

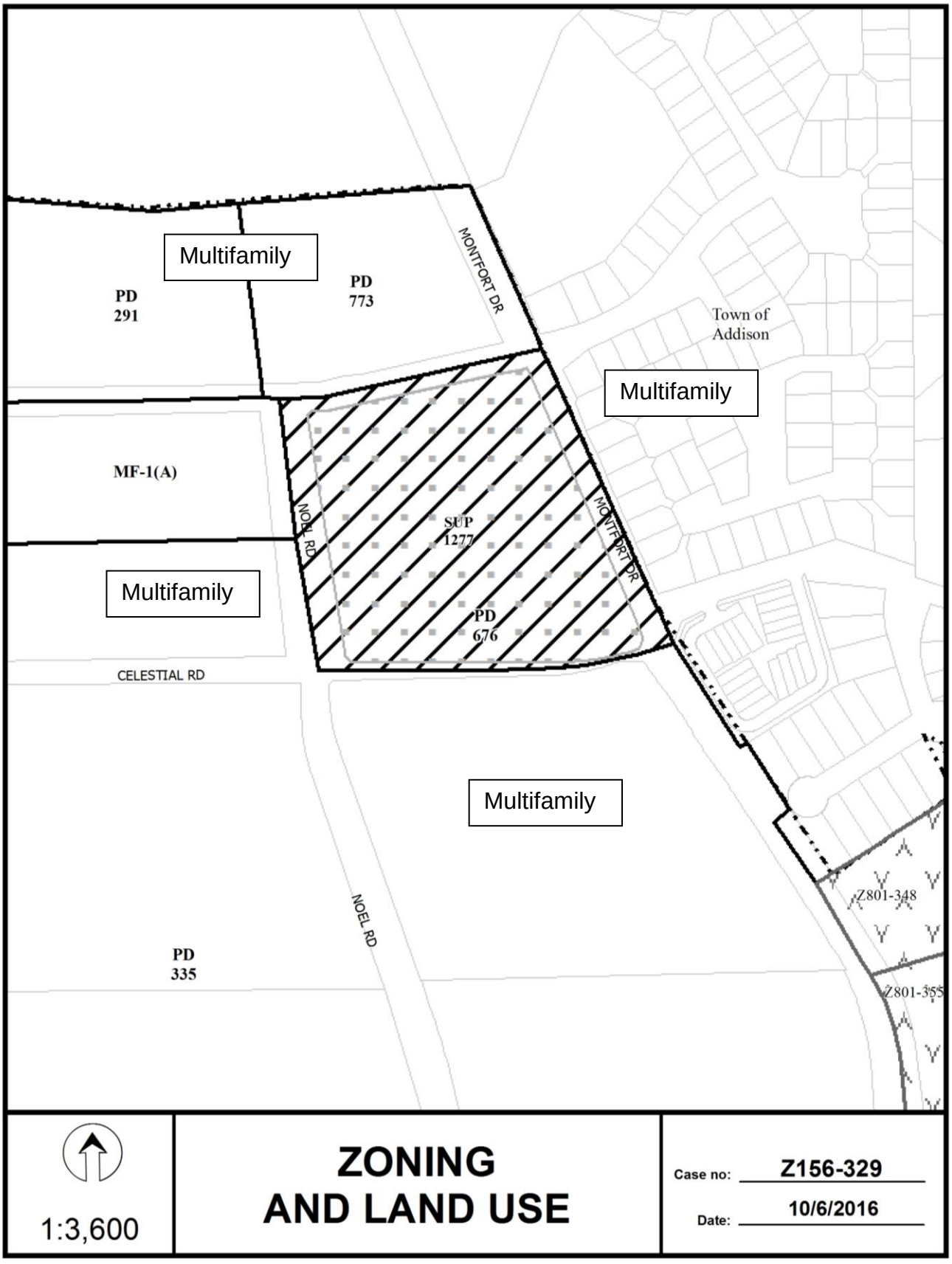


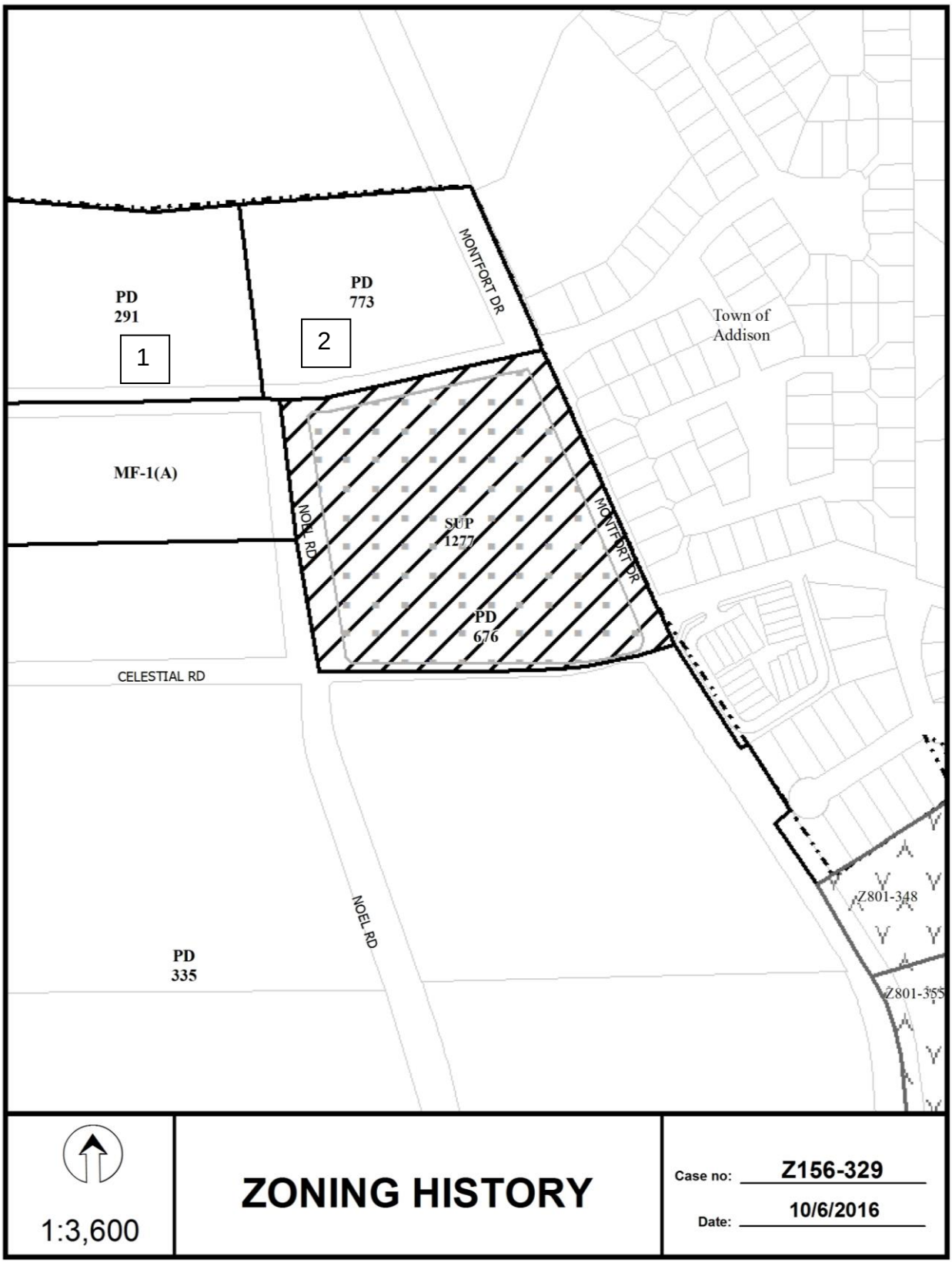
1:3,600

AERIAL MAP

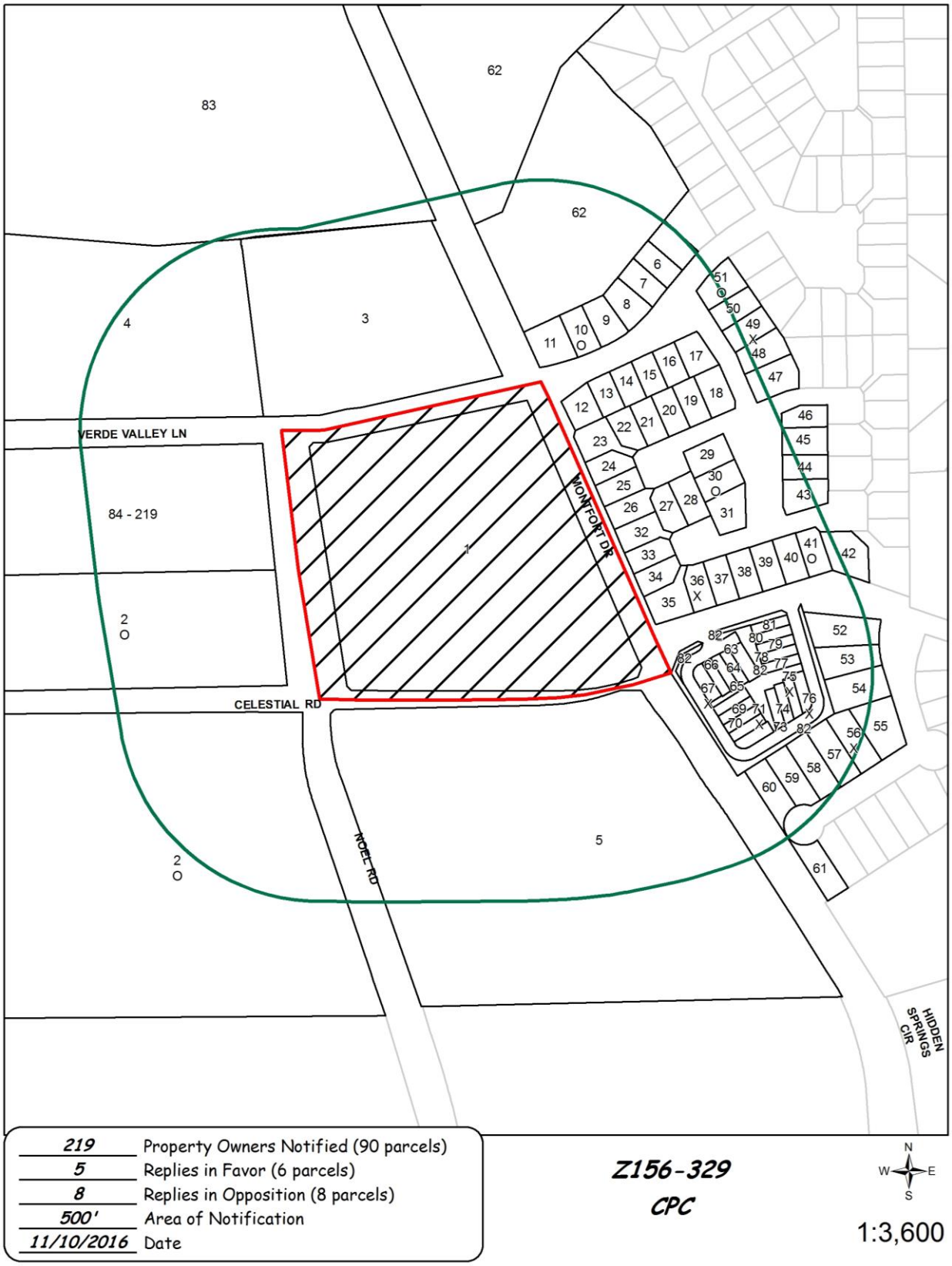
Case no: Z156-329

Date: 10/6/2016


Multifamily
PD
291
PD
773
MONTFORT DR
Town of
Addison
Multifamily
MF-1(A)
NOEL RD
SUP
1277
MONTFORT DR
Multifamily
PD
676
CELESTIAL RD
Multifamily
NOEL RD
PD
335
Z801-348
Z801-355
1:3,600
ZONING
AND LAND USE
Case no: Z156-329
Date: 10/6/2016


PD
291
1
PD
773
2
MONTFORT DR
Town of
Addison
MF-1(A)
NOEL RD
SUP
1277
MONTFORT DR
PD
676
CELESTIAL RD
NOEL RD
PD
335
Z801-348
Z801-355
1:3,600
ZONING HISTORY
Case no: Z156-329
Date: 10/6/2016

CPC RESPONSES



11/09/2016

Reply List of Property Owners

Z156-329

219 Property Owners Notified ***5 Property Owners in Favor*** ***8 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	5201	CELESTIAL RD	Dallas ISD
O	2	14500	DALLAS PKWY	WESTDALE DAVENPORT LTD
	3	5225	VERDE VALLEY LN	CRITERION BILTMORE LP
	4	5151	VERDE VALLEY LN	KAMEYAMA KEISHI
	5	14501	MONTFORT DR	TEXAS SFI PS II LTD
	6	5321	PALADIUM DR	KAHANEK MARY L
	7	5317	PALADIUM DR	ARNOLD JEANNE W
	8	5313	PALADIUM DR	REES SHARON G
	9	5309	PALADIUM DR	FRANKLIN SHYRLEE A
O	10	5305	PALADIUM DR	LOOMIS KATHRYN K
	11	5301	PALADIUM DR	MCPHERSON J T
	12	5300	PALADIUM DR	JACKSON GREGORY
	13	5304	PALADIUM DR	KOSKINIEMI KENNETH J
	14	5308	PALADIUM DR	FOLKES RONALD P &
	15	5312	PALADIUM DR	HATCHETT FRANK JR
	16	5316	PALADIUM DR	MEYER JAMES E
	17	5320	PALADIUM DR	VANBRUNT AMY
	18	14801	BUCKINGHAM CT	AHMADITEHRANI ARASH & MICHELLE KANDALAFT
	19	14799	BUCKINGHAM CT	WILLIAMS BARRY J & KAREN D TRUSTEES
	20	14797	BUCKINGHAM CT	EVANS WILLIAM I III &
	21	14795	BUCKINGHAM CT	ROBINSON JAMES & TRACI TOOLEY
	22	14793	BUCKINGHAM CT	TOMPKINS STEVEN B
	23	14791	BUCKINGHAM CT	ASHTON IVAN
	24	14789	BUCKINGHAM CT	HUIE MINDY SUE
	25	14787	BUCKINGHAM CT	BEAL WESLEY E
	26	14785	BUCKINGHAM CT	JAMES GARTH F &

Reply	*Label #*	*Address*		*Owner*
	27	14783	BUCKINGHAM CT	KERBER IRWIN J & PAULA E
	28	14781	BUCKINGHAM CT	HERNDON JAMES BELL II &
	29	14785	LOCHINVAR DR	HENRY GEORGE &
O	30	14775	LOCHINVAR DR	FLORES JESICA & EDWIN
	31	14765	LOCHINVAR DR	HOLLEY RONALD M &
	32	14775	BEDIVERE CT	DEWEESE JEFFERSON
	33	14773	BEDIVERE CT	RIGGS RUSSELL W & ALICIA L
	34	14771	BEDIVERE CT	KEENE JENNIFER
	35	14769	BEDIVERE CT	GENEST LINDA
X	36	14765	BEDIVERE CT	OBRIEN LAURA LANE &
	37	14763	BEDIVERE CT	WAX JONATHAN ALAN &
	38	14761	BEDIVERE CT	WRIGHT RICHARD W &
	39	14762	BEDIVERE CT	THOTTUVELIL VIJAYAN JOSEP
	40	14764	MAIDEN CT	FINKEN JOHN
O	41	14766	MAIDEN CT	WEEKS KATHERINE M
	42	14768	MAIDEN CT	KRIEGER JOHN F
	43	14760	LOCHINVAR DR	WITRY STEVEN R
	44	14770	LOCHINVAR DR	KIRCHDORFER KERSTIN I TR
	45	14780	LOCHINVAR DR	HARTLINE STEVEN B &
	46	14790	LOCHINVAR CT	WOOD GREGORY &
	47	14800	LOCHINVAR DR	MARTIN EMMA RUTH
	48	14810	LOCHINVAR DR	MARTIN CHARLES H & ANN B
X	49	14820	LOCHINVAR DR	NOLAN JOHN
	50	14830	LOCHINVAR DR	DODSON HERBERT W & LYNN E
O	51	14840	LOCHINVAR DR	MELLOW HARRIET L
	52	14757	CELESTIAL PL	HORAN JOHN J JR
	53	14753	CELESTIAL PL	ELHENCE HEMANT &
	54	14749	CELESTIAL PL	JOHNSON JUSTIN C
	55	14745	CELESTIAL PL	STOCKTON ALICE K & JOHN B
X	56	14741	CELESTIAL PL	FARLANDER LEE K TR
	57	14737	CELESTIAL PL	SCHADED DON

Reply	*Label #*	*Address*		*Owner*
	58	14733	CELESTIAL PL	ALTMAN JOHN J & SHARON A
	59	14729	CELESTIAL PL	ZAWIKOWSKI BRYAN J &
	60	14725	CELESTIAL PL	GOODFRIEND ROBERT EDWARD
	61	14710	CELESTIAL PL	PRATT WILLIAM D JR 2003
	62	14850	MONTFORT DR	PRESTONWOOD POND LLC
	63	14721	STANFORD CT	MAHMOOD REVOCABLE MANAGEMENT TRUST
	64	14723	STANFORD CT	QUICK BRENDON & GENEVIEVE
	65	14725	STANFORD CT	MCELVAIN OIL COMPANY LP
	66	14727	STANFORD CT	JERNIGAN RODNEY P
X	67	14729	STANFORD CT	PETERS THOMAS E & LOUISE M
X	68	14731	STANFORD CT	ABDO REVOCABLE TRUST THE
	69	14733	STANFORD CT	MAHMOOD ANGELICA M
	70	14735	STANFORD CT	LAM JOHNNY KA NIN & SYDNEY
X	71	14737	STANFORD CT	MARMOURA LP
	72	14739	STANFORD CT	ENGEBRETSON GARY E & JANE E
	73	14741	STANFORD CT	VAZ CARLOS
	74	14743	STANFORD CT	HAFEZ HAFEZ
X	75	14745	STANFORD CT	SMOLIK AMY
X	76	14747	STANFORD CT	PALET DIANE M
	77	14751	STANFORD CT	STEMALY DONALD W & LISA A
	78	14753	STANFORD CT	SHERIDAN THOMAS M
	79	14755	STANFORD CT	PERRY WESLEY & DARLA
	80	14757	STANFORD CT	MCCOY ROBERT & MARY
	81	14759	STANFORD CT	SHRINGERI PRAB G & A P
	82	20	STANFORD CT	STANFORD VILLAS LP
	83	5100	BELT LINE RD	5100 BELT LINE RD INVESTORS LLC
	84	5100	VERDE VALLEY LN	RODGERS NANCY D
	85	5100	VERDE VALLEY LN	NAMAZY DAVID
	86	5100	VERDE VALLEY LN	LAYRISSE MANUEL
	87	5100	VERDE VALLEY LN	CROSIER FRANKLIN
	88	5100	VERDE VALLEY LN	NAKASHIMA CARTER L

Reply	*Label #*	*Address*		*Owner*
	89	5100	VERDE VALLEY LN	MATA OMAR
	90	5100	VERDE VALLEY LN	SPENCE DONALD E
	91	5100	VERDE VALLEY LN	KIBLER CHRISTOPHER
	92	5100	VERDE VALLEY LN	OLIVER SAMUEL &
	93	5100	VERDE VALLEY LN	BERRONES EDUARDO A MONTIEL &
	94	5100	VERDE VALLEY LN	LESIEUR DENNIS
	95	5100	VERDE VALLEY LN	VILLASANA ANTHONY
	96	5100	VERDE VALLEY LN	STOKES VERNON JR
	97	5100	VERDE VALLEY LN	KABIRI MAHMOUD & MARJAN HATAMI
	98	5100	VERDE VALLEY LN	WARREN TODD
	99	5100	VERDE VALLEY LN	MORTENSEN ALLAN
	100	5100	VERDE VALLEY LN	DURAN EDUARDO
	101	5100	VERDE VALLEY LN	COUTURE ANDREW J
	102	5100	VERDE VALLEY LN	PETZOLD DAVID & MICHELE
	103	5100	VERDE VALLEY LN	MOSES GARY J TRUSTEE
	104	5100	VERDE VALLEY LN	HSU SUE YUEH
	105	5100	VERDE VALLEY LN	DOAN VIVIAN
	106	5100	VERDE VALLEY LN	BARMAKI NASRIN
	107	5100	VERDE VALLEY LN	ROBERTS ALLYSON R
	108	5100	VERDE VALLEY LN	SMITH RICHARD
	109	5100	VERDE VALLEY LN	MACKEY DACIA E
	110	5100	VERDE VALLEY LN	HENSLEY AMANDA
	111	5100	VERDE VALLEY LN	MCCARTY JANICE D
	112	5100	VERDE VALLEY LN	KERFAI ABDERRAZAK
	113	5100	VERDE VALLEY LN	CARRINGTON JEFF
	114	5100	VERDE VALLEY LN	SCOTT JENNIFER
	115	5100	VERDE VALLEY LN	IZZEDDIN FARES
	116	5100	VERDE VALLEY LN	BROWN CLIFFORD E
	117	5100	VERDE VALLEY LN	ALLAN AUTUMN L
	118	5100	VERDE VALLEY LN	PONDER ANITA
	119	5100	VERDE VALLEY LN	HARRIS CARL ERIC JR

Reply	*Label #*	*Address*		*Owner*
	120	5100	VERDE VALLEY LN	MCGOUGAN LAUREN MICHELLE &
	121	5100	VERDE VALLEY LN	LE HUNG T
	122	5100	VERDE VALLEY LN	ASAVA VIJAY
	123	5100	VERDE VALLEY LN	ORR ROBERTA P &
	124	5100	VERDE VALLEY LN	WEBER JAMES C
	125	5100	VERDE VALLEY LN	MERCER STEWART A & NOELLE
	126	5100	VERDE VALLEY LN	ALEGRIA SHANA R
	127	5100	VERDE VALLEY LN	SIMS AMY R
	128	5100	VERDE VALLEY LN	POULIDES VICTORIA
	129	5100	VERDE VALLEY LN	MEDINA JOSEPH
	130	5100	VERDE VALLEY LN	FOWLS DLANDRIA M
	131	5100	VERDE VALLEY LN	BARRETT NICHOLAS
	132	5100	VERDE VALLEY LN	SIMS AMY REBECCA
	133	5100	VERDE VALLEY LN	PAXTON JOHN DAVID
	134	5100	VERDE VALLEY LN	CATRON JAMES CRAWFORD
	135	5100	VERDE VALLEY LN	HAGEMANN BRUCE A &
	136	5100	VERDE VALLEY LN	SOBIESKI MARGARET
	137	5100	VERDE VALLEY LN	WONG ICY H
	138	5100	VERDE VALLEY LN	BLANTON JOHN JR
	139	5100	VERDE VALLEY LN	BROUILLARD KERN
	140	5100	VERDE VALLEY LN	EQUINE PROPERTY INVESTMENTS LLC
	141	5100	VERDE VALLEY LN	ARNOTT CHRISTOPHER JEREMY
	142	5100	VERDE VALLEY LN	BLANTON JOHN R JR
	143	5100	VERDE VALLEY LN	DIZON DEREK JOYA
	144	5100	VERDE VALLEY LN	LIRA DONAJI
	145	5100	VERDE VALLEY LN	NORDSETH STEVEN L & JUDY
	146	5100	VERDE VALLEY LN	TOLES WILLIAM
	147	5100	VERDE VALLEY LN	HOWARD JAMELIA
	148	5100	VERDE VALLEY LN	RUDMAN KATHRYN M
	149	5100	VERDE VALLEY LN	YIM YIK MING

Reply	*Label #*	*Address*		*Owner*
	150	5100	VERDE VALLEY LN	MCDONALD SUSAN
	151	5100	VERDE VALLEY LN	MCFATRIDGE MARILYN A
	152	5100	VERDE VALLEY LN	HURT TYRONE ADAM
	153	5100	VERDE VALLEY LN	CHEN CHU MEI-JUNG
	154	5100	VERDE VALLEY LN	MCDONALD LAUREN
	155	5100	VERDE VALLEY LN	SADRUDDIN MEHNAZ
	156	5100	VERDE VALLEY LN	TRIMAJ TOMAS
	157	5100	VERDE VALLEY LN	WILLEMS DAN
	158	5100	VERDE VALLEY LN	FANG JINGHUI
	159	5100	VERDE VALLEY LN	VEAL JEREMY
	160	5100	VERDE VALLEY LN	RAMSEY BRENDA K
	161	5100	VERDE VALLEY LN	GRAY ROBYN D
	162	5100	VERDE VALLEY LN	RANDALL STEPHANIE & ALAN RAY HASTINGS
	163	5100	VERDE VALLEY LN	SCHONBECK PAMELA LOUISE
	164	5100	VERDE VALLEY LN	COX KYLE
	165	5100	VERDE VALLEY LN	JOHNSON TAMIKA R
	166	5100	VERDE VALLEY LN	GOKARAJU SANTHI
	167	5100	VERDE VALLEY LN	MCSHANE JOHN INCENT
	168	5100	VERDE VALLEY LN	WEINBERG MARY A
	169	5100	VERDE VALLEY LN	DINH QUANG
	170	5100	VERDE VALLEY LN	PHEARSE CYNTHIA & BRUCE
	171	5100	VERDE VALLEY LN	RIDER PRESTON J
	172	5100	VERDE VALLEY LN	HAVARD VINCENT
	173	5100	VERDE VALLEY LN	GANDHI KUNAL & DESAI PRAJAKTA
	174	5100	VERDE VALLEY LN	MCWHORTER KATHY DONTJE
	175	5100	VERDE VALLEY LN	TENNISON FARRAH
	176	5100	VERDE VALLEY LN	RIDER PRESTON J
	177	5100	VERDE VALLEY LN	BIRK DAVID BRIAN
	178	5100	VERDE VALLEY LN	ABSHIRE KEVIN G

Reply	*Label #*	*Address*		*Owner*
	179	5100	VERDE VALLEY LN	SANDERS SARAH
	180	5100	VERDE VALLEY LN	CHAN MAN HUNG
	181	5100	VERDE VALLEY LN	FULLER WANDA
	182	5100	VERDE VALLEY LN	DOBBINS DARREN L
	183	5100	VERDE VALLEY LN	BARDI DINA H
	184	5100	VERDE VALLEY LN	KILIAN DAVID
	185	5100	VERDE VALLEY LN	HINKLE JOHN C & LINDA S
	186	5100	VERDE VALLEY LN	LO JOKIT P
	187	5100	VERDE VALLEY LN	CESARONE BRADLEY
	188	5100	VERDE VALLEY LN	WANG GEORGE
	189	5100	VERDE VALLEY LN	MCGILBERRY KIMBERLY
	190	5100	VERDE VALLEY LN	WELLS BARBARA MOTLEY
	191	5100	VERDE VALLEY LN	NGUYEN TWEEDY
	192	5100	VERDE VALLEY LN	MURILLO YENDRY
	193	5100	VERDE VALLEY LN	BAUMANN BRYAN P
	194	5100	VERDE VALLEY LN	MOTAKALEM SAEID
	195	5100	VERDE VALLEY LN	BYRNE SCOTT
	196	5100	VERDE VALLEY LN	SAGERS JARED M
	197	5100	VERDE VALLEY LN	BOSA ROBERT &
	198	5100	VERDE VALLEY LN	EVANS BILLIE C & HARDY
	199	5100	VERDE VALLEY LN	HUDSON THOMAS MICHAEL
	200	5100	VERDE VALLEY LN	STICK ANTHONY L & CYNTHIA R
	201	5100	VERDE VALLEY LN	ARREDONDO MIGUEL L
	202	5100	VERDE VALLEY LN	JOHNSON JAMES C
	203	5100	VERDE VALLEY LN	CHANG AMY
	204	5100	VERDE VALLEY LN	MCIVER ELIZABETH
	205	5100	VERDE VALLEY LN	LISMEY CASTRO
	206	5100	VERDE VALLEY LN	COOPER SELENA
	207	5100	VERDE VALLEY LN	HUDSON PAULA M
	208	5100	VERDE VALLEY LN	FELLER ALBERT & JANICE
	209	5100	VERDE VALLEY LN	COLLINSSHOFFNER AMBER
	210	5100	VERDE VALLEY LN	MCDERMOTT WILLIAM F

11/09/2016

Reply	*Label #*	*Address*		*Owner*
	211	5100	VERDE VALLEY LN	BELINA NADIA
	212	5100	VERDE VALLEY LN	BROOKS WHITNEY
	213	5100	VERDE VALLEY LN	CULIVER TALIBAH
	214	5100	VERDE VALLEY LN	WOODHAM BRENDA
	215	5100	VERDE VALLEY LN	ORLICH CLAIRE PATRICIA
	216	5100	VERDE VALLEY LN	LOK YIN HAR
	217	5100	VERDE VALLEY LN	ROSA PATRICIA G
	218	5100	VERDE VALLEY LN	BLANTON JOHN R
	219	5100	VERDE VALLEY LN	AMAYA ERIKA

AGENDA ITEM # 67

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 1

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 54 H

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a medical clinic or ambulatory surgical center on property zoned Subarea 1 within Planned Development District No. 316 on the south side of West Jefferson Boulevard, west of South Zang Boulevard

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

Z156-330(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, DECEMBER 14, 2016**

ACM: Mark McDaniel

FILE NUMBER: Z156-330(OTH) **DATE FILED:** August 10, 2016

LOCATION: South side of West Jefferson Boulevard, west of South Zang Boulevard.

COUNCIL DISTRICT: 1 **MAPSCO:** 54-H

SIZE OF REQUEST: ± 0.48 acres **CENSUS TRACT:** 50.00

APPLICANT/ OWNER: MSRS Properties, LTD

REPRESENTATIVE: Maxwell J. Fisher, AICP, Masterplan

REQUEST: An application for a Specific Use Permit for a medical clinic or ambulatory surgical center on property zoned Subarea 1 within Planned Development District No. 316.

SUMMARY: The applicant proposes to continue the existing medical clinic use in a portion of the building and make the use comply with the zoning requirements for the property.

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Background:

- The 3,494 square foot property is developed with a one-story, 9,980 square foot building. The property is currently occupied with a medical clinic and an insurance company.

- The medical clinic has been operating in the property since 2000. The initial certificate of occupancy was issued in 2000 as a general office instead of a medical clinic use. The applicant applied for an update to the existing Certificate of Occupancy and was instructed to obtain a Specific Use Permit as required in Subdistrict 1 within Planned Development District No. 316.

- PD No. 316 was amended on August 13, 2014. The SUP requirement for a medical clinic or ambulatory surgical center located on the street level was in the PD prior to the amendment as well as after.

Zoning History: There has been one zoning request in the area within the last five years.

1. Z112-251 On August 13, 2014, the City Council approved an amendment, to Planned Development District No. 316 on an area generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S (the Tyler Street Connection).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
W. Jefferson Boulevard	Minor Arterial	Variable

Land Use:

	Zoning	Land Use
Site	Subdistrict 1 within PDD No. 366	Medical clinic or ambulatory surgical center and office
North	Subdistrict 1 within PDD No. 366	Office and Retail
East	Subdistrict 1 within PDD No. 366	Office and Retail
South	Subdistrict 3 within PDD No. 366	Office, surface parking, vacant
West	Subdistrict 1 within PDD No. 366	Office and Retail

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 *fowardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant's request:

The proposed use complements the characteristics of the Jefferson Boulevard area which is a mix of uses such as retail, personal service uses and office uses.

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

Land Use Compatibility:

The .48 acre site is developed with a one-story, 9,980 square foot building. Approximately 3,494 square-feet are used for a medical clinic or ambulatory surgical center. The property is surrounded by retail, office, surface parking lots and vacant structures. The use has been operating since 2000, but had a recent change in ownership. Typically, when an existing use changes ownership, the new operator updates the certificate of occupancy (CO) with the new name for the owner and business name. The existing CO was for an office use, therefore, the applicant needs to obtain an SUP for a medical clinic or ambulatory surgical center.

Subdistrict 1 within PDD No. 316 allows for a medical clinic or ambulatory surgical center with an SUP when the use is located at the street level, otherwise it is allowed by right. This requirement existed prior to the PDD No. 316 amendment in 2014.

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 continued use of the property as a medical clinic or ambulatory surgical center is compatible with the surrounding uses as these comprise of other medical offices and retails and personal service uses. The medical clinic provides necessary services to the area. The use is limited to a small clinic and adequate parking is available on site and along Jefferson Boulevard.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Parking:

The property has surface parking located behind the building. The parking requirements for a medical clinic or ambulatory surgical center are one parking space per every 366 square feet of the proposed use. The use occupies 3,494 square feet; therefore, 10 parking spaces must be provided. The existing surface parking at the back of the building provides 25 parking spaces for the building and there are 22 on-

street parking spaces on the south side of Jefferson Boulevard in front of the building. The table on the proposed site plan indicates that the entire building requires 25 spaces. Per PD No. 316, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space. When a tenant gets a CO for a multi-tenant building, Building Inspection requests a parking analysis to show sufficient parking for all the uses in the building. As uses change, BI will ensure parking is available for all tenants according to the PD requirements.

Landscaping:

The applicant is not proposing any additions to the existing structure. Therefore, no landscaping requirements are being triggered with the proposed use.

CPC ACTION:
October 20, 2016

Motion: It was moved to recommend **approval** of a Specific Use Permit for a medical clinic or ambulatory surgical center for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Subarea 1 within Planned Development District No. 316 on the south side of West Jefferson Boulevard, west of South Zang Boulevard.

Maker: Houston
Second: Haney
Result: Carried: 13 to 0

For: 13 - Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Anglin
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

PARTNERS

List of Partners

MSRS Properties

216 W. Jefferson Boulevard

MSRS Lancaster GP, LLC, General Partner

Ramin Siroosian, Limited Partner

Shiva Shirvani, Limited Partner

CPC SUP Conditions
Z156-330(OTH)

1. USE: The only use authorized by this specific use permit is a medical clinic or ambulatory surgical center.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

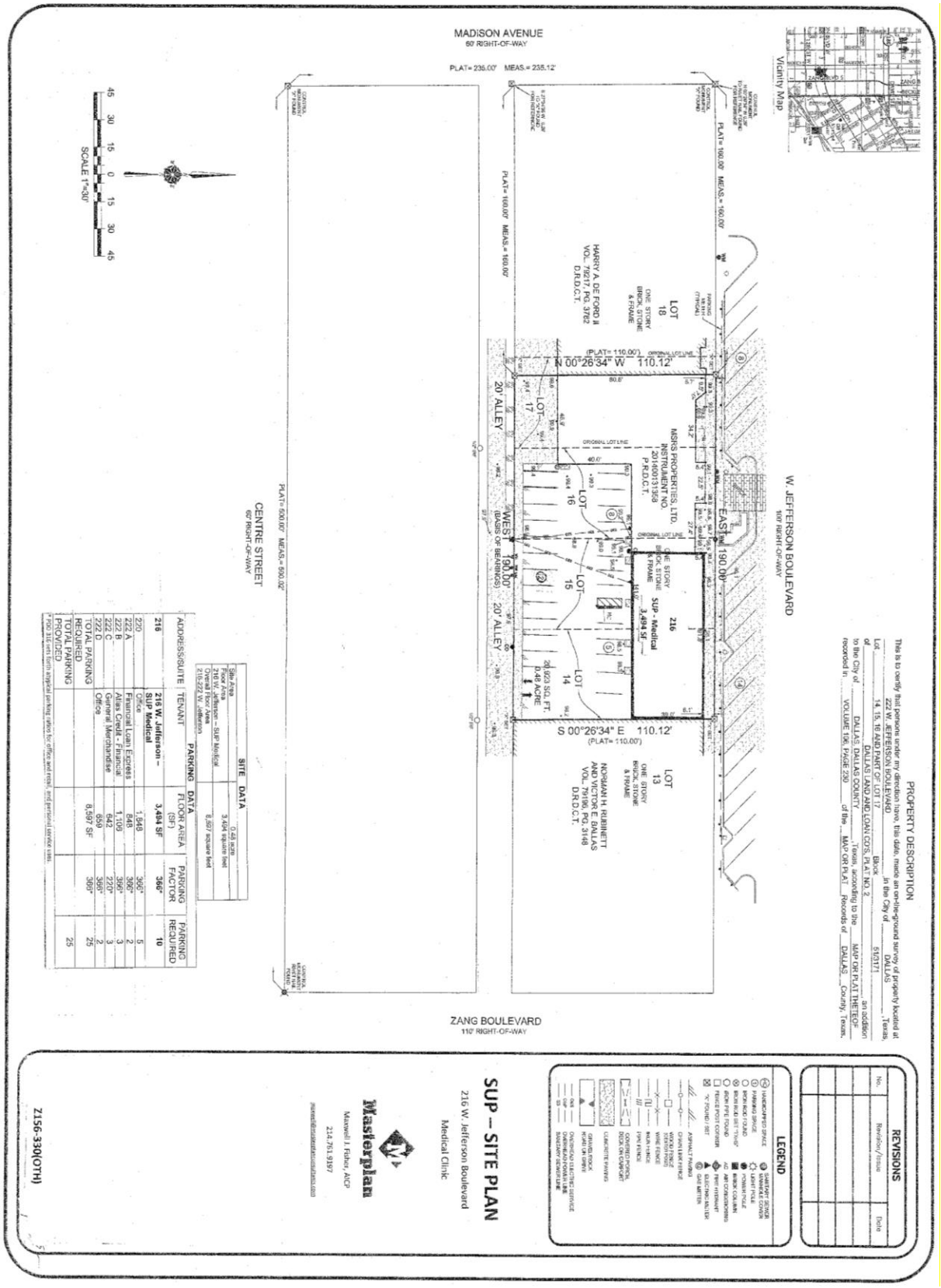
3. TIME LIMIT: This specific use permit expires on _____ (five years), but is eligible for automatic renewal for additional 5-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application 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.)

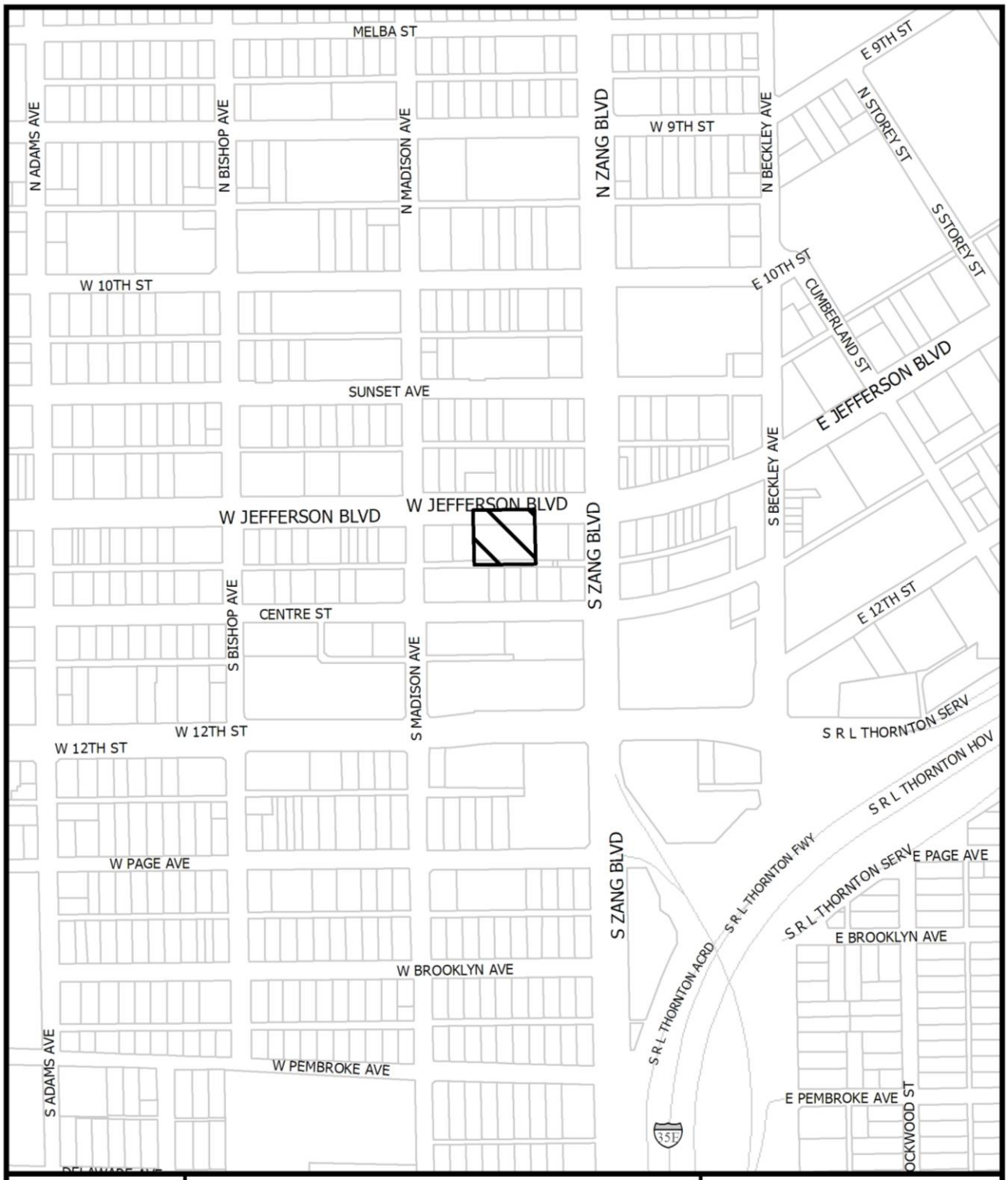
4. FLOOR AREA: The maximum floor area is 3,494 square feet.

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



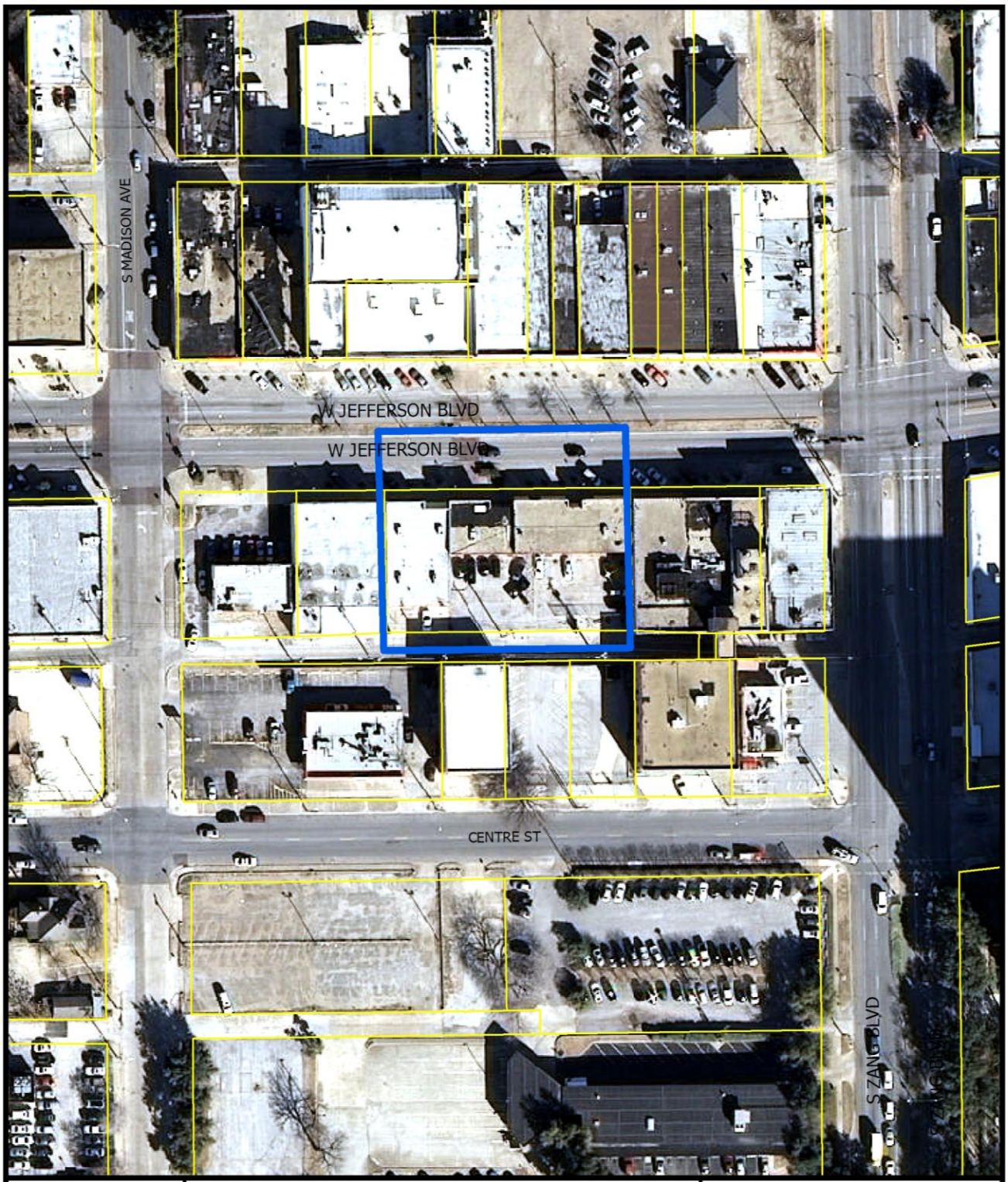


1:4,800

VICINITY MAP

Case no: Z156-330

Date: 9/30/2016

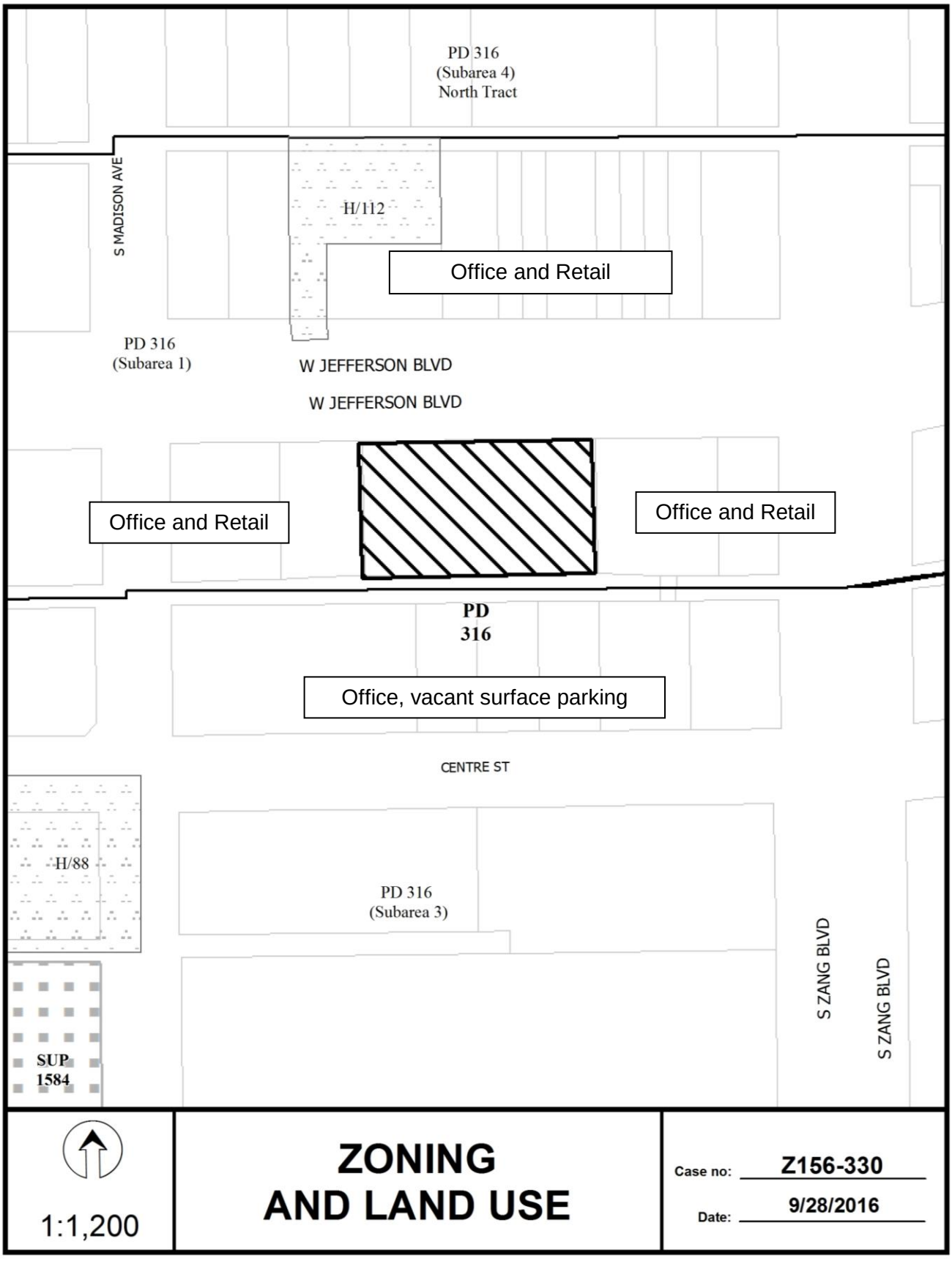


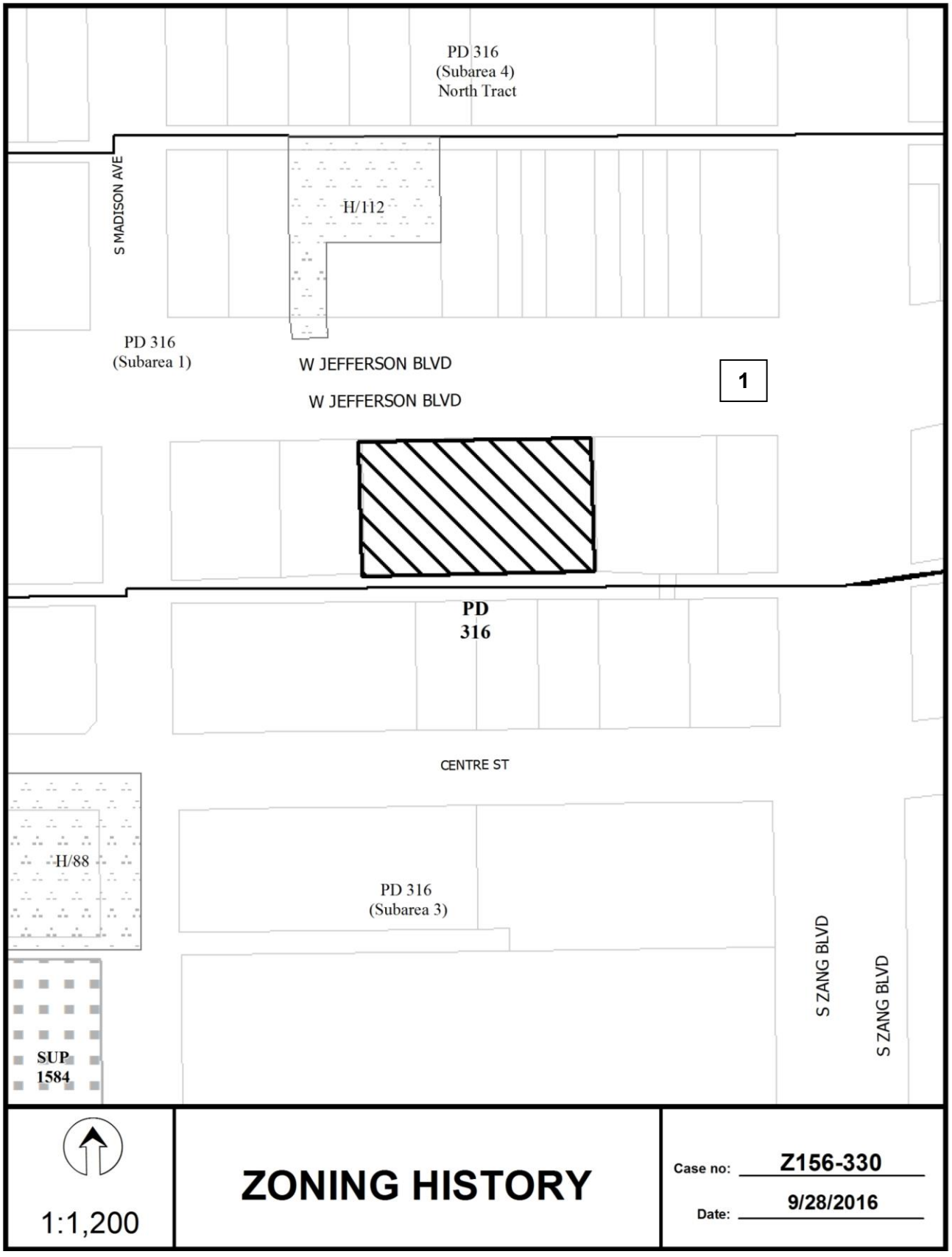
1:1,200

AERIAL MAP

Case no: Z156-330

Date: 9/30/2016


PD 316
(Subarea 4)
North Tract
S MADISON AVE
H/112
Office and Retail
PD 316
(Subarea 1)
W JEFFERSON BLVD
W JEFFERSON BLVD
Office and Retail
Office and Retail
PD
316
Office, vacant surface parking
CENTRE ST
H/88
PD 316
(Subarea 3)
S ZANG BLVD
S ZANG BLVD
SUP
1584
1:1,200
ZONING
AND LAND USE
Case no: Z156-330
Date: 9/28/2016


PD 316
(Subarea 4)
North Tract
S MADISON AVE
H/112
PD 316
(Subarea 1)
W JEFFERSON BLVD
W JEFFERSON BLVD
1
PD
316
CENTRE ST
H/88
PD 316
(Subarea 3)
S ZANG BLVD
S ZANG BLVD
SUP
1584
1:1,200
ZONING HISTORY
Case no: Z156-330
Date: 9/28/2016

CPC RESPONSES



10/20/2016

Reply List of Property Owners

Z156-330

21 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	222	W JEFFERSON BLVD	MSRS PROPERTIES LTD
	2	242	W JEFFERSON BLVD	OAK CLIFF OFC SPLY & PR
	3	239	W JEFFERSON BLVD	BALLAS VICTOR
	4	231	W JEFFERSON BLVD	OAK CLIFF FOUNDATION
	5	221	W JEFFERSON BLVD	FTL ASSOCIATES LTD
	6	219	W JEFFERSON BLVD	GUAQUETA DAVID
	7	217	W JEFFERSON BLVD	MACSWINEY IRIS
	8	215	W JEFFERSON BLVD	OROZCO MAYRA
	9	201	W JEFFERSON BLVD	MSC I LTD
	10	211	W JEFFERSON BLVD	JUNG HYUN JIN
	11	207	W JEFFERSON BLVD	BIXEL DAVID W &
	12	235	CENTRE ST	OLIVAREZ MARCIANO
	13	221	CENTRE ST	221 CENTRE LP
	14	217	CENTRE ST	BLACK POLICE ASSOCIATION OF GREATER DALLAS
	15	209	CENTRE ST	LACARRA ANTONIO
	16	311	S ZANG BLVD	KIM DO HYUN
	17	200	W JEFFERSON BLVD	MEYER ABE PARTNERSHIP
	18	206	W JEFFERSON BLVD	RUBINETT NORMAN H &
	19	246	W JEFFERSON BLVD	RAY MAURY L
	20	200	CENTRE ST	OAK CLIFF TOWER LIMITED
	21	220	CENTRE ST	SWISS AVENUE STATE BANK

AGENDA ITEM # 68

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 5

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 58 N

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an office showroom/warehouse use on property zoned Subdistrict 5 within Planned Development District No. 533-D-1, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, on the east line of North Jim Miller Road, north of C.F. Hawn Freeway

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

Z156-339(JM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, DECEMBER 14, 2016**

ACM: Mark McDaniel

FILE NUMBER: Z156-339(JM) **DATE FILED:** August 15, 2016

LOCATION: On the east line of North Jim Miller Road, north of C.F. Hawn Freeway.

COUNCIL DISTRICT: 5 **MAPSCO:** 58-N

SIZE OF REQUEST: Approx. 2.8 acres **CENSUS TRACT:** 93.04

APPLICANT: Rob Baldwin

OWNER: Big State Meat & Provision

REQUEST: An application for a Specific Use Permit for an office showroom/warehouse use on property zoned Subdistrict 5 within Planned Development District No. 533-D-1, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to expand an 11,700 square foot office showroom/warehouse use which has operated since 1980. PD No. 533 was created in 1999 adding the provision of a Specific Use Permit for an office showroom/warehouse use in Subdistrict 5. The proposed expansion would add 15,000 square feet to the site.

CPC RECOMMENDATION: **Approval** for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- There are currently four buildings with about ±11,700 square feet of office showroom/warehouse uses at the site.

- The applicant proposes to expand an existing office showroom/warehouse use. This use requires an SUP in Subdistrict 5 within of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1.

- The existing use has been in operation since 1980. PD No. 533 was created in 1999. An office showroom/warehouse use in Subdistrict 5 requires an SUP. To expand, the use must conform to current regulations for the area, requiring the SUP. The proposed expansion will add 15,000 square feet at the ± 2.8 acre site.

- The request site is surrounded by residential and institutional uses to the north and east, and undeveloped land to the south and west.

Zoning History:

1. Z156-107: On October 5, 2015, a request was submitted for an SUP for a cell tower use, but subsequently withdrawn.

2. Z145-291: On May 25, 2016, the City Council approved the renewal of, and amendment to, Specific Use Permit No. 1814 for a vehicle display, sales, and service use and a commercial motor vehicle parking lot for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site/landscape plan and conditions

Thoroughfares:

Thoroughfare/Street	Type	Existing ROW
Jim Miller Road	Minor Arterial	100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The comprehensive plan does not make a specific land use recommendation related to the request.

The request supports the characteristics of the *Commercial Center or Corridor* Building Block. As a small-scale, low density job destination the proposed SUP request for an office showroom/warehouse use to expand will offer more jobs to residents within the immediate area.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Plan:

Additionally, the comprehensive plan was amended by the *Trinity River Corridor Comprehensive Land Use Plan* in 2005. The request area is located within the South Trinity Forest District. A future land use plan for the corridor region provides preferred redevelopment scenarios. The subject site is located within a Regional Corridor. "A regional employment center is envisioned along IH-20, providing new employment opportunities for existing residents and making these neighborhoods attractive to the employees of businesses that will locate here." The proposed expansion of the office showroom/warehouse use will provide additional job opportunities for surrounding residents.

Plans and goals found in the *Trinity River Corridor Comprehensive Land Use Plan* identify this area with a focus on the redevelopment of the region based on the new

Lake June rail station about 1.8 miles to the northwest, enhancing walkability, encouraging development to serve the existing single-family neighborhoods, providing jobs to residents of the neighborhood, and the overall promotion of natural resources including the Great Trinity Forest, the Trinity Horse Park, and the Trinity Audubon Center.

Overall, the expansion of this well-rooted business is supported by the Comprehensive Plan Building Block and the area plan by providing reinvestment in an area that is largely undeveloped. By expanding the business, the site will have to be brought into compliance to today's codes. Enhancements such as sidewalk accessibility and landscape improvements will now be required. The enhanced curb appeal of this site will offer a better walking experience, as further outlined in the area plan.

Land Use Compatibility:

The ± 2.8 site currently operates with an office showroom/warehouse use. The applicant proposes to expand the nonconforming use, which requires a specific use permit.

	Zoning	Land Use
Site	PD No. 533 Subdistrict 5 with a D-1 Overlay	Office Showroom/Warehouse
North	R-7.5(A)	Single family, institutional, and vacant
East	R-7.5(A)	Single family and vacant
South	PD No. 533 Subdistrict 5 with a D-1 Overlay	Vacant
West	PD No. 533 Subdistrict 3	Vacant

The surrounding land uses include residential homes, institutional, and public utilities uses to the north, separated by a DART rail line. There is also a warehouse located to the northwest, along the rail line. To the east, the triangular shaped property abuts the DART right-of-way before turning into an R-7.5(A) District and single-family land uses. To the south and west are vacant properties.

The site is located in PD No. 533, which was adopted by the City Council on February 10, 1999, and consists of ±239 acres of land. There are seven subdistricts with different allowable uses clustered into general categories. Subdistrict 1 is for residential uses; Subdistricts 2, 3, 6, and 7 are for light industrial uses; and, Subdistricts 4 and 5 are for commercial and retail uses. The request area is located within Subdistrict 5. An office showroom/warehouse use is allowed with a specific use permit.

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.

Overall, this request is compatible with surrounding uses. To the west is an undeveloped property. The DART right-of-way serves as a barrier to less intense uses within the immediate area to the north. Further down Jim Miller Road are a warehouse and a cell tower/antenna. To the south are other warehouse and office uses.

The request for an office showroom/warehouse use allows for the business to continue operating as distributors of meat products with on-site sales. They do not process animals or meat on-premise. Additionally, Subdistrict 5 is a commercial and retail use area. The addition includes expansion of their retail store, adding 2,000 square feet of office showroom space.

The Planning and Urban Design Studio has recommended that the applicant enhance the sidewalk area. Additionally, PD No. 533 requires a minimum of six-foot sidewalks in the parkway.

Parking:

Pursuant to Sec. 51P-533.110., the off-street parking requirement refers back to Sec.51A-4.213. for an office showroom/warehouse use. Required off-street parking is one space per 333 square feet of floor area and one space per 1,000 square feet of floor area for the first 20,000 square feet of floor area; followed by: One space per 4,000 square feet of floor area in excess of 20,000 square feet.

The subject site is proposed to have a total of 26,706 square feet:

- 24,659 square feet of showroom/warehouse space requiring 22 parking spaces.
- 2,047 square feet of office space requiring 6 parking spaces.
- One loading space is required.

While 28 parking spaces are required, the applicant proposes to provide 30. They have also provided the required loading area.

Landscaping:

Landscaping is triggered by new construction and will be provided per Sec.51P-533.112. PD No. 533 requires parkway landscaping, screening of parking, and a 10-foot front yard strip of landscaping. A landscape plan is required at permitting.

List of Officers

Big State Meat and Provision Co., Inc.

Ralph Marshall, Jr., Director
Terry Henley, Treasurer and Secretary

CPC Action
October 20, 2016:

Motion: It was moved to recommend **approval** of a Specific Use Permit for an office showroom/warehouse use for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site plan and conditions on property zoned Subdistrict 5 within Planned Development District No. 533-D-1, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, on the east side of North Jim Miller Road, north of C.F. Hawn Freeway

Maker: Houston
Second: Haney
Result: Carried: 13 to 0

For: 13 - Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Anglin
Vacancy: 1 - District 7

Notices: Area: 300 Mailed: 21
Replies: For: 2 Against: 0

Speakers: None

Proposed SUP Conditions
Z156-339(JM)

1. USE: The only use authorized by this specific use permit is an office showroom/warehouse use.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

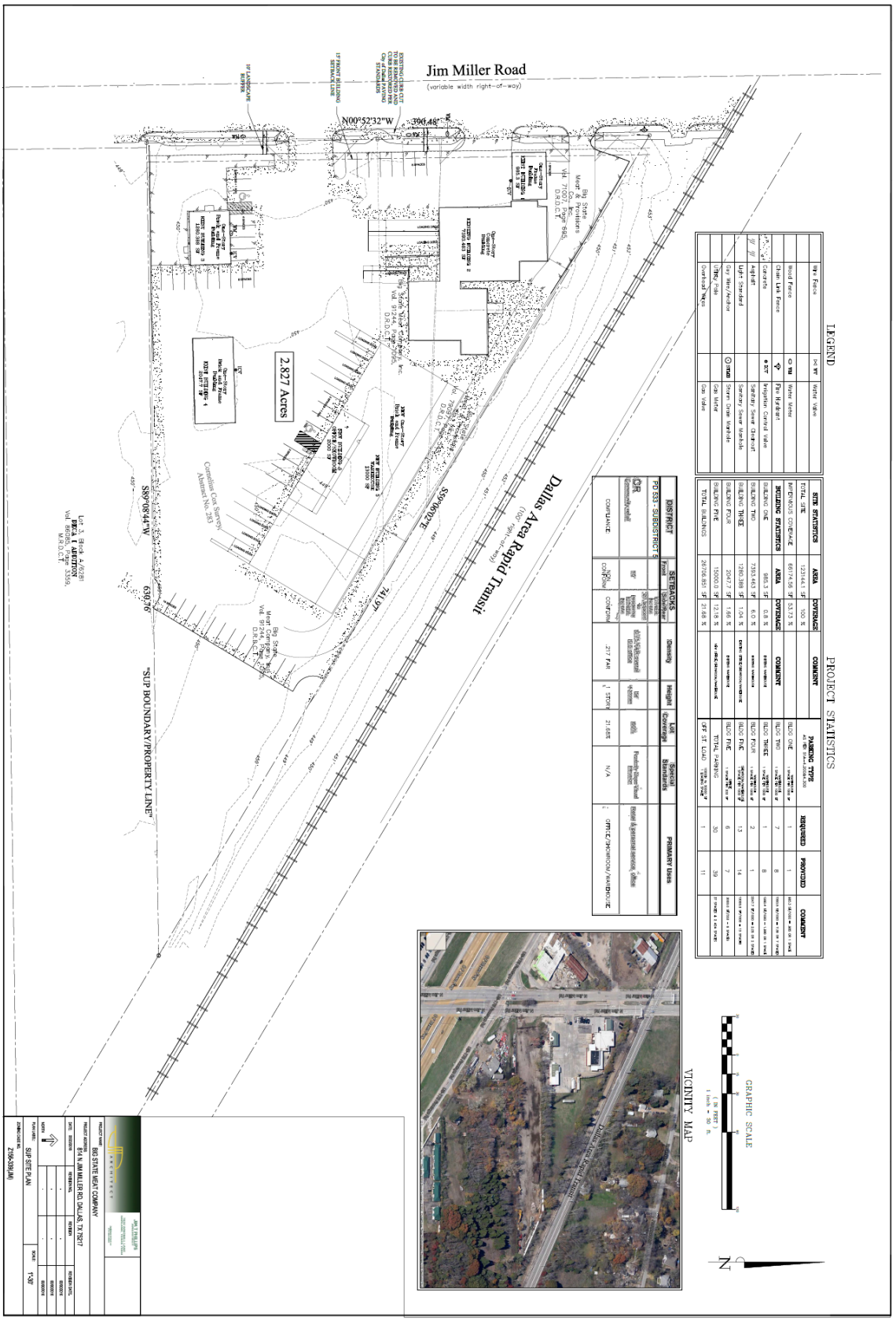
3. TIME LIMIT: This specific use permit is expires on (20 years), but is eligible for automatic renewal for additional 20-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application 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.)

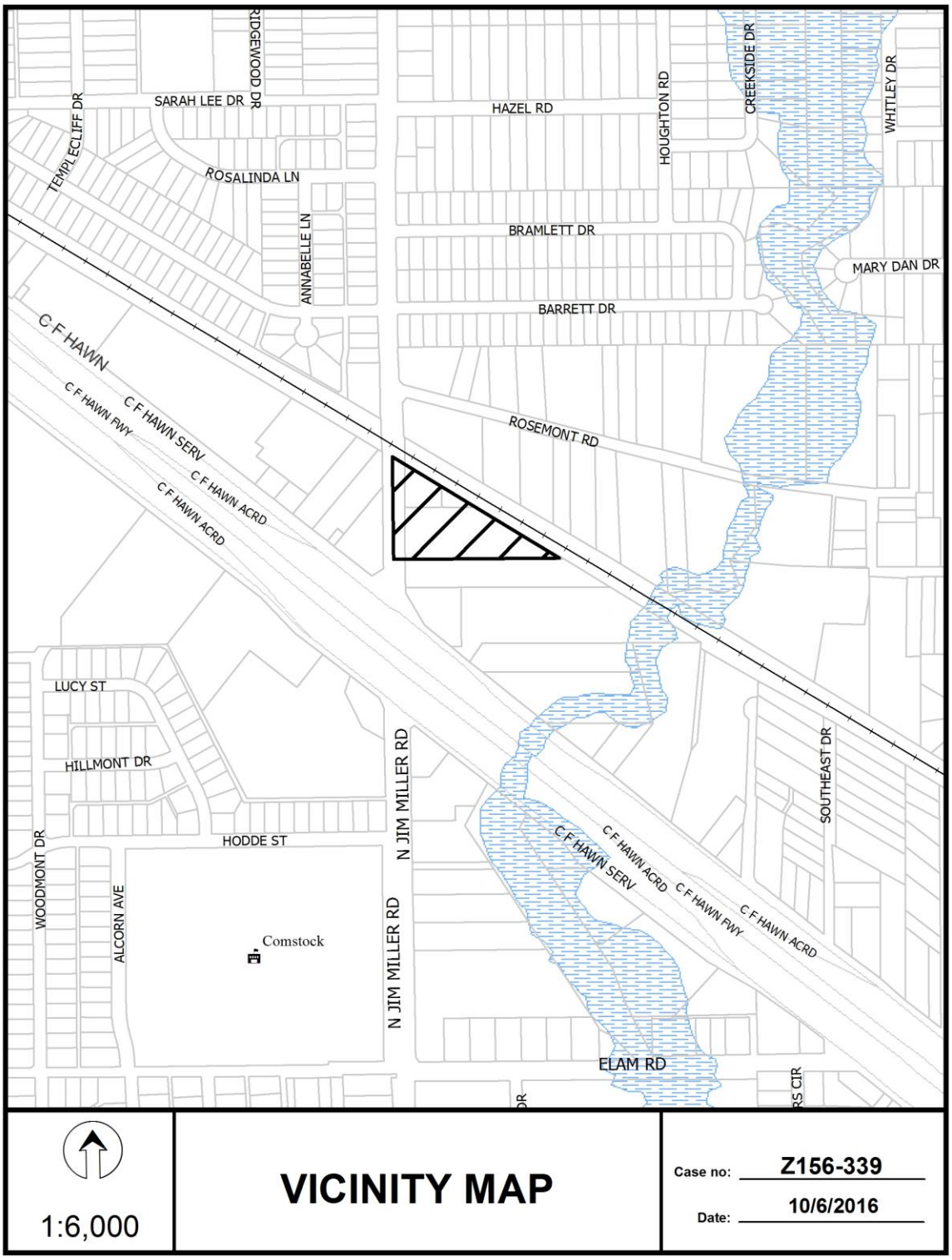
4. FLOOR AREA: The maximum floor area is 26,706 square feet.

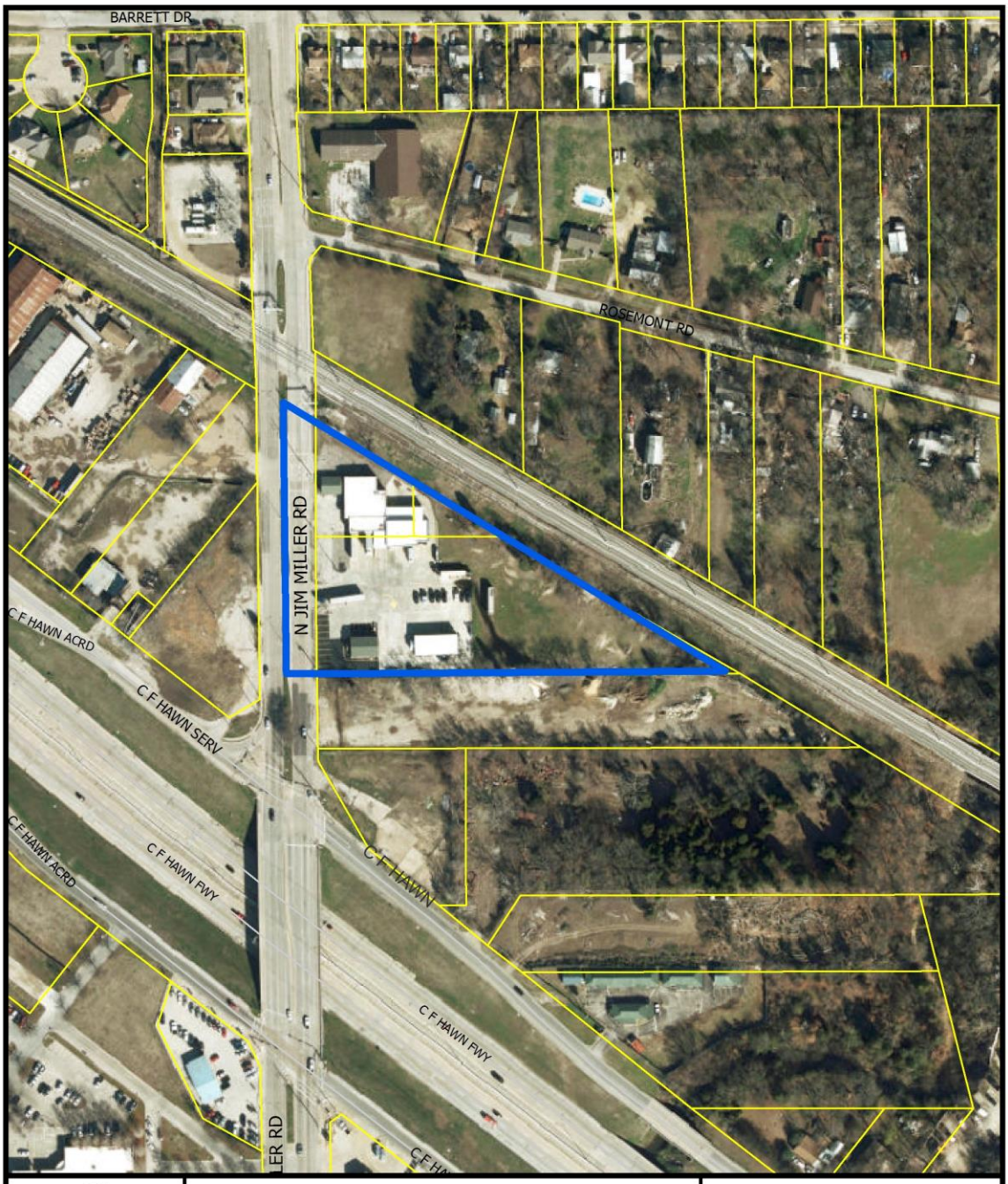
5. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.

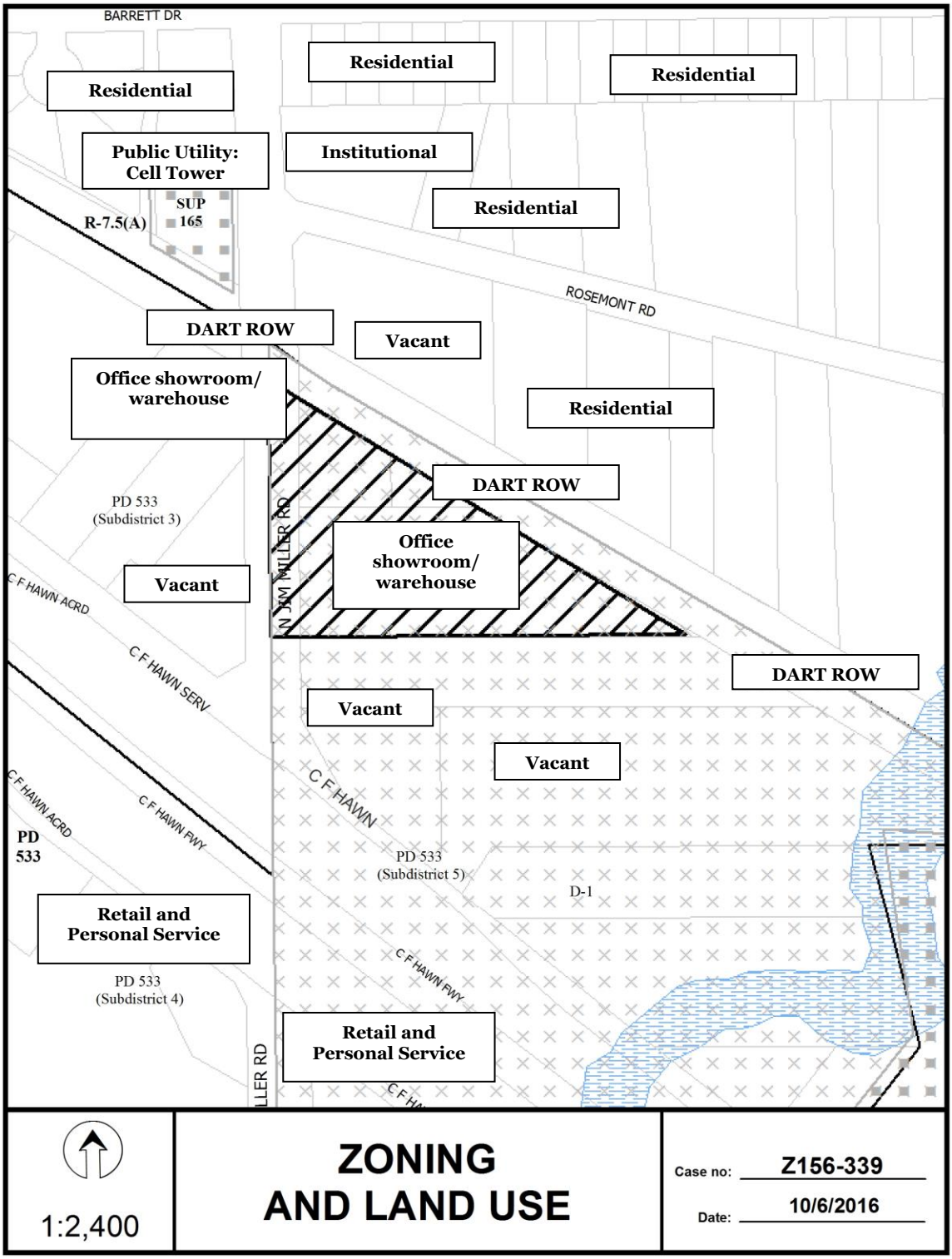
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

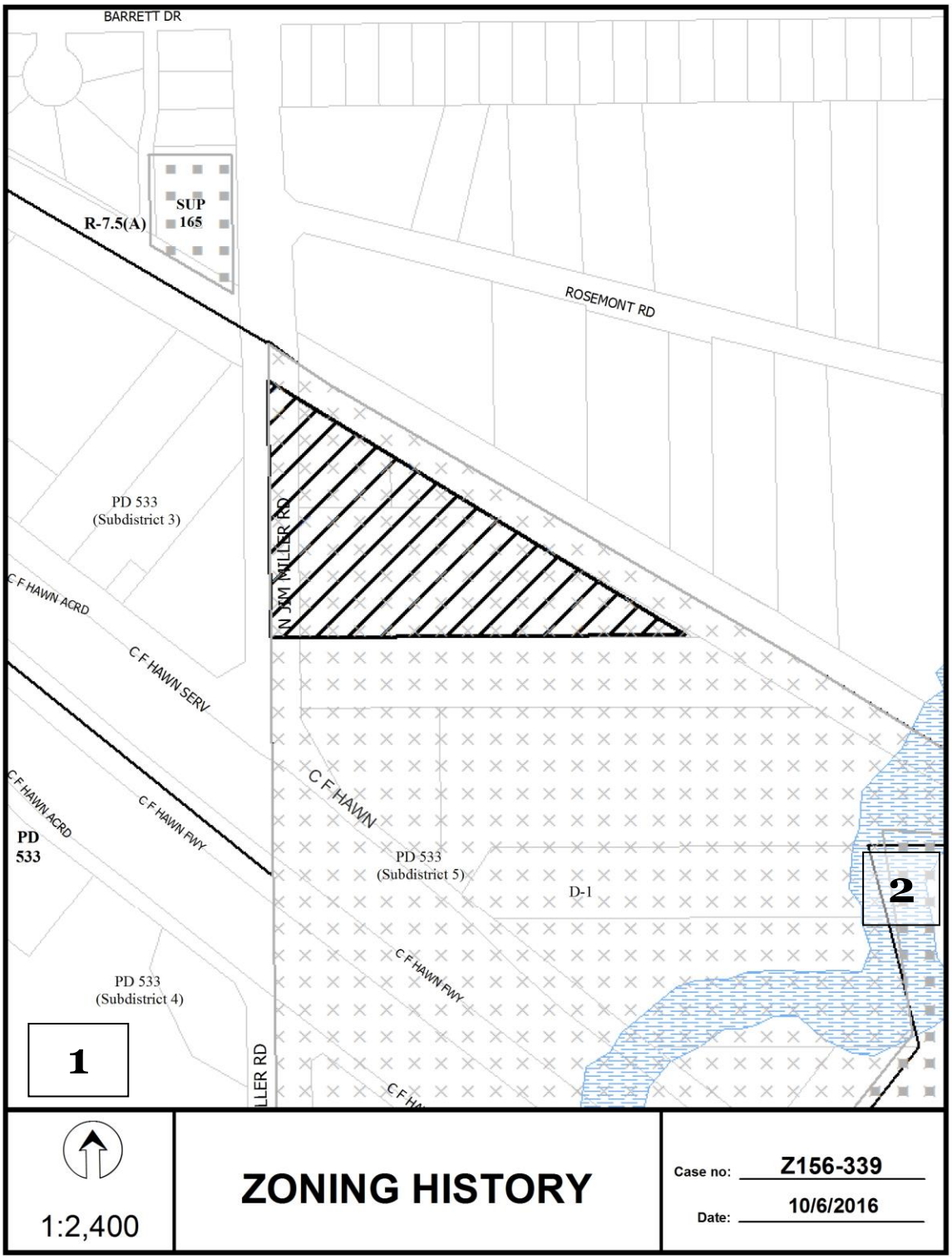
Site Plan


Jim Miller Road
(variable width right-of-way)
Dallas Area Rapid Transit
(100' right-of-way)
"SUP BOUNDARY/PROPERTY LINE"
2.827 Acres
N00°52'32"W 390.48'
S89°07'44"W 636.26'
S89°09'07"E 741.97'
LEGEND
PROJECT STATISTICS
SITE STATISTICS
BUILDING STATISTICS
PARKING TYPE
DISTRICT
SETBACKS
VICINITY MAP
GRAPHIC SCALE
SUP SITE PLAN
Z156-339(JM)


RIDGEWOOD DR
SARAH LEE DR
TEMPLECLIFF DR
ROSALINDA LN
ANNABELLE LN
HAZEL RD
HOUGHTON RD
CREEKSIDE DR
WHITLEY DR
BRAMLETT DR
MARY DAN DR
BARRETT DR
C F HAWN
C F HAWN FWY
C F HAWN SERV
C F HAWN ACRD
ROSEMONT RD
LUCY ST
HILLMONT DR
HODDE ST
WOODMONT DR
ALCORN AVE
N JIM MILLER RD
SOUTHEAST DR
Comstock
ELAM RD
1:6,000
VICINITY MAP
Case no: Z156-339
Date: 10/6/2016


BARRETT DR
ROSEMONT RD
N JIM MILLER RD
C F HAWN ACRD
C F HAWN SERV
C F HAWN FWY
C F HAWN
1:2,400
AERIAL MAP
Case no: Z156-339
Date: 10/6/2016


BARRETT DR
Residential
Residential
Residential
Public Utility: Cell Tower
Institutional
SUP 165
R-7.5(A)
Residential
ROSEMONT RD
DART ROW
Vacant
Office showroom/ warehouse
Residential
DART ROW
PD 533 (Subdistrict 3)
N JIM MILLER RD
Office showroom/ warehouse
Vacant
C F HAWN ACRD
C F HAWN SERV
DART ROW
Vacant
Vacant
C F HAWN
C F HAWN ACRD
C F HAWN FWY
PD 533
PD 533 (Subdistrict 5)
D-1
Retail and Personal Service
C F HAWN FWY
PD 533 (Subdistrict 4)
Retail and Personal Service
LLER RD
C F HA
1:2,400
ZONING AND LAND USE
Case no: Z156-339
Date: 10/6/2016


BARRETT DR
SUP 165
R-7.5(A)
ROSEMONT RD
PD 533 (Subdistrict 3)
N JIM MILLER RD
C F HAWN ACRD
C F HAWN SERV
C F HAWN
C F HAWN FWY
PD 533
PD 533 (Subdistrict 5)
D-1
2
PD 533 (Subdistrict 4)
1
1:2,400
ZONING HISTORY
Case no: Z156-339
Date: 10/6/2016

CPC Responses



21	Property Owners Notified (22 parcels)
2	Replies in Favor (2 parcels)
0	Replies in Opposition (0 parcels)
300'	Area of Notification
10/20/2016	Date

Z156-339
CPC

N
W E
S

1:2,400

10/20/2016

Reply List of Property Owners

Z156-339

21 Property Owners Notified ***2 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	814	N JIM MILLER RD	BIG STATE MEAT &
	2	822	N JIM MILLER RD	BIG STATE MEAT & PROVISIONS CO INC
	3	828	N JIM MILLER RD	BIG STATE MEAT & PROVISION CO INC
	4	401	S BUCKNER BLVD	DART
	5	910	N JIM MILLER RD	TEXAS UTILITIES ELEC CO
	6	7028	C F HAWN FWY	BALLAS VICTOR
	7	7028	C F HAWN FWY	QUALITY PPTY MGMT LLC
	8	6921	C F HAWN FWY	APARICIO ARQUIMIDES & LAURA
	9	7036	C F HAWN FWY	SMR II FAMILY LP
	10	7102	C F HAWN FWY	SPARKS OIL CO INC
	11	7108	C F HAWN FWY	CREATIVE ROOF SYSTEMS INC
	12	7218	ROSEMONT RD	CARROLL JAMES BRENDAN III
	13	7208	ROSEMONT RD	NAVA JESUS M & SYLVIA P
	14	7232	ROSEMONT RD	CARROLL JAMES & ALLYN
	15	7204	ROSEMONT RD	VENEGAS JUANA MERCADO
O	16	7146	ROSEMONT RD	COX MICHAEL EUGENE
	17	7122	ROSEMONT RD	HERRIN VIRGINIA EST OF
O	18	7132	ROSEMONT RD	REYNOLDS BOBBIE
	19	808	N JIM MILLER RD	STONE CREEK TRANSPORT LLC
	20	7103	ROSEMONT RD	COMPASSIONATE COMMUNITY
	21	401	S BUCKNER BLVD	DART

AGENDA ITEM # 69

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 34 C

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a new subarea on property zoned Subarea C within Planned Development District No. 326, the West Lovers Lane Planned Development District, on the south side of West Lovers Lane, east of Taos Road

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions

Z156-288(SH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, DECEMBER 14, 2016**

ACM: Mark McDaniel

FILE NUMBER: Z156-288 (SH) **DATE FILED:** June 17, 2016

LOCATION: South side of West Lovers Lane, east of Taos Road

COUNCIL DISTRICT: 2 **MAPSCO:** 34-C

SIZE OF REQUEST: 0.22 acres **CENSUS TRACT:** 71.02

REPRESENTATIVE: Suzan Kedron with Jackson Walker, L.L.P.

APPLICANT/OWNER: 4402 Lovers Lane Partners, LP

REQUEST: An application for a new subarea on property zoned Subarea C within Planned Development District No. 326, the West Lovers Lane Planned Development District.

SUMMARY: The applicant proposes to allow for the adaptive reuse of the existing unoccupied structure on the site for a dine-in delicatessen.

CPC RECOMMENDATION: **Approval,** subject to a development plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- On November 8, 1989, Planned Development District No. 326 was approved by City Council. It is comprised of approximately 11.86 acres and is established on property generally located on both sides of West Lovers Lane, extending from Bluffview Boulevard to Briarwood Lane on the north side of West Lovers Lane, and extending from Bluffview Boulevard to Linwood Avenue on the south side of West Lovers Lane.

- The subject site is developed with a one-story brick building that was originally constructed in 1998. On January 31, 2014, a Certificate of Occupancy was issued for a general merchandise or food store 3,500 square feet or less; however, the structure is currently unoccupied.

- The applicant is requesting a new subarea within PDD No. 326 to:
  1) allow for the adaptive reuse of the existing unoccupied structure on the site for a dine-in delicatessen;
  2) reduce the required parking from 7 spaces to 6 spaces; and,
  3) allow the dumpster enclosure to encroach into the side and rear yard setbacks;

- The following additional conditions were recommended by City Plan Commission to help mitigate against potential negative impacts that the proposed development could have on the properties within the surrounding area:
  1) prohibit outdoor speakers;
  2) restrict the approximate location of the commercial smoker to the area shown on the development plan; and,
  3) limit the closing time of the dine-in delicatessen to 10:00 p.m.

Zoning History: There have been no zoning changes in the area within the last five years.

Thoroughfare/Street:

Thoroughfare/Street	Type	Existing ROW
West Lovers Lane	Minor Arterial	Minimum 6 lanes – Divided, 90 feet of ROW

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed request and determined that it will not significantly impact the adjacent 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.

ECONOMIC ELEMENT

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

The proposed development meets the vision of the *forwardDallas! Comprehensive Plan* by providing a new restaurant use option to serve the surrounding area.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 326 (Area C)	Proposed restaurant use
North	PD 326 (Area A)	Undeveloped land
East	PD 326 (Area C)	Retail and restaurant uses
South	R-7.5(A)	Single family uses
West	PD 326 (Area C)	Retail uses

Land Use Compatibility:

The site is developed with a 1,030 square-foot brick building that is currently unoccupied. The applicant proposes to allow for the adaptive reuse of the existing structure on the site for a dine-in delicatessen. It is compatible with the adjacent retail and restaurant uses adjoining the site to the immediate east and west and will serve as an additional dining option for the residents in the surrounding community.

In Planned Development District No. 326 Area C, a delicatessen is currently allowed by right. However, the provisions for a delicatessen allow for cooked or prepared food to be

served for off-premise consumption only. The applicant's proposed use of the building will include the sale of cooked or prepared foods and beverages for on or off-premise consumption; hence, the proposed newly defined use "dine-in delicatessen". A new subarea will need to be created within PDD No. 326 to allow for the operation of a dine-in delicatessen at the subject site.

In their land use statement, the applicant has indicated that the concept for the dine-delicatessen is to be a high end butcher shop and specialty food retailer, selling select cuts of locally produced food items. While the selections offered will be primarily for off-premise consumption, there will be limited indoor and outdoor seating provided, allowing patrons the option to dine-in on the premises if they choose. The location of the commercial smoker and outdoor seating area are delineated on the site plan. In order to coexist in a positive manner with the adjacent residential community, additional conditions have been stipulated, which include the prohibition of outdoor speakers and limiting the hours of operation to a closing time of 10:00 p.m. The proposed use also includes the sale of beer and wine, which will be subject to the regulations set forth by the Texas Alcoholic Beverage Commission.

The subject site is currently located in Area C of PDD No. 326. As indicated in the table below, the proposed subarea will maintain the same development standards that are required for Area C.

Existing vs. Proposed Development Standards:

DISTRICT	SETBACKS			Density	Height	Lot Coverage	Stories	Lot Size
	Front	Side	Rear					
PDD No. 326 Existing Area C	15'	5'	20'	14 dua	30'	40%	Max 2	7,500 sq. ft.
PDD No. 326 Proposed Area	15'	5'	20'	14 dua	30'	40%	Max 2	7,500 sq. ft.

Parking:

Pursuant to the Dallas Development Code, the required off-street parking for a restaurant use is one space per 100 square feet of floor area. Under this ratio, the proposed dine-in delicatessen would require a minimum of 10 parking spaces. However, the applicant has asserted that the due to its retail component and limited on-site consumption, the dine-in delicatessen will function as a combination between a restaurant use and a general merchandise store, which has half of the parking demand at one space per 200 square feet of floor area. A total of seven parking spaces will be provided on the site; however, one of the spaces will be reserved for the adjacent lot to the west through a special parking agreement. As such, the applicant has provided a parking demand study demonstrating that the remaining six parking spaces on the site will adequately serve the parking demands of the intended dine-in delicatessen use.

Since the restaurant will have limiting seating and many of the clientele will purchase items for off-premise consumption, staff finds the request for reduced parking to be reasonable.

Landscaping:

Landscape requirements must be provided in accordance with Article X and the additional provisions established in PDD No. 326.

CPC ACTION – October 20, 2016:

Motion: It was moved to recommend **approval** of a new subarea, subject to a development plan and revised conditions with an additional condition to prohibit outdoor speakers on property zoned Subarea C within Planned Development District No. 326, the West Lovers Lane Planned Development District, on the south side of West Lovers Lane, east of Taos Road.

Maker: Rieves
Second: Houston
Result: Carried: 13 to 0

For: 13 - Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley
Against: 0
Absent: 1 - Anglin
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 91
Replies: For: 9 Against: 3

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
David Corrigan, 4723 Shadywood Ln., Dallas, TX, 75209
Lowell Sands, Address not given
Against: Rick Gonzales, 4283 S. Cresthaven Dr., Dallas, TX, 75209

Owner's Partners, Principals, and Officers

4402 Lovers Lane LP

- 4410 Lovers GP, LLC

its general partner

- David Corrigan – Manager
- Catherine A. Corrigan - Manager

PROPOSED CONDITIONS

ARTICLE 326.
PD 326.
West Lovers Lane Planned Development District

SEC. 51P-326.101. LEGISLATIVE HISTORY.

PD 326 was established by Ordinance No. 20502, passed by the Dallas City Council on November 8, 1989. Ordinance No. 20502 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 20502 was amended by Ordinance No. 20516, passed by the Dallas City Council on November 29, 1989. (Ord. Nos. 10962; 19455; 20502; 20516; 25850)

SEC. 51P-326.102. PROPERTY LOCATION AND SIZE.

PD 326 is established on property generally located on both sides of West Lovers Lane, extending from Bluffview Boulevard to Briarwood Lane on the north side of West Lovers Lane, and extending from Bluffview Boulevard to Linwood Avenue on the south side of West Lovers Lane. The size of PD 326 is approximately 11.86 acres. (Ord. Nos. 20502; 25850)

SEC. 51P-326.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

(1) Unless the context clearly indicates otherwise, in this article:

(A) DELICATESSEN means a shop that sells cooked or prepared foods ready for serving for off-premise consumption only.

(#) DINE-IN DELICATESSEN means a shop that sells cooked or prepared foods and beverages for on or off-premise consumption. A dine-in delicatessen shall close at 10 pm.Outdoor speakers are prohibited.

(B) GABLE means the triangular wall section at the ends of a pitched roof, bounded by the two roof slopes and the ridge pole. (See Exhibit 326B.)

(C) GAMBREL ROOF means a ridged roof with two slopes on each side, the lower slope having the steeper pitch. (See Exhibit 326B.)

(D) HIP ROOF means a roof having sloping edges and sides. (See Exhibit 326B)

(E) MANSARD ROOF means a roof having two slopes on all four sides, with the lower slopes almost vertical and the upper slopes almost horizontal. (See Exhibit 326B.)

(F) NEWSSTAND means a facility for the retail sale of newspapers and periodicals.

(G) POLICE STOREFRONT OPERATION means an office operated by the city for the use of the police or other governmental department.

(H) REFLECTIVE GLASS means glass with an exterior visible reflectance percentage in excess of 15 percent. Visible reflectance is the percentage of available light energy reflected away from the exterior of the glass. The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.

(I) RIDGE POLE means a horizontal beam at the ridge of a roof to which the rafters are attached.

(2) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this section controls.

(b) Interpretations.

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

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

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

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

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

(B) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.

(C) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(D) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, 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.) (Ord. Nos. 20502; 25850)

SEC. 51P-326.104. NAME OF DISTRICT.

PD 326 is to be known as the West Lovers Lane PD. (Ord. Nos. 20502; 25850)

SEC. 51P-326.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 326A: area boundary map.

(2) Exhibit 326B: roof styles and use chart.

(3) Exhibit 326C: development plan for Area A-1. (Ord. 27650)

(4) Exhibit 326D: development plan for Area C-1.

SEC. 51P-326.104.2. DEVELOPMENT PLAN.

(a) Development and use of Area A-1 must comply with the development plan for Area A-1 (Exhibit 326C). If there is a conflict between the text of the article and the development plan for Area A-1, the text of this article controls. (Ord. 27650)

(b) Development and use of Area C-1 must comply with the development plan for Area C-1 (Exhibit 326D). If there is a conflict between the text of the article and the development plan for Area C-1, the text of this article controls.

SEC. 51P-326.105. CREATION OF SEPARATE AREAS.

The district is divided into six [~~five~~] areas: Areas A, A-1, B, C, C-1, and D. The boundaries of all areas are verbally described in Exhibit B attached to Ordinance No. 20502, as amended. A map showing the boundaries of the various areas is labelled Exhibit 326A. In the event of a conflict, the verbal descriptions in Exhibit B attached to Ordinance No. 20502, as amended, control over the graphic description in Exhibit 326A. (Ord. Nos. 20502; 25850; 27650)

SEC. 51P-326.106. USE REGULATIONS AND DEVELOPMENT STANDARDS.

(a) Uses.

(1) Areas A and A-1 (Limited Office/Limited Retail/Single Family Area).

(A) Purpose. To provide uses similar to the LO-1 Limited Office District, as well as opportunities for limited neighborhood serving retail uses and single family uses in combination or singularly. Area A serves as the entry way to the West Lovers Lane PD at Lemmon Avenue.

(B) Uses permitted.

(i) Agricultural uses.

-- None permitted.

(ii) Commercial and business service uses.

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

(iii) Industrial uses.

-- None permitted.

(iv) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility. *[SUP]*
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convent or monastery.
-- Institution for special education. *[SUP]*
-- Library, art gallery, or museum.
-- Public or private school. *[RAR]*

(v) Lodging uses.

-- None permitted.

(vi) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(vii) Office uses.

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

(viii) Recreation uses.

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

(ix) Residential uses.

-- College dormitory, fraternity, or sorority house.
-- Single family.

(x) Retail and personal service uses. All retail and personal service uses are limited to 3,500 square feet or less.

-- Antique shop.
-- Baby/toddler shop.
-- Bakery.
-- Barber and beauty shop.
-- Bicycle shop.
-- Book store.
-- Business school.
-- Camera shop.
-- Candy store.

-- Cigar and tobacco shop.
-- Clothing store.
-- Computer store.
-- Custom print/duplication shop.
-- Delicatessen.
-- Drug store. *[L]*
-- Dry cleaning/laundry pick-up and delivery only.
-- Dry goods.
-- Electronics store. *[SUP]*
-- Fabric store.
-- Film developing shop.
-- Florist shop.
-- Furrier.
-- Gift shop.
-- Haberdashery.
-- Handcrafted art work studio.
-- Hobby and art supply store.
-- Home accessory store.
-- Household equipment and appliance repair.
-- Institutional arts studio.
-- Jewelry store.
-- Key shop.
-- Leather goods and luggage store.
-- Mailing service.
-- Medical appliance fitting and sales.
-- Millinery store.
-- Music store.
-- Newsstand.
-- Notions.
-- Novelty store. *[SUP]*
-- Optical shop.
-- Paint and wallpaper. *[SUP]*
-- Photography studio.
-- Photography supply.
-- Piano store.
-- Record store. *[SUP]*
-- Retail food store. *[SUP]*
-- Shoe repair.
-- Shoe store.
-- Sporting goods.
-- Stamp and coin shop.
-- Stationery store.
-- Tailor, custom sewing shop.
-- Toy store.
-- Travel bureau.
-- Watch and clock shop.

(xi) Transportation uses.

-- Transit passenger shelter.

(xii) Utility and public service uses.

-- Commercial radio or television transmitting station. *[SUP]*
-- Electrical substation.
-- Local utilities.
-- Police or fire station. *[SUP]*
-- Police storefront operation.
-- Post office. *[SUP]*
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[Limited to a mounted cellular antenna. Permitted in Area A-1 only.]*
-- Utility or government installation other than listed. *[SUP]*

(xiii) Wholesale, distribution, and storage uses.

-- None permitted.

(xiv) Accessory uses.

-- Accessory game court (private).
-- Amateur communication tower.
-- Home occupation.
-- Occasional sales (garage sales).
-- Swimming pool (private).

(2) Area B (Neighborhood Service/Single Family Area).

(A) Purpose. To provide uses similar to the NS(A) Neighborhood Service District, as well as single family uses in combination or singularly.

(B) Uses permitted.

(i) Agricultural uses.

-- None permitted.

(ii) Commercial and business service uses.

-- None permitted.

(iii) Industrial uses.

-- None permitted.

(iv) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- College, university, or seminary. *[SUP]*
-- Community service center. *[SUP]*
-- Convent or monastery.
-- Institution for special education. *[SUP]*
-- Library, art gallery, or museum.
-- Public or private school. *[RAR]*

(v) Lodging uses.

-- None permitted.

(vi) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(vii) Office uses.

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

(viii) Recreation uses.

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

(ix) Residential uses.

-- College dormitory, fraternity, or sorority house. *[SUP]*
-- Single family.

(x) Retail and personal service uses.

-- Animal shelter or clinic without outside run. *[SUP]*
-- Dry cleaning or laundry store.
-- General merchandise or food store 3,500 square feet or less.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with alcoholic beverages. (Restricted to City Block I/5685, Lots 9, 17, 18, 19, and 20, and City Block

J/5125, Lot 14, the west 25 feet of Lot 13, and the east 15 feet of Lot 15.)

(xi) Transportation uses.

-- Transit passenger shelter.

(xii) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Local utilities.
-- Police or fire station. *[SUP]*
-- Police storefront operation.
-- Post office. *[SUP]*
-- Radio, television, or microwave tower. *[SUP]*
-- Utility or government installation other than listed. *[SUP]*

(xiii) Wholesale, distribution, and storage uses.

-- None permitted.

(xiv) Accessory uses.

-- Accessory game court (private).
-- Home occupation.
-- Occasional sales (garage sales).
-- Swimming pool (private).

(3) Areas C and C-1 (Neighborhood Office/Neighborhood Service/Single Family Area)

(A) Purpose. To provide opportunities for neighborhood office, limited neighborhood serving retail uses, and single family uses in combination or singularly.

(B) Uses permitted.

(i) Agricultural uses.

-- None permitted.

(ii) Commercial and business service uses.

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

(iii) Industrial uses.

-- None permitted.

(iv) Institutional and community service uses.

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

(v) Lodging uses.

-- None permitted.

(vi) Miscellaneous uses.

-- None permitted.

(vii) Office uses.

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

(viii) Recreation uses.

-- Public park, playground, or golf course.

(ix) Residential uses.

-- Single family.

(x) Retail and personal service uses. All retail and personal service uses are limited to 3,500 square feet or less.

-- Animal shelter or clinic without outside run. *[SUP]*
-- Antique shop.
-- Baby/toddler shop.
-- Bakery.
-- Barber and beauty shop.
-- Bicycle shop.
-- Book store.
-- Business school.
-- Camera shop.
-- Candy store.
-- Cigar and tobacco shop.
-- Clothing store.
-- Computer store.
-- Custom print/duplication shop.
-- Delicatessen.
-- *Dine-in delicatessen [Permitted in Area C-1 only]*

-- Drug store. *[L]*
-- Dry cleaning/laundry pick-up and delivery only.
-- Dry goods.
-- Electronics store. *[SUP]*
-- Fabric store.
-- Film developing shop.
-- Florist shop.
-- Furrier.
-- Gift shop.
-- Haberdashery.
-- Handcrafted art work studio.
-- Hobby and art supply store.
-- Home accessory store.
-- Household equipment and appliance repair.
-- Institutional arts studio.
-- Jewelry store.
-- Key shop.
-- Leather goods and luggage store.
-- Mailing service.
-- Medical appliance fitting and sales.
-- Millinery store.
-- Music store.
-- Newsstand.
-- Notions.
-- Novelty store. *[SUP]*
-- Optical shop.
-- Paint and wallpaper. *[SUP]*
-- Photography studio.
-- Photography supply.
-- Piano store.
-- Record store. *[SUP]*
-- Retail food store. *[SUP]*
-- Shoe repair.
-- Shoe store.
-- Sporting goods.
-- Stamp and coin shop.
-- Stationery store.
-- Tailor, custom sewing shop.
-- Toy store.
-- Travel bureau.
-- Watch and clock shop.

(xi) Transportation uses.

-- Transit passenger shelter.

(xii) Utility and public service uses.

-- Local utilities.
-- Police storefront operation.

(xiii) Wholesale, distribution, and storage uses.

-- None permitted.

(xiv) Accessory uses.

-- Home occupation.
-- Swimming pool (private).

(4) Area D (Multifamily/Limited Retail/Single Family Area).

(A) Purpose. To provide uses similar to the MF-2(A) Multifamily District, as well as opportunities for limited neighborhood serving retail uses and single family uses in combination or singularly.

(B) Uses permitted.

(i) Agricultural uses.

-- None permitted.

(ii) Commercial and business service uses.

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

(iii) Industrial uses.

-- None permitted.

(iv) Institutional and community service uses.

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

(v) Lodging uses.

-- None permitted.

(vi) Miscellaneous uses.

-- None permitted.

(vii) Office uses.

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

(viii) Recreation uses.

-- Public park, playground, or golf course.

(ix) Residential uses.

-- Multifamily.
-- Single family.

(x) Retail and personal service uses. All retail and personal service uses are limited to 3,500 square feet or less.

-- Animal shelter or clinic without outside run. *[SUP]*
-- Antique shop.
-- Baby/toddler shop.
-- Bakery.
-- Barber and beauty shop.
-- Bicycle shop.
-- Book store.
-- Business school.
-- Camera shop.
-- Candy store.
-- Cigar and tobacco shop.
-- Clothing store.
-- Computer store.
-- Custom print/duplication shop.
-- Delicatessen.
-- Drug store. *[L]*
-- Dry cleaning/laundry pick-up and delivery only.
-- Dry goods.
-- Electronics store. *[SUP]*
-- Fabric store.
-- Film developing shop.
-- Florist shop.
-- Furrier.
-- Gift shop.
-- Haberdashery.
-- Handcrafted art work studio.
-- Hobby and art supply store.
-- Home accessory store.
-- Household equipment and appliance repair.
-- Institutional arts studio.
-- Jewelry store.
-- Key shop.
-- Leather goods and luggage store.
-- Mailing service.
-- Medical appliance fitting and sales.

-- Millinery store.
-- Music store.
-- Newsstand.
-- Notions.
-- Novelty store. *[SUP]*
-- Optical shop.
-- Paint and wallpaper. *[SUP]*
-- Photography studio.
-- Photography supply.
-- Piano store.
-- Record store. *[SUP]*
-- Retail food store. *[SUP]*
-- Shoe repair.
-- Shoe store.
-- Sporting goods.
-- Stamp and coin shop.
-- Stationery store.
-- Tailor, custom sewing shop.
-- Toy store.
-- Travel bureau.
-- Watch and clock shop.

(xi) Transportation uses.

-- Transit passenger shelter.

(xii) Utility and public service uses.

-- Local utilities.
-- Police storefront operation.

(xiii) Wholesale, distribution, and storage uses.

-- None permitted.

(xiv) Accessory uses.

-- Home occupation.
-- Swimming pool (private).

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

(1) Front yard. Minimum front yard setback is 15 feet.

(2) Side yard.

(A) Single family structures. No minimum side yard setback.

(B) Other permitted structures. Minimum side and rear yard is five feet.

(C) In area C-1. An enclosed dumpster may be located in the side yard.

(3) Rear yard.

(A) Minimum rear yard setback is 20 feet.

(B) In area C-1. An enclosed dumpster may be located in the rear yard.

(4) Dwelling unit density.

(A) Area A, A-1, B, [~~and~~] C, and C-1. Maximum density is 14 dwelling units per acre.

(B) Area D. No maximum dwelling unit density.

(5) Floor area ratio. Maximum floor area ratio is 0.5.

(6) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. Exception: 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.

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

(7) Stories. Maximum number of stories above grade is two.

(8) Lot coverage. Maximum lot coverage is 40 percent. Surface parking lots and underground parking structures are not included in lot coverage calculations.

(9) Lot size.

(A) Single family uses. Minimum lot area per dwelling unit is 3,000 square feet

(B) Multifamily uses. Minimum lot area per dwelling unit is as follows:

TYPE OF STRUCTURE	MINIMUM LOT AREA PER DWELLING UNIT
No separate bedroom	**800 square feet**
One bedroom	**1,000 square feet**
Two bedrooms	**1,200 square feet**
More than two bedrooms (Add this amount for each bedroom over two)	**150 square feet**

(C) Nonresidential uses. Minimum lot size is 7,500 square feet.

(c) Off-street parking and loading.

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

(2) Only surface and underground parking is permitted.

(3) In Area C-1, a minimum of six parking spaces are required for a dine-in delicatessen.

(d) Environmental performance standards. See Article VI.

(e) Landscape regulations.

(1) In general.

(A) Compliance with Article X. Landscaping must be provided on all property in accordance with Article X, "Landscape Regulations," when an application is made for a building permit for construction work that:

(i) increases by more than 10 percent the floor area of any structure on a lot;

(ii) increases the number of stories of any structure on a lot; or

(iii) increases the number of structures on the lot.

(B) Compliance with this subsection. If and when Article X applies to a lot, the following paragraphs must also be complied with.

(2) Street trees.

(A) Caliper. Street tress must have a caliper of at least two and one-half inches.

(B) Location. If off-street parking is located in the required front yard, one street tree must be provided for each 25 feet of lot frontage. In determining the required number of trees, fractional trees are counted to the lowest whole number. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-326.107 of this article.

(3) Irrigation. An irrigation system must be provided for the maintenance of required street trees.

(4) Screening. Required screening walls must be composed of solid masonry, stucco, or wood, or a combination of masonry, stucco, and wood. Eight-foot-high walls are required when the area being screened is adjacent to a single family district. Six-foot-high walls are required when the area being screened is adjacent to a multifamily or nonresidential district. All gates must be constructed the same height as the fence.

(f) Signs.

(1) All signs must comply with the provisions for non-business zoning districts contained in Article VII, "Sign Regulations."

(2) Detached signs are prohibited.

(g) Lighting standards.

(1) In general. Except as provided below, lighting must comply with the lighting provisions for off-street parking contained in Section 51A-4.301.

(2) Bulbs. Bare bulbs, exposed filaments or arc tubes, and strings of lamps are prohibited.

(3) Height. Light sources may be erected on buildings or structures (without height extenders) or in trees at any height at any location on the site. No light source may be mounted on a pole at a height greater than 12 feet. No light source may be located above a residential proximity slope.

(4) Spillover light. The intensity of spillover light on neighboring residential lots, measured at a point five feet inside the residential lot line and five feet above the ground surface, may not exceed 0.1 footcandle.

(5) Adjacency to residential properties. A light source which is located within 200 feet of a residential lot must:

(A) be covered by a diffusing or shielded-type fixture;

(B) be installed to reduce glare and the consequent interference with boundary streets; and

(C) not be visible from the residential lot, at a point five feet inside the residential lot line and five feet above the ground surface.

(6) Conformity. These lighting standards do not apply to light sources and fixtures existing on November 8, 1989.

(h) Additional provisions.

(1) Alley access.

(A) No person may use a public alley or public access easement for the purpose of delivering or receiving any goods or services to or from a nonresidential use. It is a defense to prosecution under this subparagraph that the person is:

(i) a governmental entity;

(ii) a communications or utility company, whether publicly or privately owned; or

(iii) the operator of an authorized emergency vehicle as defined in Article 6701d, Vernon's Annotated Texas Statutes.

(B) The board of adjustment may grant a special exception to the alley access restriction in Subparagraph (A) if the board finds, based on evidence presented at a public hearing, that strict compliance with the restriction would result in material and substantial impairment of access to the property as a whole. In determining whether access would be materially and substantially impaired, the board shall consider the following factors:

(i) The extent to which access to the restricted alley is essential to the normal operation of the use or uses to which the special exception would apply.

(ii) The extent to which the property as a whole has reasonable access to other public streets, alleys, or access easements in addition to the restricted alley.

(iii) The extent to which strict compliance with the alley access restriction will necessarily have the effect of substantially reducing the market value of the property.

(C) In granting a special exception under this subsection, the board shall:

(i) specify the use or uses to which the special exception applies;

(ii) establish a termination date for the special exception, which may not be later than five years after the date of the board's decision.

(D) In granting a special exception under this subsection, the board may:

(i) authorize alley access only during certain hours; or

(ii) impose any other reasonable condition that would further the purpose and intent of the alley access restriction.

(E) Notwithstanding any of the above, a special exception granted by the board under this subsection for a particular use automatically and immediately terminates if and when that use is changed or discontinued.

(2) Building materials and roof construction.

(A) Application of paragraph. The following provisions become applicable to a lot when an application is made for a building permit for construction work that:

(i) increases by more than 10 percent the floor area of any structure on a lot;

(ii) increases the number of stories of any structure; or

(iii) increases the number of structures on the lot.

(B) Building materials. Reflective glass is prohibited as an exterior building material on any building or structure on the Property. Except as otherwise provided, metal facades are prohibited. Siding made of aluminum, or other metal in common use in residential construction, fabricated, and painted to resemble wood is permitted.

(C) Roof construction. No structure may be constructed on the Property without a gable, gambrel, hip, or mansard roof as illustrated in Exhibit 326B.

(3) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(4) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-2, or MF-2(A) district may penetrate or be located above a residential proximity slope which originates in that district. (See Section 51A-4.412.) For purposes of this paragraph, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use. (Ord. Nos. 20502; 20516; 25850; 27650)

SEC. 51P-326.107. LANDSCAPING IN THE PARKWAY.

(a) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner 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 in accordance with Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(b) Parkway license permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees 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 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 article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees in the public right-of-way. (Ord. Nos. 20502; 25850)

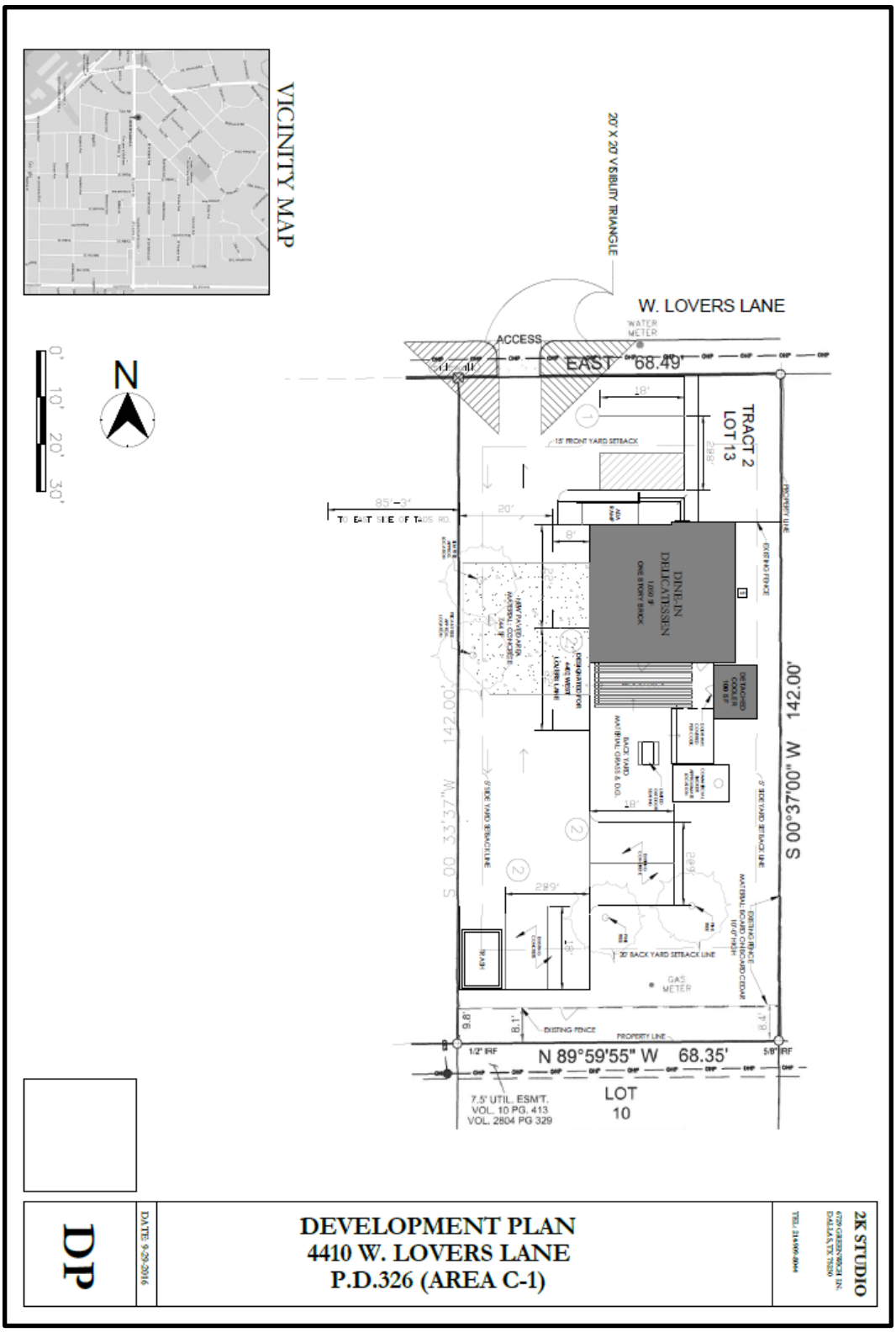
SEC. 51P-326.108. COMPLIANCE WITH CONDITIONS.

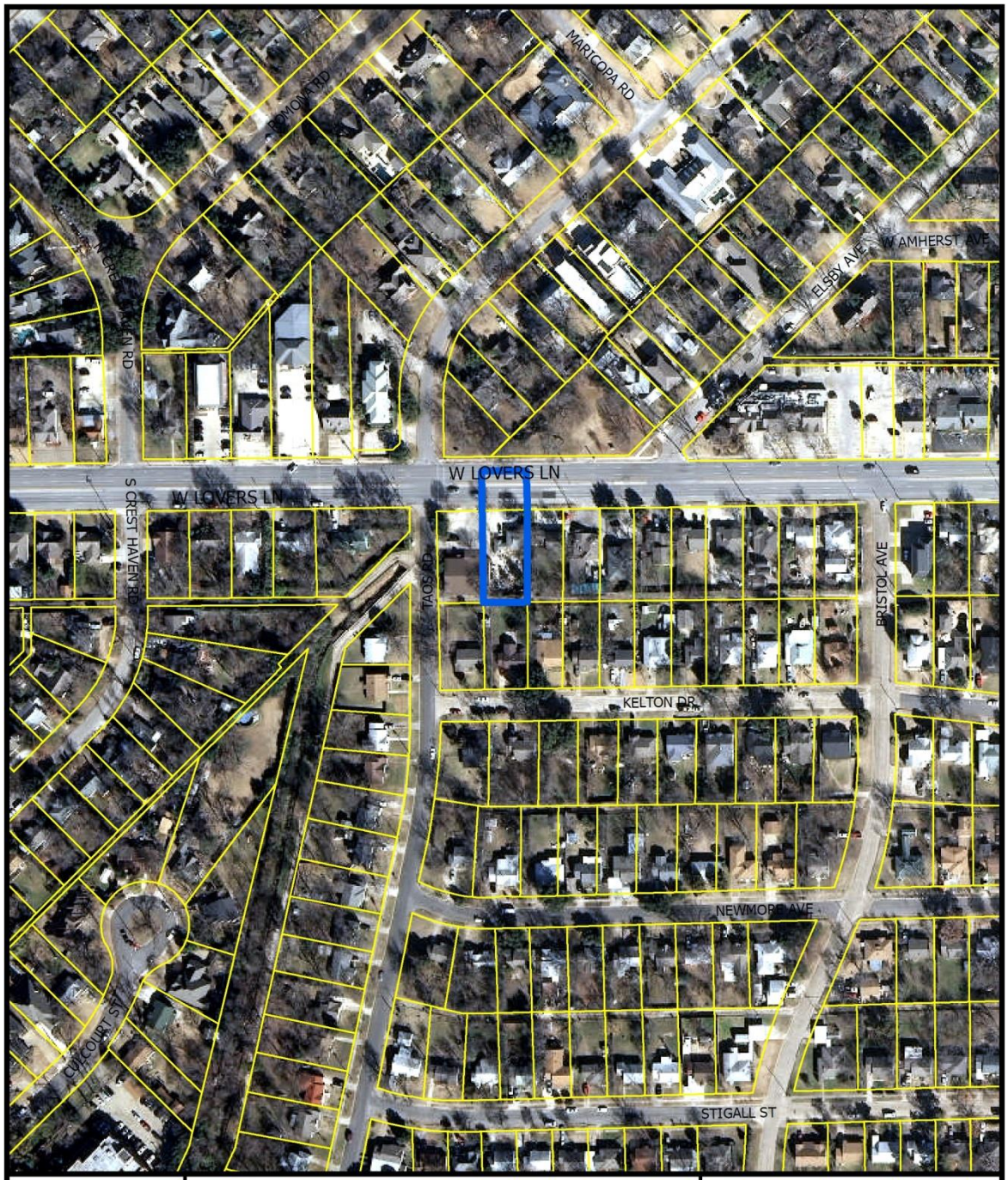
The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20502; 25850)

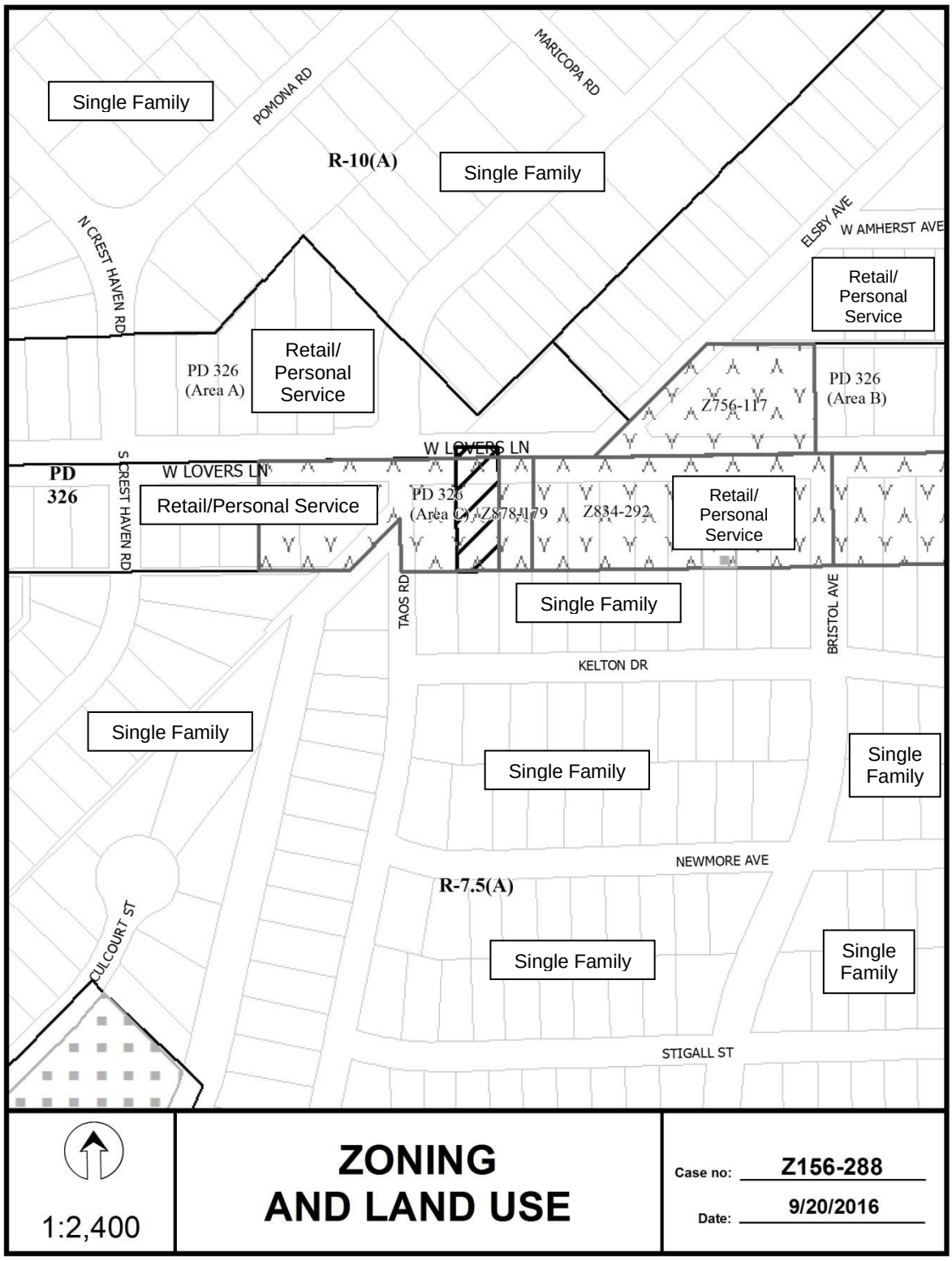
[~~**SEC.51P-326.109. ZONING MAP.**~~

~~PD 326 is located on Zoning Map No. G-6.~~] (Ord. 25850)

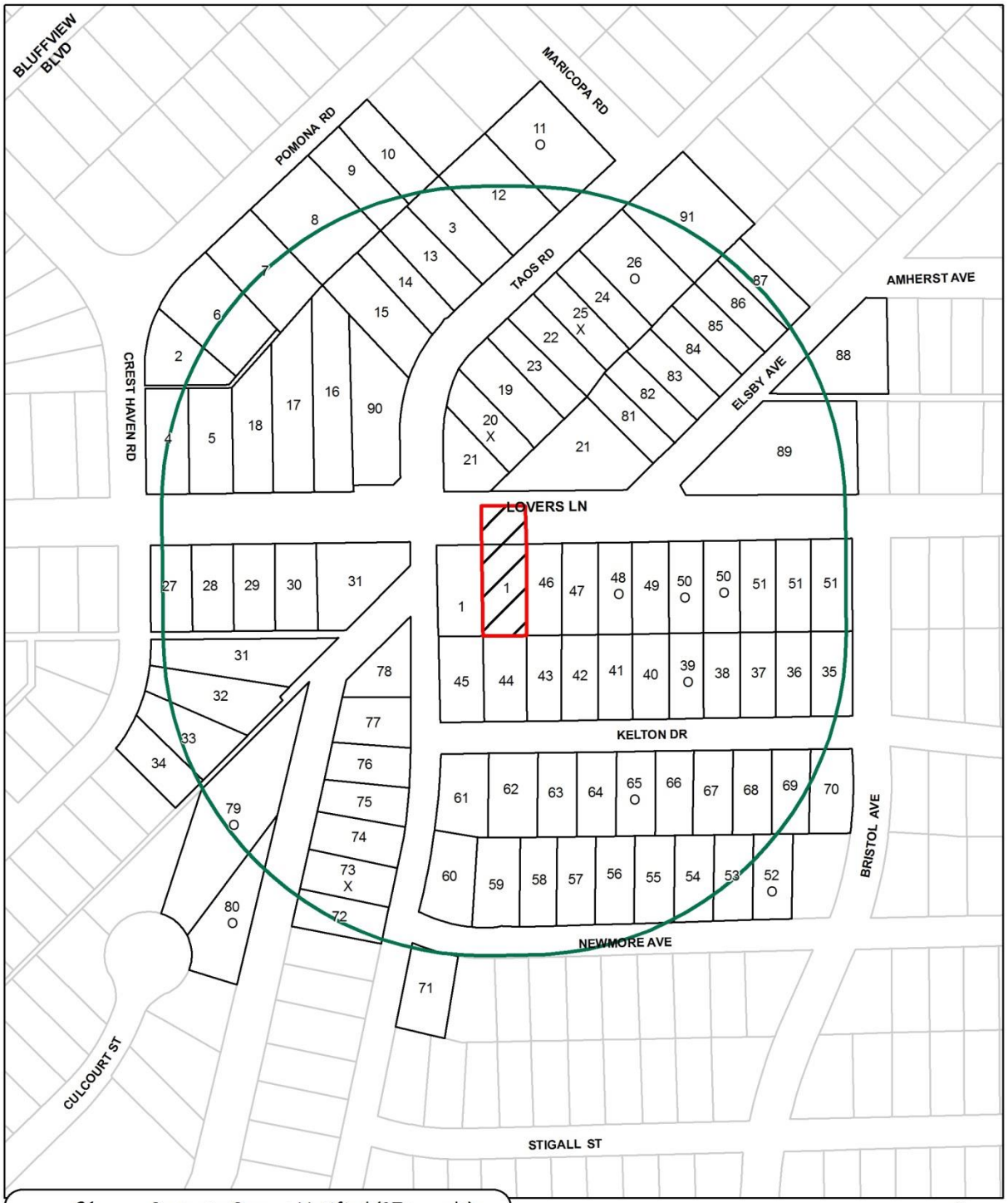
PROPOSED DEVELOPMENT PLAN




MARICOPA RD
W AMHERST AVE
ELSBY AVE
W LOVERS LN
W LOVERS LN
S CREST HAVEN RD
TAOS RD
BRISTOL AVE
KELTON DR
NEWMORE AVE
CUL-DE-SAC ST
STIGALL ST
1:2,400
AERIAL MAP
Case no: Z156-288
Date: 9/20/2016


Single Family
POMONA RD
MARICOPA RD
R-10(A)
Single Family
N CREST HAVEN RD
ELSBY AVE
W AMHERST AVE
Retail/ Personal Service
PD 326 (Area A)
Retail/ Personal Service
Z756-117
PD 326 (Area B)
W LOVERS LN
PD 326
W LOVERS LN
S CREST HAVEN RD
Retail/Personal Service
PD 326 (Area C) Z878-179
Z834-292
Retail/ Personal Service
TAOS RD
Single Family
BRISTOL AVE
KELTON DR
Single Family
Single Family
Single Family
NEWMORE AVE
R-7.5(A)
CUL COURT ST
Single Family
Single Family
STIGALL ST
1:2,400
ZONING AND LAND USE
Case no: Z156-288
Date: 9/20/2016

CPC Responses



91	Property Owners Notified (97 parcels)
9	Replies in Favor (10 parcels)
3	Replies in Opposition (3 parcels)
500'	Area of Notification
10/20/2016	Date

Z156-288
CPC

N
W E
S

1:2,400

10/20/2016

Reply List of Property Owners

Z156-288

91 Property Owners Notified ***9 Property Owners in Favor*** ***3 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	4402	W LOVERS LN	4402 LOVERS LN PARTNERS LP
	2	4321	N CRESTHAVEN RD	LEDOUX HAROLD A
	3	4333	TAOS RD	SCHWARTZ JOHN &
	4	4303	W LOVERS LN	CLH OPERATING LLC
	5	4305	W LOVERS LN	TOBOLOWSKY IRA E
	6	4302	POMONA RD	MARTELLO JOY A & KEITH T
	7	4306	POMONA RD	ARMSTRONG LYNN &
	8	4312	POMONA RD	LOVELY CATHERINE JANETTE
	9	4318	POMONA RD	GRANT JASON W
	10	4320	POMONA RD	KELCH LINDA M & THEDA
O	11	4355	TAOS RD	FELDMAN MYNAN CROCKETT
	12	4341	TAOS RD	CASH REVOCABLE TRUST
	13	4329	TAOS RD	HODGE KELLY STEPHAN &
	14	4325	TAOS RD	GOODING THOMAS J & YOLANDA S
	15	4309	TAOS RD	ROGERS BRAD & RACHELLE
	16	4313	W LOVERS LN	EM COR LLC
	17	4311	W LOVERS LN	DFW/MLA OPPORTUNITY FUND LTD
	18	4309	W LOVERS LN	FREDDE JERRY R & DENEE B
	19	4320	TAOS RD	GREENWELL HOLDINGS LLC
X	20	4314	TAOS RD	SITTON KAY
	21	4401	W LOVERS LN	4401 WEST LL PARTNERS LP
	22	4328	TAOS RD	POMPA HARRISON LYNN GAYLE
	23	4324	TAOS RD	DAVIS JENNIFER L & JOHN F DAVIS IV
	24	4336	TAOS RD	COSTANTINO THOMAS V &
X	25	4332	TAOS RD	MCCOLLUM THOMAS GERALD &
O	26	4342	TAOS RD	RAIN THOMAS E & JUNE T

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	27	4302	W LOVERS LN	CHURCH OF THE LIVING GOD
	28	4306	W LOVERS LN	YBARRA CAROL LLC
	29	4314	W LOVERS LN	YBARRA CARLO LLC
	30	4318	W LOVERS LN	YBARRA CARLO LLC
	31	4326	W LOVERS LN	YBARRA CARLO LLC
	32	4282	S CRESTHAVEN RD	SARAVIA RUTH M
	33	4278	S CRESTHAVEN RD	FARRIS FRANCESCO
	34	4274	S CRESTHAVEN RD	HERRERA MARIO
	35	4449	KELTON DR	ROBERSON JEWEL
	36	4443	KELTON DR	MCGASKEY CYNTHIA
	37	4439	KELTON DR	PHILLIPS MICHUAN Y LIFE ESTATE
	38	4435	KELTON DR	REDDIC DORNALD A
O	39	4431	KELTON DR	OROZCO CONSTANTINO
	40	4427	KELTON DR	DERROUGH WILLIAM H
	41	4423	KELTON DR	RECORD VIOLA
	42	4419	KELTON DR	LANGLEY LYNNA
	43	4415	KELTON DR	MADDEN THERESSA
	44	4411	KELTON DR	MOORE SHIRLEY A
	45	4407	KELTON DR	MORENO GENARO
	46	4412	W LOVERS LN	4412 LOVERS LANE LLC
	47	4416	W LOVERS LN	LOVERS LANE PPTIES LLC
O	48	4420	W LOVERS LN	HORNE FAMILY LIVING TRUST
	49	4424	W LOVERS LN	LOLL INC
O	50	4428	W LOVERS LN	JC JUNKER LLC
	51	4438	W LOVERS LN	BARROW DURRETT LLC
O	52	4443	NEWMORE AVE	REINA JOSEPH & SAGRARIO SALINAS
	53	4439	NEWMORE AVE	JOHNSON AMY DELORIS
	54	4431	NEWMORE AVE	MARTINEZ ARMANDO
	55	4427	NEWMORE AVE	DE LA TORRE JESUS
	56	4423	NEWMORE AVE	ALCOCER RAMIRO O & MARIA
	57	4419	NEWMORE AVE	MALDONADO JOSE D &

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	58	4415	NEWMORE AVE	ZARAZUA BEATRIZ & BARNABE
	59	4411	NEWMORE AVE	RODRIGUEZ RAYMUNDO &
	60	4407	NEWMORE AVE	YOUNG BERNICE
	61	4402	KELTON DR	MORALES ARMANDO
	62	4410	KELTON DR	RAY ROBERT B
	63	4414	KELTON DR	JIMENEZ MIRIAM E
	64	4418	KELTON DR	MENDOZA ANTONIO
O	65	4422	KELTON DR	HANCOCK GLORIA F
	66	4426	KELTON DR	LOVING INVESTMENTS LLC
	67	4430	KELTON DR	PORTER NORMAN
	68	4438	KELTON DR	WILLIAMS TERRY GLENN LIFE ESTATE
	69	4442	KELTON DR	RODRIGUEZ GERARDO &
	70	4446	KELTON DR	DODSON CUSTOM HOMES LLC
	71	4402	NEWMORE AVE	HERNANDEZ JESUS &
	72	7619	TAOS RD	FLORES GILBERTO & SILVIA
X	73	7703	TAOS RD	JENNING DORIS JEAN
	74	7707	TAOS RD	WILLIAMS BOBBIE J
	75	7711	TAOS RD	CRUZ JOSE LUIS &
	76	7715	TAOS RD	DARDEN MAXINE
	77	7801	TAOS RD	WRIGHT NORMA LEE
	78	7805	TAOS RD	CRAWFORD ROBERT L
O	79	7652	CULCOURT ST	BLANK PAUL CASEY
O	80	7648	CULCOURT ST	KEEL TODD REYNOLDS
	81	4507	ELSBY AVE	STANTON SAME
	82	4511	ELSBY AVE	BURTON ERIKA & CHRISTOPHER D
	83	4515	ELSBY AVE	REID THOMAS MICHAEL
	84	4519	ELSBY AVE	MEHRA KAPIL
	85	4523	ELSBY AVE	SHING KEITH &
	86	4527	ELSBY AVE	CALDWELL MARY ANN & JOHN NEAL
	87	4531	ELSBY AVE	DAVIS BRENT R &
	88	4534	ELSBY AVE	VANTASSEL GRETCHEN

10/20/2016

Reply	*Label #*	*Address*		*Owner*
	89	4503	W LOVERS LN	CELEBRATION INC
	90	4315	W LOVERS LN	204 WD LTD
	91	4348	TAOS RD	KELLY THOMAS E

AGENDA ITEM # 70

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Mark McDaniel, 670-3256

MAPSCO: 22 P

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned IM Industrial Manufacturing District with deed restrictions, on the north side of Mañana Drive, west of Newkirk Street

Recommendation of Staff and CPC: Approval for a three-year period, subject to a revised site plan and conditions

Z156-331(AR)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, DECEMBER 14, 2016**

ACM: Mark McDaniel

FILE NUMBER: Z156-331(AR) **DATE FILED:** August 11, 2016

LOCATION: North side of Mañana Drive, west of Newkirk Street

COUNCIL DISTRICT: 6 **MAPSCO:** 22-P

SIZE OF REQUEST: Approx. 6.76 acres **CENSUS TRACT:** 99.00

APPLICANT/REPRESENTATIVE: Steven M. Free

OWNER: Steven M. Free, LP

REQUEST: An application for the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned IM Industrial Manufacturing District with deed restrictions.

SUMMARY: The applicant proposes to renew Specific Use Permit No. 1653 to continue the operation of a wood or lumber processing use. Deed restrictions on the property limit the potentially incompatible industrial (outside) uses to wood or lumber processing by SUP only.

CPC RECOMMENDATION: **Approval** for a three-year period, subject to a revised site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to a revised site plan and conditions.

BACKGROUND INFORMATION:

- The request site is currently being used for an outside wood processing facility as allowed by SUP No. 1653 and is surrounded by undeveloped land and industrial uses.

- SUP No. 1653 for a potentially incompatible industrial (outside) use, limited to a wood or lumber processing use was first approved by City Council on February 14, 2007, for a time limit of two years. SUP No. 1653 was amended to clarify parking requirements in the conditions and renewed for three years on January 28, 2009.

- SUP No. 1653 was amended to clarify parking requirements and renewed for three years on January 28, 2009, and renewed for two years on January 14, 2015

- Deed restrictions on the property limit the uses to those in the IR Industrial Research District, allow all industrial (outside) not potentially incompatible uses, and allow the potentially incompatible industrial (outside) use limited to wood or lumber processing by Specific Use Permit.

- The site plan is being revised to add ingress and egress to come into compliance with the existing SUP conditions.

- On February 24, 1982, the City Council approved a Specific Use Permit No. 817 for a Concrete Batching Plant on property zoned a Flood Plain (Industrial-2) District located to the southwest of the subject site.

- On February 21, 1972, the City Council approved a Specific Use Permit No. 563 for a Salvage and Reclamation Yard on property zoned a Flood Plain (Industrial-3) District located to the southeast of the subject site.

Zoning History:

1. Z134-338 On January 14, 2015, the City Council approved an amendment and renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use, limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District (subject site).

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Mañana Drive	Minor Arterial	*30 ft.*
Newkirk Street	Minor Arterial	*30 ft.*
Spangler Road	Minor Arterial	*30 ft.*

Comprehensive Plan:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request generally supports the characteristics of the *Industrial Area Building Block.* The applicant's use provides jobs in the industrial sector and is located in one of the City's industrial areas. Additionally, there are limited sidewalks in the area, a trait of industrial areas.

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.

Area Plans:

Elm Fork Athletic Complex Master Plan (2007) - identifies the 28 acre floodplain parcel immediately north of the request site as future nature trails. The plan recommends the development of a nature and boardwalk trail that will be integrated into the overall Elm Fork trail system and soccer field complex. The existing wood or lumber processing use is not compatible with the proposed nature trails adjacent to the subject site. However, staff is recommending a short time period so the use can be re-evaluated as the Master Plan is implemented.

Trinity River Corridor Comprehensive Land Use Plan (2009) – this plan designates the area of the subject site as a Heavy Industrial land use. The existing wood or lumber processing use is considered a Heavy Industrial use in the language of this plan and follows the recommendation of the land use in this area.

Land Use Compatibility:

The subject site is approximately 6.76 acres located in an IM Industrial Manufacturing District and is adjacent to an IM District to the north and south and an IR Industrial Research District to the east and west. The subject site is an industrial use and is surrounded by other industrial uses, warehouses, vacant land, and undeveloped land. There are two Specific Use Permits for a concrete batching plant (SUP No. 817) and a salvage yard (SUP No. 563) located to the south of the subject site. The Elm Fork soccer complex is located north of the site and is buffered by a heavily wooded area.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character

of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The existing wood and lumber processing use is compatible with the surrounding industrial uses in the area. The use is one that is needed in the city and should be located in an industrial area. The conditions of the SUP help limit any detrimental aspects of the use by limiting the hours of operation to provide relief for surrounding uses on nights and weekends. The conditions also limit the height of the stacking areas to prevent visual intrusion to the surrounding area. The subject site is screened along Mañana Drive by fencing and trees and is surrounded by a heavily wooded area to the north and east.

The applicant is requesting automatic renewals. However, staff does not support this because of the potential for change in the area due to the new soccer park to the north of the site.

CPC ACTION
October 29, 2016

Motion: It was moved to recommend **approval** of renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing for a three-year period, subject to a revised site plan and conditions on property zoned IM Industrial Manufacturing District with deed restrictions, on the north side of Mañana Drive, west of Newkirk Street.

Maker: Anantasomboon
Second: Davis
Result: Carried: 13 to 0

For: 13 - Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Anglin
Vacancy: 1 - District 7

Notices: Area: 300 Mailed: 4
Replies: For: 0 Against: 0

Speakers: For: Steven Free, 7017 Spanky Branch Court, Dallas, TX, 75248
Against: None

List of Partners
Steven M. Free, LP

- Steven Free

CPC Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a potentially incompatible industrial (outside) use limited to wood or lumber processing.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. *CPC Recommendation*

TIME LIMIT: This specific use permit expires on (three-years from the passage of this ordinance).

4. Applicant Request

TIME LIMIT: This specific use permit expires~~[automatically terminates]~~ on (five 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.)

5. PARKING: A minimum of eight off-street parking spaces must be provided in the location shown on the attached site plan. All parking, driveways that connect to a street or alley, and vehicle maneuvering areas must comply with Division 51A-4.300, "Off-Street Parking and Loading Regulations," of the Dallas Development Code, as amended.

6. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

7. HOURS OF OPERATION: The wood or lumber processing use may only operate between 6:00 a.m. and 5:00 p.m., Monday through Friday, and between 6:00 a.m. and 12:00 p.m., Saturday.

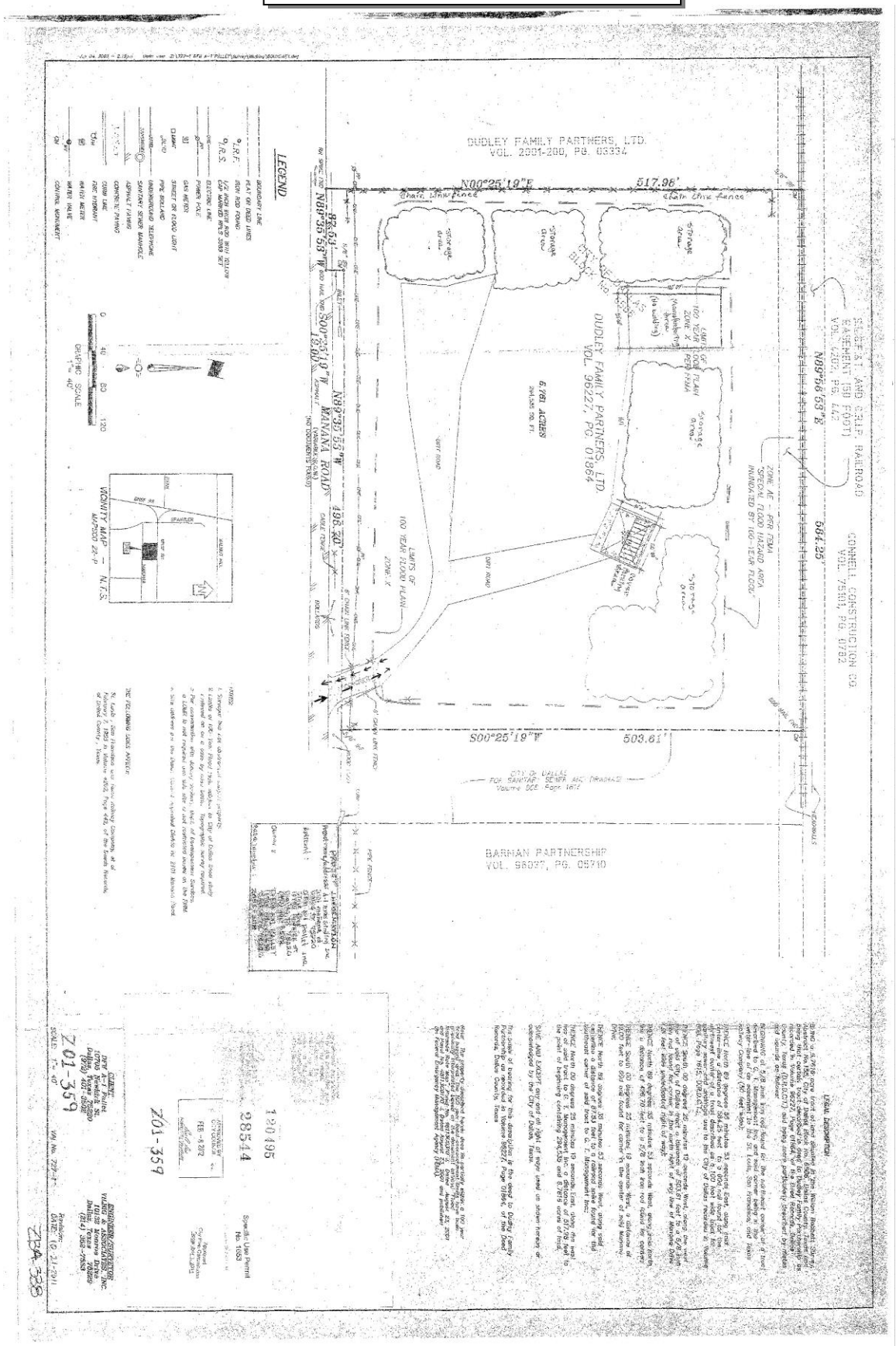
8. STACKING: The maximum stacking height of materials stored outside is 18 feet in the locations shown on the attached site plan.

9. MANUFACTURING AREA: The maximum area for wood or lumber processing is 5,000 square feet in the location shown on the attached site plan as "Manufacturing Area."

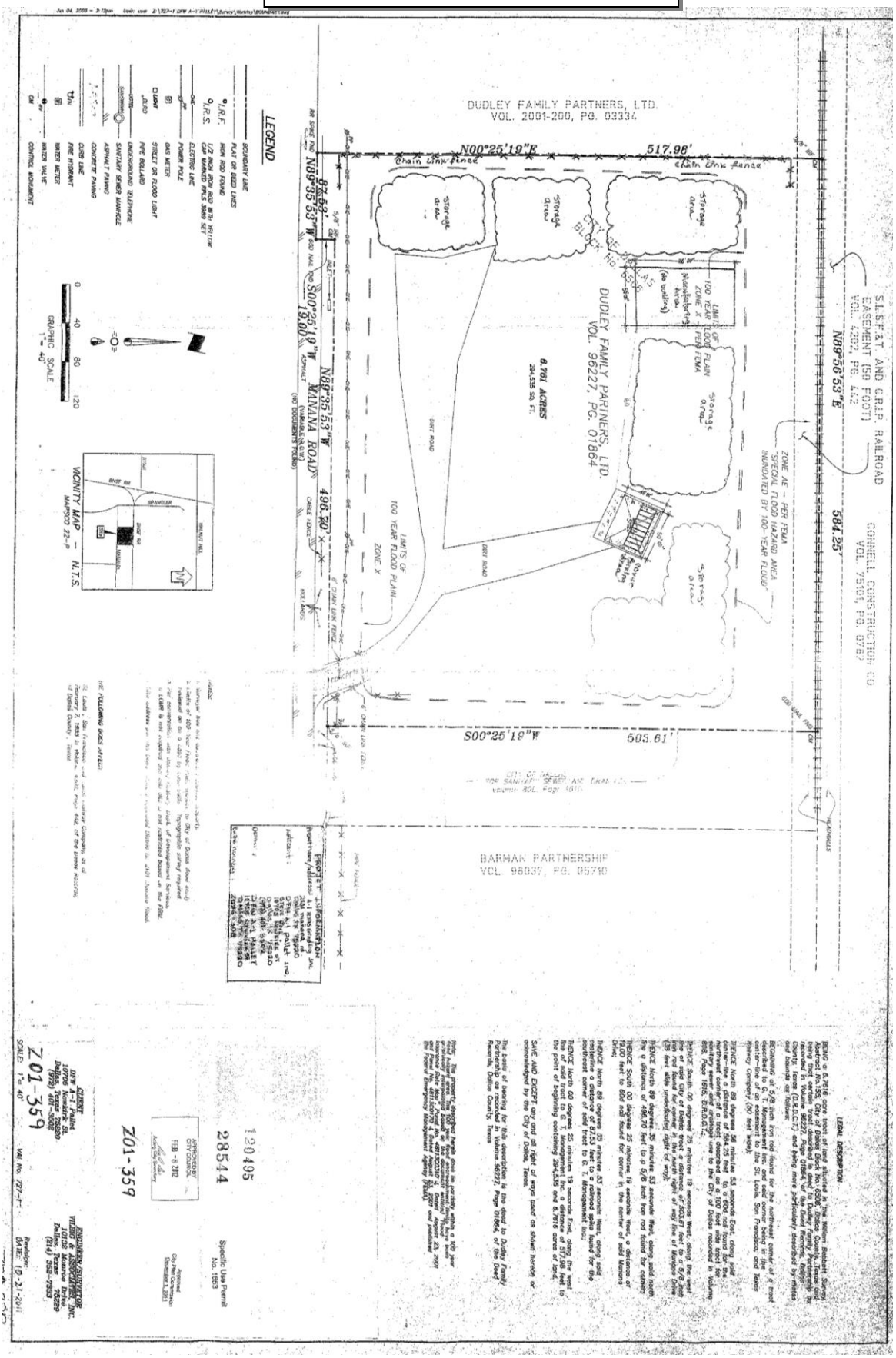
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

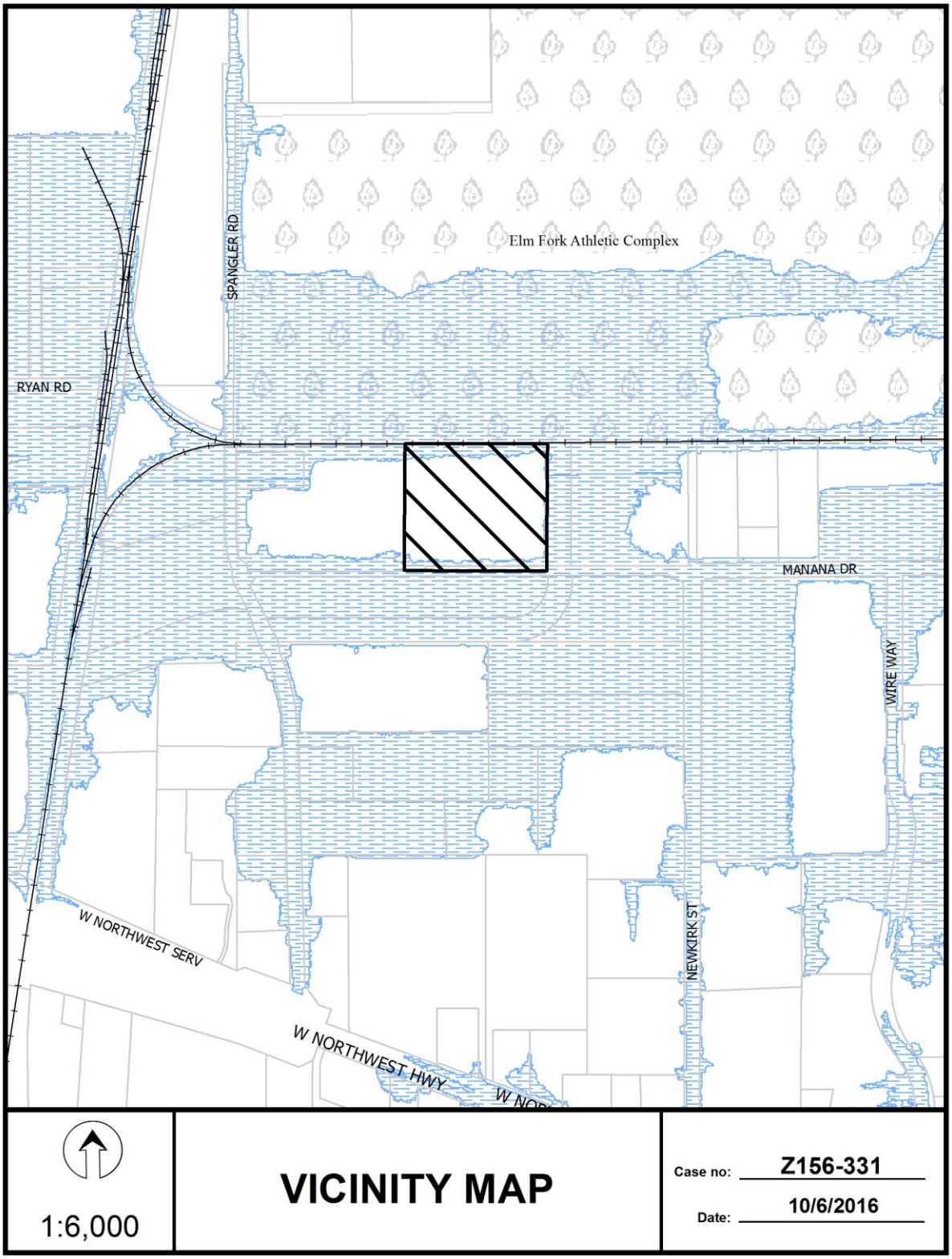
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan

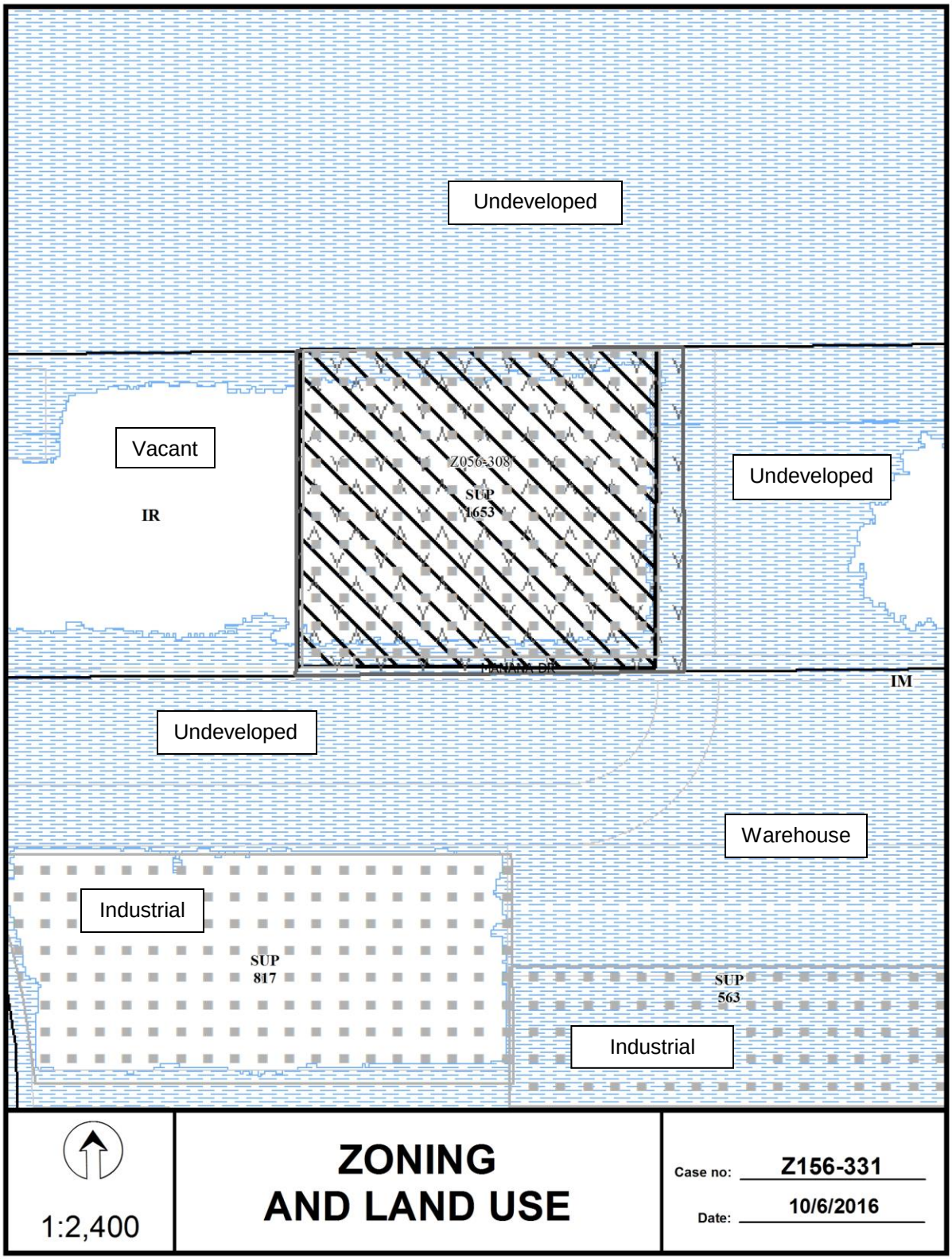


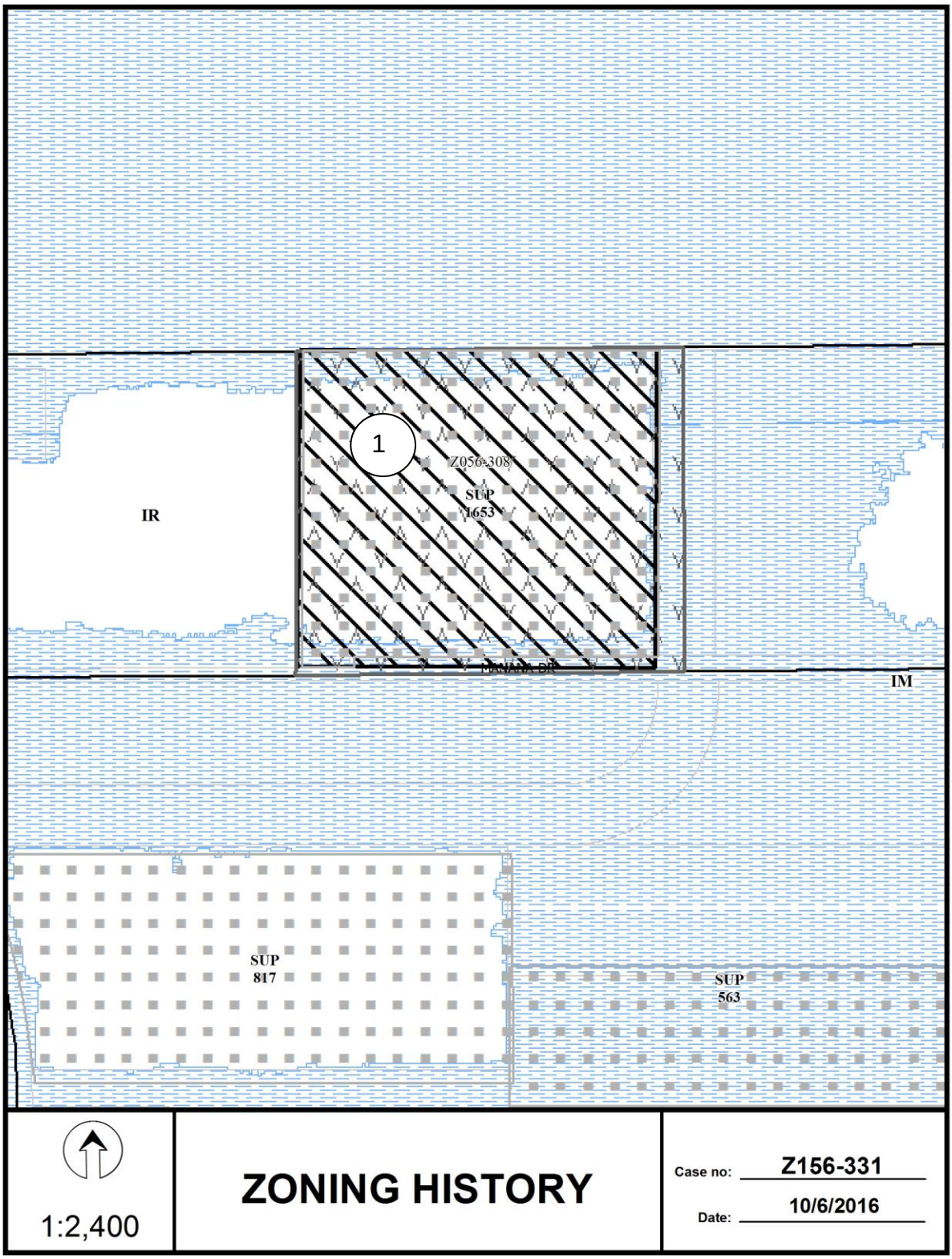
Existing Site Plan



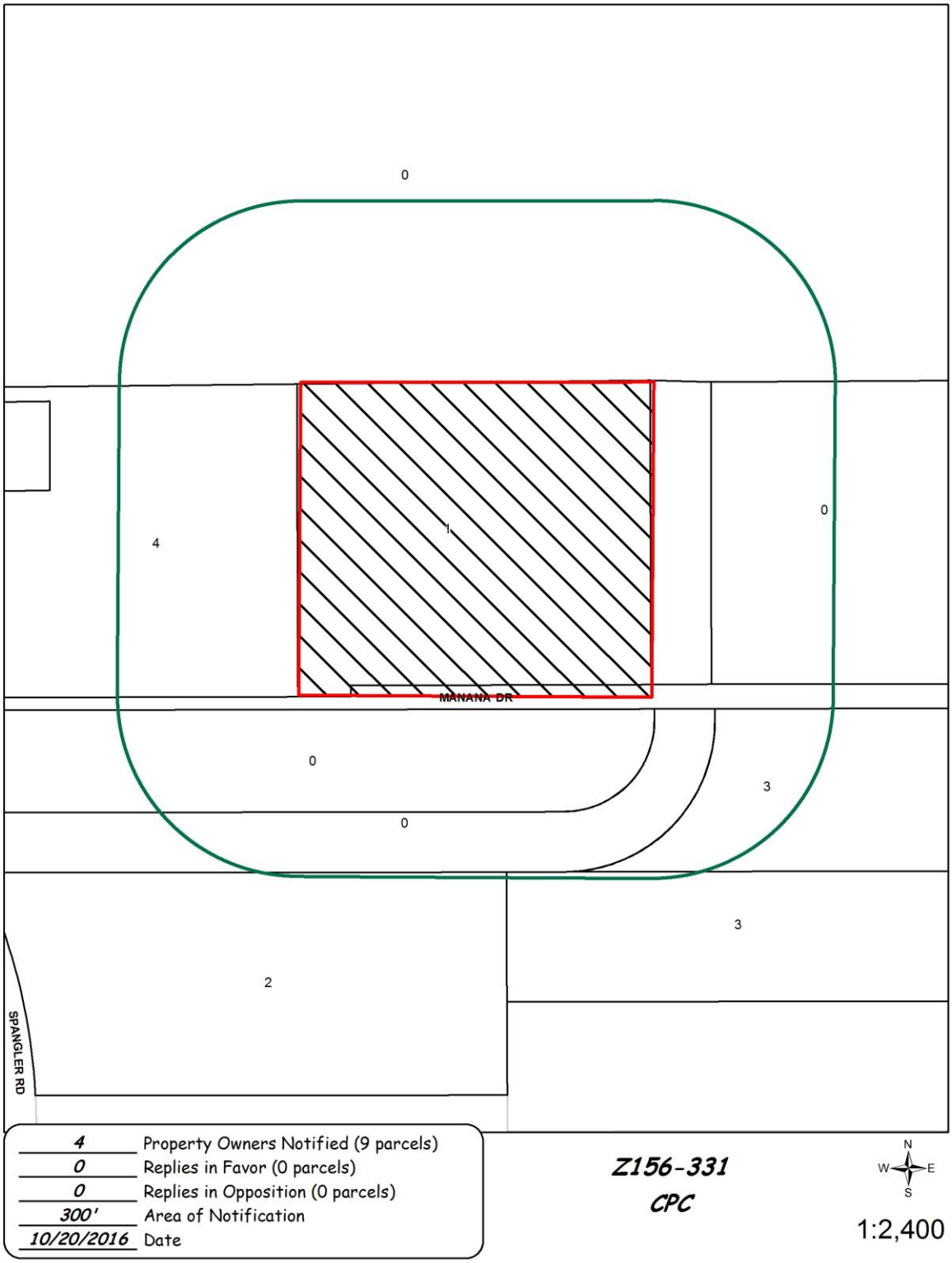

Elm Fork Athletic Complex
SPANGLER RD
RYAN RD
MANANA DR
WIRE WAY
NEWKIRK ST
W NORTHWEST SERV
W NORTHWEST HWY
1:6,000
VICINITY MAP
Case no: Z156-331
Date: 10/6/2016


MANANA DR
1:2,400
AERIAL MAP
Case no: Z156-331
Date: 10/6/2016


Undeveloped
Vacant
IR
Z056-308
SUP
1653
Undeveloped
MANANA DR
IM
Undeveloped
Warehouse
Industrial
SUP
817
SUP
563
Industrial
1:2,400
ZONING
AND LAND USE
Case no: Z156-331
Date: 10/6/2016


1
Z056-308
SUP
1653
IR
IM
MANANA DR
SUP
817
SUP
563
1:2,400
ZONING HISTORY
Case no: Z156-331
Date: 10/6/2016

CPC Responses



10/20/2016

Reply List of Property Owners

Z156-331

4 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2101	MANANA RD	STEVEN M FREE LIMITED PARTNERSHIP
	2	10610	SPANGLER RD	TXI OPERATIONS LP
	3	10733	NEWKIRK ST	BARKER & BRATTON STEEL
	4	2001	MANANA DR	GT MGMT INC

AGENDA ITEM # 71

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	December 14, 2016
COUNCIL DISTRICT(S):	6
DEPARTMENT:	Mobility and Street Services Water Utilities
CMO:	Jill A. Jordan, P.E., 670-5299 Ryan S. Evans, 671-9837
MAPSCO:	22G

SUBJECT

A benefit assessment hearing to receive comments on street paving, storm drainage, water and wastewater main improvements for Goodnight Lane from Joe Field Road to Royal Lane; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of five - Not to exceed $3,674,834 - Financing: General Obligation Commercial Paper Funds ($3,034,249), Water Utilities Capital Construction Funds ($48,722) and Water Utilities Capital Improvement Funds ($591,863)

BACKGROUND

Goodnight Lane from Joe Field Road to Royal Lane was included in the 2006 Bond Program under the category of Thoroughfares. A professional services contract for the design of this project was authorized by City Council on June 10, 2009, by Resolution No. 09-1463. This action will authorize the project, partial payment of cost by assessment, a benefit assessment hearing, and authorize a construction contract with Texas Standard Construction, Ltd. The improvements will consist of a 44-foot wide concrete pavement with curbs, sidewalk, bike trail, drive approaches, and installation of a storm drainage system and water and wastewater main improvements.

The paving assessment process requires the following three steps:

1. Authorize paving improvements.
2. Authorize a benefit assessment hearing.
3. Benefit assessment hearing, ordinance levying assessments and authorize contract for construction.

This is the 3rd and final step in the process.

BACKGROUND

The following chart shows Texas Standard Construction, Ltd., completed contractual activities for the past three years.

	PBW	WTR	PKR
Projects Completed	0	0	0
Change Orders	0	0	2
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2009
Completed Design	January 2013
Begin Construction	March 2017
Complete Construction	March 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering services on June 10, 2009, by Resolution No. 09-1463.

Authorized Supplemental Agreement No. 1 to the professional services contract for engineering on January 27, 2010, by Resolution No. 10-0330.

Authorized street paving improvements and a benefit assessment hearing on October 26, 2016, by Resolution No. 16-1747.

Information about this item will be provided to the Transportation and Trinity River Project Committee on December 12, 2016.

FISCAL INFORMATION

2006 Bond Program (General Obligation Commercial Paper Funds) - $3,034,248.96
Water Utilities Capital Construction Funds - $48,722.00
Water Utilities Capital Improvement Funds - $591,863.00

FISCAL INFORMATION (Continued)

Design	$ 216,075.00
Supplemental Agreement No. 1	$ 53,730.00
Supplemental Agreement No. 2	$ 21,516.00
Construction (this action)	
Paving & Drainage - PBW	$3,034,248.96
Water & Wastewater - WTR	$ 640,585.00
Total Project Cost	$3,966,154.96

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Texas Standard Construction, Ltd.

Hispanic Female	3	Hispanic Male	87
African-American Female	0	African-American Male	3
Other Female	0	Other Male	0
White Female	4	White Male	8

BID INFORMATION

The following bids with quotes were received and opened on September 16, 2016.

*Denotes successful bidder

BIDDERS	**BID AMOUNT**
*Texas Standard Construction, Ltd. P. O. Box 210768 Dallas, TX 75211	$3,674,833.96
Ark Contracting Service	$4,344,439.00
Tiseo Paving Co.	$4,623,294.25
FNH Construction, LLC	$4,749,052.50
Rebcon, Inc.	$5,471,480.05

Original estimate:	PBW	$3,266,257.00
	WTR	$ 385,262.74
Total Project		$3,651,519.74

OWNER

Texas Standard Construction, Ltd.

Ronald H. Dalton, President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: A benefit assessment hearing to receive comments on street paving, storm drainage, water and wastewater main improvements for Goodnight Lane from Joe Field Road to Royal Lane; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of five - Not to exceed $3,674,834 - Financing: General Obligation Commercial Paper Funds ($3,034,249), Water Utilities Capital Construction Funds ($48,722) and Water Utilities Capital Improvement Funds ($591,863)

Texas Standard Construction Ltd. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$3,674,833.96	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$3,674,833.96	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Kenyatta Sand and Gravel	BMDB62563Y0517	$939,525.00	25.57%
Total Minority - Local		$939,525.00	25.57%

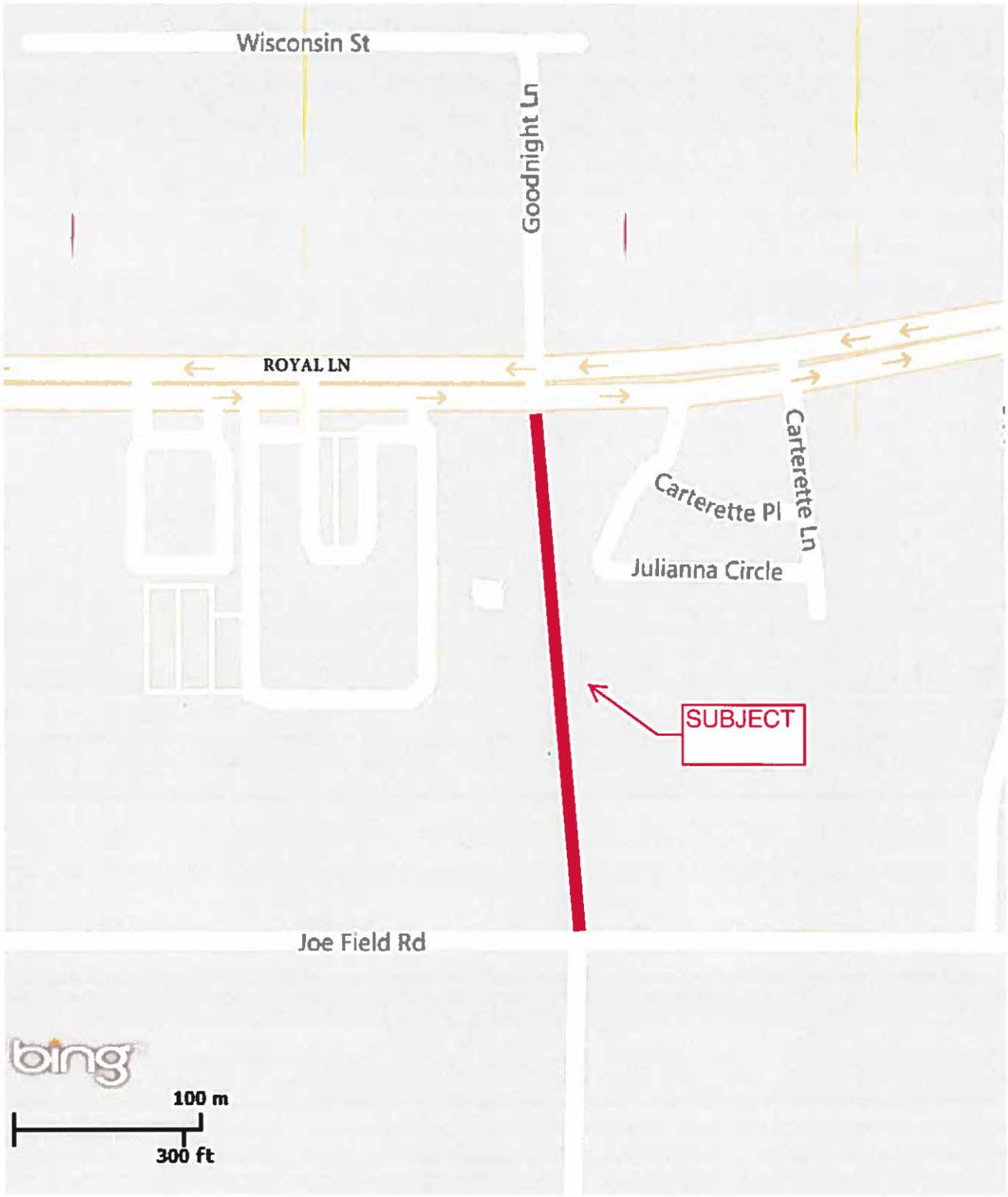
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$939,525.00	25.57%	$939,525.00	25.57%
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	$939,525.00	25.57%	$939,525.00	25.57%

GOODNIGHT LANE FROM JOE FIELD ROAD TO ROYAL LANE PROJECT



MAPSCO 22G

December 14, 2016

WHEREAS, heretofore, a resolution was duly adopted by the City Council of the City of Dallas for the improvement of the following street between the limits set forth, out of materials specified, ordering that bids be taken for the construction, and ordering that an estimate of the cost of such improvements be prepared, to wit:

Goodnight Lane from Joe Field Road to Royal Lane; and

WHEREAS, by resolution such estimate and specifications were duly adopted therefore, and the Purchasing Agent was authorized to advertise for bids for such construction; and,

WHEREAS, by resolution the City Council determined the necessity for assessing a portion of the cost of such improvements against the property abutting such improvements, and the owners thereof, and duly and legally set a time and place for a public hearing thereon, and provided for notice to be given to such owners, as provided by law; and,

WHEREAS, the said hearing was duly held at said time and place; and,

WHEREAS, the City Council, after fully considering said proposed assessments, and fully considering the benefits that each property owner and his property receive from making said improvements, is of the opinion that the said proposed assessments determined to be levied are fair and equitable, and in accordance with the enhancement report submitted by Con-Real Support Group LP, an independent appraiser, representing the benefits that the said property receives in enhanced values from the making of the said improvements, and that the said assessments should be made; and,

WHEREAS, the Council having no further protest, remonstrance, or objection before it, is of the opinion that the said hearing should be closed.

Now, Therefore,

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

SECTION 1. That the said hearing held on the 14th day of December A.D. 2016 be and the same is hereby ordered closed.

SECTION 2. That the City Attorney is hereby directed to prepare an ordinance assessing against the several owners of the abutting property, and against their property abutting upon the street hereinabove mentioned, the proportionate part of said cost herein adjudged against the said respective owners and their property, such assessments to be in accordance with the attached enhancement report. That the said ordinance shall fix a lien upon said property, and shall declare said respective owners thereof to be respectively liable for the amounts so adjudged against them. Said ordinance shall in all respects comply with the applicable law in such cases made and provided.

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

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Date of Inspection:	October 6, 2016
Effective Date of Study:	October 13, 2016
Date of Transmittal:	October 13, 2016
Subject Property:	Three Industrial Parcels
Location:	**Street:** Goodnight Lane - Joe Field Road to Royal Lane
Zoning Classifications:	Industrial Industrial/Research District
Current Use:	Improved & Vacant Land
Highest & Best Use:	Industrial Use
Flood Zone:	Based only on a cursory inspection, the properties appear to **not** be in a flood plain
Purpose of Study:	The purpose of this study is to estimate the value of the enhancement, if any, to the properties in the defined enhancement study area based on the completion of the proposed street, sidewalk and driveway improvements that affect the subject properties as of October 6, 2016
Function of Study:	The function of this enhancement study is to assist the City of Dallas in estimating a fair and reasonable amount of the actual costs of the street, sidewalk, and driveway improvements that the subject property owners should be levied based on the estimated market value enhancement to each property due to the proposed improvements by the City of Dallas
Scope of Study:	The scope of this study encompasses the inspection of the subject properties, neighborhood and comparable properties. Further, the analysis of data is undertaken in order to support a conclusion of estimated value for the enhancement, if any, to the subject properties

PAVING ENHANCEMENT STUDY

A paving assessment study is a method of allocating assessments for public improvements, to the properties specially benefitted, in proportion to the special benefit derived by each property from the project.

Nearly a century ago, the United States Supreme Court recognized in the case of Norwood v. Baker that the principle underlying special assessments to meet the costs of public improvements is that the property upon which they are imposed is peculiarly benefitted, and therefore, the owners do not, in fact, pay anything in excess of what they receive by reason of such improvement.[1]

Valid recommended assessments from a paving enhancement study prepared for a final assessment roll meet the following two criteria:

> They are equal to or less than the benefit accruing to that particular parcel.
> They are fair and in proportion to the special benefit derived by that parcel and all other parcels due to the project.

Significant variance in the assessment is sometimes noted on adjacent properties. This can result from the influence of factors including, but not limited to, existing building improvements, differences in zoning or projected intensity of use, corner influence, terrain, ratio of frontage to area, or changes in access characteristics. [2]

The question is whether a measurable benefit to properties abutting municipal improvements could be realized in the foreseeable future. In addressing this the Texas Court of Appeals quoted Iowa case law.

> The benefits to be derived in such cases are ordinarily not instant upon the inception or completion of the improvement, but materialize with developments of the future. They are nonetheless benefits because their full fruition is postponed, or because the present use to which the property Is devoted is not of a character to be materially affected by the improvement.[3]

The analyst employed an approach, as outlined in an article authored by *Robert Martin and Nicholas Ordway* as published in *The Appraisal Journal, October 1985*, that has been deem an industry standard for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. This method is the Sales Comparison Method that employs the sales of properties that are located on both unimproved and improved streets in the area, or similar type areas for purposes of comparing the prices paid for properties that have and do not have curb/gutters/sidewalks/alleyways.

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[1]Norwood v. Baker, 172 U.S. 269, 43L. Ed 443, 19 S. Ct. 187 (1898).

[2]Charles R. Macaulay, MAI, SRA "Special Benefit/Proportionate Assessment: Funding for Public Improvements" The Appraisal journal, January 1997

[3]Page v. City of Lockhart, 397 S.W. 2d 113, 119 (1965).

In addition to the Sales Comparison method, the analyst conducted Market Interviews and enlisted the advice and counsel of persons knowledgeable in the field of real estate and government officials with experience dealing with paving enhancement operations. Combined, we believe that a fair and reasonable opinion was concluded.

PROPERTY ANALYSIS

The analysis includes Goodnight Lane, from Joe Field Road to Royal Lane located in Dallas Texas and consists of 3 parcels. The properties located on the Goodnight Lane are similar in sizes ranging from .096 acres to 4.1509 acres, they are both vacant and improved built between 1960s to 1970s. They are located along Goodnight Lane the unimproved roadway and Joe Field Road which consists of two lanes. The immediate area is a mix of industrial warehouses, small commercial development, including retail buildings on Royal Lane.

PROPERTY HIGHLIGHTS

Description for Goodnight Lane-Joe Field Road, Royal Lane Project:

Street: Goodnight Lane-Joe Field Road to Royal Lane, Dallas, Dallas County, Texas (Mapsco – **Dallas 22 G**).

Property Owners: Varied (see table pages 27)

Street Group Including Streets: Goodnight Lane from Joe Field Road to Royal Lane

Area Description: The area of Dallas; a mix of industrial and small commercial developments; Royal Lane, Joe Field Road, Interstate 35E, and Interstate 635, are the major roadways

Area Boundaries: Interstate E 635 (North), Joe Field Road (South), Tantor Road (West), and Interstate 35E (East)

Neighborhood Description: The industrial and commercial neighborhood with industrial warehouse, retail and commercial businesses, and parks; level to rolling terrain

Property Values: $100,000 - $1,000,000 (typical)

Demand/Supply: Stable/Adequate

Neighborhood Land Use: 95% industrial; 4% retail and commercial, 1% parks

Neighborhood Trend & Probable Changes: Neighborhood is stable; no anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Industrial/Research District

Highest and Best Use: Industrial Use

Utilities: All available

Pictures: The photos can be found on the following pages numbered as S1, S2, S3, S4

SCOPE OF WORK

In preparing this study, we completed the research and analysis below:

- Conducted an inspection of the subject properties and the surrounding areas in order to determine the impact the improved driveways, curbs and gutters, and sidewalks will have on the neighborhood

- Gathered and analyzed property, neighborhood, and community information pertaining to the group of subject properties

- Determined the approaches (Sales Approach and Assessment Valuation Method) which are deemed reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements

- Interviewed reputable sources to receive opinions on the benefits of the improvements of roadways

- Provided a recommendation for the proposed improvements

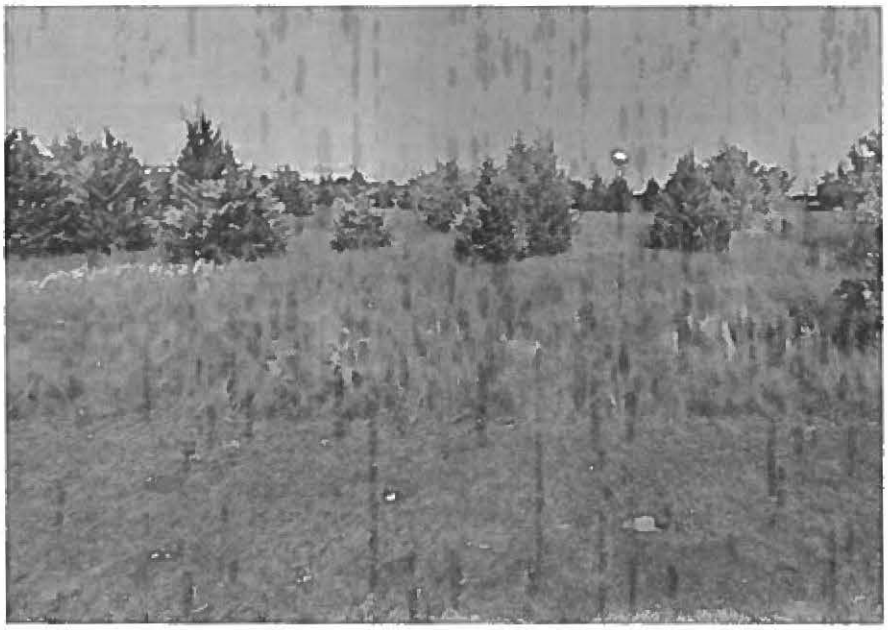
EVALUATION ANALYSIS

The improvements proposed by the City of Dallas are to include new concrete paving of the streets which includes concrete curbs and gutters, concrete sidewalks and concrete drives (approaches) where necessary. In the assessment prepared by the City of Dallas, the City calculated a Lineal Foot, Square Foot or Square Yard price in order to estimate the actual cost for each property for the proposed improvements. A summary of the assessment values presented in the study are as follows:

The assessed value of the improvements was enhanced by $143.00 per lineal foot for the concrete paving, $9.43 per lineal foot for the concrete sidewalks and $47.21 per square yard for the concrete drives. Properties that have existing sidewalks and drives are not being assessed for the new improvements that take the place of the current improvements. This is one method of estimating the value the improvements provide to the subject, however, there are other ways to analyze the value the sidewalk improvements enhancement the property.

We have reviewed the study performed by the City of Dallas pertaining to the subject properties regarding assessments to the property owners for the construction of the sidewalk improvements. In addition to that study, we have tested another two other approaches that we deem reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. They include the Sales Comparison Method and Assessment Valuation Method. The most suitable is the Sales Comparison Method that exhibits the comparison between improved vs unimproved properties for purposes of comparing the prices paid for properties. The Assessment Valuation Method is utilized to determine a reasonable assessed rate for ever property in regards to street improvements, sidewalks, and driveways.

INDUSTRIAL PROPERTY "Representation Of Subject Property" (will be employed as the subject lot)



Mapsco:	77 R Dallas
Location:	400 Della Road, Dallas, Texas
Grantor:	DLH MASTER
Grantee:	DELLA ROAD HOLDINGS LLC
Date of Sale:	February 3, 2014
Recording Data:	201400025598
County:	Dallas
Size:	230,868 SF
Shape:	Rectangular
Zoning:	Light Industrial
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$489,000
Per SF:	$2.12
Terms:	Cash to Seller
Cash Equivalent Consideration:	$489,000
Per SF:	$2.12
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street **without** improvements of curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available

INDUSTRIAL SALE NO. 1



Mapsco:	31 S Dallas
Location:	3595 Roy Orr Boulevard, Grand Prairie, Texas
Grantor:	TEXAS STERLING CONST LP
Grantee:	MEIERHOFER ELECTRIC LLC
Date of Sale:	February 23, 2016
Recording Data:	201600048208
County:	Dallas
Size:	194,713 SF
Shape:	Basically Rectangular
Zoning:	Light Industrial
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$625,000
Per SF:	$3.20
Terms:	Cash to Seller
Cash Equivalent Consideration:	$625,000
Per SF:	$3.20
Source:	MLS/Deed Records
Comments:	This site is located on a four-lane interior street which is improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available

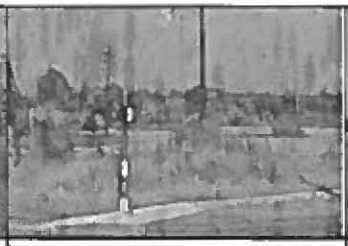
INDUSTRIAL SALE NO. 2



Mapsco:	62 G Dallas
Location:	4321 W Ledbetter Drive, Dallas, Texas
Grantor:	ACE INVESTMENTS INC
Grantee:	CRG PROPERTIES LLC
Date of Sale:	May 12, 2016
Recording Data:	201600128455
County:	Dallas
Size:	181,645 SF
Shape:	Basically Rectangular
Zoning:	Industrial/Research District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$422,500
Per SF:	$2.33
Terms:	Cash to Seller
Cash Equivalent Consideration:	$422,500
Per SF:	$2.33
Source:	MLS/Deed Records
Comments:	This site is located on a four-lane interior street which is improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available

Industrial Tract Sales
Unimproved Streets vs. Improved Streets

			
Location	**Representation of Subject Property** 400 Della Road, Hutchins, Texas	**Sale 1** 3595 Roy Orr Blvd Grand Prairie, Texas	**Sale 2** 4321 W Ledbetter Drive Dallas, Texas
Sales Price/ Per Square Foot	**$2.12**	**$3.20**	**$2.33**
Eff. Sale Price	**$2.12**	**$3.20**	**$2.33**
Size/SF	**230,868**	**194,713** -0-	**181,645** -0-
Driveways	**No**	**No**	**No**
Sidewalks	**No**	**Yes**	**No**
Curbs/Gutters	**No**	**Yes**	**Yes**
Location	**Average**	**Superior** -20%	**Superior** -5%
Accesibility	**Average**	**Superior** -10%	**Similar** -0-
Percentage Adjustment		(-30%)	(-5%)
Net Adjustment		($0.96)	($0.11)
Adjusted Sale Price	**$2.12**	**$2.24**	**$2.22**

The Representation of the (Subject's Property) is a selected property similar to the subject properties in order to be use in this analysis. The Representation of the Subject Property is located at 400 Della Road is a 203,868 square foot tract that **does not** have curbs/gutters, driveway, or sidewalks and sold for $2.12 per square foot. The two other sales **do or does not** have curbs/gutters, driveway, or sidewalks on their sites and sold at prices ranging from $2.33 to $3.20 per square foot. All of the sales are located within Dallas County and each have locational characteristics in regards to surrounding developments and industrial facilities that will be examined. Sale 2 and 3 experienced a downward adjustment compared to the Representation of the Subject Property in regards to the characteristic of location. Sale 2 is located in the Great Southwest Industrial District Phase 2 and Sale 3 is adjacent to Red Bird Industrial District. In addition, both properties are located within an area that has homogenous industrial users and their properties partake in the benefits of the nearby airports.

Sale 2 was adjusted downward since it is superior to the Representation of the Subject Property in characteristic of accessibility. The property has access to multiple linkages including: highways and the DFW Airport which located 5 miles away from the Sales 2 property. However, there wasn't an adjustment needed for Sale 3 since it is similar to the Representation of the Subject Property.

After making adjustments to the sales comparables, a range of values of $2.22 to $2.24 per square foot was derived from Sale 1 & 2. The sales comparables shared similar features except a driveway and after adjustments were made to the prices the comparables show a $.02 difference in pricing. Based on the sales comparables in comparison to the subject property while taking into account any locational or site differences, the grid does not present that there is a significant variance in prices. The variance between the subject property and comparables is less than 5%, which leads to the conclusion that there isn't a significant difference in pricing by not having curbs/gutters, driveways, and sidewalks.

ASSESSMENT VALUATION PROCESS

The analyst acknowledges that the new street improvements will provide some enhancement to the overall value of the subject properties, but the improvements will not increase the value of the subject properties at the same rate the City is proposing to assess the property owners. As with all home improvements, the value of the enhancement is very rarely equal to or greater than the actual cost of the improvement. Samples of these types of improvements are: new roofs, replaced fencing, updating of flooring, kitchens, bathrooms, etc. Generally speaking, these type of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost $25,000 to install, but upon resale rarely yields $10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street improvements and accompanying sidewalks and drives. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners are supposedly paying their fair share, it is our opinion that the property owners be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters). The property owners are assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements. The reason for the percentages of the construction costs for the alley ways, sidewalks, and concrete drives, is that the improvements do not provide a dramatic increase to the overall property, but offer additional benefit for the property owners. Some of the properties in the project areas already have sidewalks and drives. Those property owners should not be compelled to pay additional money for improvements that they already have in place. In some instances, particularly on the subject parcels with large tracts of land, 10% of the assessed land value is greater than the total estimated cost of the proposed improvements. This is due to the fact that these properties typically have a large amount of road frontage and benefit from greater exposure from the street, and in those instances the estimated cost of the improvements as proposed by the City of Dallas is the recommended amount.

The Tables on the following pages in the Addenda identifies each of the subject properties, the assessment process employed by the City of Dallas, and finally, my estimation of a fair and reasonable value for the assessment.

ASSESSMENT VALUATION PROCESS (TABLES)

GOODNIGHT LANE FROM JOE FIELD ROAD TO ROYAL LANE SHALL BE PAVED FROM CURB TO CURB WITH 11-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME TREATED SUBGRADE STABILIZATION; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALK 6 FEET WIDE; SO THAT THE ROADWAY SHALL BE 44 FEET IN WIDTH; INCLUDING A 10-FOOT WIDE BIKE TRAIL

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
WEST SIDE OF STREET								
SAM GARRETT PROPERTIES LLC 2311 JOE FIELD ROAD DALLAS, TX 75229	SPLIT 1 Acs. 0.0963	6546	182 FT PVMT ADJ TO 74 FT PVMT 54 FT WALK 18 3 SY DR (10'Wide)	 $143 00 $9 43 $47.21	 $10,582 00 $509 22 $863 94	 $11,955.16	$1,258 (10% of lot value $12,580)	$1,258.00 $254.61 $431.97 $1,944.58
DAVID W ANDERSON & JACQUELYN H ANDERSON 42 MARY ST MOUNT VERNON, TX 75457	TR 17 Acs. 0 6944 2265 Joe Field Road	6545	 62 FT PVMT 62 FT WALK	 $143 00 $9 43	 $8,866 00 $584 66	 $9,450.66	$9,074 (10% of lot value $90,740)	 $8,866.00 $292.33 $9,158.33
MASTER CLEANING SUPPLY INC 2254 ROYAL LANE STE 200 DALLAS, TX 75229	TR 1 Acs. 2.1113 155 7X622	6545	**NO ASSESSMENT EASEMENTS INTERVINING AND PARTIAL EXISTING PAVEMENT IN PLACE**					
EAST SIDE OF PROPERTY								
CURL FLOOR EQUIP&SUPPLY INC P O BOX 817 ANTLERS, OKLAHOMA 74523	1 A/6456 2302 Royal Lane	A/6456	NO ASSESSMENT PAID PROPERTY DAMAGES					
SAM GARRETT PROPERTIES LLC 2311 JOE FIELD RD DALLAS, TX 75229	Acs 4 0546 Joe Field Rd 379 65FR Emerald	6546	360 FT PVMT 42 7 SY DR(30'Wide)	$143 00 $47 21	$51,480 00 $2,015 87	$53,495.87	$52,985 (10% of lot value $529,850)	$51,480.00 $1,007.93 $52,487.93

RECOMMENDATION:

The Sales Comparison Method was conducted for properties along Goodnight Lane - Joe Field Road to Royal Lane. The method showed a comparison between vacant land properties with and without curbs and gutters, driveways, and sidewalks.

Goodnight Lane - Joe Field Road to Royal Lane which encumbers three parcels, were represented within the Sales Comparison Method by a similar land property "400 Della Road, Hutchins, Texas" which shared similar features as the three parcels. Recent land properties with improved curbs/gutters, driveways, and sidewalks were able to be obtain within the Dallas County to be compared to the represented property.

Despite the distance between the subject sites and the sales, we were able to gather enough data to perform a comparative analysis for the subject properties. The comparison method concluded that there isn't an increase in sales price for properties with curbs/gutters, driveways, and sidewalks when compared to sales of similar type properties that did not possess those features. That does not necessarily mean that a property is not more marketable or attractive to a potential purchaser, it only means that based on the data we were able to gather and verify, we could not positively prove that a difference existed in the marketplace.

Based on our market analysis in which information from various sources were obtained, we can conclude that a curbs/gutters, driveways, and sidewalks may be an attractive feature for a property based on the purchaser's preference. However, the lack of these improvements may not affect the desirability of the property within the real estate market.

While it is true that the property owners will receive a nominal benefit from having new concrete street improvements, curbs/gutters, sidewalks and drives, the benefit received from these new items will only provide a minimal amount of enhanced value to the properties when compared to the largest portion of the value of the tract; the land mass itself. As such, it is our contention that the subject properties will increase in value from the street and sidewalk improvements proposed by the City of Dallas, but not by the actual cost of the improvements. It is our opinion that the property owners should be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters), and that the property owners be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements.

CERTIFICATE

We do hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.

3. We have no present or prospective interest in the property which is the subject of this report and we have no personal interest or bias with respect to the parties involved.

4. Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of, our report. This assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.

5. Ownership and site data was obtained from information appearing on the Tax Rolls and from data provided by the client.

6. Troy Alley, Jr. has made a personal inspection of the property which is the subject of this report. Kristen Alley has also made a personal inspection of the property.

7. Kristen Alley provided significant professional assistance to the person signing this report.

8. The analyst(s) is not an employee, officer or appointed board or commission member of the City of Dallas. We did not consider race, color, religion, sex, national origin, handicap or familial status in determining the value of the Subject Property.

9. **THIS IS NOT AN OPINION OF VALUE, IT IS A ENHANCEMENT STUDY AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon our work, you should know that we have NOT followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.**

Con-Real, LP

Troy C. Alley, Jr.
Sr. Analyst

Kristen Alley
Analyst

ORDINANCE NO._____

AN ORDINANCE LEVYING ASSESSMENTS AGAINST VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREET IN THE CITY OF DALLAS, TEXAS, TO WIT:

Goodnight Lane from Joe Field Road to Royal Lane

PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A CHARGE AND LIEN AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREET, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, heretofore a resolution was duly adopted by the City Council ordering the improvements of

Goodnight Lane from Joe Field Road to Royal Lane

by filling, raising, grading, and paving same; and,

WHEREAS, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Mobility and Street Services (City Engineer), filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and,

WHEREAS, in compliance with the law the City Engineer prepared his statements or lists showing the names of property owners upon said street the description of their property, the total cost of the said improvements, the cost there of per front foot and cost to each property owner, said statements possessing all the other requisites required by law; and,

WHEREAS, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a hearing to such property owners, all in accordance with the terms of applicable law, at which hearing to such property owners were to be heard as to the benefits of the said improvements to their property, as to any error or invalidity in said proceedings, or to any matter or thing connected with the said improvements; and,

WHEREAS, the said resolution in connection with the improvement of said street was duly adopted in compliance with the law on the 26th day of October, 2016; and,

WHEREAS, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said street of said hearing, by publishing a copy of said notice in the Dallas Morning News, a daily paper of general circulation in the City of Dallas, for three successive days prior to the days set for the hearing, to wit, the 14th day of December, 2016; and the City also gave notice of said hearing by mailing letters containing the same to said property owners at least fourteen (14) days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate these proceedings; and,

WHEREAS, said hearing was held at the time and place mentioned in the said resolution and notice, to wit, on the 14th day of December, 2016 at 1:00 o'clock P.M. at the Council Chamber in the City Hall of the City of Dallas, Texas, which hearing was then closed; and,

WHEREAS, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner be heard concerning the benefits thereof, or in any related matter, were heard, and errors and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected.

Now, Therefore,

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

SECTION 1. That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 14th day of December, 2016, in these proceedings is hereby ratified and confirmed by this ordinance. That the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the street herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties concerned, considering the benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

SECTION 2. That there shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

GOODNIGHT LANE FROM JOE FIELD ROAD TO ROYAL LANE
SHALL BE PAVED FROM CURB TO CURB WITH 11-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH THICK LIME TREATED SUBGRADE STABILIZATION; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 8-INCH THICK REINFORCED CONRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALK 6 FEET WIDE; SO THAT THE ROADWAY SHALL BE 44 FEET IN WIDTH; INCLUDING A 10-FOOT WIDE BIKE TRAIL

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
WEST SIDE OF STREET						
SAM GARRETT PROPERTIES LLC 2311 JOE FIELD ROAD DALLAS, TX 75229	SPLIT 1 Acs. 0.0963	6546	182 FT PVMT ADJ TO 74 FT PVMT 54 FT WALK 18.3 SY DR(10'Wide)	 $143.00 $9.43 $47.21	 $10,582.00 $509.22 $863.94	
		TOTAL			$11,955.16	
		ADJ PER ENHANCEMENT EVAL.			$10,010.58	
		NET DUE BY OWNER				**$1,944.58**
DAVID W ANDERSON & JACQUELYN H ANDERSON 42 MARY ST MOUNT VERNON, TX 75457	TR 17 Acs. 0.6944 **2265** **Goodnight Ln**	6545	62 FT PVMT 62 FT WALK	$143.00 $9.43	$8,866.00 $584.66	
		TOTAL			$9,450.66	
		ADJ PER ENHANCEMENT EVAL.			$292.33	
		NET DUE BY OWNER				**$9,158.33**
MASTER CLEANING SUPPLY INC 2254 ROYAL LANE STE 200 DALLAS, TX 75229	TR 1 Acs. 2.1113 155.7X622	6545	**NO ASSESSMENT** **EASEMENTS INTERVINING** **AND PARTIAL EXISTING** **PAVEMENT IN PLACE**			
EAST SIDE OF PROPERTY						
CURL FLOOR EQUIP&SUPPLY INC P O BOX 817 ANTLERS, OKLAHOMA 74523	1 A/6456 **2302** **Royal Lane**	A/6456	**NO ASSESSMENT** **PAID PROPERTY DAMAGES**			
SAM GARRETT PROPERTIES LLC 2311 JOE FIELD RD DALLAS, TX 75229	Acs. 4.0546 Joe Field Rd 379.65FR Emerald	6546	360 FT PVMT 42.7 SY DR(30'Wide)	$143.00 $47.21	$51,480.00 $2,015.87	
		TOTAL			$53,495.87	
		ADJ PER ENHANCEMENT EVAL.			$1,007.94	
		NET DUE BY OWNER				**$52,487.93**

Goodnight Lane from Joe Field Road to Royal Lane

Total Property Owners' Cost - Assessments	$74,901.69	
Adjustments Per Enhancement Evaluation	$11,310.85	
Total Net Due by Owners		$63,590.84
Total City of Dallas' Cost - Paving	$1,474,598.77	
Total City of Dallas' Cost - Drainage	$1,496,059.35	
Total Water Utilities Department Cost Water and Wastewater Main Improvements	$640,585.00	
Total City of Dallas' Cost		$3,611,243.12
Total Cost of Improvements		$3,674,833.96

SECTION 3. That where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8.00%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by suit in any court having jurisdiction or by lien foreclosure.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates may be issued by the City of Dallas upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Dallas, or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block

SECTION 6. (Continued)

Number of front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And that the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Dallas being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And that the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced as above provided.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly in compliance with the terms of the applicable law, and that all prerequisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be prima facie evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide that the amounts payable thereunder shall be paid to the City Controller of the City of Dallas, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Dallas, to be kept and held by him in a special fund, which is hereby designated as Capital Assessments Fund and which payments shall be by the Treasurer paid to the said City of Dallas or other holder of the said certificates, on presentation thereof to him, duly credited by the City Controller the said credit by said City Controller being the Treasurer's Warranty for making such payment and the said City of Dallas or other holder of said certificate, shall receipt in writing to said Treasurer when paid in full, together with all costs of collection.

And that the said certificates shall further provide that the City of Dallas shall exercise all legal power, when requested so to do by the holder of said certificate, to aid in the collection thereof; but the City of Dallas shall in nowise be liable to the holder of said certificates in any manner for payment of the amount evidenced by the said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidates or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. That all assessments levied are a personal liability and charged against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 8. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law has been adopted as an alternative method for the construction of street improvements in the City of Dallas, Texas, by Chapter XX of the Charter of the City of Dallas.

SECTION 9. That the assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

SECTION 10. That the City Manager, or his designee, is hereby authorized to execute releases of any paving assessment liens herein levied and assessed against the parcels of property and owners thereof, if same are fully paid, such releases to be approved as to form by the City Attorney and attested by the City Secretary.

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

APPROVED AS TO FORM:
LARRY E. CASTO
City Attorney

BY _____
Assistant City Attorney

Prepared by _____
Project Coordinator

Approved by _____
Director, Mobility and Street Services Department

December 14, 2016

WHEREAS, on October 26, 2016, Resolution No. 16-1747 authorized improvements and the public hearing; and,

WHEREAS, bids were received on September 16, 2016, for street paving, storm drainage, street lighting, water and wastewater main improvements for Goodnight Lane from Joe Field Road to Royal Lane, as follows:

BIDDERS	**BID AMOUNT**
Texas Standard Construction, Ltd.	$3,674,833.96
Ark Contracting Service	$4,344,439.00
Tiseo Paving Co.	$4,623,294.25
FNH Construction, LLC	$4,749,052.50
Rebcon, Inc.	$5,471,480.05

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 Texas Standard Construction, Ltd., for the construction of street paving, storm drainage, street lighting, water and wastewater main improvements for Goodnight Lane from Joe Field Road to Royal Lane, in an amount not to exceed $3,674,833.96, this being the lowest responsive bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

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

Street and Transportation Improvements Fund
Fund 4T22, Department STS, Unit U788, Act. THRF
Obj. 4510, Program# PB06U788, CT# STS06U788C1
Vendor # 508379, in an amount not to exceed $3,034,248.96

Water Construction Fund
Fund 0102, Department DWU, Unit CW42, Obj. 4550,
Program# 713033, CT- DWU713033CP, Vendor# 508379,
in an amount not to exceed $48,476.00

Wastewater Construction Fund
Fund 0103, Department DWU, Unit CS42, Obj. 3222,
Program# 713034X, CT-DWU713034EN, Vendor # 508379,
in an amount not to exceed $162.00

Water Construction Fund Fund 0102, Department DWU, Unit CW42, Obj. 3221, Program# 713033X, CT-DWU713033EN, Vendor # 508379, in an amount not to exceed	$84.00
Wastewater Capital Improvement Fund Fund 3116, Department DWU, Unit PS42, Obj. 4560, Program# 713034, CT-DWU713034CP, Vendor # 508379, in an amount not to exceed	$591,863.00
Total in an amount not to exceed	$3,674,833.96

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 # 72

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Mobility and Street Services

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 35R U V X Y; 45B C

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classifications of: **(1)** McKinney Avenue between Allen Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet to 80-feet of right-of-way; **(2)** Allen Street between McKinney Avenue and Carlisle Street from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet of right-of-way; **(3)** Carlisle Street between Allen Street and Cole Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet of right-of-way; and **(4)** Cole Avenue between Carlisle Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet to 80-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

Uptown Dallas, Inc. has requested amendments to the Thoroughfare Plan to change McKinney Avenue and Cole Avenue from one-way roadways to two-way roadways. Cole Avenue changes to Carlisle Street south of Lemmon Avenue and to Allen Street south of Sneed Street. The roads were designated as one-way couplets in June 1978 to provide a north-south route that could move traffic quickly to and from downtown Dallas. While the one-way couplet design is efficient at moving automobiles quickly through the city, it prioritizes through traffic instead of safety and neighborhood livability.

BACKGROUND (Continued)

Recent crash data, provided by the Dallas Police Department, confirmed 464 reported crashes on Cole Avenue and McKinney Avenue between January 2013 and May 2016. Of the total crashes, 18 percent were due to either speeding or wrong way driving and 67 percent were due to driver inattention. The Federal Highway Administration and various academic studies show substantial traffic and pedestrian safety benefits of one-way to two-way conversions with crash reductions between 36 and 60 percent over a two-year period after conversion seen in some cases. Nationally, cities have been converting major urban streets from one-way to two-way in order to improve safety and calm traffic.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The City Plan Commission Transportation Committee acted on this item on October 20, 2016, and followed staff recommendation of approval.

The City Plan Commission acted on this item on November 10, 2016, and followed staff recommendation of approval.

MAP

Attached

McKinney Avenue

Allen Street to Highland Park City Limits

Cole Avenue

Harvard Avenue to Carlisle Street

Carlisle Street

Cole Avenue to Allen Street

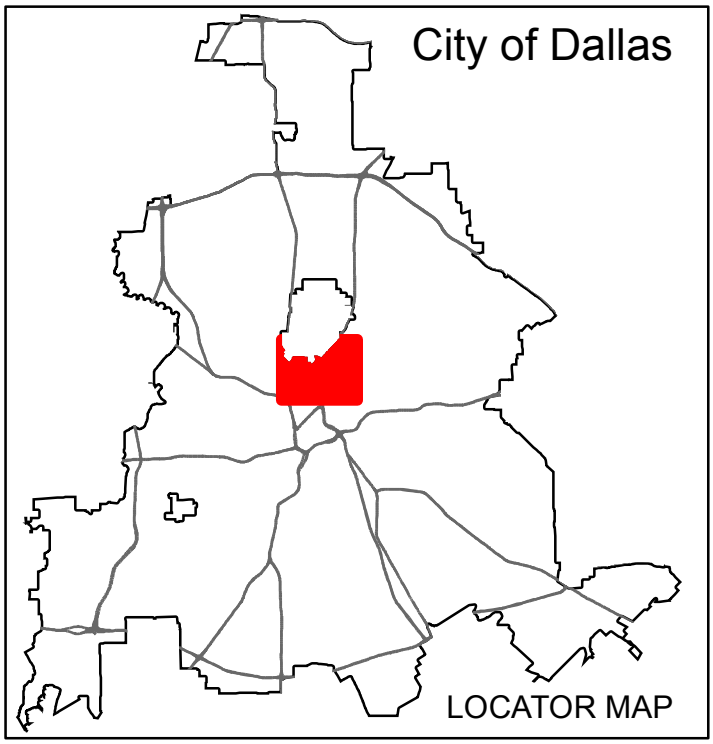
Allen Street

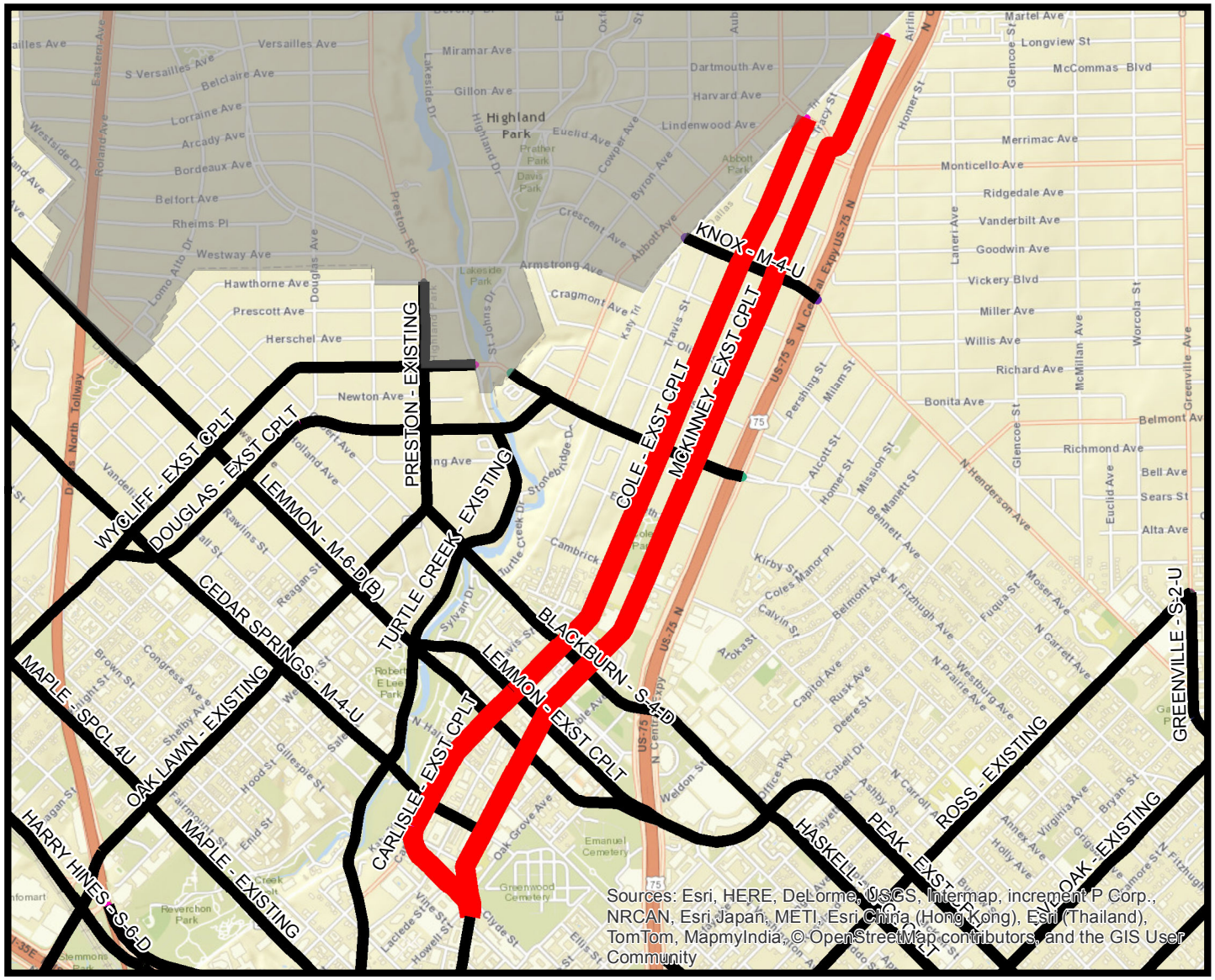
Carlisle Street to McKinney Avenue

Council District: 14

MAPSCO: 35-R,U,V,X,Y; 45-B,C

Thoroughfare Plan Amendment Map





AGENDA ITEM # 73

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office Of Environmental Quality

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 34 N P S T W X

SUBJECT

A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by the Board of Regents of the University of Texas System on behalf of the University of Texas Southwestern Medical Center, located near the intersection of Harry Hines Boulevard and Inwood Road and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to the Board of Regents of the University of Texas System on behalf of the University of Texas Southwestern Medical Center, by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

BACKGROUND

Based on information provided by the Applicant, the designated property is underlain by groundwater reported at depths ranging between 6.5 feet to 33 feet below ground surface (bgs) underlain by the Eagle Ford Shale that was encountered approximately at 33 feet bgs. The Eagle Ford Shale has an estimated thickness in the area of approximately 300 feet thick and serves as a confining layer or aquitard over the water bearing Woodbine Formation and deeper aquifers. The direction of groundwater flow beneath the designated property is predominantly to the southwest towards the Elm Fork of the Trinity River. The groundwater has been affected by chlorinated solvents including 1,1-dichloroethylene (1,1-DCE), Cis-1,2-dichloroethylene (Cis-1,2-DCE), Trans-1,2-dichloroethylene (Trans-1,2-DCE), trichloroethylene (TCE), perchloroethylene (PCE), 1,2-dichloroethane (1,2-DCA), and vinyl chloride; petroleum hydrocarbons including benzene, toluene, ethylbenzene, xylene, methyl tert-butyl ether (MTBE), 1,2,4-trimethylbenzene (1,2,4-TMB), 2-methyl-napthalene, benzo(a)anthracene, and total petroleum hydrocarbons (TPH); and heavy metals including arsenic, lead, and chromium at concentrations above groundwater ingestion standards.

BACKGROUND (Continued)

The suspected sources of the chlorinated solvents are from an onsite former machine shop located at 2200 West Mockingbird Lane and from unknown offsite sources upgradient to the north, northeast, and east from the designated property.

The suspected sources for the petroleum hydrocarbons are from a former onsite fuel underground tank storage system located at 2200 West Mockingbird Lane, unknown onsite source located at 5400 Southwestern Medical Avenue, and from an unknown offsite source further to the west of the designated property. The suspected sources for chromium are unknown, but are likely to be located further east and up gradient from the designated property. The suspected sources for arsenic and lead are from an onsite former tire sale and repair facility located at 2011 Record Crossing Road; and appears to be confined to the limits of the designated property.

A portion of the designated property was entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) in February 2011 and is designated as VCP Facility ID No. 2376.

The applicant has requested that the City support its application for a Municipal Setting Designation (MSD). A public meeting was held on November 14, 2016 to receive comments and concerns. Notices of the meeting were sent to 1,499 property owners within 2,500 feet of the property and 112 private well owners within 5 miles of the property. There are no other municipalities within one-half mile of the property.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of Harry Hines Boulevard and Inwood Road including adjacent street rights-of-way; and supporting the issuance of a MSD by TCEQ.

The applicant's current plan is to obtain closure through the Voluntary Cleanup Program supported by a MSD. Currently the designated property is the University of Texas Southwestern Medical Center developed with mixed use residential and commercial properties including hospitals, office buildings, medical office buildings, apartments, dormitories, plant service buildings, storage warehouses, retail stores, and paved parking lots. The anticipated future use of the designated property is expected to remain the same.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Quality of Life and Environment Committee on December 12, 2016.

FISCAL INFORMATION

No cost consideration to the City

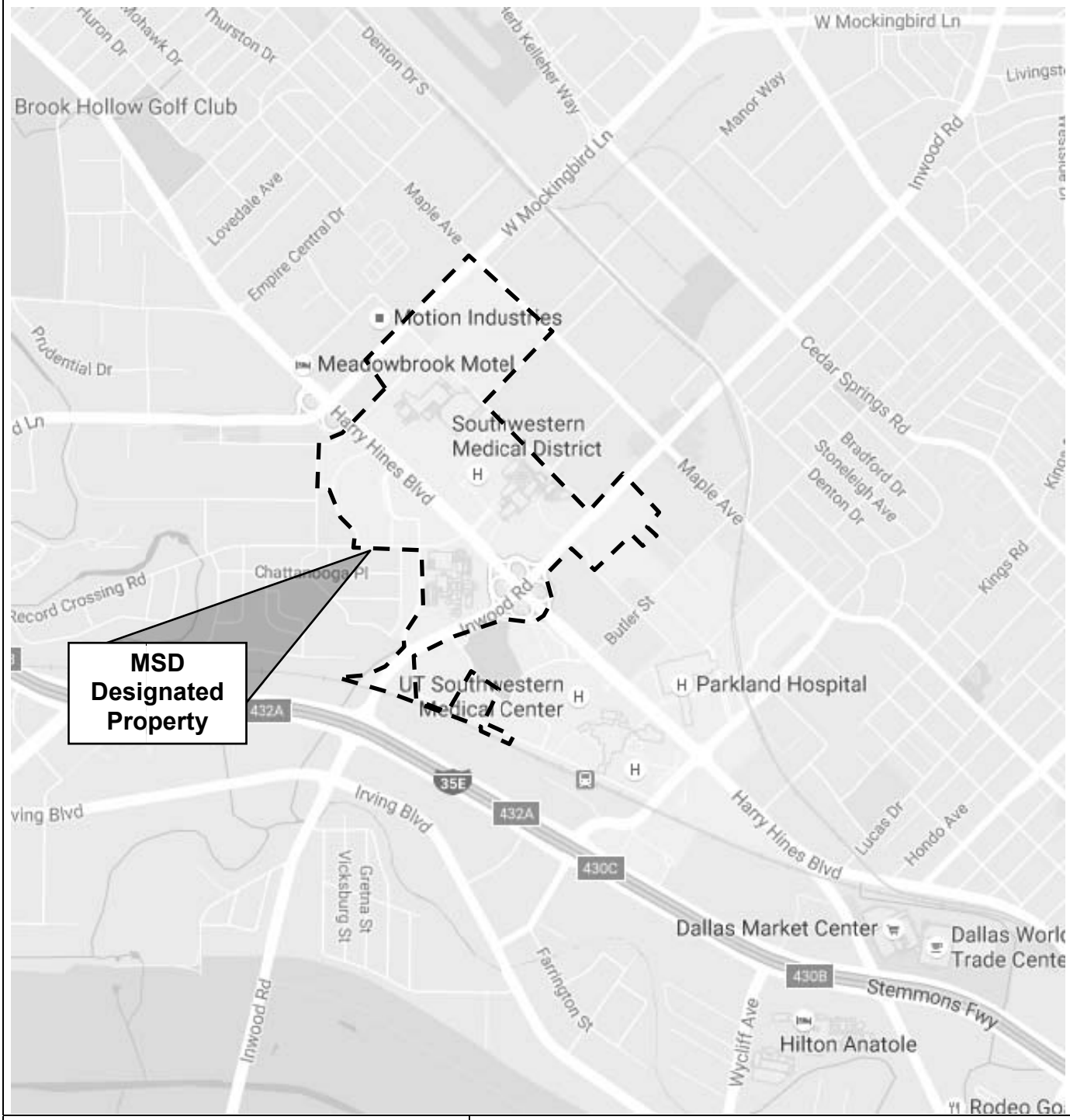
OWNER

The Board of Regents for the University of Texas System on behalf of the University of Texas Southwestern Medical Center

Kirk Tames, Executive Director of Real Estate

MAP

Attached



CITY OF DALLAS

Municipal Setting Designation
Designated Property Boundary Map
MSD LogOEQ0034

Applicant – The Board of Regents of the University of Texas System on behalf of the University of Texas Southwestern Medical Center

Property generally bounded by Wyche Boulevard, Mockingbird Lane, Forest Park Road, Butler Street, and Inwood Road Dallas, TX 75390

12-14-16

ORDINANCE NO. _____

A municipal setting designation ordinance prohibiting the use of designated groundwater from beneath property generally located at 2351 Bomar Avenue, 6222, 6303, and 6500 Forest Park Road, 6535 Maple Avenue, 2200 and 2126 West Mockingbird Lane, 5503, 5507, 5511, and 5515 Gregg Street, 1703, 1715, 1800, 2222, 2232, 2300, 2312, 2316, 2320, 2326, 2332, 2336, 2340, and 2402 Inwood Road, 5602 Redfield Street, 5305, 5400, 5601, and 5641 Southwestern Medical Avenue, 5800, 5900, 5909, 5939, 5959, 6000, 6019, 6111, 6161, 6263, 6300, 6303, 6333, 6400, 6401, and 6411 Harry Hines Boulevard, 1941, 1969, 2011, and 2021 Record Crossing, 6110, 6114, 6124, and 6126 Wyche Boulevard and supporting issuance of a municipal setting designation certificate by the Texas Commission on Environmental Quality; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, Subchapter W, "Municipal Setting Designations," of Chapter 361, "Solid Waste Disposal Act," of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality to create municipal setting designations; and

WHEREAS, Section 51A-6.108, "Municipal Setting Designation Ordinance," of Article VI, "Environmental Performance Standards," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code authorizes municipal setting designation ordinances prohibiting the use of designated groundwater as potable water and thereby enable the Texas Commission on Environmental Quality to certify a municipal setting designation for designated property; and

WHEREAS, the city council finds that:

(1) the eligibility criteria of Section 361.803 of the Texas Health and Safety Code have been met;

(2) this municipal setting designation ordinance will not have an adverse effect on the current or future water resource needs or obligations of the city of Dallas;

(3) there is a public drinking water supply system that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying drinking water to the designated property and property within one-half mile of the designated property; and

(4) this municipal setting designation ordinance is necessary because the concentration of contaminants of concern exceed ingestion protective concentration levels for human ingestion; and

WHEREAS, the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city of Dallas, have given the required notices and have held the required public hearings regarding this municipal setting designation ordinance; Now Therefore,

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

SECTION 1. That for purposes of this municipal setting designation ordinance, the "designated property" means the property described in Exhibit A, attached to the ordinance.

SECTION 2. That for purposes of this municipal setting designation ordinance, "designated groundwater" means water below the surface of the designated property to a depth of 200 feet.

SECTION 3. That use of the designated groundwater from beneath the designated property as potable water is prohibited.

SECTION 4. That the use of the designated groundwater from beneath public rights-of-way included in the designated property as potable water is prohibited.

SECTION 5. That the following uses of or contacts with the designated groundwater are prohibited:

(1) Human consumption or drinking.

(2) Showering or bathing.

(3) Cooking.

(4) Irrigation of crops for human consumption.

SECTION 6. That the following conditions are imposed on the designated property and designated groundwater:

(1) The potable use of the designated groundwater from beneath the designated property is prohibited.

(2) The potable use of the designated groundwater from beneath public rights-of-way included in the designated property is prohibited.

(3) The portion of the designated property assigned TCEQ Voluntary Cleanup Program Identification No. 2376 must receive a Certificate of Completion from the Texas Commission on Environmental Quality by no later than December 14, 2018.

SECTION 7. That the city council supports the application to the Texas Commission on Environmental Quality for a municipal setting designation on the designated property, with the following comments:

(1) The Texas Commission on Environmental Quality, as the state agency chartered to protect human health and the environment, is requested to thoroughly review the conditions of the designated property and issue a certificate of completion only when all contaminants of concern, through the applicable routes of exposure, have been addressed.

SECTION 8. That the public rights-of-way immediately adjacent to the designated property must be included, at no additional cost to the city of Dallas, in the application to the Texas Commission on Environmental Quality.

SECTION 9. That a state or federal program must address the entire non-ingestion protective concentration level exceedence zone originating from sources on the designated property or migrating from the designated property no later than December 14, 2018. That within this time period, the applicant shall provide the managing director of the office of

environmental quality documentation, including a certificate of completion from the Texas Commission on Environmental Quality, that it has been addressed to the satisfaction of the agency administering the program. If it has not been addressed, the managing director of the office of environmental quality may, for good cause, take any of the following actions:

(1) allow additional time to address the non-ingestion protective concentration level exceedence zone;

(2) request a review by the Texas Commission on Environmental Quality or the agency administering the program;

(3) recommend to the city council that this municipal setting designation ordinance be repealed;

(4) request additional information or documentation from the applicant; or

(5) pursue other actions that the managing director of the office of environmental quality believes may be warranted.

SECTION 10. That any person owning, operating, or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations; all ordinances, rules, and regulations of the city of Dallas; and all environmental regulations, and that this municipal setting designation ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the designated property.

SECTION 11. That any person owning, operating, or controlling any portion of the designated property is responsible for ensuring compliance with this ordinance with respect to their portion of the designated property. Allowing use of designated ground water for potable purposes or failure to provide the managing director of the office of environmental quality with required documentation is a violation of this ordinance and may result in the ordinance being repealed for that portion of the designated property.

SECTION 12. That approval of this municipal setting designation ordinance shall not be construed to subject the city of Dallas to any responsibility or liability for any injury to persons or damages to property caused by any contaminant of concern.

SECTION 13. That within 30 days after adoption of this municipal setting designation ordinance, the applicant shall provide the managing director of the office of environmental quality with an electronic file showing the location of the designated property and the designated groundwater in a format compatible with the city of Dallas' geographic information system.

SECTION 14. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall file a certified copy of this municipal setting designation ordinance in the deed records of the county where the designated property is located.

SECTION 15. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall send a certified copy of this municipal setting designation ordinance to the applicant and the Texas Commission on Environmental Quality, and that the managing director of the office of environmental quality shall notify the Texas Commission on Environmental Quality 60 days prior to any amendment or repeal of this municipal setting designation ordinance.

SECTION 16. That the applicant shall provide the managing director of the office of environmental quality with a copy of the municipal setting designation certificate issued by the Texas Commission on Environmental Quality pursuant to Section 361.807 of the Texas Health and Safety Code within 30 days after issuance of the certificate.

SECTION 17. That the applicant shall provide the managing director of the office of environmental quality with a copy of the certificate of completion or other documentation issued by the Texas Commission on Environmental Quality showing that any site investigations and response actions required pursuant to Section 361.808 of the Texas Health and Safety Code have been completed to the satisfaction of the Texas Commission on Environmental Quality within the time period required. The managing director of the office of environmental quality may, for good cause, extend the time for submitting the documentation.

SECTION 18. That the applicant shall notify the managing director of the office of environmental quality in writing if the applicant determines that notice is required to be sent to an owner of other property beyond the boundaries of the designated property under Title 30 Texas Administrative Code, Chapter 30, Section 350.55(b), and provide the name of the property owner, the property address, and a copy of the notice sent to the property owner.

SECTION 19. That a person violating a provision of this municipal setting designation ordinance, upon conviction, is punishable by a fine not to exceed $2,000, and that the Texas Commission on Environmental Quality shall be notified of any violations.

SECTION 20. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this municipal setting designation ordinance.

SECTION 21. That the terms and provisions of this municipal setting designation ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

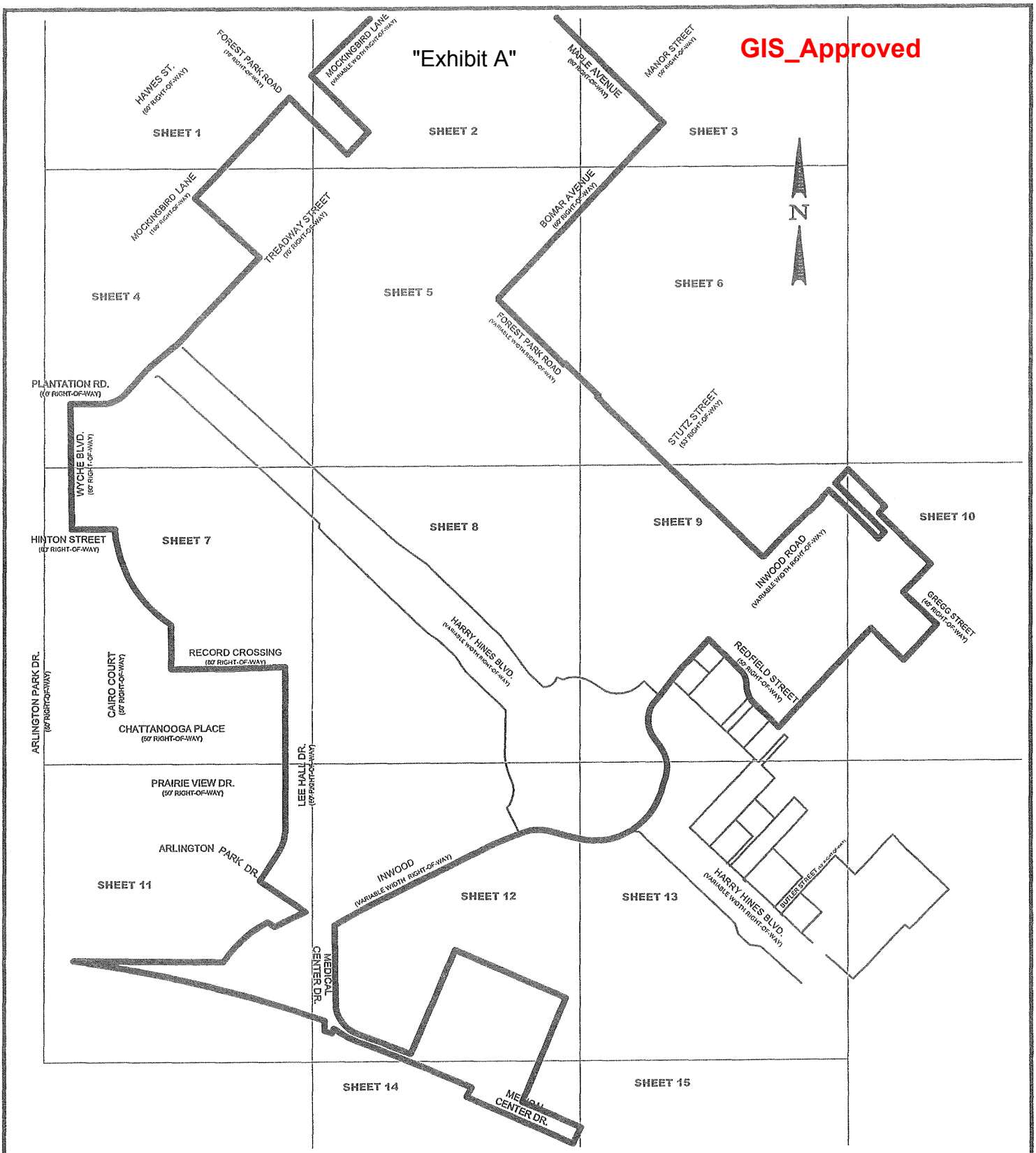
SECTION 22. That this municipal setting designation ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By_____
Assistant City Attorney

Passed _____



Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX

Texas Engineers Registration No. 89
Texas Surveyors No. 100866-00 12-31-12

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Date :	08.08.14 - 06.27.16
Dwg. File :	47711-MSD-ALL
Project No. :	47711.00

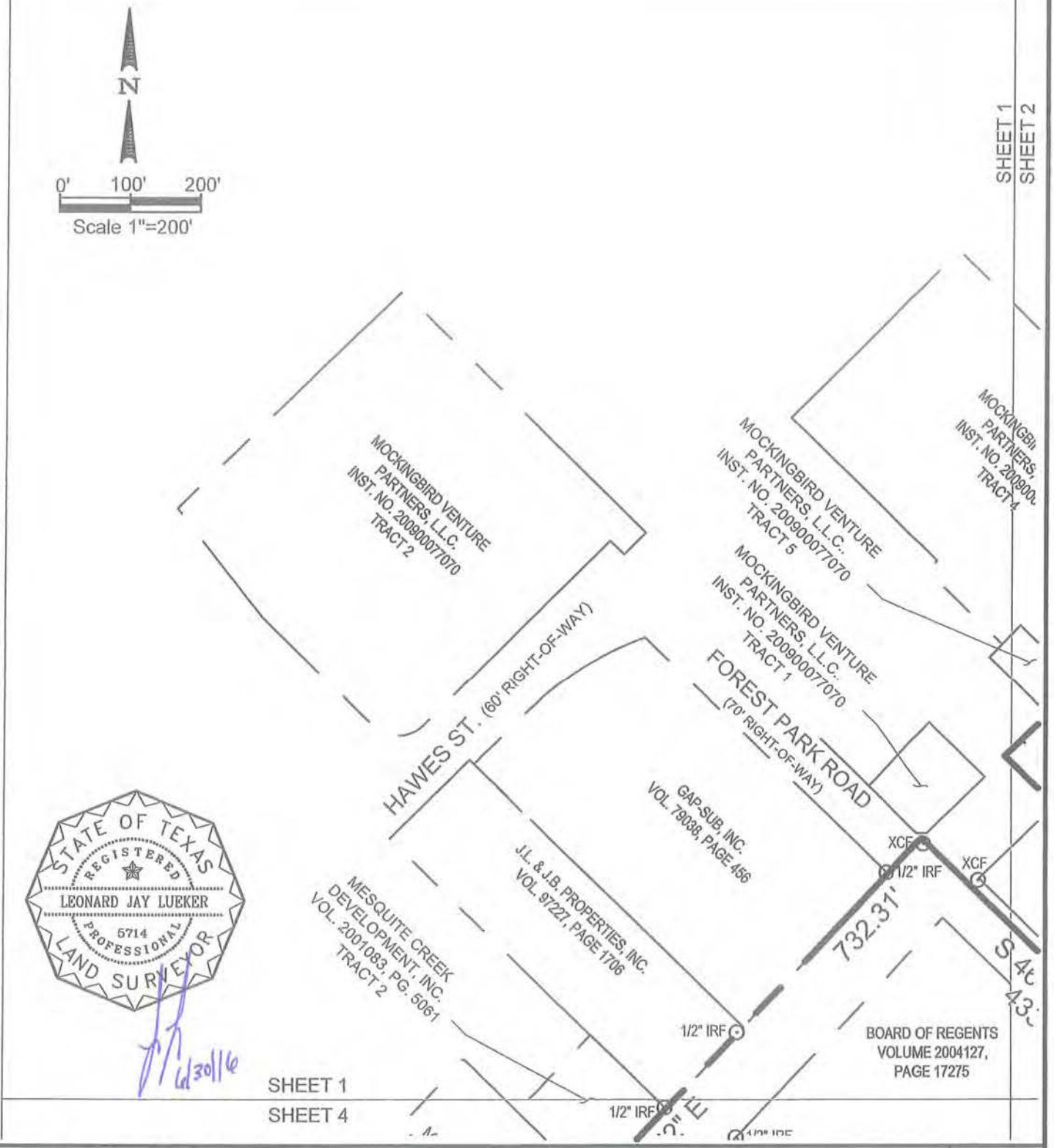
DESIGNATED PROPERTY MUNICIPAL SETTING DESIGNATION BOUNDARY

278.146 ACRES IN THE CITY OF DALLAS
H. BENNETT SURVEY ABSTRACT NO. 83,
M. BENNETT SURVEY, ABSTRACT NO. 29,
W.B. COATS SURVEY, ABSTRACT NO. 236, A. BAHN SURVEY, ABSTRACT NO. 182 AND C. GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Page 2 of 361

KEY MAP

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STATE OF TEXAS
REGISTERED
LEONARD JAY LUECKER
5714
PROFESSIONAL
LAND SURVEYOR

6/30/16

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
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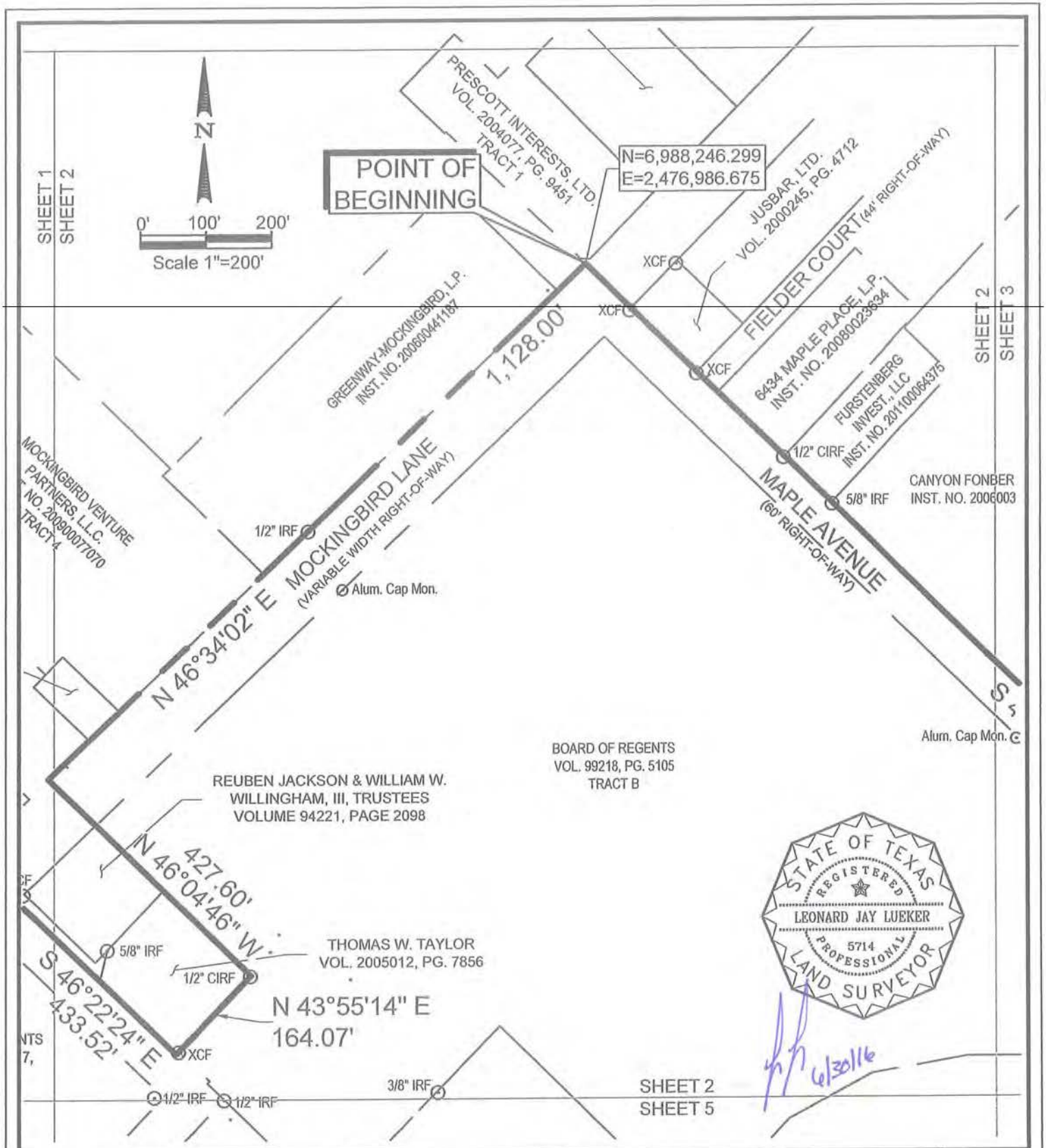
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Date :	08.08.14 - 06.27.16
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 1 OF 25

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CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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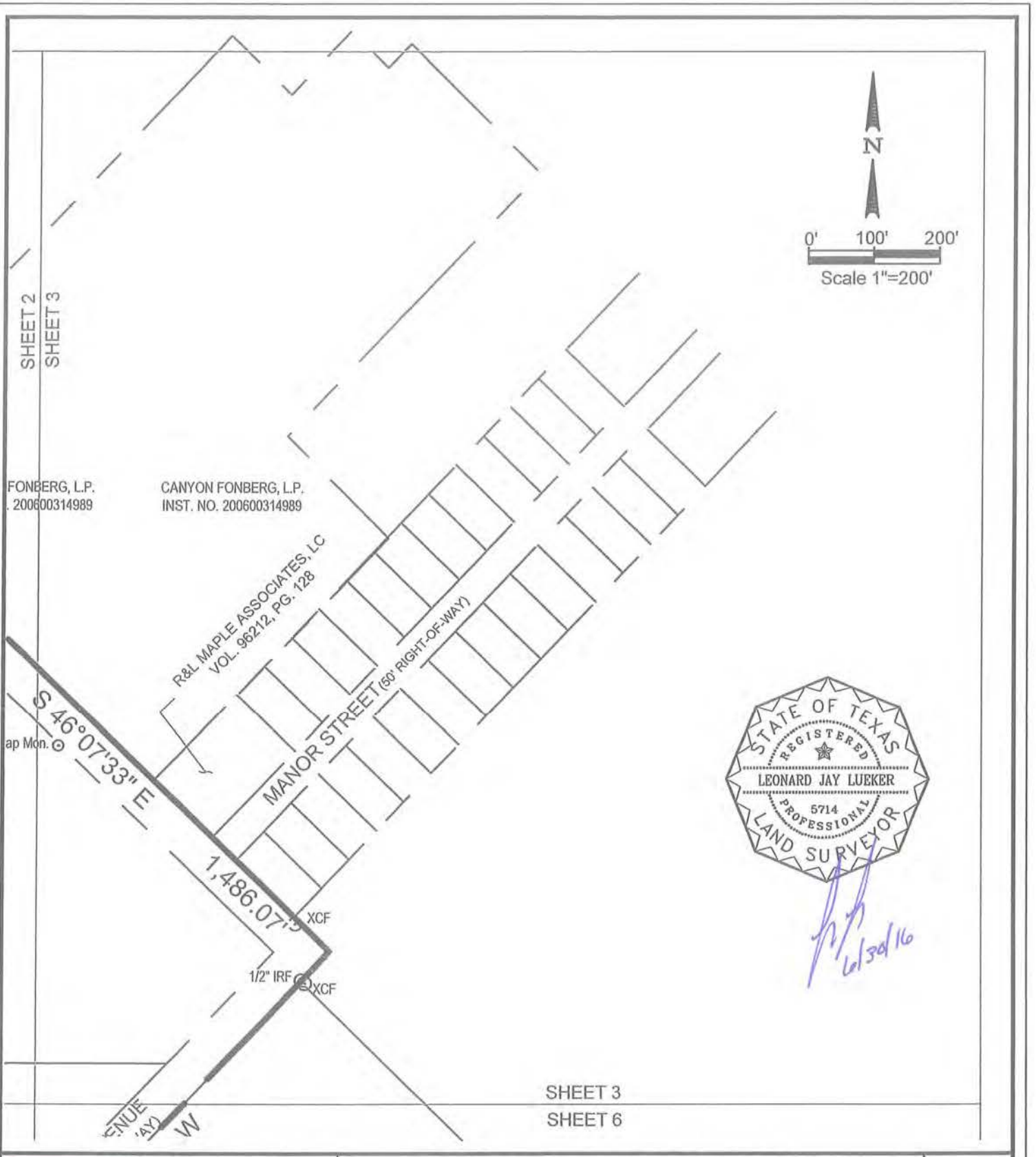
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278.146 ACRES IN THE CITY OF DALLAS
H. BENNETT SURVEY ABSTRACT NO. 83,
M. BENNETT SURVEY, ABSTRACT NO. 29,
W.B. COATS SURVEY, ABSTRACT NO. 236, A. BAHN SURVEY, ABSTRACT NO. 182 AND C. GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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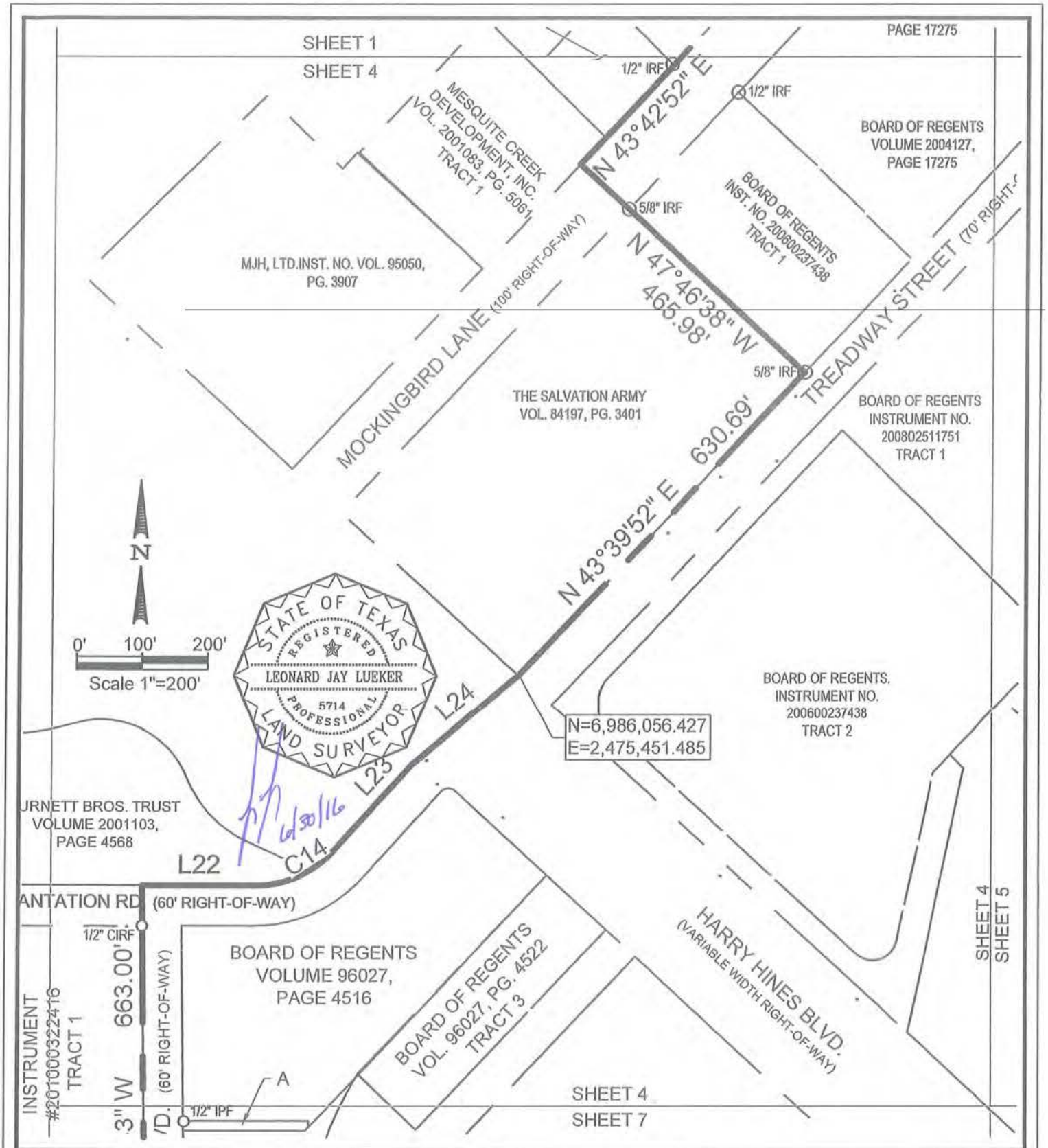
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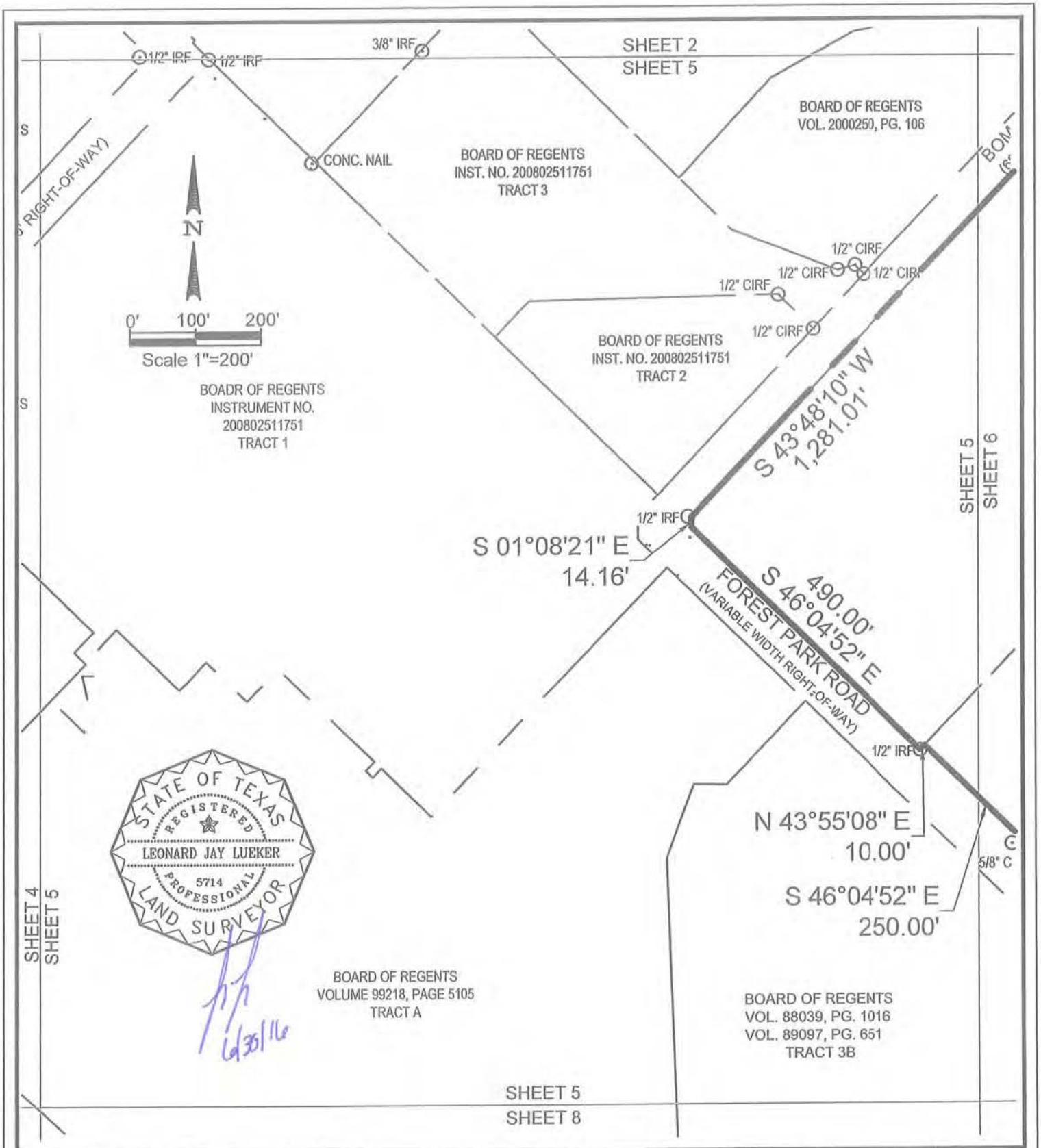
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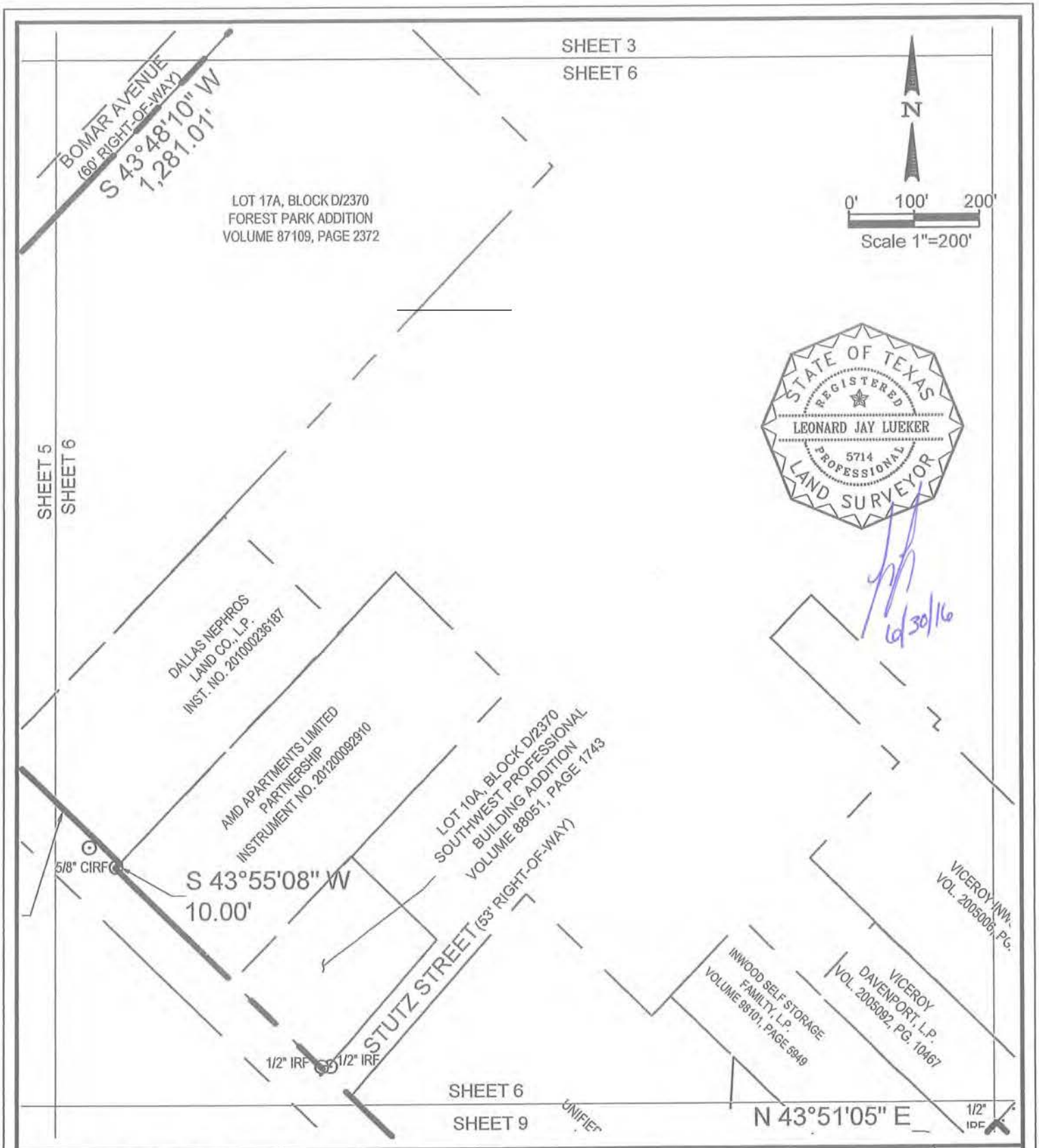
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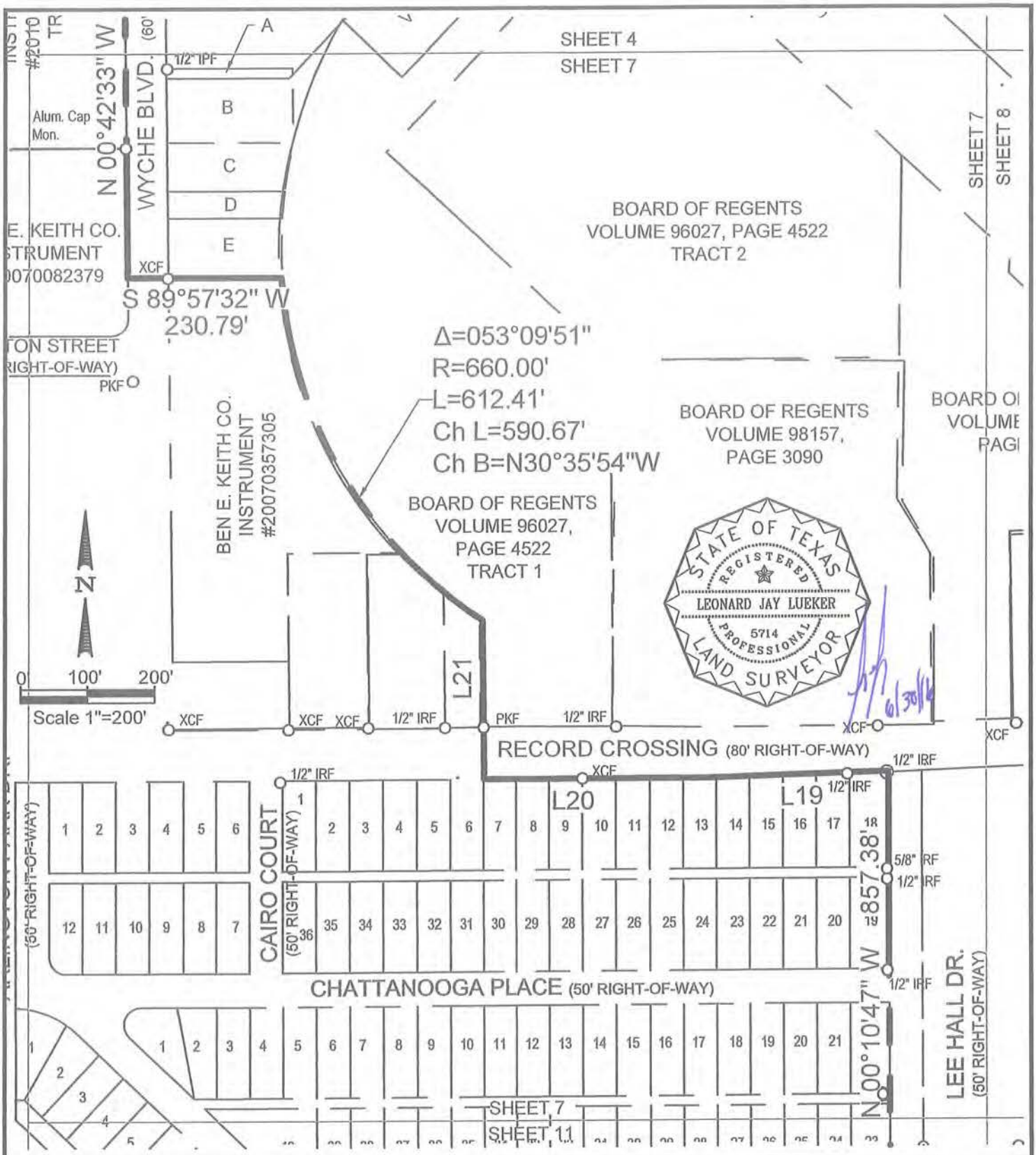
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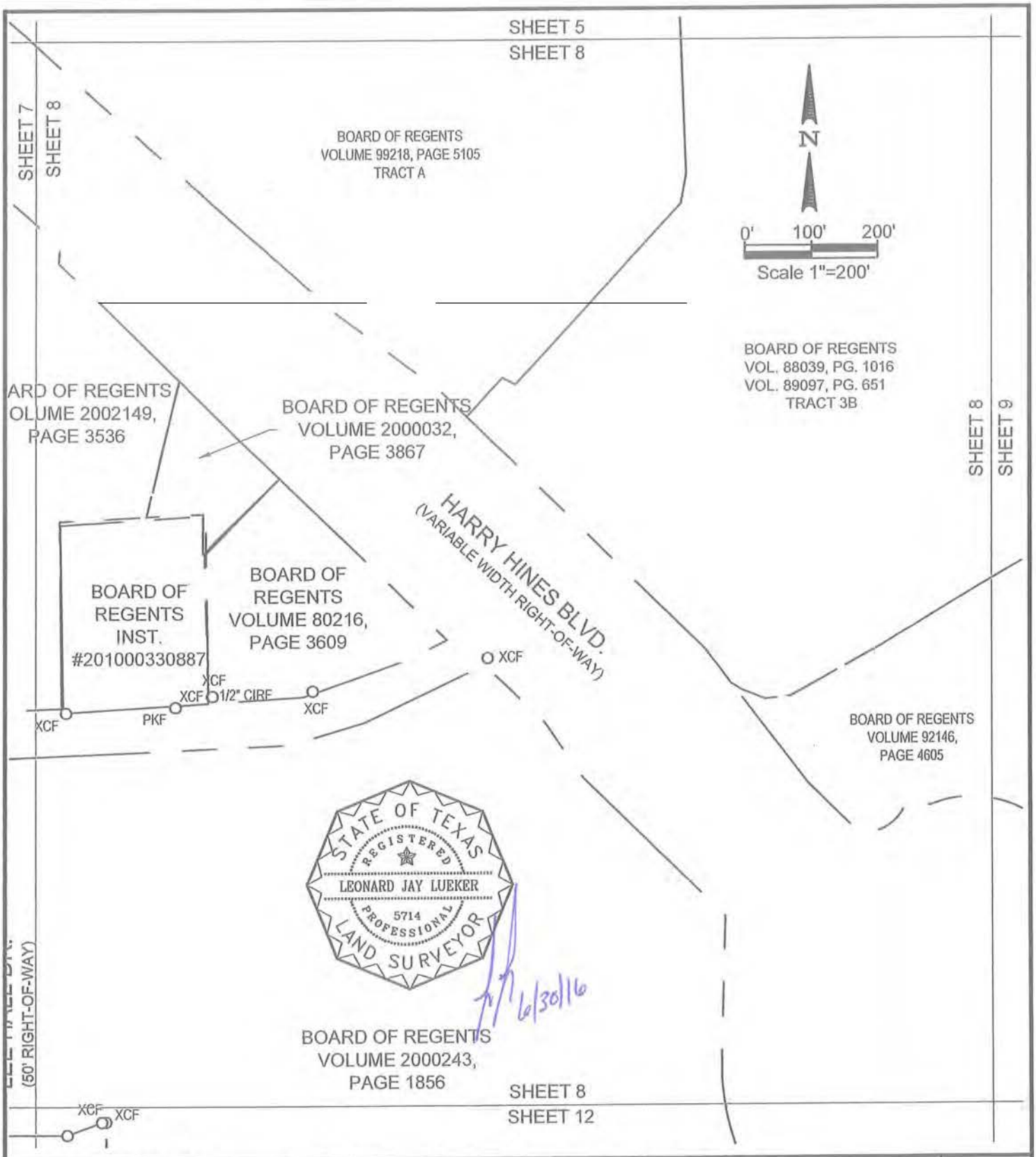
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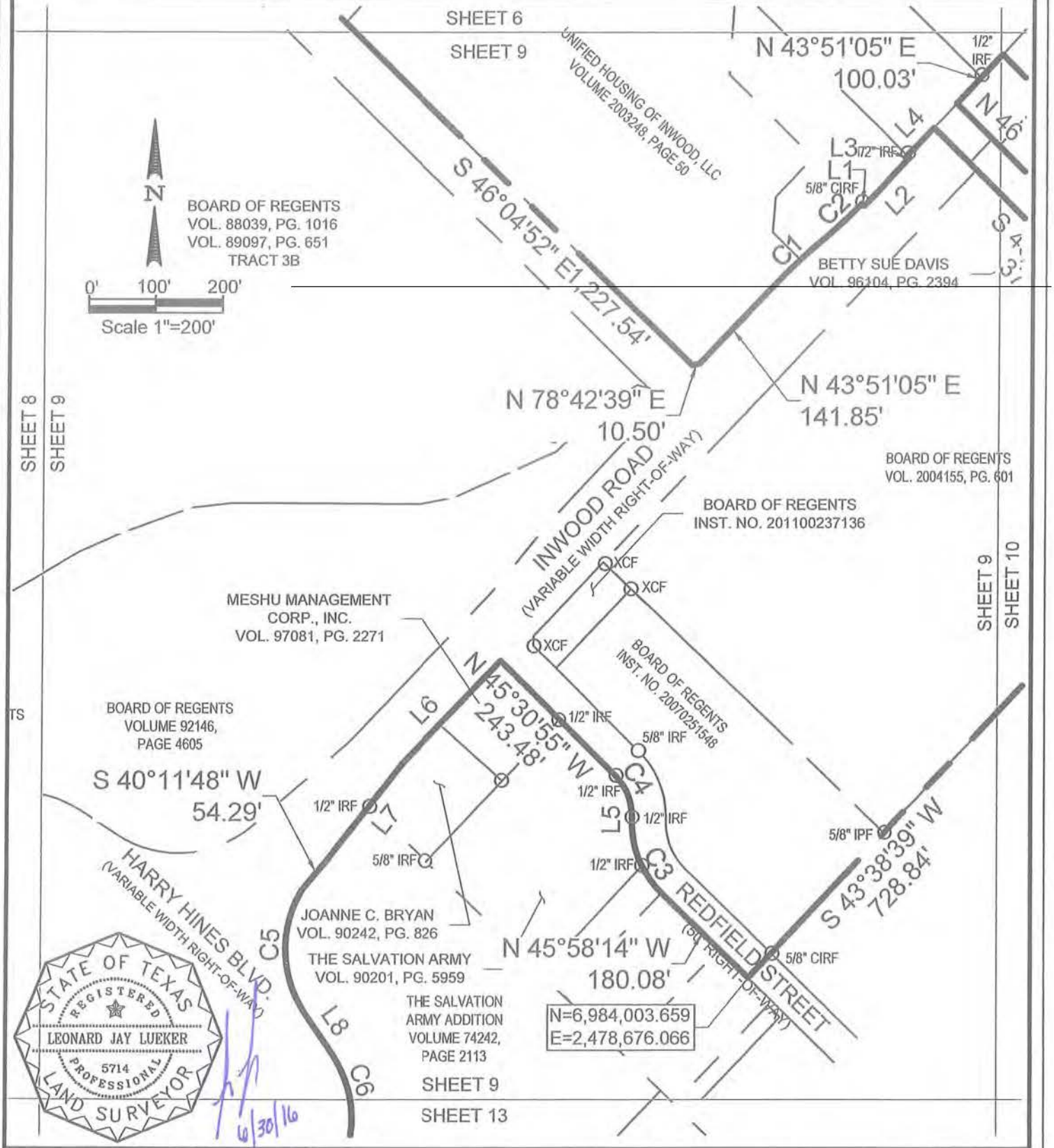
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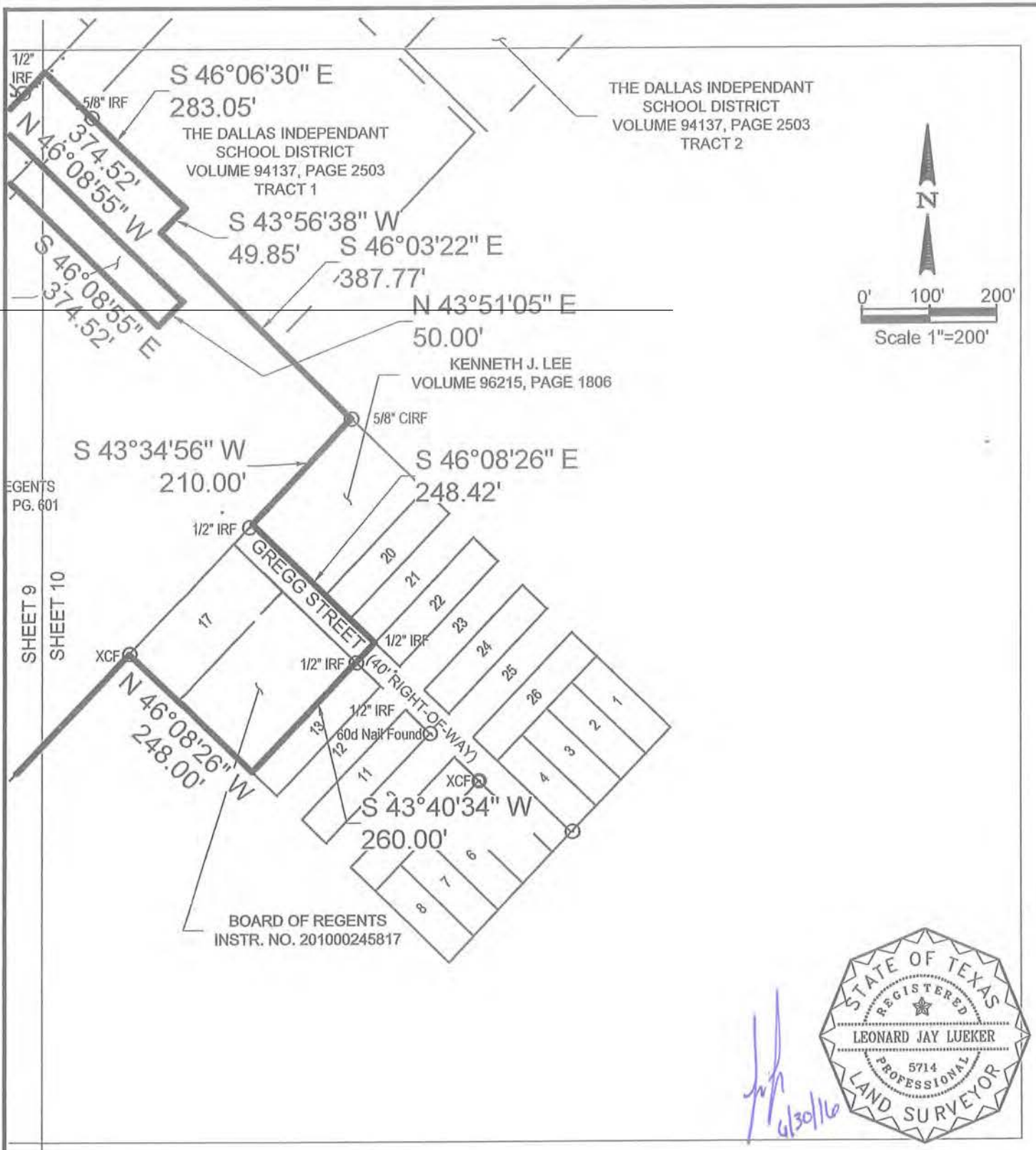
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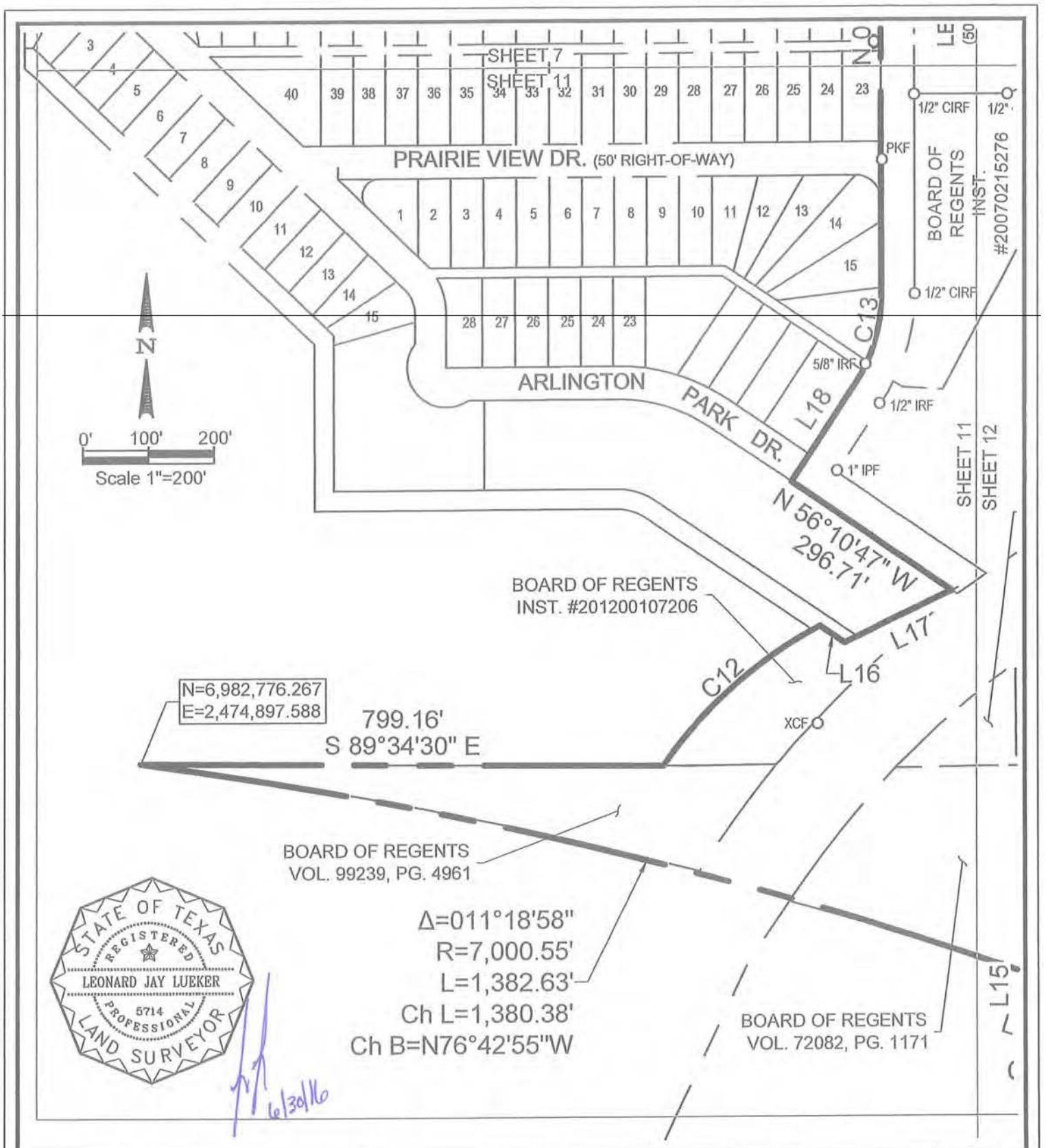
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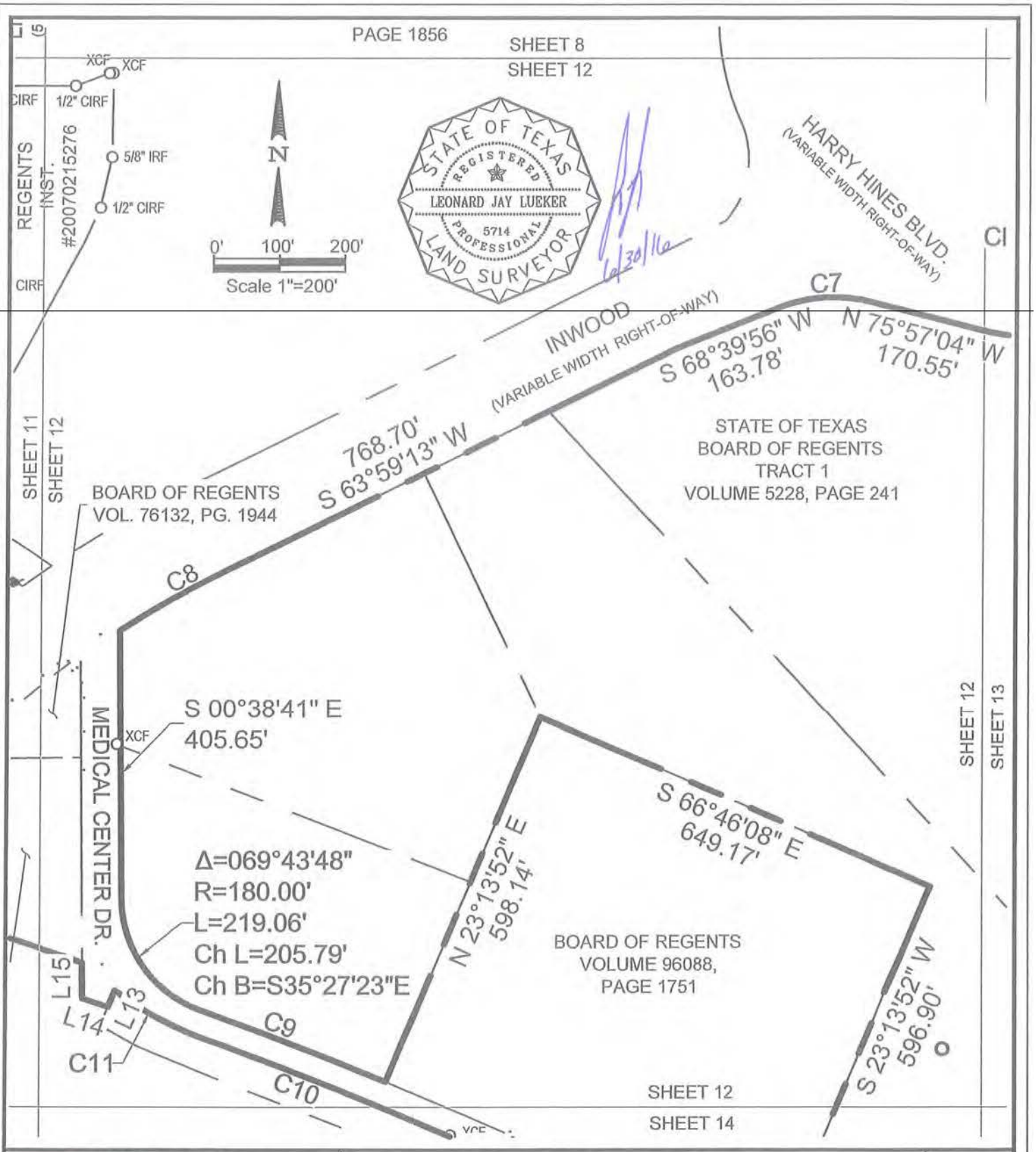
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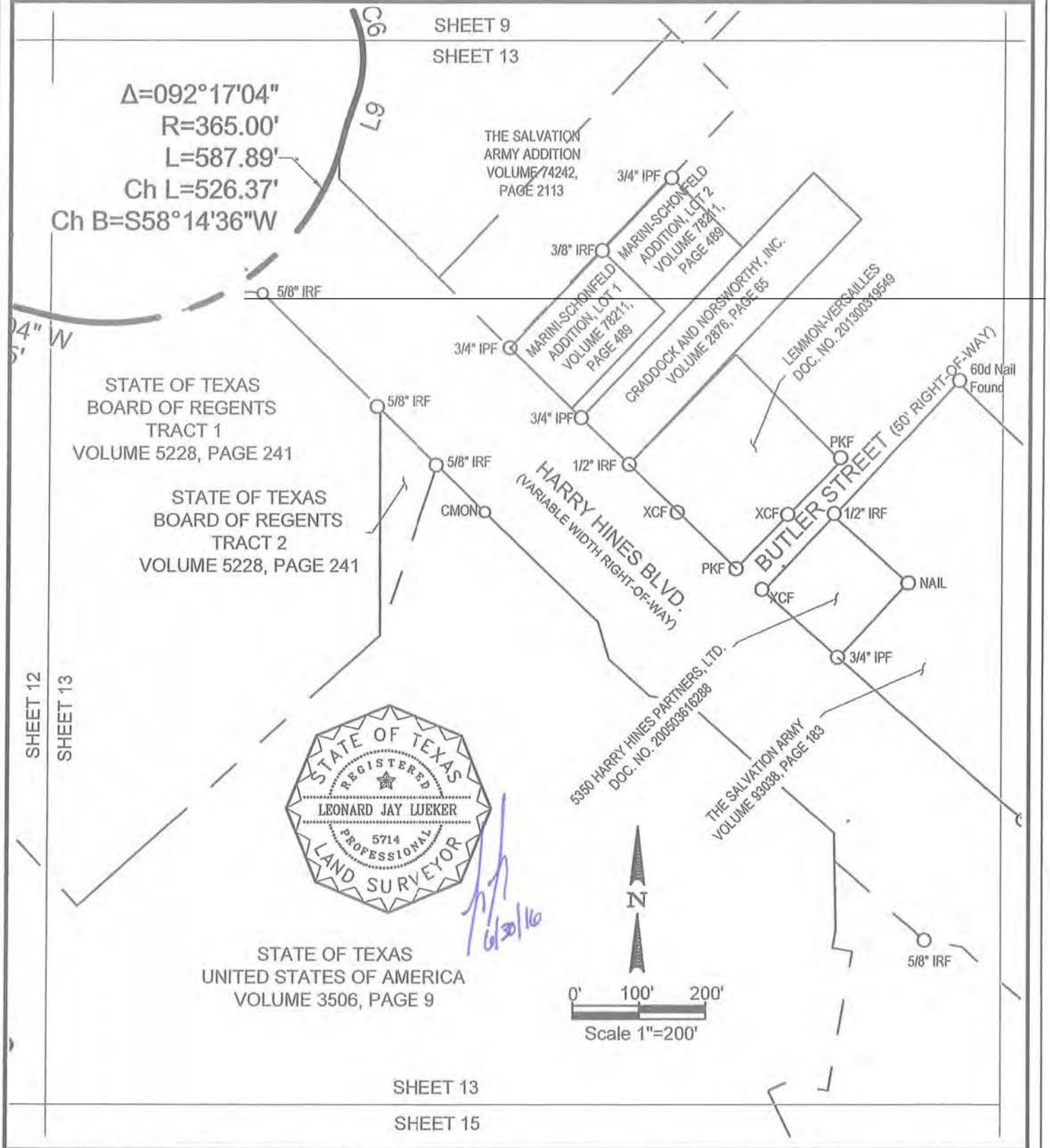
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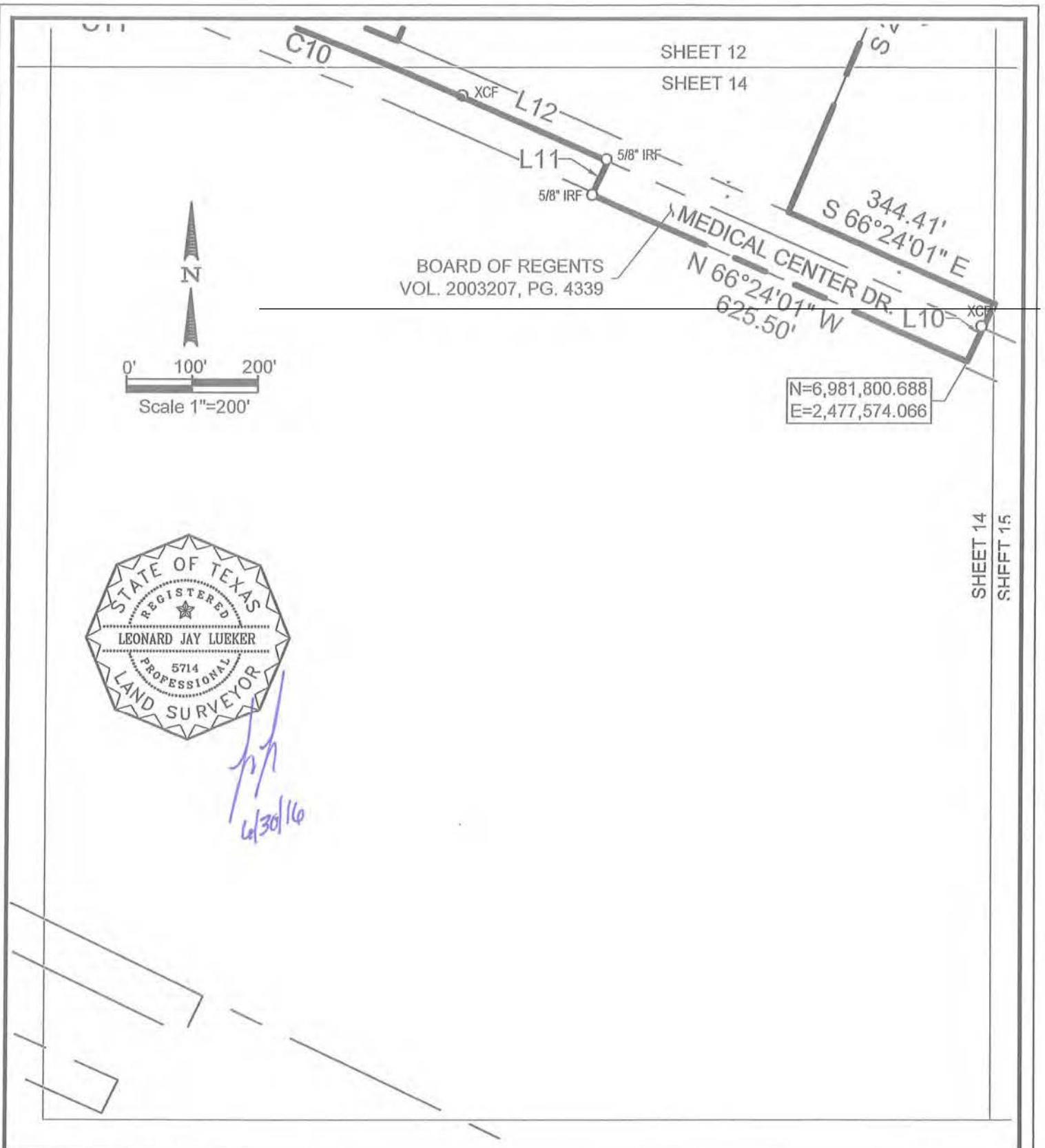
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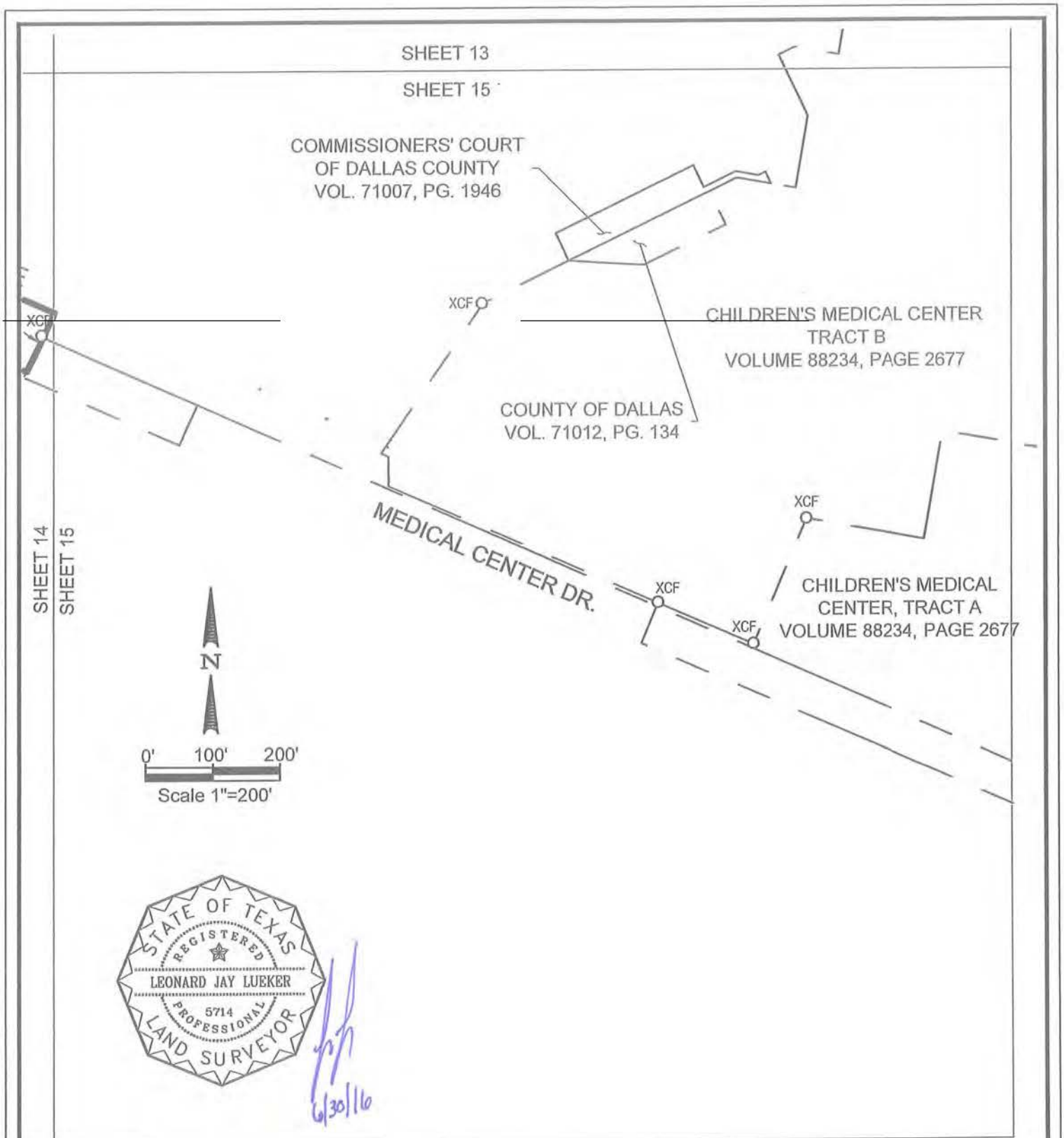
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STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
5714
PROFESSIONAL
LAND SURVEYOR

6/30/16

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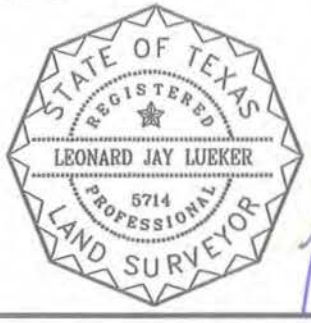
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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S46°01'51"E	5.00'
L2	N43°51'05"E	98.40'
L3	N46°01'51"W	4.74'
L4	N43°51'05"E	57.08'
L5	N00°54'53"W	13.52'
L6	S43°46'24"W	211.33'
L7	S38°23'39"W	188.25'
L8	S34°21'14"E	75.72'
L9	S18°33'34"W	53.49'
L10	S25°26'25"W	95.99'
L11	N25°26'25"E	55.53'
L12	N66°44'40"W	242.56'
L13	S23°45'20"W	27.04'

LINE TABLE		
LINE #	BEARING	DISTANCE
L14	N71°30'38"W	40.98'
L15	N00°34'50"W	53.70'
L16	S56°00'26"E	45.93'
L17	N64°34'34"E	182.94'
L18	N33°49'13"E	176.96'
L19	S88°06'13"W	266.58'
L20	S89°49'13"W	342.04'
L21	N00°36'10"W	237.50'
L22	S89°53'32"E	172.67'
L23	N42°23'28"E	176.99'
L24	N49°59'08"E	212.20'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	6°20'57"	1183.92'	131.20'	131.13'	N47°01'34"E
C2	6°20'56"	609.48'	67.53'	67.50'	N47°01'34"E
C3	45°03'17"	145.40'	114.34'	111.41'	N23°26'33"W
C4	45°36'39"	83.66'	66.60'	64.85'	N23°43'14"W
C5	65°26'20"	168.00'	191.88'	181.62'	S01°38'04"E
C6	52°54'48"	165.00'	152.38'	147.02'	S07°53'50"E
C7	35°23'00"	238.00'	146.98'	144.65'	S86°21'26"W
C8	7°08'19"	1460.16'	181.92'	181.81'	S60°28'15"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C9	2°28'31"	7000.55'	302.45'	302.43'	S69°05'02"E
C10	3°05'25"	6964.55'	375.65'	375.60'	N68°18'13"W
C11	18°55'27"	550.00'	181.66'	180.84'	N63°18'00"W
C12	27°50'04"	663.00'	322.09'	318.93'	N48°31'08"E
C13	34°01'10"	240.14'	142.58'	140.50'	N16°49'30"E
C14	47°37'43"	160.61'	133.51'	129.70'	N66°12'20"E



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BOUNDARY DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the H. Bennett Survey, Abstract No. 83 and the C. Grigsby Survey, Abstract No. 532, City of Dallas, Dallas County, Texas and being all of the following tracts described in the following deeds to The Board of Regents, University of Texas Southwest, Volume 96027, Page 4516, Deed Records, Dallas County, Texas (D.R.D.C.T.), Volume 96027, Page 4522, D.R.D.C.T., Volume 99218, Page 5105 (Tracts A and B), Deed Records, Dallas County, Texas (D.R.D.C.T.), Volume 2000250, Page 106, D.R.D.C.T., Instrument No. 201100127037 (Tracts 1 and 2), Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), Instrument No. 201100140788, O.P.R.D.C.T., Instrument No. 200503540481, O.P.R.D.C.T., Volume 2001102, Page 6403, D.R.D.C.T., Volume 98157, Page 3090, D.R.D.C.T., Volume 2002149, Page 3536, D.R.D.C.T., Volume 2000032, Page 3867, D.R.D.C.T., Instrument No. 201000330887, O.P.R.D.C.T., Volume 80216, Page 3609, D.R.D.C.T., Volume 2000243, Page 1856, D.R.D.C.T., Instrument No. 20070215276, O.P.R.D.C.T., Instrument No. 201200107206, O.P.R.D.C.T., Volume 99239, Page 4961, D.R.D.C.T., Volume 76122, Page 1944, D.R.D.C.T., Volume 72082, Page 1171, D.R.D.C.T., Volume 96088, Page 1751, D.R.D.C.T., Instrument No. 200802511751 (Tracts 1, 2 and 3), O.P.R.D.C.T., Volume 2004127, Page 17275, D.R.D.C.T., Volume 88039, Page 1016 (Tract 3B), D.R.D.C.T., Volume 92146, Page 4605, D.R.D.C.T., Volume 2004155, Page 601, D.R.D.C.T., Instrument No. 20070251548, O.P.R.D.C.T., Instrument No. 201100237136, O.P.R.D.C.T., Instrument No. 201000245817, all of the same tract of land as described in deed to County of Dallas, recorded in Volume 71012, Page 134, D.R.D.C.T., and also being portions of the following rights-of-way, Mockingbird Lane (100' right-of-way), Mockingbird Lane (variable width right-of-way), Maple Avenue (60' right-of-way), Bomar Avenue (60' right-of-way), Forest Park Road (Variable width right-of-way), Inwood Road (variable width right-of-way), Redfield Street (50' right-of-way), Gregg Street (40' right-of-way), Plantation Road (60' right-of-way), Wyche Boulevard (60' right-of-way), Record Crossing (80' right-of-way), St. Patrick Drive (50' right-of-way), Arlington Park Drive (50' right-of-way), Medical Center Drive (variable width right-of-way, Harry Hines Boulevard (variable width right-of-way) and being all of Treadway Street (70' right-of-way) and being more particularly descried by metes and bounds as follows:

BEGINNING at a point at the intersection of the northeasterly right-of-way line of Maple Avenue (60' right-of-way) with the northwesterly right-of-way line of Mockingbird Lane (variable width right-of-way at this point); [N=6,988,246.299, E=2,476,986.675]

THENCE South 46 deg 07 min 33 sec East, departing said northwesterly right-of-way line, crossing the right-of-way of said Mockingbird Lane and along said northeasterly right-of-way line, a distance of 1,486.07 feet to a point for corner being situated in the southwesterly right-of-way line of Bomar Avenue (60' right-of-way);

THENCE South 43 deg 48 min 10 sec West, along said southwesterly right-of-way line, a distance of 1,281.01 feet to a point for corner at the northerly end of a corner clip at the intersection of the southwesterly right-of-way line of said Bomar Avenue and the northeasterly right-of-way line of Forest Park Road (variable width right-of-way);

THENCE South 01 deg 08 min 21 sec East, along said corner clip, a distance of 14.16 feet to a point for corner;

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LEONARD JAY LUEKER
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Texas Engineers Registration No. 89
Texas Surveyors No. 100866-00 12-31-12
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Date: 08.08.14 - 06.27.16
Dwg. File: 47711-MSD-ALL
Project No.: 47711.00

DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION
BOUNDARY

278.146 ACRES IN THE CITY OF DALLAS
H. BENNETT SURVEY ABSTRACT NO. 83,
M. BENNETT SURVEY, ABSTRACT NO. 29,
W.B. COATS SURVEY, ABSTRACT NO. 236, A. BAHN SURVEY, ABSTRACT NO. 182 AND C. GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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BOUNDARY DESCRIPTION (con't)

THENCE South 46 deg 04 min 52 sec East, along the northeasterly right-of-way line of said Forest Park Road, a distance of 490.00 feet to a 1/2 inch iron rod found for corner;

THENCE North 43 deg 55 min 08 sec East, continuing along said northeasterly right-of-way line, a distance of 10.00 feet to a point for corner;

THENCE South 46 deg 04 min 52 sec East, continuing along said northeasterly right-of-way line, a distance of 250.00 feet to a point for corner;

THENCE South 43 deg 55 min 08 sec West, continuing along said right-of-way, a distance of 10.00 feet to a point for corner;

THENCE South 46 deg 04 min 52 sec East, along said right-of-way, a distance of 1,227.54 feet to a point for corner at the westerly end of a corner clip at the intersection of said northeasterly right-of-way line with the northwesterly right-of-way line of Inwood Road (variable width right-of-way);

THENCE North 78 deg 42 min 39 sec East, along said corner clip, a distance of 10.50 feet to a point for corner;

THENCE North 43 deg 51 min 05 sec East, along the northwesterly right-of-way line of said Inwood Road, a distance of 141.85 feet to a point for corner and the beginning of a curve to the right having a radius of 1,183.92 feet, a central angle of 06 deg 20 min 57 sec, a chord bearing of North 47 deg 01 min 34 sec East and a chord length of 131.13 feet;

THENCE continuing along the northwesterly right-of-way line of said Inwood Road and said curve to the right, an arc distance of 131.20 feet to a point for corner and the beginning of a curve to the left having a radius of 609.48 feet, a central angle of 06 deg 20 min 56 sec, a chord bearing of North 47 deg 01 min 34 sec East and a chord length of 67.50 feet;

THENCE continuing along said northwesterly right-of-way line and said curve to the left, an arc distance of 67.53 feet to a point for corner;

THENCE South 46 deg 01 min 51 sec East, continuing along said right-of-way line, a distance of 5.00 feet to a point for corner;

THENCE North 43 deg 51 min 05 sec East, along said right-of-way, a distance of 98.40 feet to a point for corner;

THENCE North 46 deg 01 min 51 sec West, along said right-of-way, a distance of 4.74 feet to a point for corner;

THENCE North 43 deg 51 min 05 sec East, along said right-of-way, a distance of 57.08 feet to a point for corner;

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SHEET 18 OF 25

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BOUNDARY DESCRIPTION (con't)

THENCE South 46 deg 08 min 55 sec East, departing said northwest right-of-way line of Inwood Road, crossing the right-of-way of Inwood Road and along the southwesterly line of a tract of land as described in deed to Betty Sue Davis, recorded in Volume 96104, Page 2394, D.R.D.C.T., a distance of 374.52 feet to a point for corner;

THENCE North 43 deg 51 min 05 sec East, along the southeast line of said Betty Sue Davis tract, a distance of 50.00 feet to a point for corner;

THENCE North 46 deg 08 min 55 sec West, along the northeast line of said Betty Sue Davis tract and crossing the right-of-way of said Inwood Road, a distance of 374.52 feet to a point for corner situated in the northwesterly right-of-way line of said Inwood Road;

THENCE North 43 deg 51 min 05 sec East, along said northwesterly right-of-way line, a distance of 100.03 feet to a point for corner;

THENCE South 46 deg 06 min 30 sec East, departing the northwesterly right-of-way line of said Inwood Road, crossing the right-of-way of said Inwood Road and along the northeasterly line of aforementioned Board of Regents tract (Volume 2004155, Page 601), a distance of 283.05 feet to a point for corner;

THENCE South 43 deg 56 min 38 sec West, continuing along said northeasterly line, a distance of 49.85 feet to a point for corner;

THENCE South 46 deg 03 min 22 sec East, continuing along said northeasterly line, a distance of 387.77 feet to a 5/8 inch iron rod found for the most easterly corner of said Board of Regents tract;

THENCE South 43 deg 34 min 56 sec West, along the southeasterly line of said Board of Regents tract, a distance of 210.00 feet to a point for corner being situated in the northeasterly right-of-way line of Gregg Street (40' right-of-way);

THENCE South 46 deg 08 min 26 sec East, along the northeasterly right-of-way line of said Gregg Street, a distance of 248.42 feet to a point for corner;

THENCE South 43 deg 40 min 34 sec West, departing said northeasterly right-of-way line and crossing the right-of-way of Gregg Street and along the southeast line of aforementioned Board of Regents tract (Inst. No. 201000245817), a distance of 260.00 feet to a point for corner;

THENCE North 46 deg 08 min 26 sec West, departing said south line and along the southwest line of said Board of Regents tract, a distance of 248.00 feet to a point for corner situated in the southeasterly line of aforementioned Board of Regents tract (Volume 2004155, Page 601);

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DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION
BOUNDARY

278.146 ACRES IN THE CITY OF DALLAS
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M. BENNETT SURVEY, ABSTRACT NO. 29,
W.B. COATS SURVEY, ABSTRACT NO. 236, A. BAHN SURVEY, ABSTRACT NO. 182 AND C. GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 19 OF 25

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BOUNDARY DESCRIPTION (con't)

THENCE South 43 deg 38 min 39 sec West, along said southeasterly line, the southeasterly line of a tract described in deed to Board of Regents of the University of Texas System, recorded in Instrument No. 20070251548, O.P.R.D.C.T., and crossing the right-of-way line of Redfield Street (50' right-of-way), a distance of 728.84 feet to a point for corner, being situated in the southwesterly right-of-way line of said Redfield Street; [N=6,984,003.659, E=2,478,676.066]

THENCE North 45 deg 58 min 14 sec West, along the southwesterly right-of-way of said Redfield Street, a distance of 180.08 feet to a 1/2 inch iron rod found for corner and the beginning of a curve to the right having a radius of 145.40 feet, a central angle of 45 deg 03 min 17 sec, a chord bearing of North 23 deg 26 min 33 sec West and a chord length of 111.41 feet;

THENCE continuing along said southwesterly right-of-way line and said curve to the right, an arc distance of 114.34 feet to a point for corner;

THENCE North 00 deg 54 min 53 sec West, continuing along said right-of-way, a distance of 13.52 feet to a 1/2 inch iron rod found for corner and the beginning of a curve to the left having a radius of 83.66 feet, a central angle of 45 deg 36 min 39 sec, a chord bearing of North 23 deg 43 min 14 sec West and a chord length of 64.85 feet to a point for corner;

THENCE continuing along said right-of-way and along said curve to the left, an arc distance of 66.60 feet to a point for corner;

THENCE North 45 deg 30 min 55 sec West, continuing along said southwesterly right-of-way line, a distance of 243.48 feet to a point for corner and the intersection of said southwesterly right-of-way line of Redfield Street with the southeasterly right-of-way line of aforementioned Inwood Road;

THENCE South 43 deg 46 min 24 sec West, departing the southwesterly right-of-way line of said Redfield Street and along the southeasterly right-of-way line of said Inwood Road, a distance of 211.33 feet to a point for corner;

THENCE South 38 deg 23 min 39 sec West, continuing along said southeasterly right-of-way line, a distance of 188.25 feet to a point for corner;

THENCE South 40 deg 11 min 48 sec West, continuing along said southeasterly right-of-way line, a distance of 54.29 feet to a point for corner, said point being the beginning of a curve to the left having a radius of 168.00, a central angle of 65 deg 26 min 20 sec, a chord bearing of South 01 deg 38 min 04 sec East and a chord length of 181.62 feet;

THENCE along said curve to the left, an arc distance of 191.88 feet to a point for corner situated in the northerly right-of-way line of Harry Hines Boulevard (variable width right-of-way);

THENCE South 34 deg 21 min 14 sec East, along the northerly right-of-way line of said Harry Hines Boulevard, a distance of 75.72 feet to a point for corner and the beginning of a curve to the right having a radius of 165.00 feet, a central angle of 52 deg 54 min 48 sec, a chord bearing of South 07 deg 53 min 50 sec East and a chord length of 147.02 feet;



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BOUNDARY DESCRIPTION (con't)

THENCE continuing along said northerly right-of-way line and said along said curve to the right, an arc distance of 152.38 feet to a point for corner;

THENCE South 18 deg 33 min 34 sec West, continuing along said northerly right-of-way line, a distance of 53.49 feet to a point for corner and the beginning of a curve to the right having a radius of 365.00 feet, a central angle of 92 deg 17 min 04 sec, a chord bearing of South 58 deg 14 min 36 sec West and a chord length of 526.37 feet;

THENCE departing the northerly right-of-way line of said Harry Hines Boulevard and over and across said Harry Hines Boulevard right-of-way and along said curve to the right, an arc distance of 587.89 feet to a point for corner, said point being situated in the southerly right-of-way line of said Harry Hines Boulevard;

THENCE North 75 deg 57 min 04 sec West, along said southerly right-of-way line, a distance of 170.55 feet to a point for corner and the beginning of a curve to the left having a radius of 238.00 feet, a central angle of 35 deg 23 min 00 sec, a chord bearing of South 86 deg 21 min 26 sec West and a chord length of 144.65 feet;

THENCE along said curve to the left, an arc distance of 146.98 feet to a point for corner situated in the southeasterly right-of-way line of Inwood Road (variable width right-of-way);

THENCE along the southeasterly right-of-way line of said Inwood Road the following:

South 68 deg 39 min 56 sec West, a distance of 163.78 feet to a point for corner;

South 63 deg 59 min 13 sec West, a distance of 768.70 feet to a point for corner and the beginning of a curve to the left having a radius of 1460.16 feet, a central angle of 07 deg 08 min 19 sec, a chord bearing of South 60 deg 28 min 15 sec West and a chord length of 181.81 feet;

Along said curve to the left, an arc distance of 181.92 feet to a point for corner, said point being situated in the easterly right-of-way line of Medical Center Drive (variable width right-of-way);

THENCE South 00 deg 38 min 41 sec East, departing the southeasterly right-of-way line of said Inwood Road and along said easterly right-of-way line, a distance of 405.65 feet to a point for corner and the beginning of a curve to the left having a radius of 180.00 feet, a central angle of 69 deg 43 min 48 sec, a chord bearing of South 35 deg 27 min 23 sec East and a chord length of 205.79 feet;

THENCE continuing along said easterly right-of-way line and along said curve to the left, an arc distance of 219.06 feet to a point for corner and the beginning of a curve to the right having a radius of 7000.55 feet, a central angle of 02 deg 28 min 31 sec, a chord bearing of South 69 deg 05 min 02 sec East and a chord length of 302.43 feet, said point being situated in the northerly right-of-way line of said Medical Center Drive;

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DESIGNATED PROPERTY
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SHEET 21 OF 25

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BOUNDARY DESCRIPTION (con't)

THENCE along said curve to the right and continuing along the northerly right-of-way line of said Medical Center Drive, an arc distance of 302.45 feet to a point for corner, said point being the southwesterly corner of said Board of Regents tract (Vol. 96088, Pg. 1751);

THENCE North 23 deg 13 min 52 sec East, departing said northerly right-of-way line and along the northwesterly line of said Board of Regents tract, a distance of 598.14 feet to a point for corner said point being the northwesterly corner of said Board of Regents tract;

THENCE South 66 deg 46 min 08 sec East, a along the northeasterly line of said Board of Regents tract, a distance of 649.17 feet to a point for corner, said point being the northeasterly corner of said Board of Regents tract;

THENCE South 23 deg 13 min 52 sec West, a distance of 596.90 feet to a point for corner, said point being the southeasterly corner of said Board of Regents tract and being situated in the northerly right-of-way line of said Medical Center Drive;

THENCE South 66 deg 24 min 01 sec East, along said northerly right-of-way line, a distance of 344.41 feet to a point for corner;

THENCE South 25 deg 26 min 25 sec West, over and across said Medical Center Drive, a distance of 95.99 feet to a point for corner and being situated in the southerly right-of-way line of said Medical Center Drive; [N=6,981,800.688, E=2,477,574.066]

THENCE along the southerly right-of-way line the following:

North 66 deg 24 min 01 sec West, along said southerly right-of-way line, a distance of 625.50 feet to a 5/8 inch iron rod found for corner;

North 25 deg 26 min 25 sec East, continuing along said southerly right-of-way line, a distance of 55.53 feet to a 5/8 inch iron rod found for corner;

North 66 deg 44 min 40 sec West, along said southerly right-of-way line, a distance of 242.56 feet to a 5/8 inch iron rod found for corner and the beginning of a curve to the left having a radius of 6964.55 feet, a central angle of 03 deg 05 min 25 sec, a chord bearing of North 68 deg 18 min 13 sec West and a chord length of 375.60 feet;

Along said curve to the left, an arc distance of 375.65 feet to a point for corner and the beginning of a curve to the right having a radius of 550.00 feet, a central angle of 18 deg 55 min 27 sec, a chord bearing of North 63 deg 18 min 00 sec West and a chord length of 180.84 feet;

Along said curve to the right, an arc distance of 181.66 feet to a point for corner;

South 23 deg 45 min 20 sec West, a distance of 27.04 feet to a point for corner;

North 71 deg 30 min 38 sec West, a distance of 40.98 feet to a point for corner;

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BOUNDARY DESCRIPTION (con't)

North 00 deg 34 min 50 sec West, a distance of 53.70 feet to a point for corner said point being the southeast corner of said Board of Regents tract (Vol. 99239, Pg. 4961) and the beginning of a non-tangent curve to the left having a radius of 7000.55 feet, a central angle of 11 deg 18 min 58 sec, a chord bearing of North 76 deg 42 min 55 sec West and a chord length of 1,380.38 feet;

THENCE along the southerly line of said Board of Regents tract (Volume 99239, Page 4961) and said non-tangent curve to the left, an arc distance of 1,382.63 feet to a point for corner; [N=6,982,776.267, E=2,474,897.588]

THENCE South 89 deg 34 min 30 sec East, departing the southerly line and along the northerly line of said Board of Regents tract, a distance of 799.16 feet to a point for corner and the beginning of a non-tangent curve to the right having a radius of 663.00 feet, a central angle of 27 deg 50 min 04 sec, a chord bearing of North 48 deg 31 min 08 sec East and a chord length of 318.93 feet;

THENCE departing the north line of said Board of Regents tract and along said non-tangent curve to the right, an arc distance of 322.09 feet to a point for corner;

THENCE South 56 deg 00 min 26 sec East, a distance of 45.93 feet to a point for corner

THENCE North 64 deg 34 min 34 sec East, a distance of 182.94 feet to a point for corner being situated in the southwesterly right-of-way line of Lee Hall Drive (50' right-of-way);

THENCE North 56 deg 10 min 47 sec West, along the southwesterly right-of-way line of said Lee Hall Drive, a distance of 296.71 feet to a point for corner;

THENCE North 33 deg 49 min 13 sec East, continuing along the westerly right-of-way line of said Lee Hall Drive, a distance of 176.96 feet to a 5/8 inch iron rod found for corner and the beginning of a curve to the left having a radius of 240.14 feet, a central angle of 34 deg 01 min 10 sec, a chord bearing of North 16 deg 49 min 30 sec East and a chord length of 140.50 feet;

THENCE continuing along said westerly right-of-way line and said curve to the left, an arc distance of 142.58 feet to a point for corner;

THENCE North 00 deg 10 min 47 sec West, continuing along said westerly right-of-way line, a distance of 857.38 feet to a 1/2 inch iron rod found for corner at the intersection of the westerly right-of-way line of said Lee Halls Drive and the southerly right-of-way line of Record Crossing (80' right-of-way);

THENCE South 88 deg 06 min 13 sec West, departing said westerly right-of-way line and along said southerly right-of-way line, a distance of 266.58 feet to a point for corner;



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BOUNDARY DESCRIPTION (con't)

THENCE South 89 deg 49 min 13 sec West, continuing along said southerly right-of-way line, a distance of 342.04 feet to a point for corner;

THENCE North 00 deg 36 min 10 sec West, departing said southerly right-of-way line and crossing the right-of-way of said Record Crossing, a distance of 237.50 feet to a point for corner and the beginning of a non-tangent curve to the right having a radius of 660.00 feet, a central angle of 53 deg 09 min 51 sec, a chord bearing of North 30 deg 35 min 54 sec West and a chord length of 590.67 feet;

THENCE along said non-tangent curve to the right, an arc distance of 612.41 feet to a point for corner;

THENCE South 89 deg 57 min 32 sec West, along the southerly line of aforementioned Board of Regents tract (Volume 2001102, Page 6403) and crossing the right-of-way of Wyche Boulevard (60' right-of-way, at this point), a distance of 230.79 feet to a point for corner situated in the westerly right-of-way line of said Wyche Boulevard;

THENCE North 00 deg 42 min 33 sec West, along the westerly right-of-way line of said Wyche Boulevard and crossing the right-of-way line of aforementioned Plantation Road, a distance of 663.00 feet to a point for corner being situated in the northerly right-of-way line of said Plantation Road;

THENCE South 89 deg 53 min 32 sec East, along said northerly right-of-way line, a distance of 172.67 feet to a point for corner and the beginning of a curve to the left having a radius of 160.61 feet, a central angle of 47 deg 37 min 43 sec, a chord bearing of North 66 deg 12 min 20 sec East and a chord length of 129.70 feet;

THENCE continuing along said northerly right-of-way line and along said curve to the left, an arc distance of 133.51 feet to a point for corner;

THENCE North 42 deg 23 min 28 sec East, continuing along the right-of-way of said Plantation Road, a distance of 176.99 feet to a point for corner;

THENCE North 49 deg 59 min 08 sec East, continuing along said northerly right-of-way line, a distance of 212.20 feet to a point for corner situated in the northeast right-of-way line of said Harry Hines Boulevard; [N=6,986,056.427, E=2,475,451.485]

6/30/16

STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
5714
PROFESSIONAL
LAND SURVEYOR

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 100866-00 12-31-12
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Scale : N/A
Date : 08.08.14 - 06.27.16
Dwg. File : 47711-MSD-ALL
Project No. : 47711.00

DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION
BOUNDARY

278.146 ACRES IN THE CITY OF DALLAS
H. BENNETT SURVEY ABSTRACT NO. 83,
M. BENNETT SURVEY, ABSTRACT NO. 29,
W.B. COATS SURVEY, ABSTRACT NO. 236, A. BAHN SURVEY, ABSTRACT NO. 182 AND C. GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 24 OF 25

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BOUNDARY DESCRIPTION (con't)

THENCE North 43 deg 39 min 52 sec East, departing the northeast right-of-way line of said Harry Hines Boulevard and along the northwest right-of-way line of said Treadway Street a distance of 630.69 feet to a 5/8 inch iron rod found for corner at the southerly corner of a tract described in deed to SAF Exchange Park, Ltd.(Tract 1), recorded in Instrument No. 200600237438, O.P.R.D.C.T.;

THENCE North 47 deg 46 min 38 sec West, departing the northwest right-of-way line of said Treadway Street, along the southwest line of said SAF Exchange tract and crossing the right-of-way of said Mockingbird Lane (100' right-of-way, at this point), a distance of 465.98 feet to a point for corner being situated in the northwest right-of-way line of said Mockingbird Lane;

THENCE North 43 deg 42 min 52 sec East, along the northwest right-of-way line of said Mockingbird Lane and crossing the right-of-way of said Forest Park Road, a distance of 732.31 feet to a point for corner;

THENCE South 46 deg 22 min 24 sec East, departing the northwest right-of-way line of said Mockingbird Lane, crossing the right-of-way of said Mockingbird Lane and along the northeast right-of-way line of said Forest Park Road, a distance of 433.52 feet to a point for corner, said point being a westerly corner of a tract described in deed to Board of Regents of the University of Texas System (Tract B), recorded in Volume 99218, Page 5105, D.R.D.C.T.;

THENCE North 43 deg 55 min 14 sec East, departing the northeast right-of-way line of said Forest Park Road and along a northwest line of said Board of Regents tract, a distance of 164.07 feet to a 1/2 inch iron rod found for corner;

THENCE North 46 deg 04 min 46 sec West, departing said northwest line, along a southwest line and crossing the right-of-way of said Mockingbird Lane, a distance of 427.60 feet to a point for corner being situated in the northwest right-of-way line of said Mockingbird Lane;

THENCE North 46 deg 34 min 02 sec East, along the northwest right-of-way line of said Mockingbird Lane and crossing the right-of-way of said Maple Avenue, a distance of 1,128.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 278.146 acres or 12,116,055 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field between October 24, 2012 and January 22, 2013, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83.

6/30/16

STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
5714
PROFESSIONAL
LAND SURVEYOR

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DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 25 OF 25

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AGENDA ITEM # 74

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Financial Services

CMO: Elizabeth Reich, 670-7804

MAPSCO: N/A

SUBJECT

A public hearing to receive comments on the proposed changes to the City of Dallas Citizen Participation Plan for the U.S. Department of Housing and Urban Development (HUD) Grants; and at the close of the public hearing, consideration of approval of proposed changes to the City of Dallas Citizen Participation Plan for the U.S. Department of Housing and Urban Development (HUD) Grants - Financing: No cost consideration to the City

BACKGROUND

HUD recently published a Final Rule at 24 CFR Part 5 regarding a grantee's obligation to Affirmatively Further Fair Housing (AFFH). The new rule sets forth a meaningful and transparent process to identify and understand local and regional fair housing issues and to set goals for improving fair housing choice and access to opportunity. HUD is providing its Consolidated Plan grantees and Public Housing Authorities with an Assessment Tool and a rich set of data within a mapping tool to support the development of the Assessment of Fair Housing (AFH), which is replacing the Analysis of Impediments to Fair Housing Choice (AI).

Under the new AFFH rule, a grantee's citizen participation plan must be amended to comply with the new provisions.

Federal regulations and the City's Citizen Participation Plan require a public comment period of not less than 30 days and a public hearing be held to allow citizens with reasonable notice and an opportunity to comment on substantial amendments to the plan.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Housing Committee on October 17, 2016.

On November 9, 2016 City Council authorized a public hearing on December 14, 2016 to receive comment on proposed changes to the City of Dallas, Citizen Participation for U.S. Department of Housing and Urban Development (HUD) Grants by Resolution 16-1806.

FISCAL INFORMATION

No cost consideration to the City.

December 14, 2016

WHEREAS, HUD recently published a Final Rule at 24 CFR Part 5 regarding a grantee' s obligation to Affirmatively Further Fair Housing (AFFH). The new rule sets forth a meaningful and transparent process to identify and understand local and regional fair housing issues and to set goals for improving fair housing choice and access to opportunity; and

WHEREAS, HUD is providing its Consolidated Plan grantees and Public Housing Authorities with an Assessment Tool and a rich set of data within a mapping tool to support the development of the Assessment of Fair Housing (AFH), which is replacing the Analysis of Impediments to Fair Housing Choice (AI); and

WHEREAS, Federal regulations and the City's Citizen Participation Plan require a public comment period of not less than 30 days and a public hearing be held to allow citizens with reasonable notice and an opportunity to comment on substantial amendments to the plan;

NOW, THEREFORE,

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

Section 1. That proposed changes to the City of Dallas Citizen Participation Plan for U.S. Department of Housing and Urban Development (HUD) Grants as shown in Attachment A are hereby 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.

Attachment A

CITY OF DALLAS
CITIZEN PARTICIPATION PLAN
FOR
U.S. DEPARTMENT OF HOUSING
AND
URBAN DEVELOPMENT GRANTS

Prepared by:
City of Dallas
Office of Financial Services
Community Development Division

Approved: ***January 11, 1995***
Revised: ***February 28, 1996***
Revised: ***January 2, 2004***
Revised: ***August 10, 2005***
Revised: ***June 27, 2007***
Revised: ***August 14, 2008***
Revised: ***December 30, 2008***
Revised: ***September 23, 2009***
Revised: ***December 14, 2016***

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CITY OF DALLAS CITIZEN PARTICIPATION PLAN

I. Purpose

The purpose of the City of Dallas Citizen Participation Plan is to inform the public of the proposed ways in which persons may participate in determining how specific future grant funds to the City of Dallas from the U.S. Department of Housing and Urban Development (HUD) will be used. The funds include the Community Development Block Grant (CDBG), ~~Home~~ HOME Investment Partnerships Program (HOME), Emergency ~~Shelter~~ Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS Program (HOPWA).

The City of Dallas Citizen Participation Plan will also set forth the proposed ways in which the community will be engaged in fair housing planning to affirmatively further fair housing (AFFH) through the assessment of fair housing (AFH) process.

II. Citizen Participation Goal

It is the basic goal of the City of Dallas to continue its good faith efforts to provide reasonable citizen participation opportunities in a manner consistent with local requirements and federal government regulations.

More specifically, it is the goal of the City of Dallas to provide for and encourage:

- All citizens to participate in the development of the AFH, any revisions to the AFH, the Consolidated Plan including a ~~three~~ five-year strategic plan and a one-year budget (Action Plan), amendments to the adopted Consolidated Plan, and the program performance report;

- Participation by low and moderate income persons, especially those living in slum or blighted areas or in areas where CDBG funds are proposed to be used, and by residents of predominately low and moderate income neighborhoods as defined by the City;

- Participation by minorities and non-English speaking persons, and persons with disabilities;

- Participation of local and regional institutions, Continuums of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) in the process of developing and implementing the AFH and the Consolidated Plan;

- In conjunction with consultation with public housing authorities, the participation of residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations) in the

process of developing and implementing the AFH and the Consolidated Plan, along with other low- income residents of target revitalization areas in which the developments are located;

- Efforts to provide information to public housing authorities about the AFH, AFFH strategy and Consolidated Plan activities related to the agency's developments and surrounding communities available at the annual public hearing required ~~under the Comprehensive Grant Program~~ for the public housing authority's plan;

- Alternate public involvement techniques and quantitative ways to measure efforts that encourage citizen participation in a shared vision for change in communities and neighborhoods, and the review of program performance; e.g.., use of focus groups and the Internet.

III. Process for Approving the Citizen Participation Plan

A. A draft of the Citizen Participation Plan will be developed to meet HUD regulations.

B. The City Council will be briefed and comments incorporated into the Proposed Citizen Participation Plan.

C. A Proposed Citizen Participation Plan summary will be published in the newspaper of general circulation (i.e. Dallas Morning News) and the entire Plan will be made available at specific locations.

D. A 30-day citizen comment period will be provided, enabling the Community Development Commission (CDC) and citizens to express their views on the Proposed Citizen Participation Plan.

E. The City Council will be briefed on the CDC and citizen comments regarding the Proposed Citizen Participation Plan and will consider any modifications.

F. The City Council will approve the Citizen Participation Plan as amended.

G. The City of Dallas shall follow the Citizen Participation Plan as adopted by the City Council.

H. The approved Citizen Participation Plan will be made available at all Dallas public libraries and the Office of Financial Services, Community Development Division, located at Dallas City Hall, 1500 Marilla, Room 4FS in a format accessible to persons with disabilities upon request.

I. Reasonable steps will be taken to provide language assistance to ensure meaningful access to participation by non-English-speaking residents of the community.

IV. Process for Developing AFH and the Consolidated Plan

A.

1. At or as soon as feasible after the start of the citizen participation process, the City will make the HUD-provided data (and any other supplemental information) that is planned to be incorporated into the AFH, available to its residents, public agencies, and other interested parties. Access to the HUD-provided data may include cross-referencing to data on HUD's website.

2. Role of the Community Development Commission (CDC) (or its successor).

The duties of the City Council-appointed advisory board will include review and recommendations for the HOME, HOPWA, and ESG Programs in a similar manner to CDBG. The CDC in consultation with the staff will establish numbers, dates, times, subjects and locations for a series of public hearings. The public hearings will be held to solicit citizen comments and suggestions on the priority needs of low and moderate-income persons and proposed uses of Consolidated Plan funds.

B. Public Hearings

1. Number and type of hearings

Before the City adopts the AFH and Consolidated Plan, at least six (6) public hearings will be held to afford reasonable opportunity to examine each document's content, receive citizen input on community development needs and strategies for meeting those needs and to respond to proposals and questions. Public notice will be given to citizens of each hearing, with sufficient information published about the subject of the hearing to permit informed comment. Advance notice of the hearings will be published in the Dallas Morning News two weeks prior to the hearings, when the specified dates, times, subjects and locations are determined. The hearings will be held at a minimum of two different stages of the program year, at the beginning during the development phase and at the end prior to submission of the performance report to HUD. Together, the hearings will address housing and community development needs, development of proposed activities, proposed strategies and actions for affirmatively furthering fair housing consistent with the AFH, and review of program performance. To obtain the views of citizens on housing and community development needs, including priority non-housing community development needs and affirmatively furthering fair housing, at least one of these hearings will be held before the proposed Consolidated Plan is published for comment. To obtain the views of the community on AFH-related data and affirmatively furthering fair housing in the City's housing and community development programs, at least one public hearing will be held before the proposed AFH is published for comment.

A minimum of Six (6) neighborhood public hearings will be held.

A minimum of Five (5) public hearings will be held throughout the City of Dallas (to include one meeting at City Hall and one in each quadrant of the city) to receive comments from citizens, public and private non-profit and for- profit agencies on all aspects of the Consolidated Plan.

One public hearing will be held in the Dallas Metropolitan Area; within the City of Dallas outside of Dallas County where HOPWA funds are allocated. The focus on these hearings will be specifically tailored to the housing supportive services for persons with HIV/AIDS and their families.

The City Council, as a whole or in committee, will hold at least one public hearing to receive comments from the public on the Proposed AFH and Consolidated Plan.

Additional meetings may be held if deemed necessary.

2. Locations of public hearings

Utilizing information such as census data, availability of facilities for meetings, ~~and~~ prior year meeting attendance records, and other known group gathering venues, the CDC, City Council and City staff will make efforts to select sites that are located throughout the city, including CDBG eligible areas ~~of the City~~ and at times that will be convenient to potential and actual beneficiaries, residents, public agencies and other interested parties, with accommodations for persons with disabilities. Outreach efforts will also be made to involve lower income areas where residents have not participated previously in the AFH and Consolidated Plan ~~CDBG~~ planning process. At public hearings where a significant number of non-English speaking residents can be reasonably expected to participate, a good faith effort will be made to provide interpreters.

3. Public Hearing format

The basic public hearing format will be determined through discussions with the City Council, CDC and staff.

4. Information provided at the hearings

Before ~~adopting~~ adoption of the Consolidated Plan, information to be provided at these hearings to receive input from citizens, public agencies and other interested parties on community development needs will include a review of the current year budget, the amount of funds estimated to be available for the upcoming year; including grant funds and program income and other information such as the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income.

Citizens attending these hearings will be provided with forms that may be used to record written comments.

C. Strategic Plan and Budget Development

1. Develop a Preliminary Consolidated Plan based on available needs Assessments.

2. The Preliminary Consolidated Plan will be presented to the CDC.

3. Final recommendations for the Proposed Consolidated Plan will be made by the City Manager's Office and the CDC.

4. The City Council will be briefed on the recommendations of the City Manager and the CDC, and citizen comments on the Proposed Consolidated Plan.

5. The City Council will consider the recommendations and potential modifications for the Proposed Consolidated Plan and an informal vote will be taken on the Consolidated Plan.

6. A summary of the Proposed AFH and Consolidated Plan will be published in the newspaper of general circulation (i.e. Dallas Morning News) with copies of the AFH and the Consolidated Plan available at all City of Dallas public libraries and the Office of Financial Services, Community Development Division. The summary will describe the contents and purpose of the AFH and Consolidated Plan and list the locations where copies of the entire proposed AFH and Consolidated Plan might be examined. A 30- day period will be provided for citizen's review and comments. The City will provide a reasonable number of free copies of the plan to citizens and groups that request it.

7. A public hearing will be held to receive comments on the proposed AFH and Consolidated Plan.

8. Additional meetings will be held if deemed necessary by the City Council.

9. The City Council will consider citizen comments received in writing, or orally at the public hearings, in preparing the AFH and Consolidated Plan. The final document will be made public at all Dallas public libraries and the Office of Financial Services, Community Development Division, located at Dallas City Hall, 1500 Marilla, Room 4FS, and it will be made available in a form accessible to persons with disabilities upon request.

10. The AFH and Consolidated Plan will be submitted to HUD. A summary of these comments or views and a summary of any comments or views not accepted, and the reasons therefore shall be attached to the final AFH and Consolidated Plan.

11. The Program year will begin October 1.

V. Other Procedures

1. Public notification

Citizens will be provided with reasonable and timely access to local meetings and hearings. A variety of ways are expected to be used to make individual citizens, neighborhood organizations, non-profit agencies, and other interested parties aware of opportunities to participate. These may include but are not limited to: local and ~~reginal~~ regional institutions, Continuums of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations).

a. Posting of public notices with the City Secretary's Office and publishing in several local newspapers. Public hearing notices will be published two weeks in advance of the hearing.

b. Public service announcements on radio, television, or public access cable television stations.

c. Mail public hearing announcements to persons and organizations that have expressed interest in HUD-funded programs and are on mailing lists maintained by staff.

d. Distributing public hearing schedules to all City of Dallas public libraries that are located in principally low and moderate- income areas.

e. Announcements will be made at CDC regular and special meetings. The CDC regular meetings are held the first Thursday of each month (except July) at 6 p.m. at Dallas City Hall, 1500 Marilla Street in Room 6ES.

2. Technical Assistance

Staff will provide technical assistance to groups, which represent low and moderate-income persons who request assistance in commenting on the AFH and in the development of requests for funding, under any of the programs covered by the Consolidated Plan. Submission of a request for funding does not guarantee funding.

3. Access to records

The City of Dallas will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the AFH and the Consolidated Plan and the use of assistance under these programs, during the preceding five years. Interested persons should contact the Office of Financial Services, Community Development Division, at Dallas City Hall, 1500 Marilla Street, Room 4FS, Dallas, Texas, 75201 or call (214) 670-4557.

4. Comments and complaints

a. The City of Dallas will consider comments or views of citizens (or units of general local government) received in writing, or orally at the public hearings, in preparing the final AFH and Consolidated Plan, amendments to the Plan, AFH revisions, or the Annual Performance Report.

b. A summary of these comments and the reasons ~~whey~~ why they were accepted will be attached to the adopted Consolidated Plan, amendments of the Application, AFH revisions, or the Annual Performance Report.

c. The City of Dallas will provide a timely substantive written response to written complaints related to the AFH and the Consolidated Plan, amendments to the Plan, AFH revisions, or the Annual Performance Report within 15 working days, where practicable.

5. Displacement

The City of Dallas plan to minimize displacement of persons and to assist any persons displaced, specifying the types and levels of assistance the City will make available (or require others to make available) to persons displaced, is attached hereto as the appendix.

VI. Post-Application Actions

A. Development of the annual Action Plan (Budget)

1. In the years following the approval of the Consolidated Plan, Annual Budgets (Action Plan) will be developed in accordance with the priorities established in the Consolidated Plan.

2. Annual Budgets will be developed following the same basic procedures established for the development of the Consolidated, with the following exceptions, to become effective October 1, 1996.

a. The minimum number of public hearings required for the development of an annual budget will be six (6). The purpose of the public hearings required for the development of the annual budget will be to receive comments on proposed uses of funds. The summary of the proposed annual budget will include the names of proposed activities and proposed funding levels to the extent feasible and indicate the locations at which copies of the proposed budget will be available for review.

b. One or more special emphasis public hearings will be held for housing, homeless and housing supportive services for persons with HIV/AIDS and their families. Citizens may comment on any aspect of the Consolidated Plan or Annual Budget at any public hearing.

B. Amendments to the Consolidated Plan (e.g., reprogramming)

After the Consolidated Plan is adopted by the Dallas City Council and approved by HUD, changes may become necessary.

1. If any amendment involves a substantial change to the basic purpose, location, scope, or beneficiaries of an activity, specific amendment procedures, including a public hearing, will be followed.

2. The criteria for determining what would constitute a substantial change are:

    a. A change in funding, which exceeds either 25% or $100,000 of a budget appropriation in the adopted Consolidated Plan.

    b. The creation of an activity not in the Consolidated Plan

    c. The deletion of an activity that is in the Consolidated Plan

    d. Any revision, which would modify the purpose, location, scope or beneficiaries of an activity in a manner that would be inconsistent with the adopted Consolidated Plan.

3. The procedures for making amendments involving substantial changes are as follows:

    a. The City Manager and the CDC will make recommendations on the proposed amendment(s) to the City Council, if a substantial change to the adopted Consolidated Plan (e.g., reprogramming) is involved.

    b. The City Council will consider recommendations and an informal vote will be taken.

    c. Public notice will be made in the newspaper on any substantial amendments to the Consolidated Plan.

    d. Citizens will have a 30-day period to comment on proposed amendments.

    e. There will be no less than 14 days between the calling and the holding of the public hearing.

    f. A public hearing on the proposed amendment(s) will be held, if it involves a substantial change to the adopted Consolidated Plan (e.g., reprogramming).

    g. The City Council will review citizen comments on the proposed amendments to the Consolidated Plan; adopt the amended Consolidated Plan; and the final document will be made public at all Dallas Public Libraries and in the Office of Financial Services, Community Development Division, located at Dallas City Hall, 1500 Marilla Street, Room 4FS, and it will be available in a form accessible to persons with disabilities, upon request.

h. The City will consider any comments or views of citizens received in writing, or orally at public hearings, in preparing the substantial amendment of the Consolidated Plan. A summary of these comments or views and a summary of any comments or views not accepted, and the reasons therefore, shall be attached to the amended Consolidated Plan.

C. Amendments to the Approved AFH and Citizen Participation Plan

1. A ~~15~~ 30-day comment period will be provided during the course of a program year if amendments are to be made which would represent a substantial change to the Citizen Participation Plan after it is adopted by the City Council.

2. A substantial change to the AFH and Citizen Participation Plan is defined as a change, which would:

a. Reduce the amount of time for public review of amendments to the AFH, Consolidated Plan, the Citizen Participation Plan, or performance reports.

b. Reduce the number of public hearings held in the development of the AFH or the Annual Budget to less than (6).

3. Following the comment period and public hearing, the proposed amendments will be considered by the City Council for final adoption.

4. The revised AFH and Citizen Participation Plan will be made public in all Dallas Public Libraries and the Office of Financial Services, Community Development Division, located at Dallas City Hall, 1500 Marilla Street, Room 4FS, and it will be in a form accessible to persons with disabilities, upon request.

D. Monitoring and Reporting

Program progress will be monitored by the staff and reported periodically at CDC meetings. Citizens may obtain information and reports on performance at CDC meetings by contacting the Office of Financial Services, Community Development Division.

E. Review of Performance Report

A 15-day comment period and a public hearing will be provided prior to submitting the Annual Performance Report to HUD. The City will consider any comments received in writing or orally at the public hearing in preparing the Annual Performance Report. A summary of these comments will be attached to the Annual Performance Report. The Performance Report will be available to the public at all Dallas Public Libraries and the Office of Financial Services, Community Development Division, located at Dallas City Hall, 1500 Marilla Street, Room 4FS, and it will be in a form accessible to persons with disabilities, upon request.

F. Other

1. Minor modifications to the Consolidated Plan or the Citizen Participation Plan of a technical or non-substantial nature may be required from time-to-time and are not subject to the amendment procedures described above. The CDC will be informed of such modifications.

2. When not required by HUD, revisions to the Consolidated Plan and the Citizen Participation Plan, including the Anti-displacement and Relocation Assistance Plan, made as a result of federal regulatory changes will not require the implementation of the formal amendment process.

3. The Citizen Participation Plan includes guaranteed loan funds that may be used provided the activities meet the requirements of 570.200. A minimum of two public hearings must be held for the purpose of obtaining the views of citizens and formulating or responding to proposals and questions. Together hearings must address community development and housing needs and the development of proposed activities.

VII. Information

Any persons in the Dallas Metropolitan Area desiring further information; having questions regarding the Citizen Participation Plan, the AFH, or the Consolidated Plan; or requiring alternative formats in the review of these documents may contact the Office of Financial Services, Community Development Division, City Hall, 1500 Marilla Street, Room 4FS, Dallas, Texas 75201, at (214) 670-4557 TDD Via Relay TX 1-800-735-2989.

City of Dallas
ANTI-DISPLACEMENT AND RELOCATION PLAN

The City of Dallas seeks to minimize, to the greatest extent feasible, the displacement, whether permanently or temporarily, of persons from their homes and /or business as a result of HUD funded activities involving single- or multi-family rehabilitation, acquisition, commercial rehabilitation, demolition, economic development, or capital improvement. However, if displacement occurs, the City will provide for temporary or permanent relocation of persons resulting from public and private acquisition intended for public use and voluntary rehabilitation of private property with funds from CDBG, HOME, or any other HUD funded assistance program.

A Residential Anti-displacement and Relocation Assistance Plan has been prepared by the City in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to CDBG and/or HOME-assisted projects.

Minimizing Displacement

Consistent with the goals and objectives of activities assisted under the Act, the City will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- When considering the allocation of HOME and/or CDBG funds, the City will discourage projects that are likely to result in a large numbers of displacements, unless the rehabilitation of a rental development is in support of a City priority;
- Coordinate code enforcement efforts with rehabilitation and housing assistance programs, if possible;
- Encourage staged rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with the empty units first, if appropriate and economically feasible; and
- Meet all HUD notification requirements so that affected persons do not move because they have not been informed about project plans and their rights.

Relocation Assistance to Residential Tenants Displaced

The City will offer relocation assistance, in accordance with the requirements of 24 CFR 42.350 (a.k.a. “Section 104[d]”), for lower-income tenants who, in connection with an activity assisted under the CDBG and/or HOME programs, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit. The City will ensure that these tenants have the opportunity to choose whether to receive assistance under Section 104(d) or assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended.

A displaced person who is not a low- or moderate-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at HUD 49 CFR Part 24.

One-for-One Replacement of Dwelling Units

The City of Dallas will replace all occupied and habitable vacant low- and moderate-income housing units, demolished or converted to a use other than low- and moderate-income housing, in connection with a project assisted with CDBG and/or HOME funds in accordance with HUD 24 CFR 42.375.
Before entering into a contract committing the City to use CDBG and/or HOME funds on a project that will directly result in demolition or conversion of low- and moderate-income housing units, the City will make public and submit to HUD a One-for-One Replacement Plan that contains the following information:

- A description of the proposed assisted activity;
- The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low and moderate-income units;
- A time schedule for the commencement and completion of the demolition or conversion;
- The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement units;
- The source of funding and a schedule for the provision of replacement dwelling units; and
- The basis for concluding that each replacement dwelling unit will remain a low- and moderate-income unit for at least 10 years from the date of initial occupancy.
- Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Con Plan and 24 CFR 42.375(b)

To the extent that the specific location of the replacement housing and other data are not available at the time of the submission, the City will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

Replacement not Required Based on Unit Availability

Under HUD 24 CFR 42.375(d), the City of Dallas may submit a request to HUD for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of low- and moderate-income housing units in standard condition available on a non-discriminatory basis within the area.

Relocation Contacts

The City is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period. The City is also responsible for overseeing the provision of relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use financed with CDBG or HOME funds in regards to the development of housing.

Citizen Participation Plan Revisions

January 11, 1995	Adoption of the City of Dallas Citizen Participation Plan for U.S. Department of Housing and Urban Development Grants by City Council. (**Resolution #95-0158**)
February 28, 1996	Added Appendix to include the Residential Anti-displacement and Relocation Assistance Plan as required by HUD. (**Substantial amendment, Resolution #96-0890**)
January 2, 2004	Changed the responsible department and address of the Community Development Office, 1BN to Office of Financial Services, 4FS. (**Non-substantial amendment**)
August 10, 2005	Reduced the minimum number of public hearings required for the development of an annual budget from ten (10) to six (6). (**Substantial amendment, Resolution #05-2233**)
June 27, 2007	Reduced the required number of public hearings for development of the multi-year Consolidated Plan from fourteen (14) meetings to six (6) meetings and reduce the required number of days between calling a public hearing and holding a public hearing from no less than 15 days to no less than 14 days. (**Substantial amendment, Resolution #07-1978**)
August 14, 2008	Changed the name of the department with oversight responsibility for federal grant funds from Office of Financial Services to Budget and Management Services. The Office of Community Development title was changed to the Community Development Division. (**Non-substantial amendment**)
December 30, 2008	Added citizen participation requirements for Guaranteed Loan activities. (**Non-substantial amendment**)
September 23, 2009	Changed the name of the department with oversight responsibility for federal grant funds from Budget and Management Services to Office of Financial Services. (**Non-substantial amendment**)
December 14, 2016	Include Affirmatively Further Fair Housing requirements to the Citizen Participation Plan. Minor updates reflecting current process and procedures.

AGENDA ITEM # 75

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 14, 2016

COUNCIL DISTRICT(S): 9

DEPARTMENT: Planning and Urban Design

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

MAPSCO: 28Z; 29W X; 38C D F G H K L M P Q R T U V; 39A B C D E F G H J K L M N S

SUBJECT

A public hearing to receive comments regarding consideration of a resolution to adopt the Greater Casa View Area Plan to define issues, goals and recommendations related to urban design, planning, parking and guidance for future land development; this Area Plan, if adopted, will be used as a planning and implementation guide for future development in the area generally bounded by Garland Road to the west, Interstate 635 to the north, La Prada Drive, Oates Drive, and Ferguson Road to the east, and Peavy Road and Buckner Road to the south - Financing: No cost consideration to the City

BACKGROUND

The Greater Casa View Alliance (GCVA) was established in 2010 as a "super-neighborhood group" composed of neighborhood leaders and business owners with the objective of unifying Far-East Dallas neighborhoods. The need for a guiding plan for this area became evident to leaders of the GCVA, who initiated a volunteer-led and community-informed planning process. City of Dallas staff from the Department of Planning and Urban Design provided oversight and guidance throughout the Greater Casa View Area Plan effort.

To receive public input, three public meetings were held in addition to a public charrette/workshop and four Advisory Committee meetings. These meetings were held between January 2011 and June 2014. Additional public input was obtained through a paper and online survey that gathered 236 responses from community members.

The Greater Casa View Area Plan has the following content sections:

BACKGROUND (Continued)

- Introduction – This section provides an overview of Greater Casa View Area, a description of the planning process, and demographic analyses of the Greater Casa View area.
- The 'Project Visioning and Focus Areas' describes the four major plan priorities: 1) Development Opportunities, 2) Streetscape and Green Space, 3) Harry Stone Recreation Center, and 4) Gateways and Identity.
- The Implementation Strategies focuses on projects for the area with an implementation table and time frames.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 30, 2014, the Urban Design Advisory Committee was briefed on the Greater Casa View Area Plan draft and provided comments.

On September 17, 2015, the Urban Design Advisory Committee was briefed on an updated draft of the Greater Casa View Area Plan and provided further comments.

On January 21, 2016, the Urban Design Advisory Committee was briefed on the Greater Casa View Area Plan and recommended approval contingent upon several changes and updates, which were subsequently incorporated into the Plan prior to City Plan Commission review.

On June 2, 2016, the City Plan Commission was briefed on the Greater Casa View Area Plan.

On June 30, 2016, the City Plan Commission recommended approval of the Greater Casa View Area Plan.

Information about this item will be provided to the Quality of Life & Environment Committee on December 12, 2016.

FISCAL INFORMATION

No cost consideration to the City

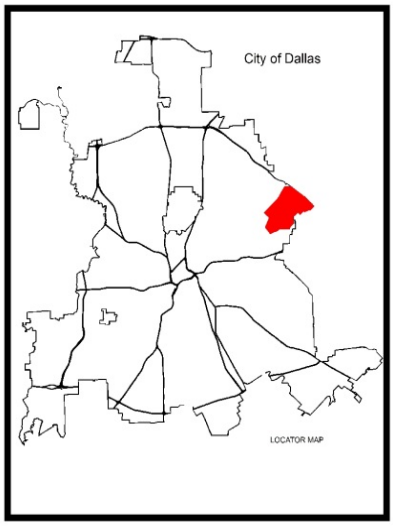
MAP

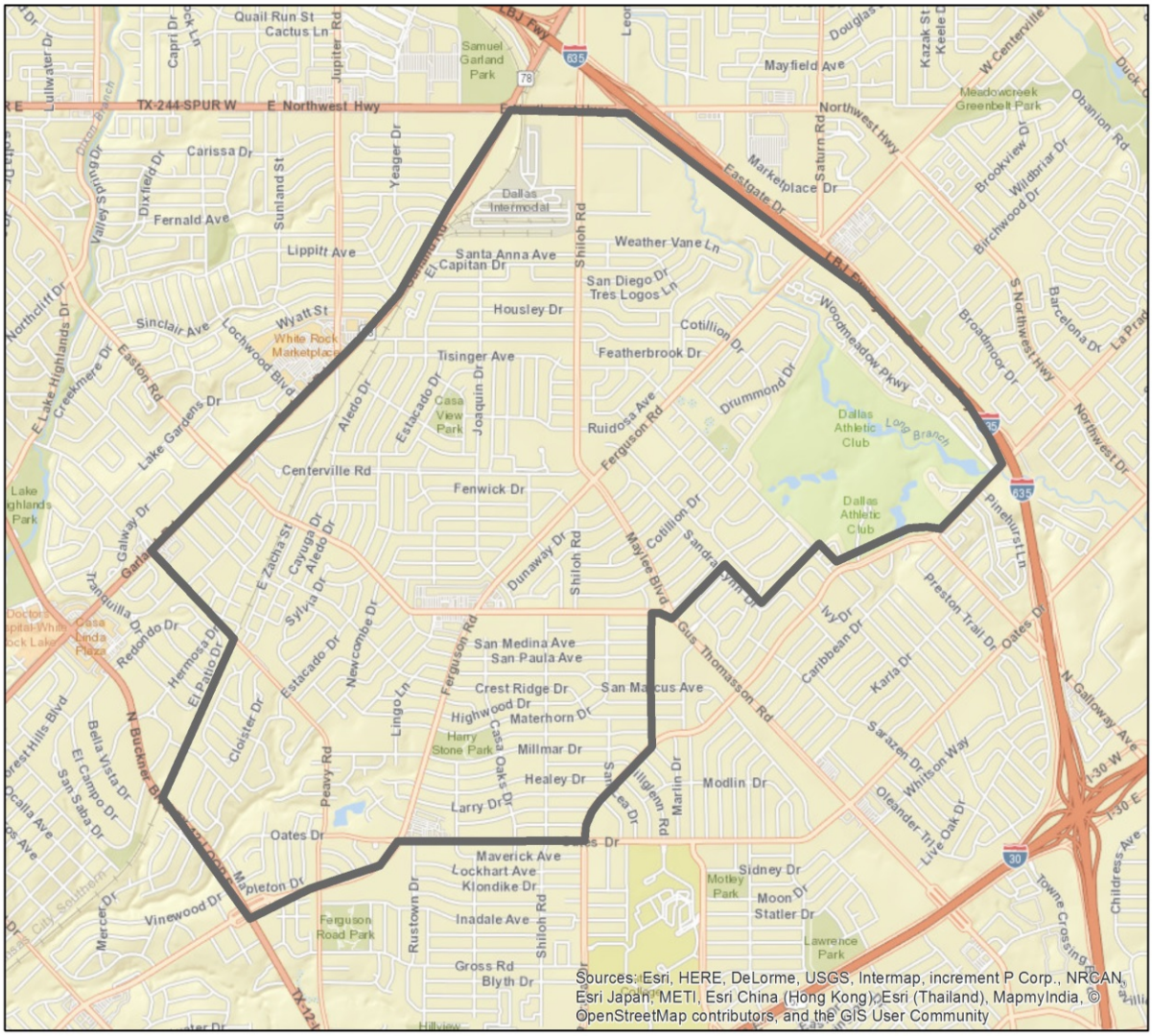
Attached

Greater Casa View Area

Council District: 9

MAPSCO: 28Z; 29W X;
38C D F G H K L M P Q R T U V;
39A B C D E F G H J K L M N S





December 14, 2016

WHEREAS, the Greater Casa View Alliance (GCVA) was established in 2010 as a super-neighborhood group of area leaders and business owners with a goal of strengthening area neighborhoods through a system of best practices and information sharing in the area generally bounded by Garland Road to the west; Interstate 635 to the north; La Prada Drive, Oates Drive, and Ferguson Road to the east; and Peavy Road and Buckner Road to the south.

WHEREAS, the Greater Casa View Area Plan Advisory Committee, a group consisting of members representing Greater Casa View Area organizations, property owners, and area residents worked in conjunction with pro-bono area consultants and city staff to develop the Greater Casa View Area Plan; and

WHEREAS, the Greater Casa View Area Plan defines issues, goals and recommendations related to urban design, planning, parking and guidance for future land development for the Greater Casa View Area Plan area;

NOW, THEREFORE,

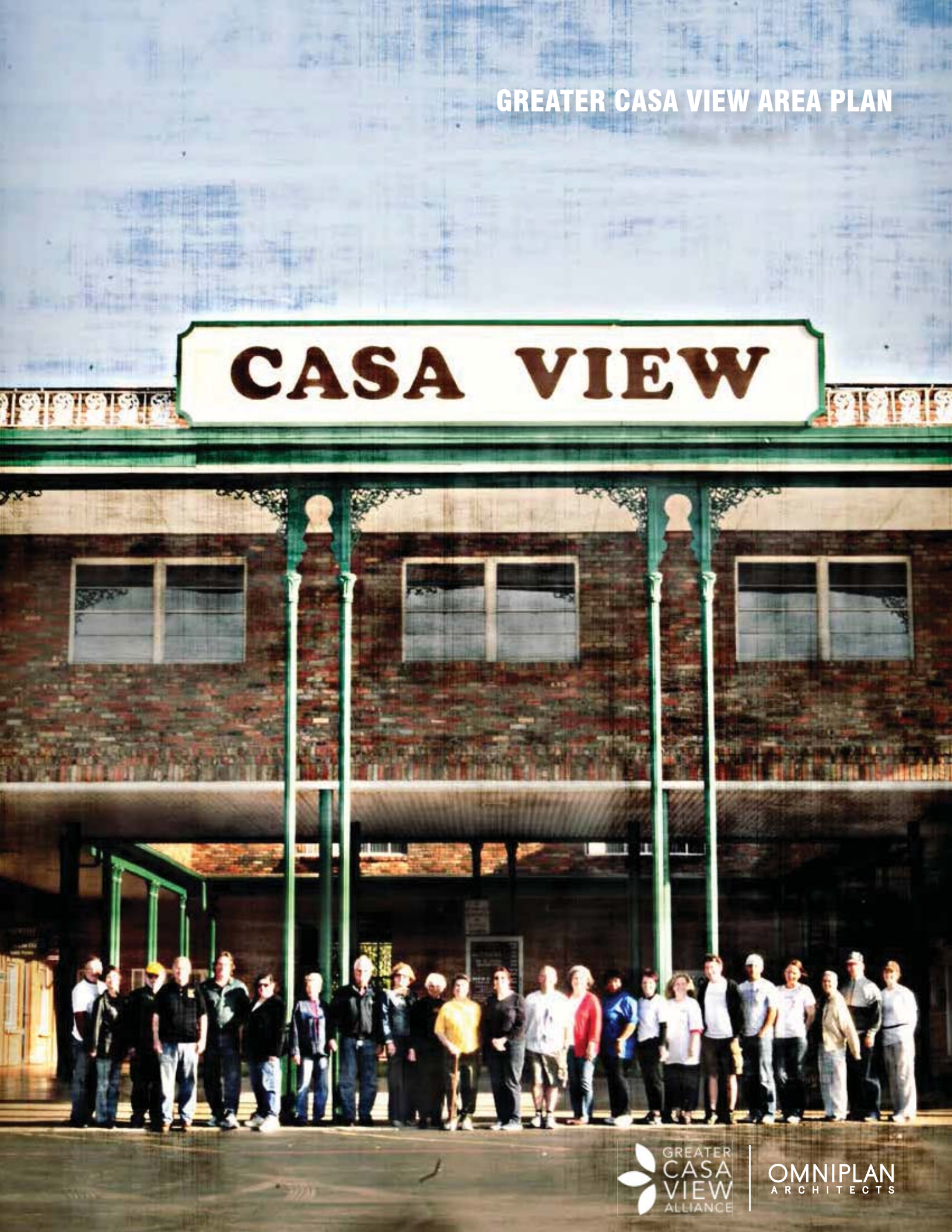
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Greater Casa View Area Plan is hereby adopted as a reference and guide to benefit the citizens of the Greater Casa View Area community.

SECTION 2. That the City Council directs the City Manager to consider and consult the recommendations of this Plan in conjunction with other adopted plans in the context of future actions affecting the Greater Casa View Area Plan area.

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.

GREATER CASA VIEW AREA PLAN



GREATER CASA VIEW ALLIANCE

OMNIPLAN ARCHITECTS

ACKNOWLEDGMENTS

City Of Dallas Staff

Peer Chacko, AICP	Sustainable Development & Construction
David Schleg, AICP	Sustainable Development & Construction
Luis Tamayo	Sustainable Development & Construction
Jared White	Transportation Planning
Jason Ney	Parks and Recreation
Tanya Brooks	Transportation Planning

Advisory Committee

Lee Barron	Braeburn Glen CW
Brad Boling	Alger Park/Ash Creek
Amanda Buckley	Casa View Haven
Tami Fowler	Casa View Haven
Debbie Hobbs	Casa View Shopping Center Business Manager
Carol Hurley	Casa View Heights CW
Fr. Lino Lara	San Francisco de Asis Church
Shirley Loftin	Casa View CW
Brenda Myers	Harry Stone Recreation Center
Mike Nurre	Casa View Oaks NW
Betty Rice	Casa View Oaks NW
Candice Ruiz	Kiest Elementary School
Michelle Saenz	Little Casa View
Luis Tamayo	City of Dallas
Marc Valerin	Briarwood NA
Anne Welch	Casa Jewelers
Sunny Coffman	St. Andrews NA
Michelle Saenz	Little Casa View

Consultant Team, OMNIPLAN

Tip Housewright, FAIA	Principal-In-Charge
Amanda Buckley	Project Leader
Jeff Slajer	Project Support
Holly Golvach	Project Support



TABLE OF CONTENTS

INTRODUCTION

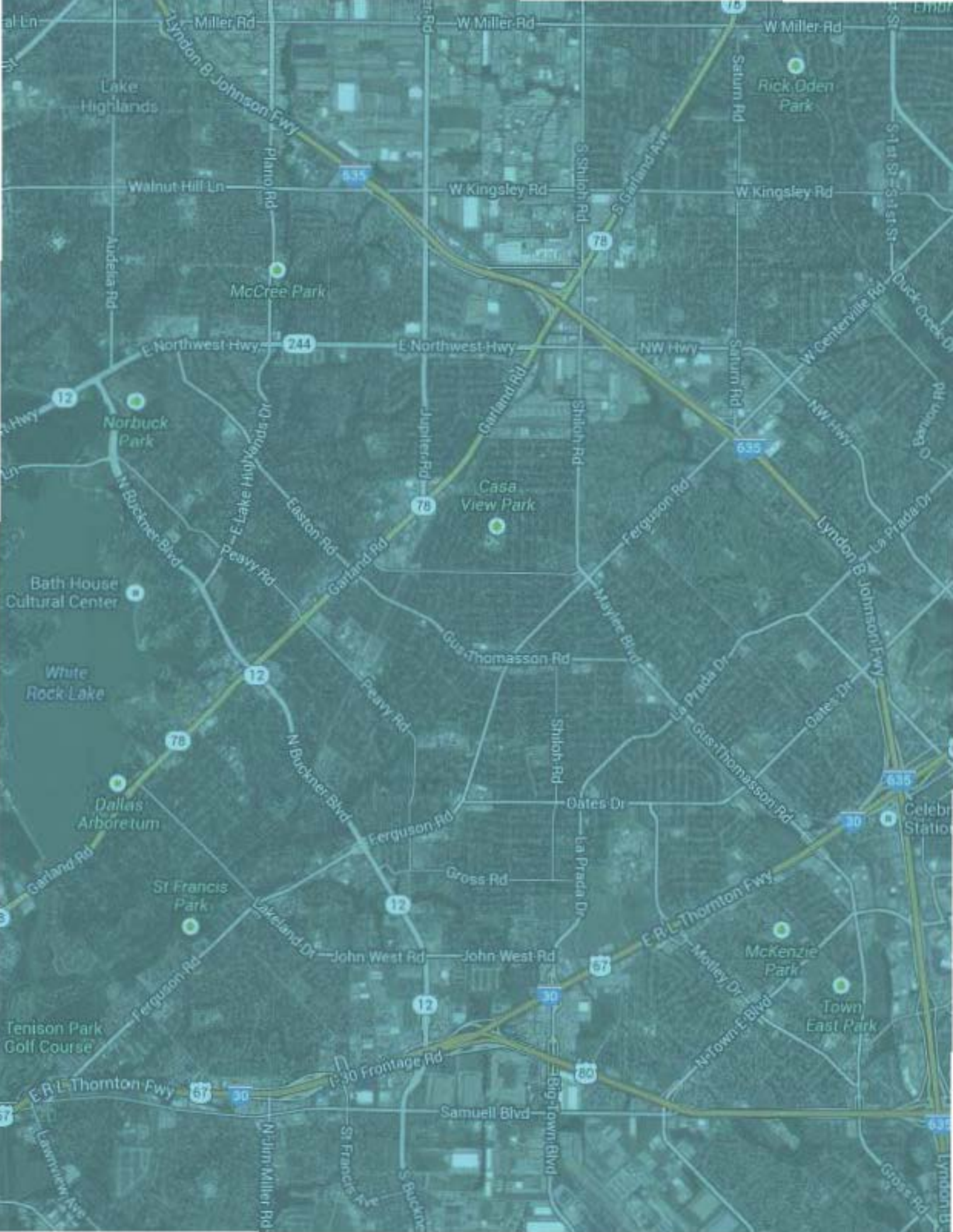
- Description
- Planning Process
- Schedule
- Demographic Studies
- Consensus Gathering

PROJECT VISIONING FOCUS AREAS

1. Development Opportunities
2. Streetscape & Greenspace
3. Harry Stone Recreation Center
4. Gateways & Identity

IMPLEMENTATION STRATEGIES

- Projects & Priority Table


Miller Rd
W Miller Rd
Lake Highlands
Lyndon B Johnson Fwy
Rick Oden Park
Saturn Rd
S Garland Ave
Walnut Hill Ln
W Kingsley Rd
Plano Rd
Audelia Rd
Shiloh Rd
McCree Park
E Northwest Hwy
NW Hwy
Garland Rd
Jupiter Rd
W Centerville Rd
Norbuck Park
E Lake Highlands Dr
N Buckner Blvd
Easton Rd
Peavy Rd
Casa View Park
Ferguson Rd
La Prada Dr
Bath House Cultural Center
Maylee Blvd
Gus Thomasson Rd
White Rock Lake
Oates Dr
Dallas Arboretum
Gross Rd
St Francis Park
Lakeland Dr
John West Rd
E R L Thornton Fwy
McKenzie Park
Motley Dr
N Town E Blvd
Town East Park
Tenison Park Golf Course
I-30 Frontage Rd
Big Town Blvd
Samuell Blvd
N Jim Miller Rd
St Francis Ave
Lawnview Ave
Grove Rd

WE LOVE CASA VIEW

Overview

Relating to *forward* Dallas! and Neighborhood Plus

Dallas is experiencing an unprecedented time of growth and economic vitality. Listed as the #1 Market to Watch in the United States by the Urban Land Institute, the country is starting to recognize the Dallas/Fort Worth area as a viable international hub. The metroplex has impressive employment growth and a robust housing market. We are attracting an average of 11,000 people a year to the City of Dallas and as a result, every neighborhood has the opportunity to take a look at itself, establish an identity and set a vision in place for its future growth.

Understanding the broader plans for the City of Dallas, the Greater Casa View Alliance (GCVA) has created a plan that targets key neighborhood resources along and within the Ferguson Road corridor.

From a series of consensus building events, GCVA has identified comprehensive concerns at a block-level scale and has selectively picked elements from sustainable development, new urbanism and smart growth planning approaches to set us on a course toward resolution and revitalization.

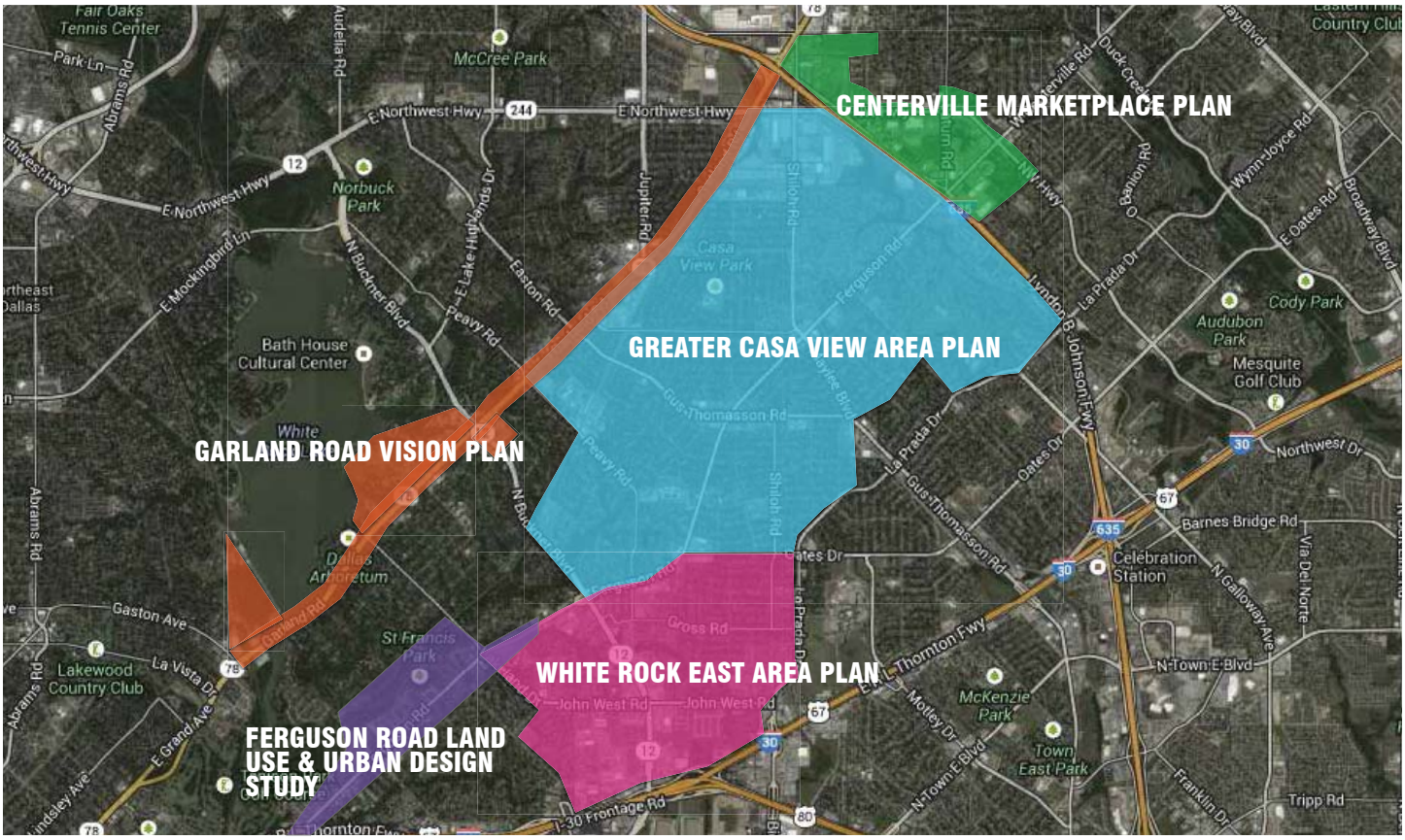
This GCVA Area Plan conforms closely to *forwardDallas!* and *Neighborhood Plus* objectives while outlining strategic opportunities to invest in further revitalizing our super-neighborhood—filling gaps in the Far-East Dallas planning ecology from a City perspective.

This plan capitalizes on existing assets and looks at ways to take what we already have in place and improving them. This plan desires to restore, not remove. We are passionate about our neighborhood, loyal to our city and choose to live within the loop. This plan enrichens the neighborhood we love while providing amenities that improve the quality of life, create connectivity to the rest of the City and keeps residents happy in their neighborhoods.

SUMMARY

- Outline GCVA community concerns
- Identify investment opportunities
- Align with City of Dallas initiatives

CONNECTING CASA VIEW



SOURCE: OMNIPLAN *This image shows the area we are focusing, and the other area plans that have been enacted in the adjacent communities–showing how the GCVA Area Plan fills the very large gap in between and charts the course for success for the broader community.*

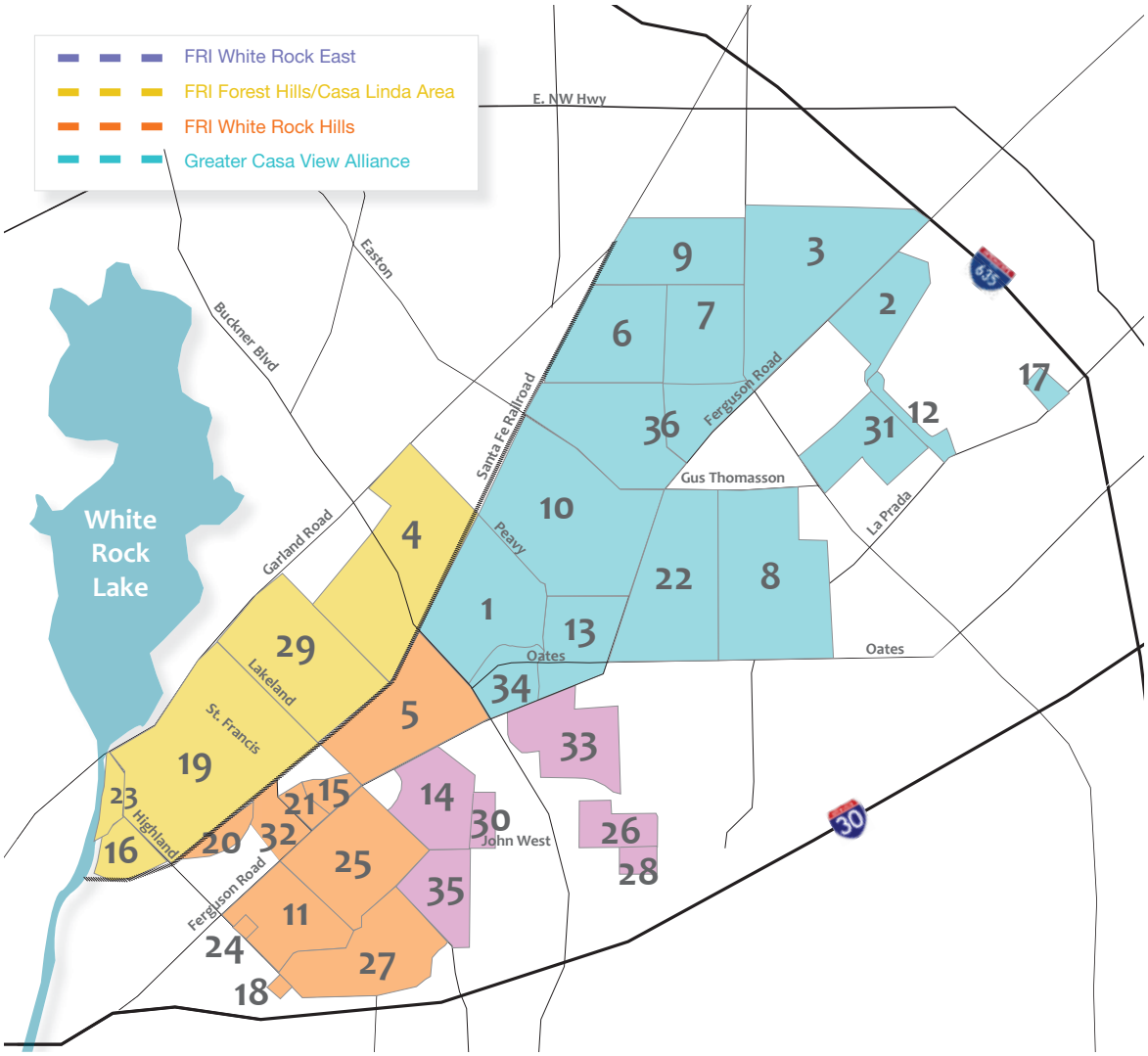
Background

The Greater Casa View Alliance (GCVA) was established in 2010 as a super-neighborhood group with a goal to unify the Greater Casa View Area (GCV Area) at large. Formed of neighborhood leaders and business owners, this group has focused on strengthening each other's neighborhoods through a system of best practices and information sharing. As the organization matured, it became abundantly clear that the neighborhood needs a vision and a path. This GCVA Area Plan is the culmination of multiple years, during which the group relied on a volunteer-led process—including "town hall" style meetings, visioning workshops and public opinion surveys. As such, our GCVA Area Plan is organized topically by the areas of greatest concern as identified by the public. It is the GCVA's hope and vision that this Area Plan will shape the future for our strong and vital neighborhood.

CONNECTIVITY AT ITS CORE

At the heart of this plan is the central theme of connecting the Casa View to the rest of the city - to the urban core, to White Rock Lake, to the City of Garland.

THE NEIGHBORHOOD ASSOCIATIONS



1 - **Alger Park/Ash Creek NA (1153)**
www.crimewatch1153.org
214-967-5191 (Voicemail)
2 - **Braeburn Glen CW (1132)**
www.braeburn-glen.com
214.967.5078 (Voicemail)
3 - **Briarwood NA (1258)**
www.briarwoodna.com
4 - **Casa Linda Estates NA**
www.casalindaestates.com
5 - **Casa Linda Forest NA**
214-967-5076 (Voicemail)
6 - **Casa View Heights CW (1129)**
7 - **Casa View Heights CW (1130)**
annteague@sbcglobal.net
8 - **Casa View Heights CW (1156)**
9 - **Casa View CW 1115**
10 - **Casa View Haven NA (1135)**
www.casaviewhaven.org
11 - **Claremont Addition NA (1199)**
214-967-5065 (Voicemail)
claremontaddition@sbcglobal.net
www.claremontaddition.org
12 - **Club Manor NA**
clubmanorhoa@yahoo.com
13 - **Crestview Park NA**
14 - **Eastwood Hills NA**
info@eastwoodhillsdallas.com
15 - **Enclave at Ash Creek HOA**
16 - **Enclave at White Rock HOA**
17 - **Fairway Estates HOA**
18 - **Forest Creek OA**
19 - **Forest Hills Association**
www.foresthillsdallas.org
20 - **Forest Meade HOA**
21 - **Forest Oaks NA**
22 - **Casa View Oaks NA**
casaviewoaks.com
23 - **Highland on the Creek**
24 - **Highlands Apartments CW**
25 - **Hillridge CW**
214-967-5080 (Voicemail)
Hillridge1198cwa@yahoo.com
26 - **Hillview Terrace NA**
214-967-5160 (Voicemail)
27 - **Lakeland Hills CW**
214-967-5084 (Voicemail)
28 - **Light Pointe Place HOA**
29 - **Little Forest Hills NA**
214-967-5096 (Voicemail)
30 - **Skyline Heights CW**
31 - **St. Andrews CW**
jessicakyoung@me.com
32 - **Stonegate at Forest Hills**
33 - **Truett CW**
www.truettareacw.org
34 - **White Rock Forest NA**
35 - **White Rock Village CW**
info@neighborhoodlink.com/whiterockvillage
214-967-5190 (Voicemail)
36 - **Little Casa View NA (combo group)**
https://www.facebook.com/groups/littlecasaview/

Usefulness of the GCVA Super-Neighborhood Framework

Neighborhood Associations, Homeowner's Associations and Crime Watches comprise the GCVA. Distinctly, the GCVA represents a coalition built around shared issues and priorities in the Far-East area of the City—classifying the GCV Area as a super-neighborhood.

Using transparent methods, the GCVA leadership helped generate community consensus in order to identify our targeted resources for neighborhood improvement.

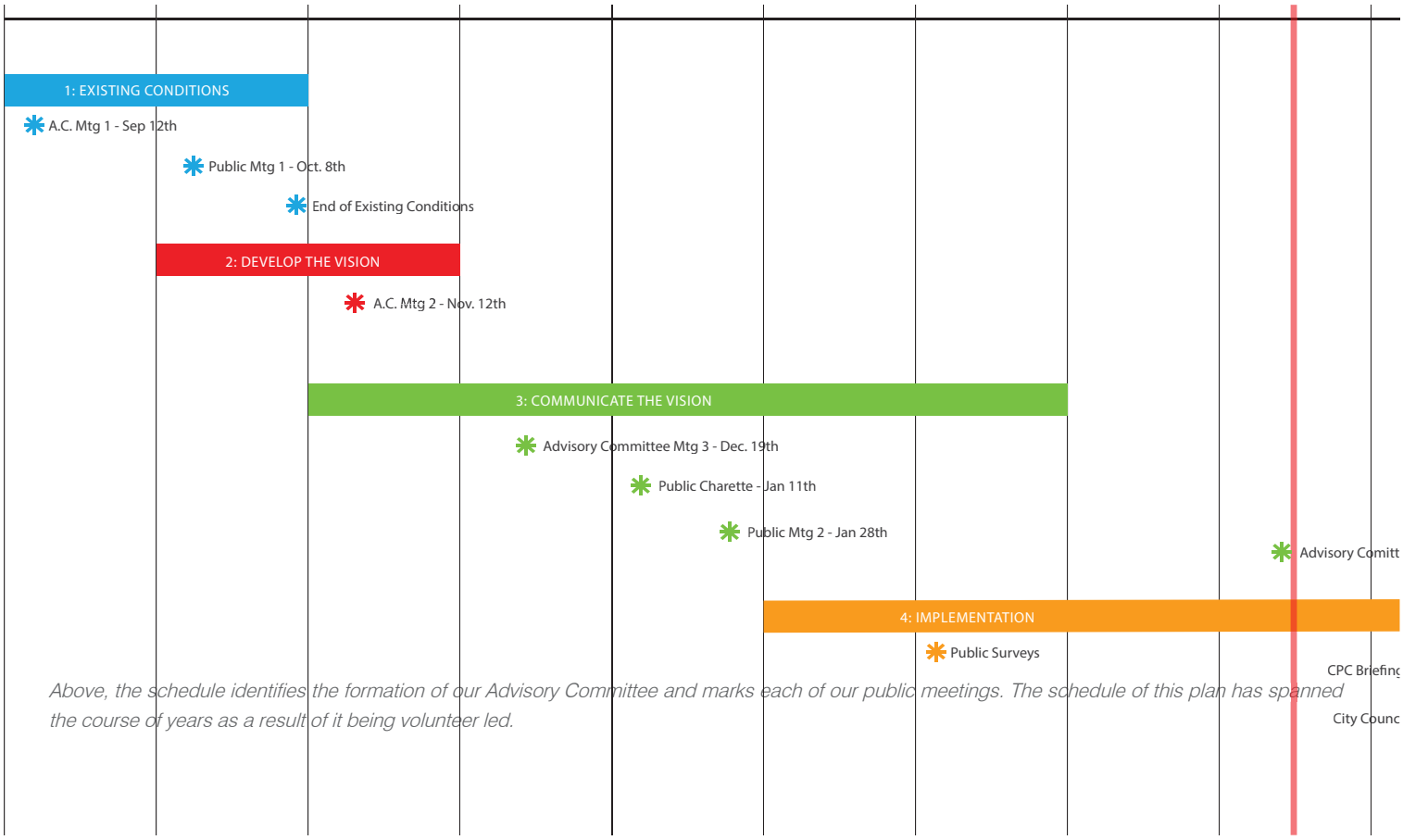
Following that, the GCVA analyzed demographic information alongside its findings from the community—confirming that the GCV Area is a revitalizing super-neighborhood, and specifically, one which is ready for further investment.

GCVA vs. GCV Area

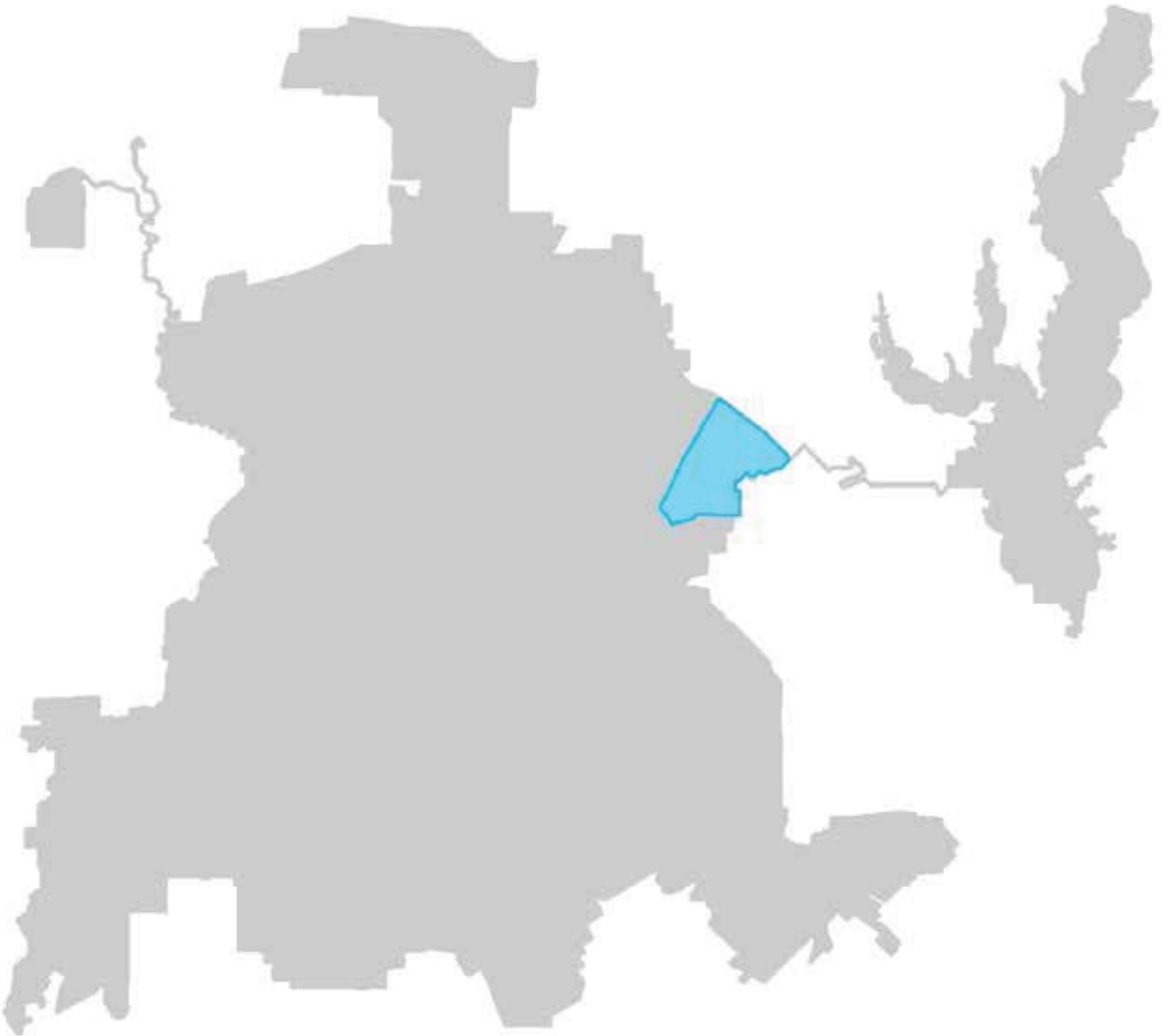
GCVA - Greater Casa View Alliance; comprises Neighborhood Associations, Homeowner's Associations and Crime Watches

GCV Area - Refers to the boundary of the Far-East super-neighborhood represented by the GCVA

SCHEDULE



Above, the schedule identifies the formation of our Advisory Committee and marks each of our public meetings. The schedule of this plan has spanned the course of years as a result of it being volunteer led.



Area demarcated as Greater Casa View Area (GCV Area)

City of Dallas

Neighborhood Metrics Support GCV Area Plan

Overall, our objective is to create a unified vision for the GCV Area community and specifically, to improve its central corridor—focusing on Ferguson Road and the surrounding public amenities.

We've explored key GCV Area demographics alongside existing and projected conditions in Dallas that indicate **our revitalizing community shows significant potential for further growth.**

These demographic indicators substantiate that the GCV Area is ready for investment to jumpstart strategic changes that will ultimately continue revitalizing this Far-East Dallas community.

Four edges define the GCV Area:
Garland Rd to Northwest Hwy, I-635 to the City of Dallas/Mesquite boundary, Oates to Ferguson, and Buckner to Garland Rd.

Incentive for Investment, Revitalization In Progress

The Greater Casa View neighborhood is already revitalizing, which creates a meaningful incentive for local commercial investments and further residential investment. Certain demographics indicate that the GCV Area is already revitalizing:

- **Dominant population of middle-income professionals**
- **Balanced distribution of affluence among area**

The distribution of affluence is a function of an increase in middle-income professionals. The twin effect of increasing affluence and middle-income residents is (1) more available personal capital to invest into home rehabilitation, which (2) contributes to the area's perceived attractiveness.

Interpreting Population Increase
Existing residents stay + new residents move into area = Net increase in population

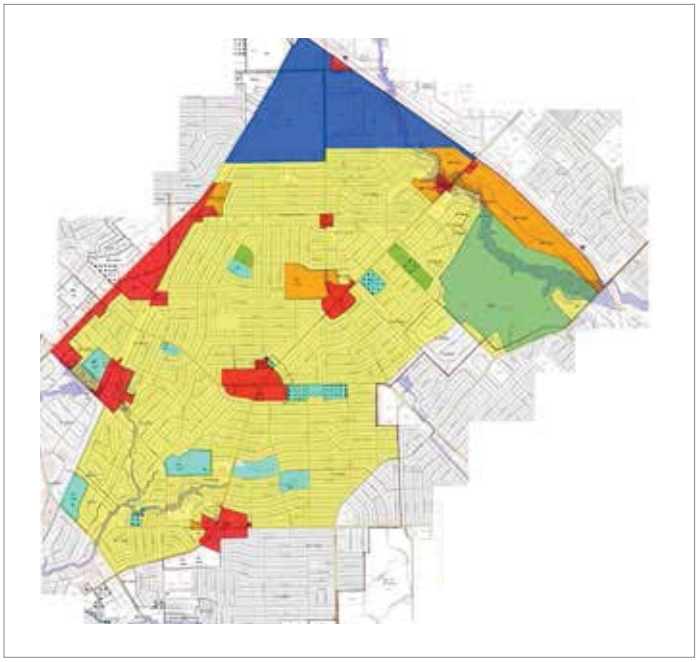
Interpreting Middle-Income Increase
Real estate investments spur home sales

Alternate Interpretations
Alone, residential population increase cannot convey with certainty that a neighborhood is revitalizing.

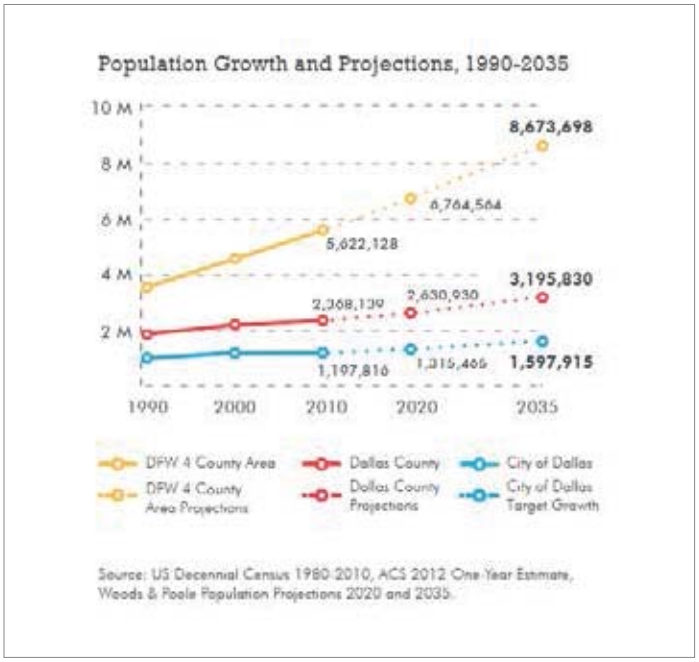
For instance, in older urban areas, the *existing residents are more frequently large families, which are sometimes replaced by new, childless or single residents*—invariably causing a decrease in population.

Also, increase in home sales could reflect investment into income-generating properties (rentals), which doesn't adequately convey our socioeconomic fiscal tax base.

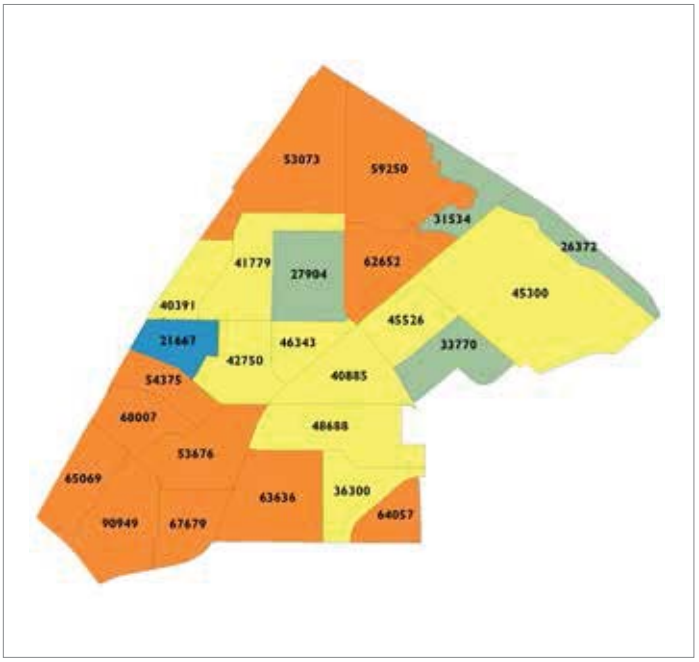
> Next, we explore the distribution of middle-income population to show a more meaningful measurement of our revitalizing community.



GREATER CASA VIEW AREA
LAND USE



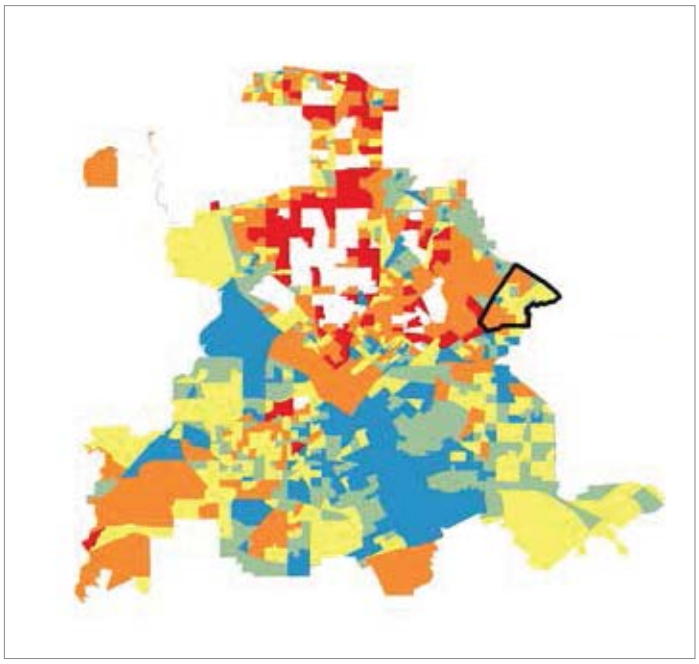
DALLAS POPULATION GROWTH PROJECTIONS
SOURCE: *Neighborhood Plus, 2015*
Neighborhood Revitalization Plan for Dallas



GREATER CASA VIEW AREA
MEDIAN INCOME

SOURCE
2009-2013, ACS
5 year summary by block groups
Census Bureau, census.gov

Median Income
- Less than $25,000
- $25,001 - $35,000
- $35,001 - $50,000
- $50,001 - $100,000
- $100,001 - $150,000



CITY OF DALLAS
MEDIAN INCOME

SOURCE
2009-2013, ACS
5 year summary by block groups
Census Bureau, census.gov

Median Income
- Less than $25,000
- $25,001 - $35,000
- $35,001 - $50,000
- $50,001 - $100,000
- $100,001 - $150,000

Distribution of the Middle-Income Population

Rising or dominant middle-income population is the most dependable indicator of revitalizing neighborhoods.

First, we identify "middle-income" in the City of Dallas, and following that, we identify the block-level "middle-income" for the GCV Area.

City of Dallas "Middle-Income"

Median $45,341*
Mean $59,903

GCVA "Middle-Income"

Median $46,343*
Mean $49, 26

**Median income suggests a true middle-income; 50% of sample population is above and below the median figure*

Identifying and Comparing Middle-Income

Above, these maps compare GCV Area Median Household Income at its block-level against the City of Dallas Median Household Income.

These maps tell us where sample populations closest to middle-income exist in the GCV Area.

Together, these maps show the distribution of middle-income in the GCV Area compared to the distribution of middle-income in the City of Dallas at large.

Tapestry Segmentation Shows Potential to Retain Middle Class

A goal outlined in the Neighborhood Revitalization Plan Neighborhood Plus:

> "focus on attracting and retaining middle-income groups that prefer the culture and amenities of a big city."

The predominant Tapestry Segments in the GCV Area are **Young Diverse Families**, and perhaps more important to our mission, **Urban Loving Millennials** (a source of nearly guaranteed growth.)



Population Distribution Suggests Continual Growth

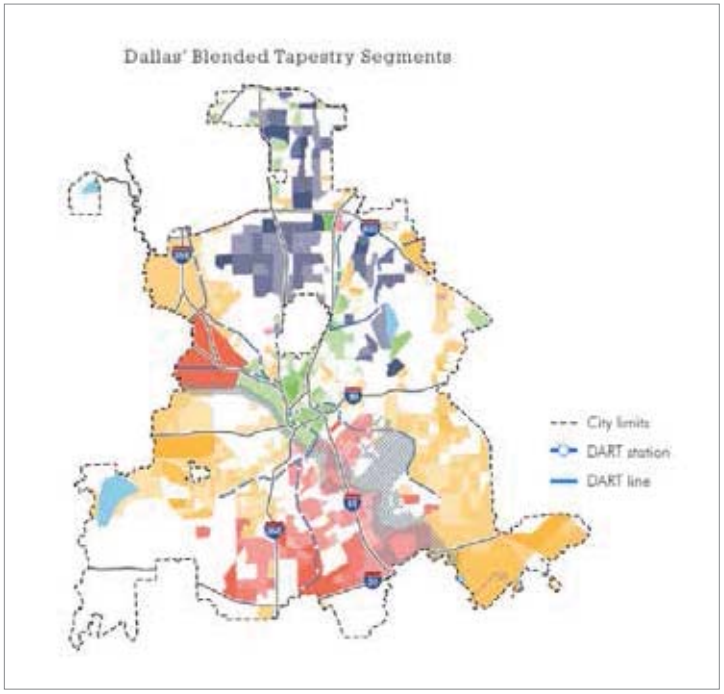
Because we've used community consensus to drive the GCVA Area Plan, next, we examine population distribution to identify areas with significant density.

Significant population density suggests need for stable public amenities and neighborhood resources.

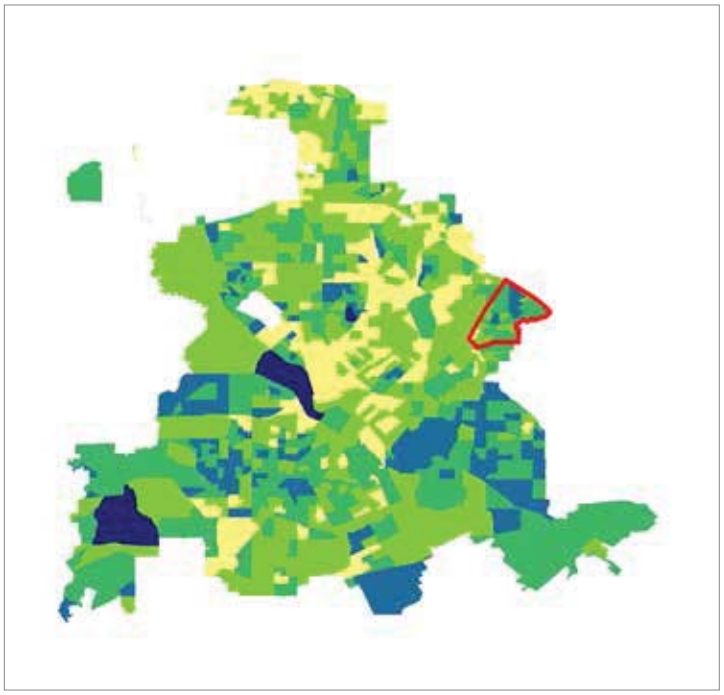
Pictured right, this City of Dallas map shows the distribution of population density—comparing population per available housing unit at the block-level.

It shows multiple high-density blocks in the GCV Area. As such, we explore the distribution of middle-income among these high-density blocks on the next page.

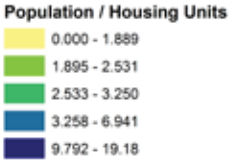
> Growth potential is identified as having medium-high Population Density **and** middle-high Median Household Income.



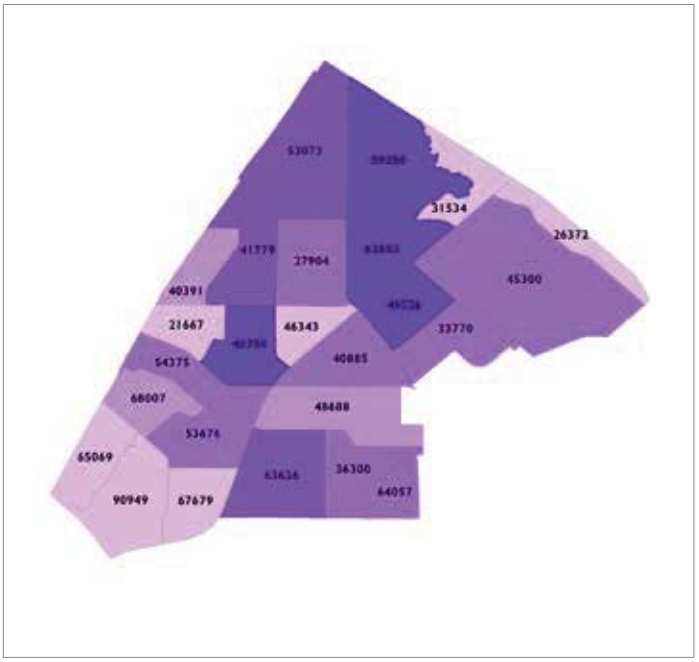
SOURCE: *Neighborhood Plus, 2015*
Neighborhood Revitalization Plan for Dallas



CITY OF DALLAS
POPULATION DENSITY DISTRIBUTION



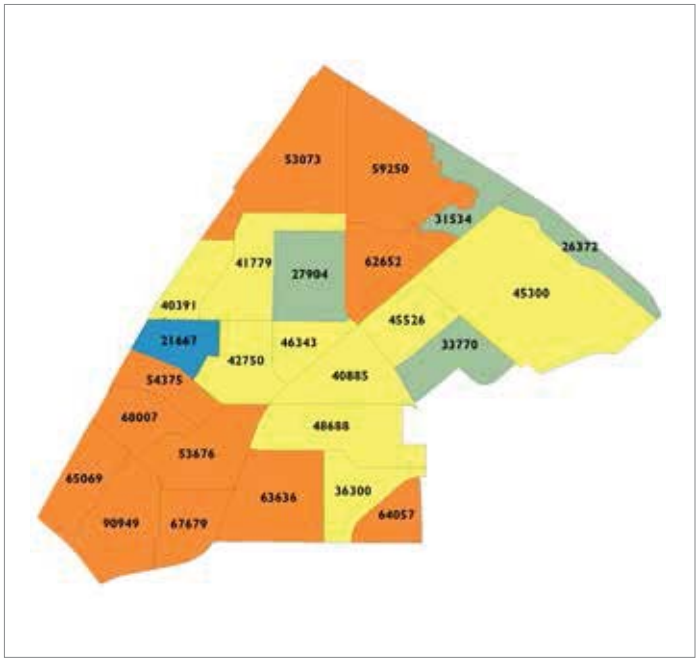
SOURCE
2009-2013, ACS
5 year summary by block groups
Census Bureau, census.gov



GREATER CASA VIEW AREA
POPULATION DENSITY & MEDIAN INCOME

SOURCE
2009-2013, ACS
5 year summary by block groups
Census Bureau, census.gov

GCV Area
Population / Housing Units
- 1.737 - 2.105
- 2.261 - 2.438
- 2.550 - 2.833
- 2.973 - 3.156
- 3.323 - 3.396



GREATER CASA VIEW AREA
MEDIAN INCOME

SOURCE
2009-2013, ACS
5 year summary by block groups
Census Bureau, census.gov

GCV Area
Median Income
- Less than $25,000
- $25,001 - $35,000
- $35,001 - $50,000
- $50,001 - $100,000
- $100,001 - $150,000

Investment Motivates Confidence & Consensus of Middle-Income Households

We conclude that our community has the requisite balance in distribution of middle-income population density to sustain further revitalization.

First, we show the total population for the City of Dallas, and following that, we show the total population for GCVA.

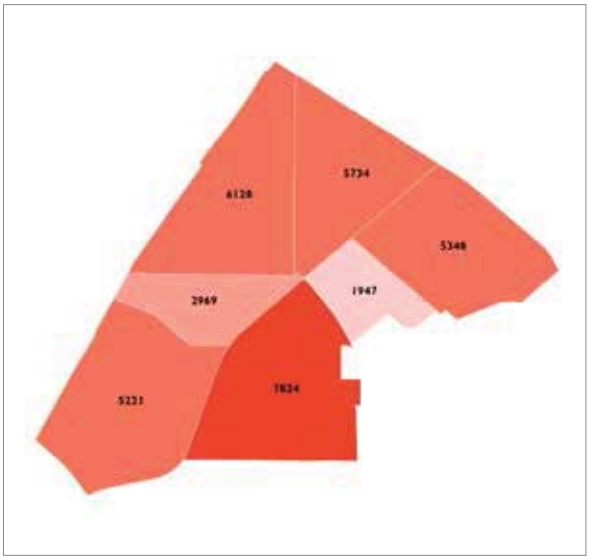
City of Dallas Population

Total 1,258,000 PEOPLE

GCVA Population

Total 35,171 PEOPLE

Finally, the maps above compare the GCV Area population density against its median household income. Pictured right, we show the breakdown of total population by census tract. **Together, these maps support that our project visioning consensus has been driven by a healthy distribution of middle-income residents.**



GREATER CASA VIEW AREA
TOTAL POPULATION

SOURCE
2010 Census
Reported by Census Tract
Census Bureau, census.gov

GCV Area
Population by Census Tract
- 0 - 2500
- 2501 - 5000
- 5001 - 7500
- 7501 - 10000
- 10001 - 15000

Shift in Middle-Income Distribution

The changes in distribution of Middle-Income over time tell a story about the financial influences pressing on the perimeter of the area. The maps on the right show two sequential five-year summaries of income information.

The 2010 map shows that the higher median income areas tend to exist on the perimeter of the area. The amenities surrounding these blocks—including the Casa Linda Shopping Center and the Dallas Athletic Club—likely influence these median-incomes.

The 2013 map shows a shift in income distribution, where blocks closing in on the center of the neighborhood are becoming more affluent—specifically, at the intersection of Gus Thomasson and Ferguson Road (location of the Casa View Shopping Center). This indicates an optimal location for new development or growth.

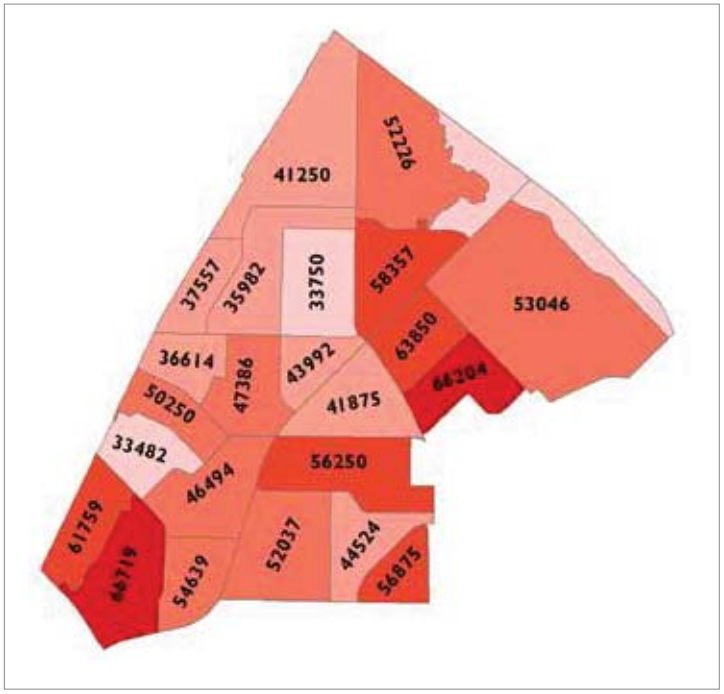
In comparison, these maps show an overall extension of the ranges in median-income. At the end of 2010, the highest median-income was $66,719 (the block on the southwest side of the area.) More recently by the end of 2013, the highest median-income had grown to $90,506—a total increase of $23,787. Further, each of the blocks directly adjacent to that block grew significantly as well. One block's median income was $33,482 and had grown to $68,007—a total increase of $34,525.

Why the Positive Shift in Income in the Southern Blocks?

We can tell from the density maps on the adjacent page that the positive growth in these areas is not necessarily due to an increase in the number of earners per household (population increase), but rather an increase per existing household (in some cases, the population density thins while the median-income increases.)

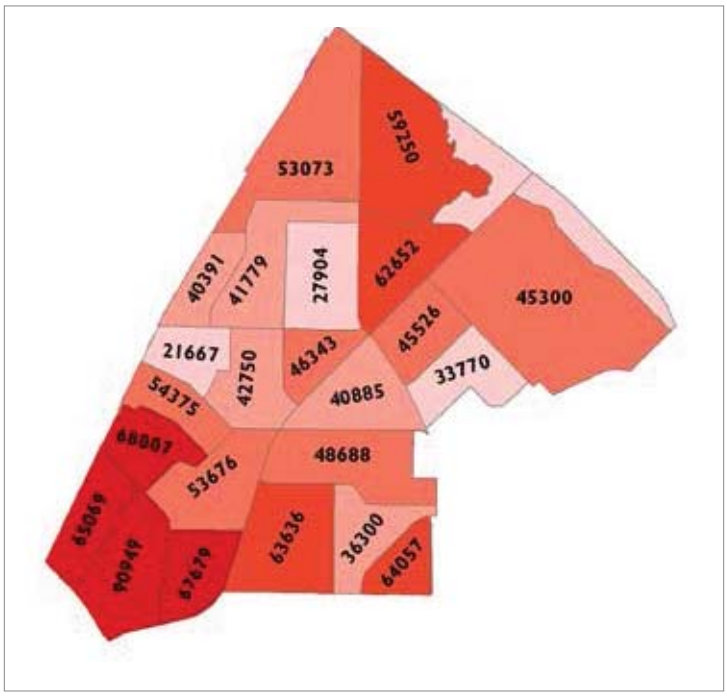
Why the Negative Shift in Income in Other Blocks?

The low median-incomes in the West, North and East quadrants are likely twin effects of retirement transition income. One or more fixed-income retirees per household best explains this phenomenon, which is supported by the age distribution map. Loss in density suggests a decrease in the number of declared household earners as people transition into retirement—though, with savings most purchasing power remains.



ESTIMATED MEDIAN INCOME BY BLOCK 2010

SOURCE:
ACS 5-Year Summary (2006 - 2010)



ESTIMATED MEDIAN INCOME BY BLOCK 2013

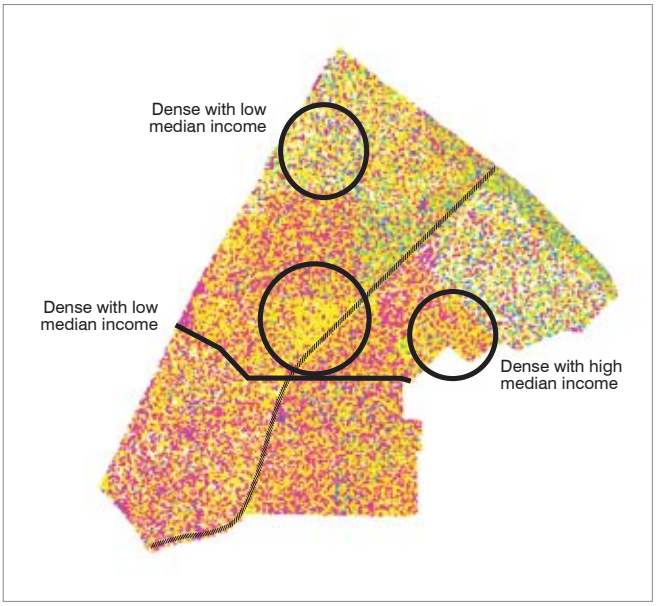
SOURCE:
ACS 5-Year Summary (2009 - 2013)

Demographic Density 2010 (Left)

- Scattered low-median income, ethnically diverse
- Distribution of limited purchasing power
- Isolated high-density high-income

Demographic Density 2013 (Below)

- Density thinning
- Shift in isolated clusters of high-median income
- Areas of stable median income, density thinning
- Fewer people still offer equivalent purchasing power
- New clusters of high-median income forming in the southwest area and moving toward the center (large circle)
- Reflects Retirement Income transition; reflects declared household income (likely fixed; living off savings)

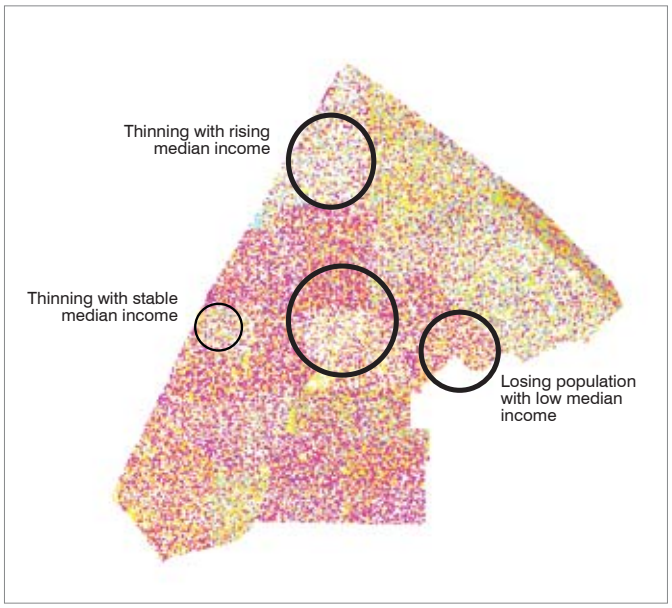


ESTIMATED DEMOGRAPHICS BY ETHNICITY - 2010

SOURCE:
ACS 5-Year Summary (2006 - 2010)

1 dot = 1 person

- White
- Black
- Hispanic
- Main arterials

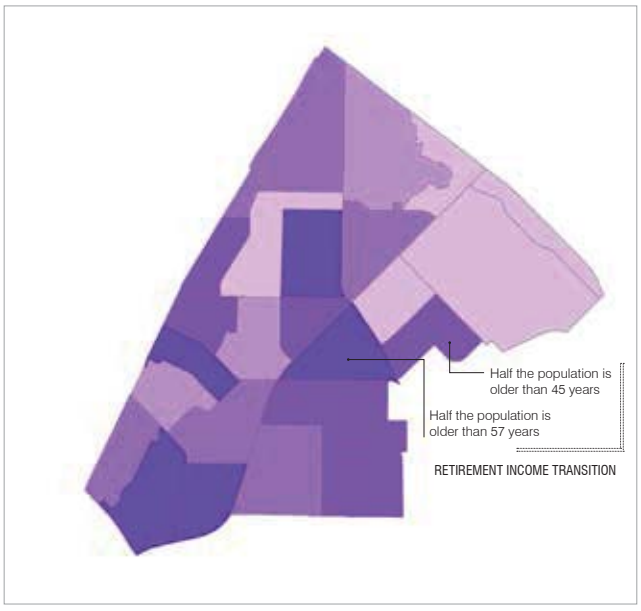


ESTIMATED DEMOGRAPHICS BY ETHNICITY - 2013

SOURCE:
ACS 5-Year Summary (2009 - 2013)

1 dot = 1 person

- White
- Black
- Hispanic



ESTIMATED MEDIAN AGE 2013

SOURCE:
ACS 5-Year Summary (2009 - 2013)

Age (Years)

- 22 - 28
- 29 - 33
- 34 - 37
- 38 - 44
- 45 - 57

Town Hall | January 18, 2011
April 4, 2011

Community Priorities Defined

Development Opportunities

- Quality restaurants & grocery stores
- Diversify options for shopping, dining & entertainment
- Collaborate with retail owners, improve amenities & aesthetics
- Way finding, establish community identity standards
- Vacant Casa View library at great location
- Expand Harry Stone Recreation Center
- Community gathering spaces



Enhanced Mobility & Transportation

- Sidewalk enhancement & repair
- Buffer zones between sidewalk & street
- Pedestrian friendly design
- Bus linkage to Casa View, improve community access
- Bus shelters unique to area
- Street signs more visible, enhanced, & organized
- Close link to the DART light rail
- Better wayfinding
- Too many lanes, unnecessary
- Insufficient lighting is dangerous & unsafe



Beautification

- Improve visual character of Ferguson Road
- Consistency in aesthetics of road & sidewalks
- Gateways, create I-635 & Ferguson/Centerville Entry
- Neighborhood designations along Ferguson Road
- Signs/banners at gateways to Greater Casa View
- Underground power lines
- Keep area free of litter & pollution
- Stricter code compliance for retail and businesses

Public Meeting #1

October 8, 2013
St. Pius Catholic Church
100 People +/-

Community Priorities Defined

Public Concerns

- Desire for higher end retail to elevate quality of neighborhood
- Desire to reuse old buildings—keeping historic nature of neighborhood
- Reflect current culture & heritage—keeping Casa View unique
- Desire to improve & beautify Casa View Shopping Center
- Need consistent community involvement from all demographics
- Need for a Chamber of Commerce, potentially in former library
- Could community groups benefit from expansion of Harry Stone?
- If feasible, how would removing lanes from Ferguson Road impact traffic?
- If any, what alternate funding exists for dated homes? (Grants?)
- General concern for North region and its need for redevelopment



CONSENSUS GATHERING

Public Workshop

January 11, 2014
Church of the Resurrection
50 people +/-

Public Concerns:

30%
Casa View Shopping Center
- Establish a “heart” of Casa View
- Offer public space for meetings & gatherings
- Attract all demographics
- Consistent signage
- Overall aesthetically attractive area



23%
Streetscape & Transportation
- Improve walkability
- Offer bicycle access and amenities
- Curtail speeding on Ferguson Road

14%
Harry Stone Recreation Center
- Improve accessibility to site
- Opportunities for exterior & public activities
- Improve visibility



11%
Development Opportunities
- Vacant library
- Revitalize unkempt shopping centers
- Host community development programs
- Address Long Branch Creek

7%
Beautification
- Add more trees along street & parking lots
- Improve lighting
- Add more pedestrian friendly sidewalks

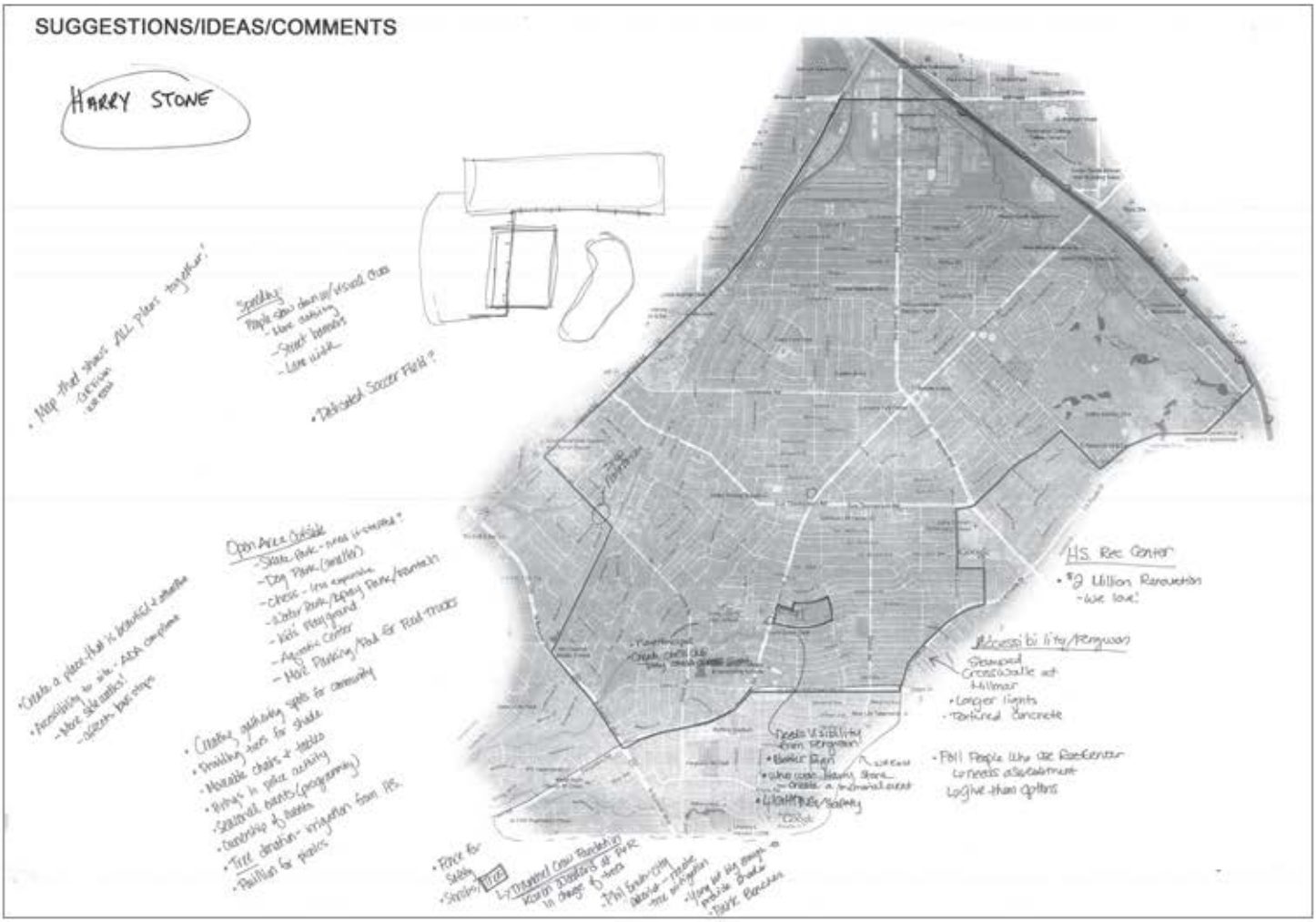


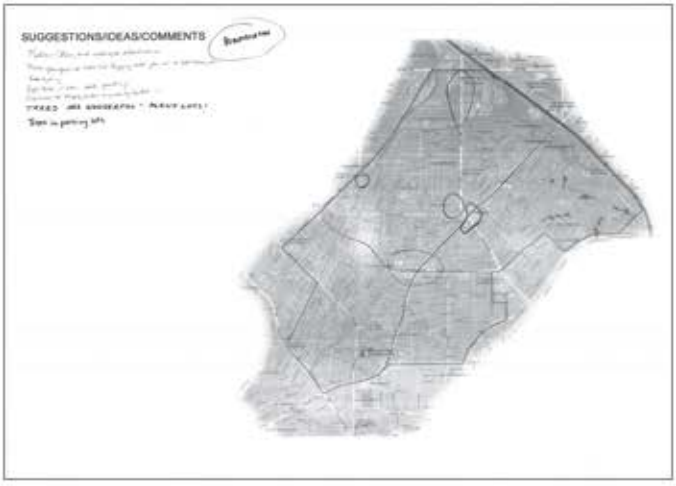
6%
Gateways
- Modernize neighborhood identity

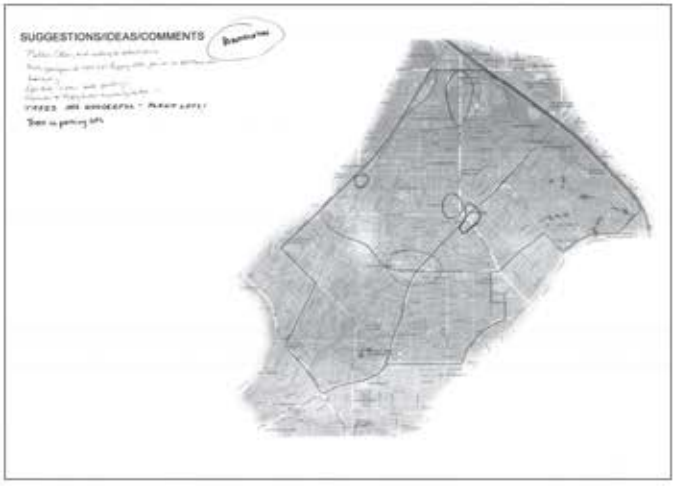
5%
Green Space and Parks
- Dog park
- Playground
- Tennis & basketball courts, soccer field

4%
Miscellaneous
- Work with other shopping centers along Ferguson
- Address vacant library

Public Workshop







Public Meeting #2

January 2014
Bishop Lynch High School
100 People +/-

Community Priorities Defined

Main (Additional) Concerns:

- Need another Public Meeting to get more input
- Distribute an online survey
- Address tenant mix at Casa View Shopping Center
- Form a sign/visual communications committee
- Form a committee to create a Residential Idea Book
- Re-purpose vacant library
- Work with Greater East Dallas Chamber of Commerce
- Raise funds to get vertical signs for 3 main gateways
- Encourage TXDOT & Oncor to build a service road extension
- Beautification on our side of LBJ
- Offer community events at Harry Stone Recreation Center

Public Meeting #3

June 17, 2014
Bryan Adams High School
75 People +/-

Community Priorities Defined

Main (Additional) Concerns:

- In between Public Meeting #2 and Public Meeting #3 an in-depth survey was conducted. Results attached.

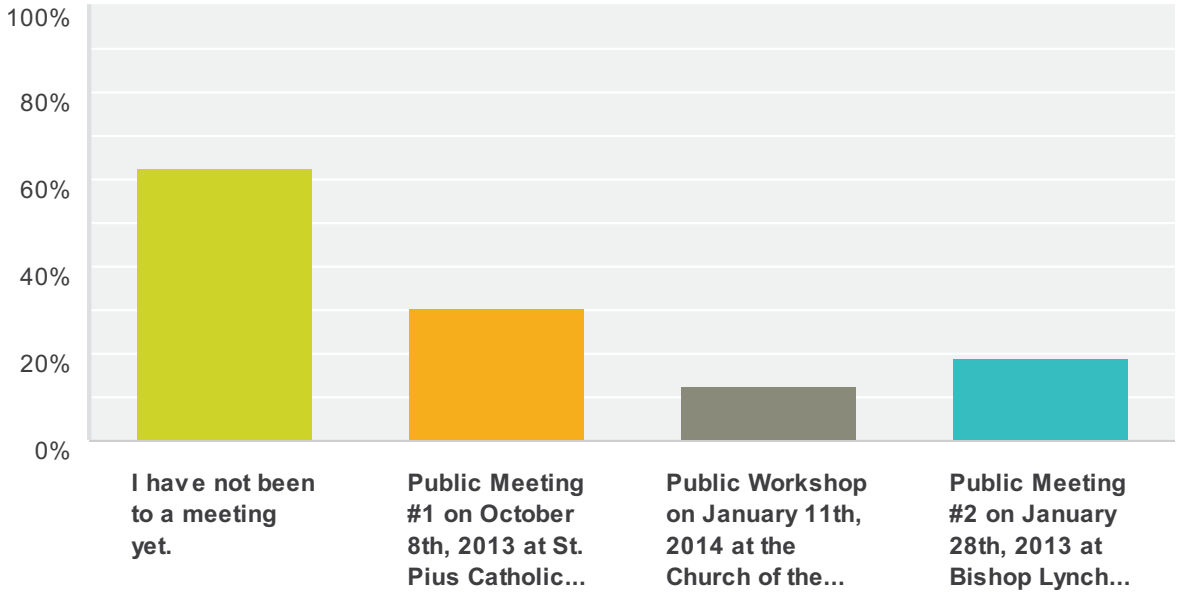
- As the survey asked specific questions regarding priority of concerns, the plan was re-ordered to reflect the areas of greatest concern first.

- Concerns regarding communication and language barriers had been expressed. Several attempts were made to resolve these concerns including: printed flyer distribution, 11x17 flyers posted at local businesses, email blast to previous attendees, neighborhood emails, Facebook posting. All materials were distributed with singular page including Spanish translation in-line with English. Spanish simulcast was provided by Bryan Adams; however, no attendees utilized the headsets.

Online Survey

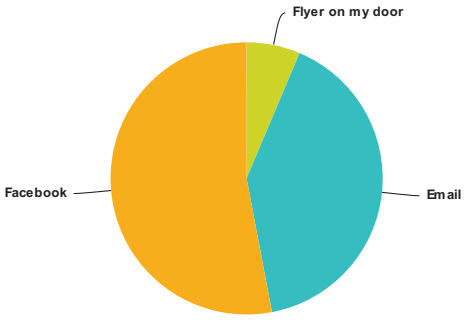
Q1 Please check the meetings you have been able to attend thus far:

Answered: 236 Skipped: 0



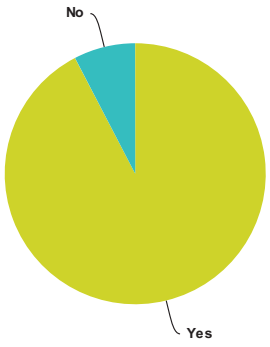
Q2 How did you hear about the meetings?

Answered: 236 Skipped: 0



Q3 Do you live in the zip code 75228?

Answered: 236 Skipped: 0



Frequent words pulled from survey:

(Not) Safe (47)
Local (45)
Clean (42)
Casa Linda (29)
Restaurant (26)
Family (19)
Beautified (15)
Parking (15)

Organic/Healthy/Farmer's Market (15)
Walmart (8)
Quality (7)

Bishop Arts District
Funky
Vibe
Flair

NOTE

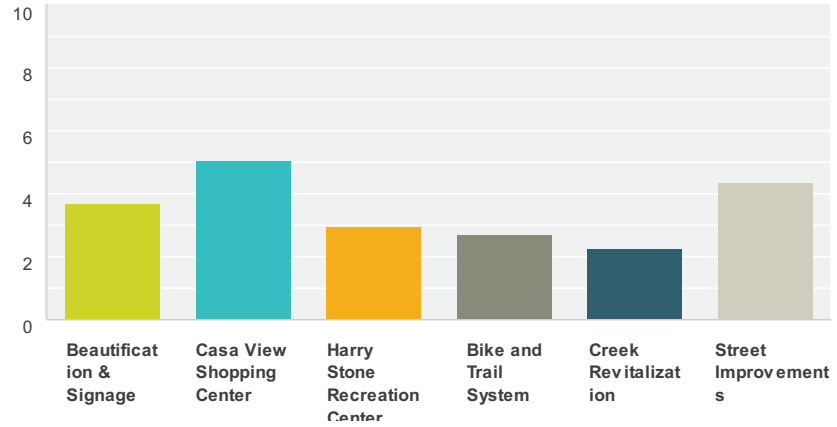
The main focus areas were identified through workshops and public meetings.

Before the final public meeting, we conducted a survey which asked the community to rank their concerns and prioritize focus areas.

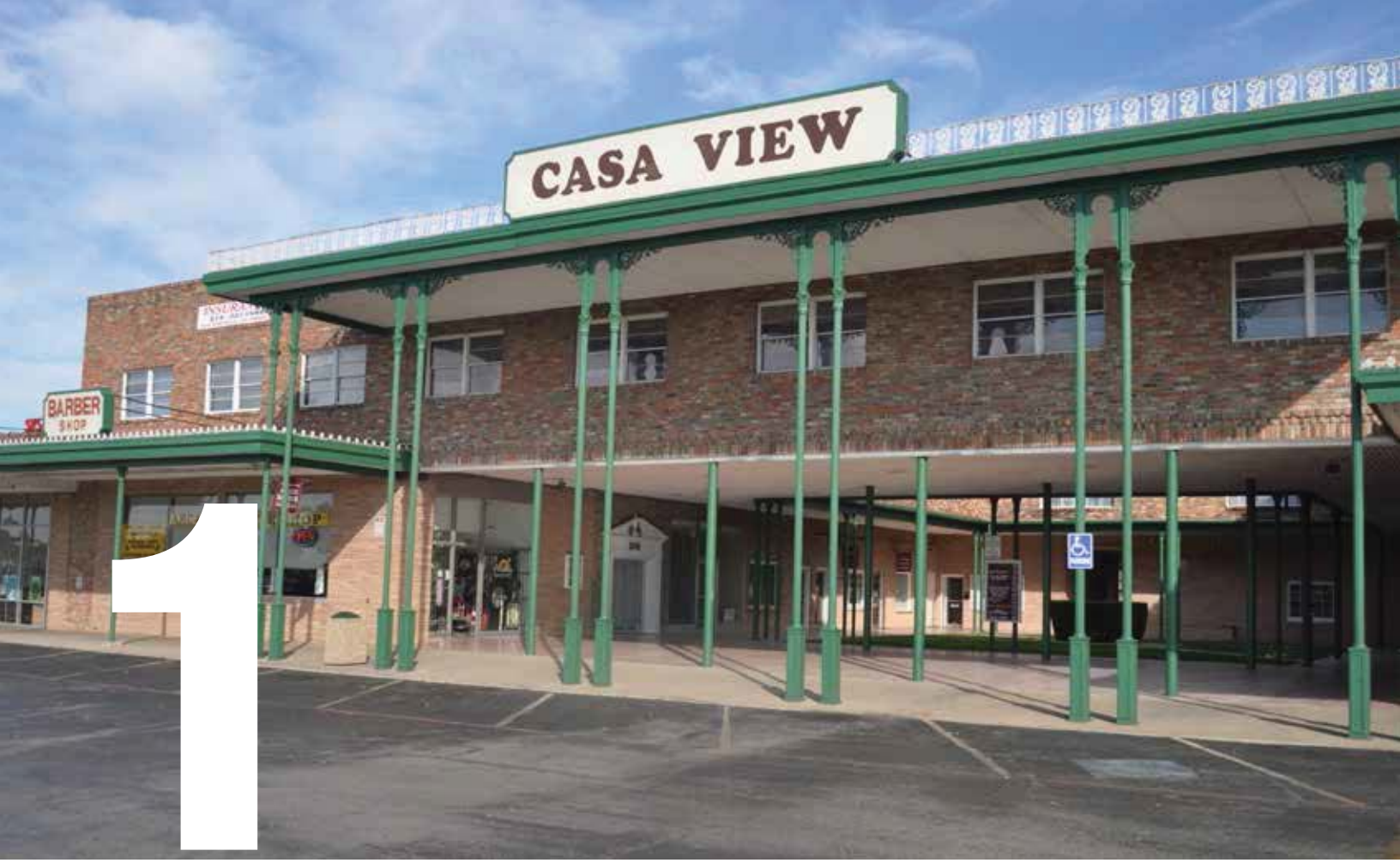
Based on those responses, *the GCVA plan is organized according to priority level.*

Q4 Of the following areas addressed, please rank the following areas of concern with 1 being the top area of concern? (Drag and drop the options in the order of preference)

Answered: 236 Skipped: 0



	1	2	3	4	5	6	Total	Average Ranking
Beautification & Signage	8.90% 21	24.58% 58	25.85% 61	20.34% 48	10.59% 25	9.75% 23	236	3.72
Casa View Shopping Center	49.15% 116	28.39% 67	8.90% 21	7.63% 18	2.97% 7	2.97% 7	236	5.04
Harry Stone Recreation Center	5.51% 13	13.14% 31	20.34% 48	16.95% 40	21.61% 51	22.46% 53	236	2.97
Bike and Trail System	5.51% 13	7.20% 17	11.86% 28	23.31% 55	30.08% 71	22.03% 52	236	2.69
Creek Revitalization	3.39% 8	4.24% 10	9.32% 22	19.07% 45	25.42% 60	38.56% 91	236	2.25
Street Improvements	27.54% 65	22.46% 53	23.73% 56	12.71% 30	9.32% 22	4.24% 10	236	4.33



1 DEVELOPMENT OPPORTUNITIES

Overview

We captured public concerns during our consensus gathering events—distributing surveys, hosting town halls, and later holding public meetings to flesh out the community's priorities.

With regard to elevating the quality of the neighborhood, the GCV Area community has identified a lack of access to relevant and meaningful retail. Specifically discovered in the Public Workshop, the community identifies the Casa View Shopping Center as an over-arching concern, separate from other notable neighborhood development opportunities.

Ranked as the #1 Top Area of Concern in the Online Survey, the Casa View Shopping Center was also the top focus at the Public Workshop—hoping it might:

- Establish a "heart" of Casa View
- Offer public space for meetings & gatherings
- Attract all demographics
- Consistent signage
- Overall aesthetically attractive area

30% ***of concerns offered at the Public Workshop focused on improving Casa View Shopping Center.***

Casa View Shopping Center

History

FAST FACTS

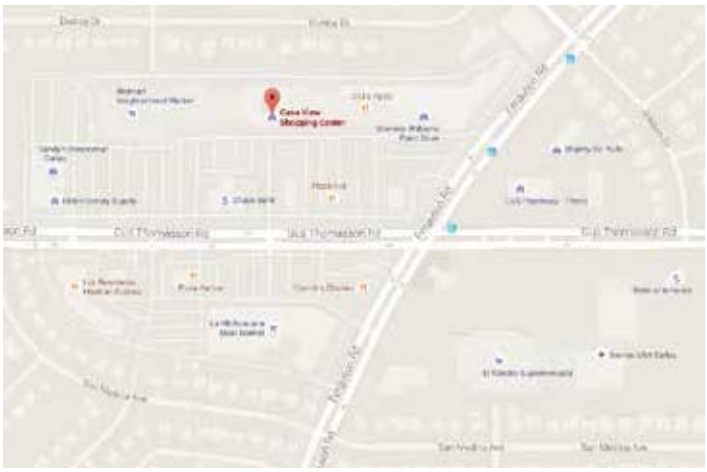
Opened in 1953
Anchored by Sears & J.C. Penney

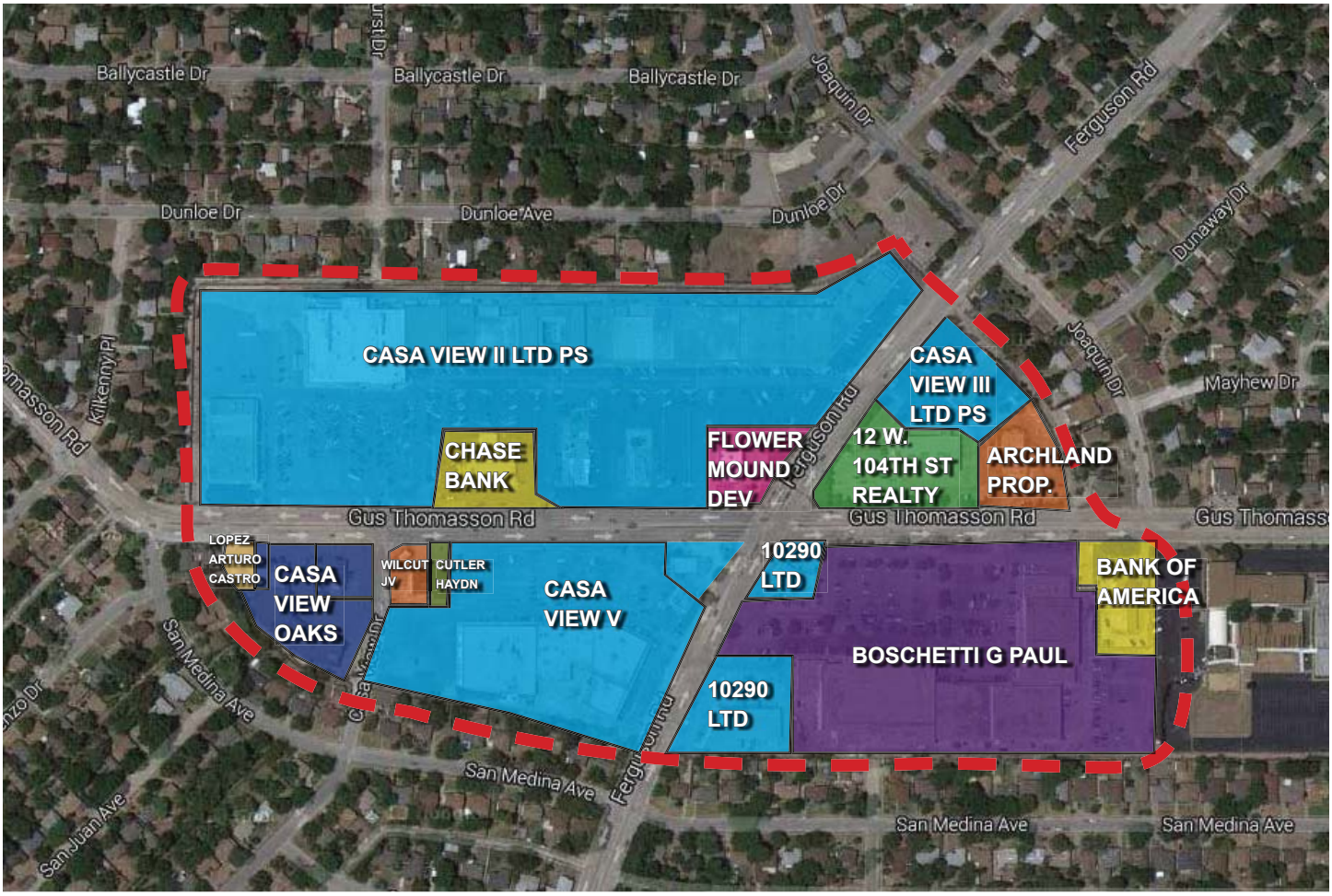
OTHER RETAILERS

Wyatts Cafeteria, W.T. Grants, Hall's Hobby House, A&P Grocery, Ethel Shipps Ladies Wear, M.E. Moses, C&S Hardware, Fred's Barbecue, Rexall Drug Store, Youngblood's Chicken Restaurant, Skillerns Drug Store.

GENERAL COMMUNITY CONSENSUS

Restore the character and quality of the Shopping Center.





Ownership Breakdown



Photo by Phil Huber, 1956
Texas, Dallas History and Archives Division



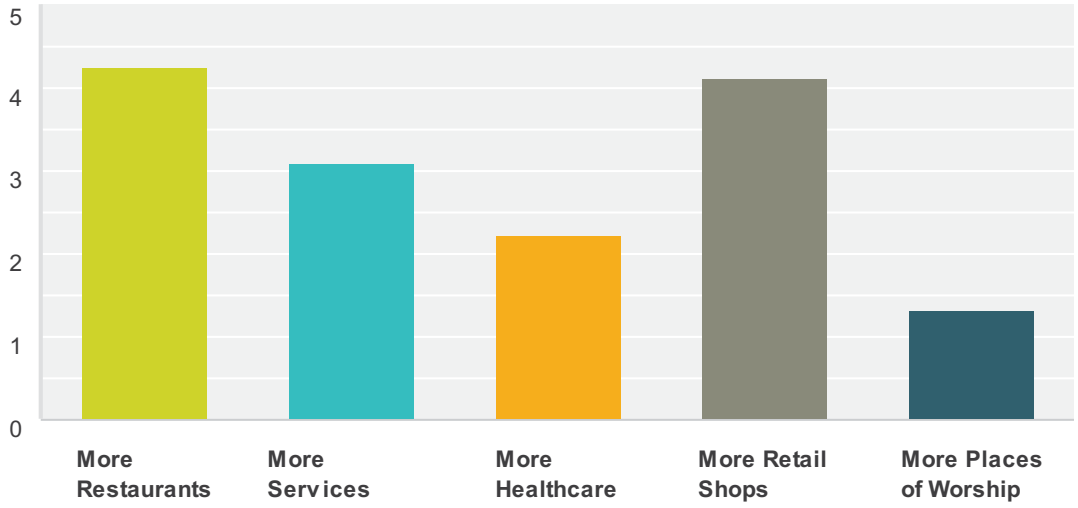
Photo by Phil Huber, 1975
Texas, Dallas History and Archives Division



Photo courtesy of Dallas Morning News, 1957

Q8 Of the following tenant mix, rank the type of tenants you would prefer to see in the Casa View Shopping Center. (1 being the most desirable) (Drag and drop the options in order of preference)

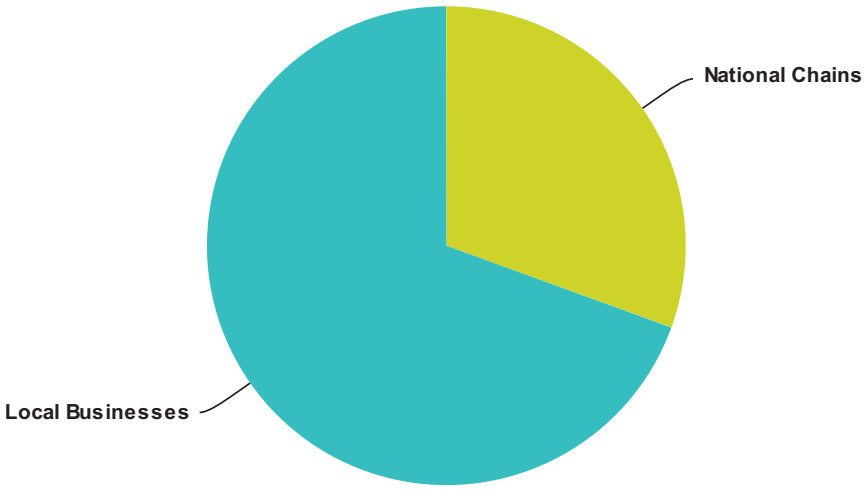
Answered: 236 Skipped: 0



	1	2	3	4	5	Total	Average Ranking
More Restaurants	**52.54%** 124	**28.39%** 67	**13.56%** 32	**2.54%** 6	**2.97%** 7	236	4.25
More Services	**7.63%** 18	**15.68%** 37	**60.59%** 143	**10.17%** 24	**5.93%** 14	236	3.09
More Healthcare	**3.39%** 8	**7.20%** 17	**11.86%** 28	**62.71%** 148	**14.83%** 35	236	2.22
More Retail Shops	**36.02%** 85	**47.88%** 113	**9.32%** 22	**5.51%** 13	**1.27%** 3	236	4.12
More Places of Worship	**0.42%** 1	**0.85%** 2	**4.66%** 11	**19.07%** 45	**75.00%** 177	236	1.33

Q9 Of the following tenants, what type of tenant would you prefer to see in the Casa View Shopping Center?

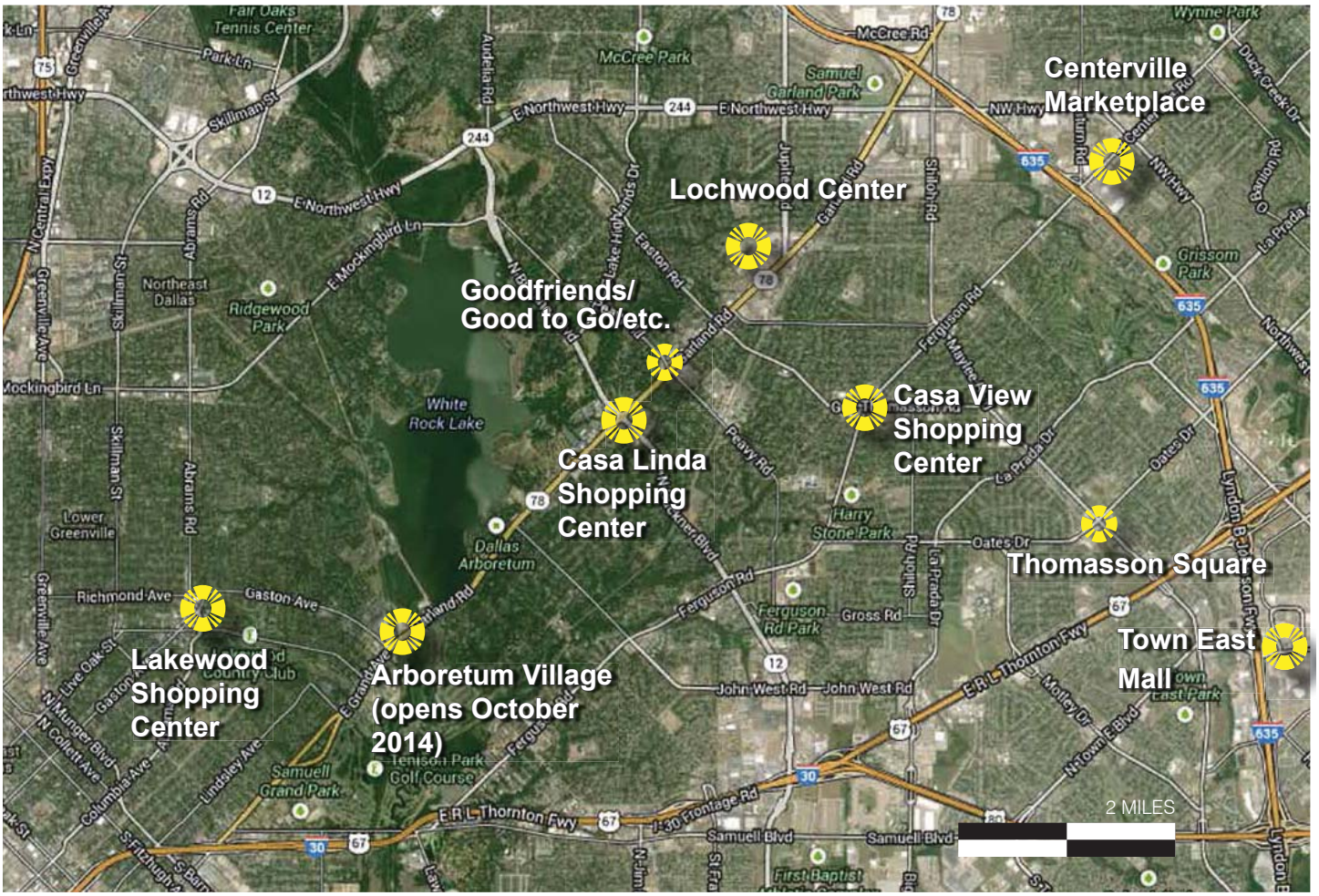
Answered: 216 Skipped: 20



Answer Choices	Responses	
National Chains	**30.56%**	66
Local Businesses	**69.44%**	150
Total		**216**

This question was targeted to understand the desires of the local community for the type of businesses they would prefer to see in the Casa View Shopping Center. It is clear from the results that a local flavor is the desired outcome.

Casa View Shopping Center



Upon looking at the surrounding retail influences, we begin to understand the massive amount of repositioning that is occurring in the retail market in East Dallas. Each of the retail destinations in this map indicate upward growth and transformation that the demographics and other indicators are demanding and warranting in East Dallas. The following pages go into further detail on each property.

Demographics (2013)

	1- Mile	3- Mile	5- Mile
Population	9,606	123,569	387,423
Daytime Population	3,965	26,952	149,114
Households	4,747	48,820	152,910
Avg HH Income	$79,545	$72,549	$66,744

Traffic Counts (cpd)

N. Buckner Blvd.	71,000
Garland Rd (Hwy 78)	67,000





Overview

Location NWC Gaston & Garland
Size 100,000 SF

Summary

- Opened October 2014
- Formerly included Bingo Hall and Far West Dance Hall
- Plans include a trail access point
- Received $1 million City of Dallas grant





DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2013 Est Population	10,322	131,155	388,740
2013 Avg HH Income	$114,125	$76,406	$81,405



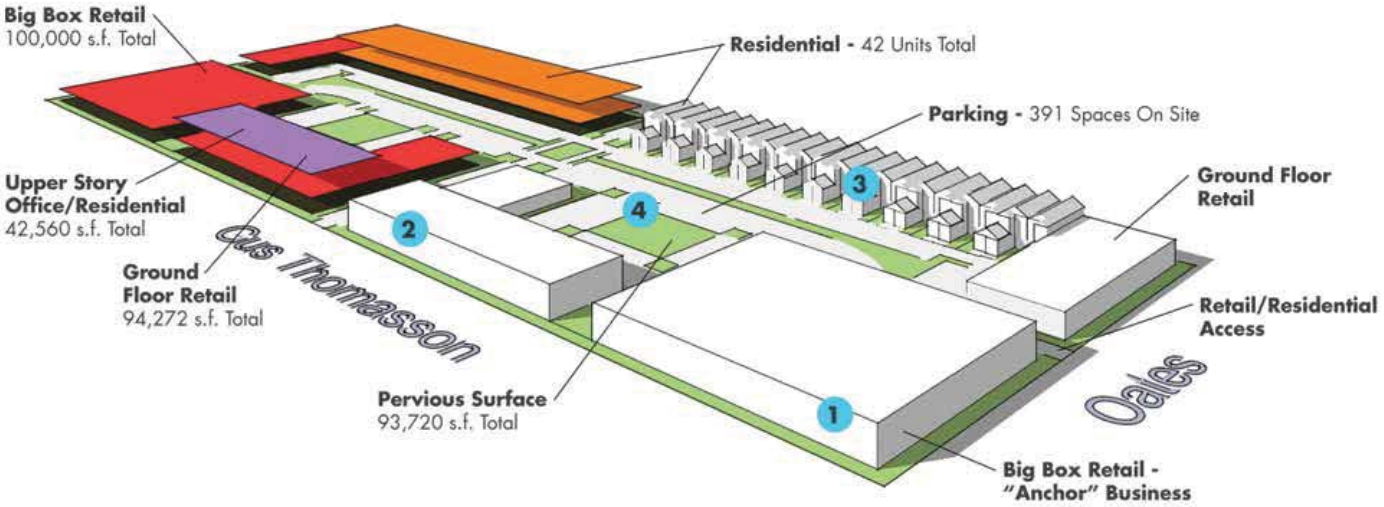
Overview

Location Gus Thomasson & Oates (16 Acres)
Size (Vertical) 367,500 SF
Size (Horizontal) 274,836 SF

Summary

- Groundcover/Landscape
- Bicycle Lane
- Two Traffic Signals
- Benches
- Banner Light Posts
- Bicycle Racks
- Waste Receptacles





Survey Results

What is your overall vision for the Casa View area?

In a question about the overall vision for Casa View that was not specifically directed at the Shopping Center, 96 of 236 responded with specific **negative feedback regarding the Shopping Center.**

Themes in written comments

- Un-clean (un-kempt)
- Un-safe
- Lack of landscaping
- Needs better stores (recurring comments regarding Walmart)
- No quality restaurants
- Too many parking spots

Desires

- Locally-Owned Businesses
- Quality Dine-In Family Restaurants
- A Downtown Casa View (a place to hang out)
- To Be More Like Casa Linda
- Better Quality Grocer

Issues

- Loan Stores
- Pawn Shops
- Tire Stores
- Thrift/Resale Shops
- Dollar/Discount Stores
- Smoke Shops
- Tatoo Parlors
- Adult Stores









Survey Comments

"Upscale businesses and speciality shops."

"...beauty and respect..."

"I want to see the neighborhood become a success and a good place to raise a family."

"I would like for it to be a destination spot..."

"A place where neighbors come together."

"..where people took pride and it showed."

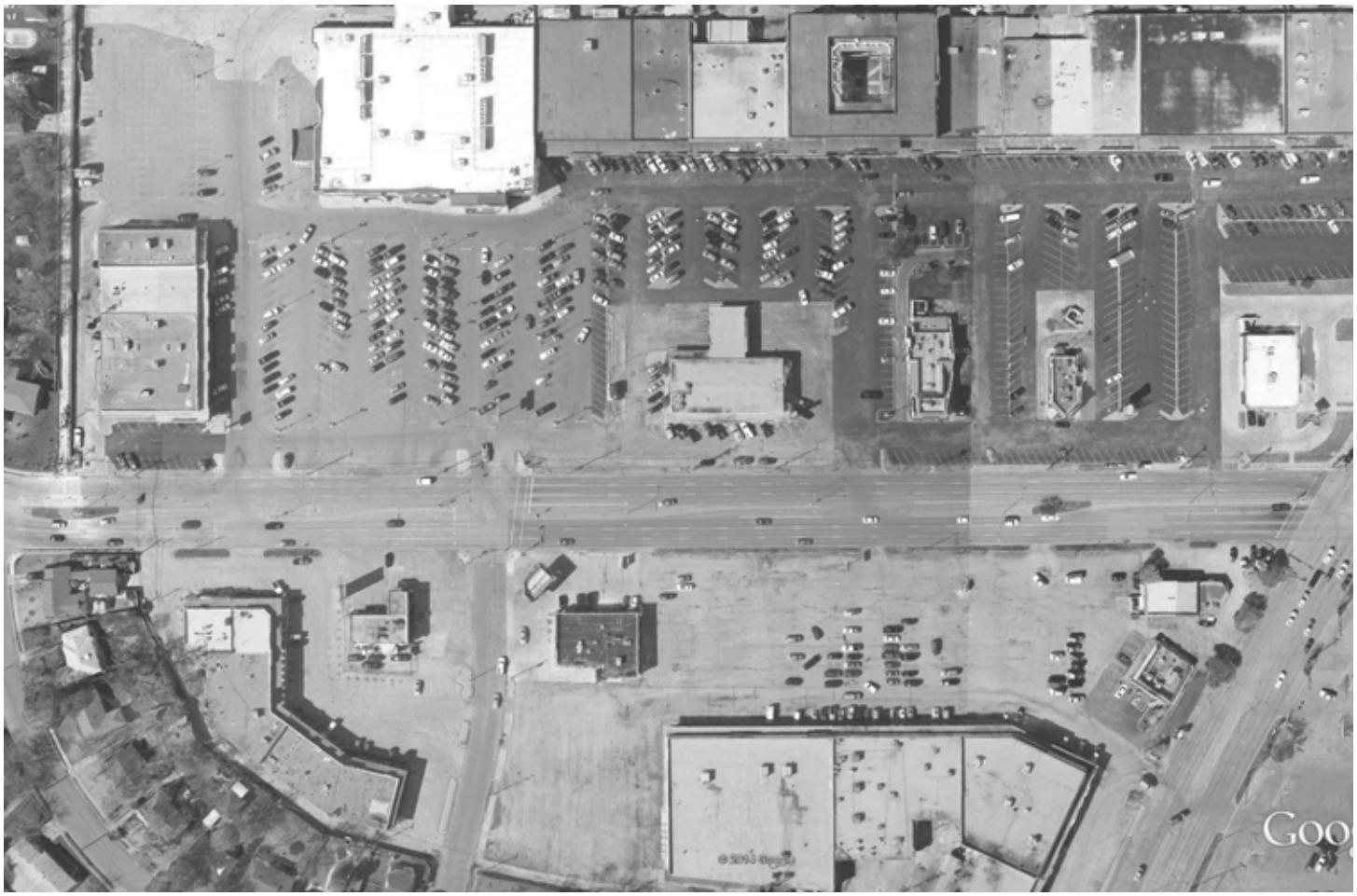
"Would love to this to be a walkable, pedestrian friendly venue."

"...more of a local flavor."

"A safe, clean, destination where most daily needs of singles and families can be met. I would love to be able to economically be able to meet all of my household and personal needs within walking distance of my home."

Casa View Shopping Center

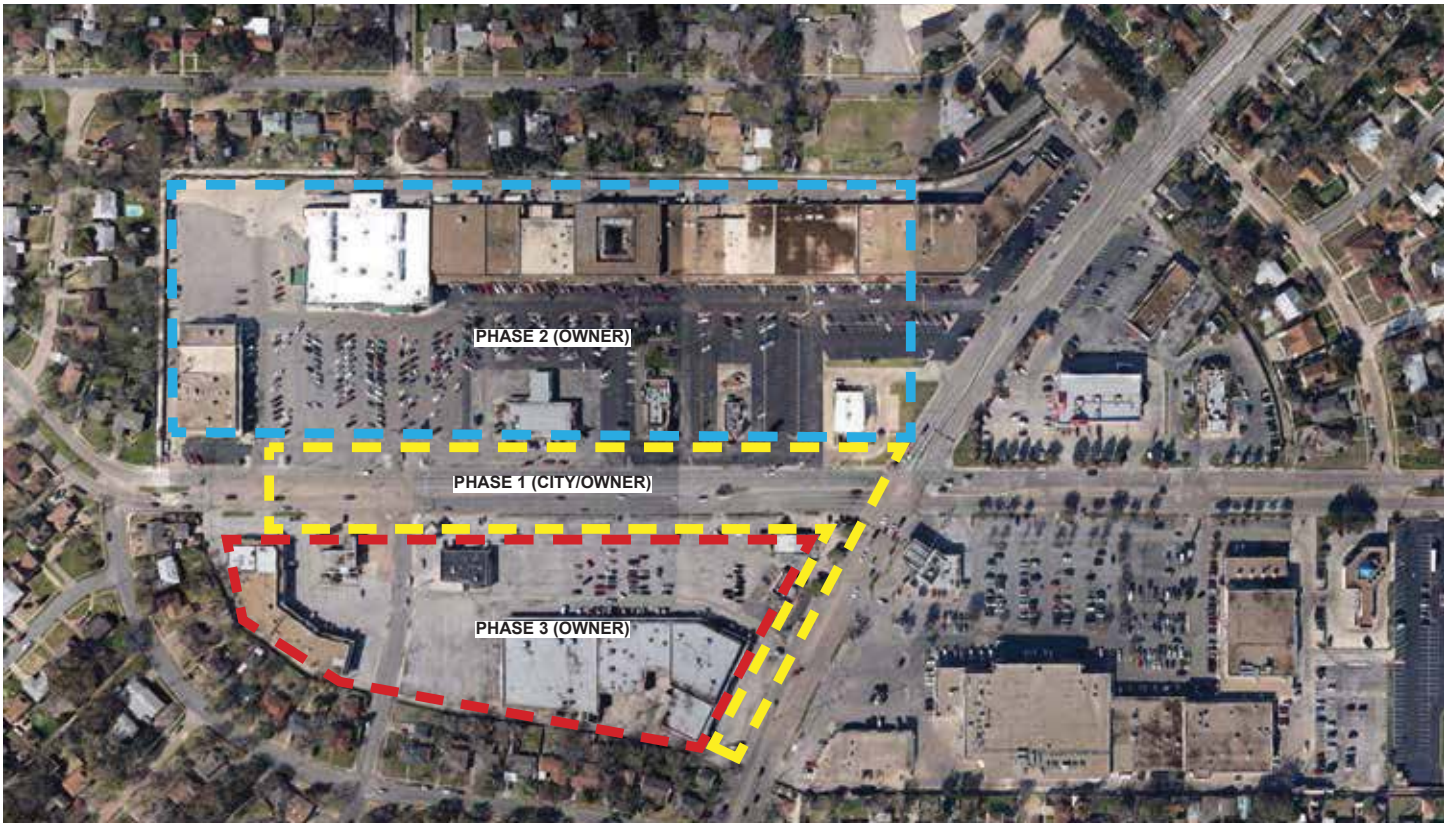
Existing Conditions







Phased Plan



Phasing the Vision for Casa View Shopping Center

Architectural Integrity + Road Diets

After populating the input from the community, we started to analyze the area to develop solutions for the most prevalent concerns. We broke the plan into three segmented phases. Phase 1 includes improvements that would be primarily led by the City of Dallas. Phase 2 includes improvements for the Owner to consider. Phase 3 will include additional property changes and alterations that might add value to the owner in the future and create more leasable area.

Focusing on Phase 2 (the north end of the shopping center) will have the greatest impact on the overall health of the shopping center as it has the most iconic entrance and the majority of the leasable area and highest rents. Additionally, it is the portion of the property with the most amount of historic architectural integrity and as a result will likely make the most amount of impact upon its restoration.

Examples at Highland Park Village, Lakewood Shopping Center and Bishop Arts District tell us that properties with historic value are likely to experience a greater benefit from restoration than a property originally built in the 1980's, for instance, with little architectural significance.

It should also be noted that these aforementioned precedents also have fewer traffic lanes leading into their developments. Each of these properties have less than four lanes of traffic which impacts the property in a positive way. We will look at a decrease in the number of lanes on both Gus Thomasson and Ferguson within this study; however, the vitality of the shopping center would be greatly affected by a road diet. Slower cars and fewer lanes equal greater safety and walkability. The walkability of a shopping center directly impacts its viability. Additionally, slower cars equal higher visibility for retail tenants.

NCTCOG Road Diet & Lane Reduction
http://www.nctcog.org/trans/sustdev/bikeped/workshops/documents/6_DPS201_RoadDiets.pdf

Economic Effects of Traffic Calming on Urban Small Businesses, San Francisco State University, 2003
http://www.sfbike.org/download/bikeplan/bikelanes.pdf

Phase 1



Phase 1
Recommendations to City:

1. Recommend a Traffic & Feasibility Study to assess a potential amendment to the Thoroughfare Plan to reduce Gus Thomasson from six lanes to four lanes from San Medina Avenue on the West to Joaquin Drive on the East, creating a four lane street throughout the duration of Gus Thomasson in this area.
2. This road diet would allow more real estate to be allotted to medians and curbs for extensive landscaping.
3. Within this study, consider adding improved lighting and hardscaping to intersection at the entrance into the north side of the Shopping Center.
4. We would suggest special consideration be given to the traffic light at Casa View Street entering into Walmart as this intersection is very disorienting to vehicular traffic.



BISHOP ARTS DISTRICT

Gus Thomasson Road Diet



Gus Thomasson is a four-lane road entering into Casa View. At the intersection it opens to six lanes and then closes back down to four. By reducing the lanes at the intersection, we are able to capture some much needed greenspace and to calm traffic speeds making it a safer and more walkable environment.





ABOUT A DOZEN UTILITY STUMPS EXIST THROUGHOUT THE MEDIANS CURRENTLY.

WIDEN MEDIANS AND
ADD LANDSCAPING
THROUGHOUT MEDIAN

REMOVE OLD WORN OUT
UTILITY STUMPS

CREATE PEDESTRIAN ZONE:
REDUCE LANES FROM
THREE TO TWO LANES AND
WIDEN CURB.

ADD LANDSCAPING, TREES
AND SIDEWALK

Phase 2

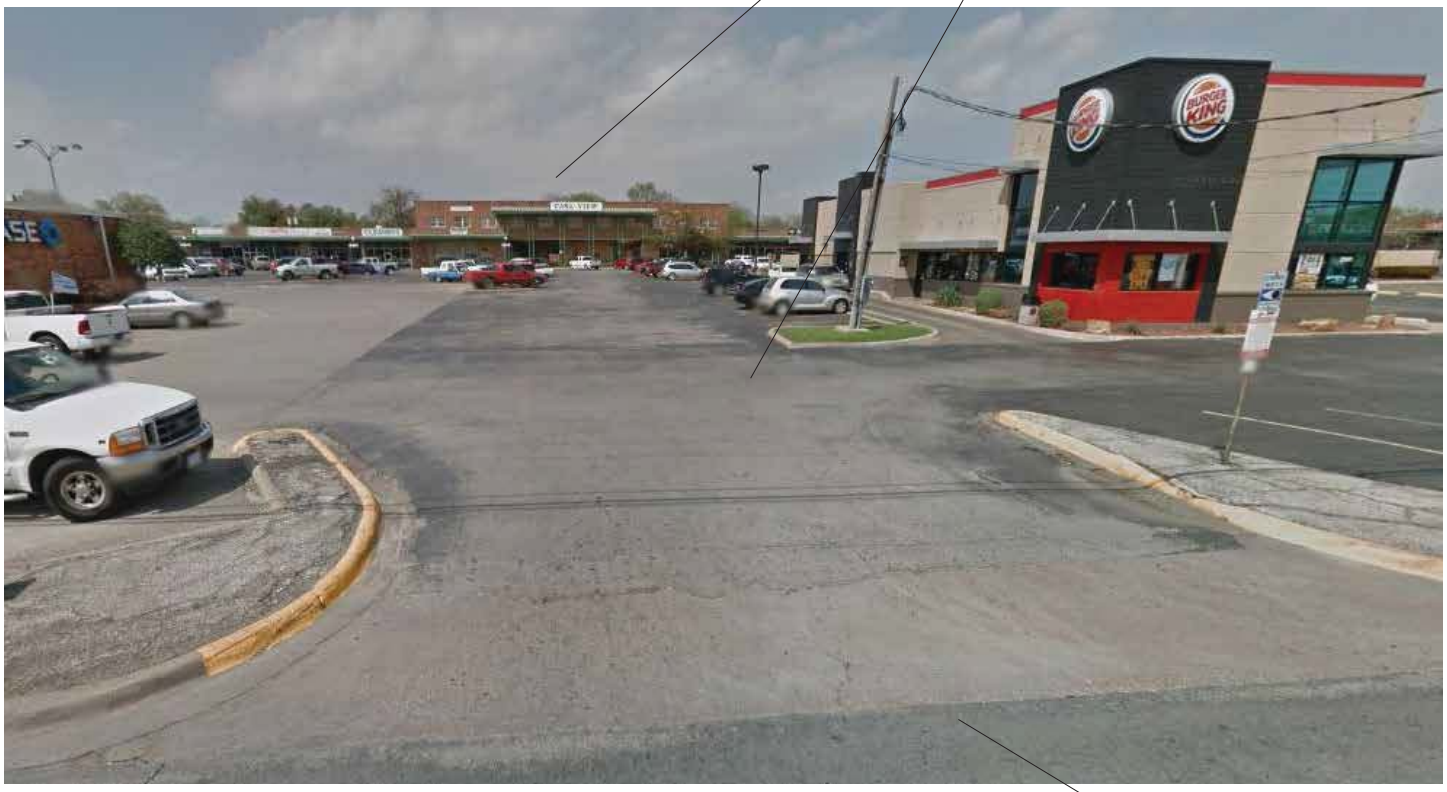


The plan above is intended to give the idea of what one possible solution looks like; however, we suggest the Owner investigate the best solution for their property that also addresses these concerns.

Phase 2
Recommendations to The Owner:

1. Re-route and re-stripe parking lot from angled parking to straight-in parking
2. Work with Walmart to find a better entrance option to the western portion of the property
3. Addition of green curbs, trees and green medians
4. Addition of arrows for enhanced wayfiding
5. Addition of entry monument signage to median
6. Create main iconic entrance on center with main Shopping Center entrance

Potential for a New Iconic Entrance





The current entrance to the Shopping Center is on center with the Wal-Mart. It is unstripped and unsafe creating congestion and confusion on a daily basis. We recommend analyzing better ways to orient drivers to the property at this main entrance and create an additional enhanced entrance to be on center with the iconic entrance to the shopping center to help disperse some of the congestion while creating a better identity for the center.

Phase 3



Phase 3
Suggestion to The Owner & The City:

1. The Owner of the south side of the shopping center, Hopkins Commercial, has plans to demolish the Mesquite Car Care out parcel on their property. This plan reflects that removal and suggests that the blighted gas station on the other side of the shopping center also be dramatically improved or removed.
2. Casa View LTD has expressed they are 100% leased. As a result, we looked for additional opportunities to expand their GLA. For purposes of visibility and parking, the removal of the gas station mini-strip should be investigated thoroughly before increasing square footage.



Additional Recommendations to the Property Owner:

Creating a Brand:

- Consistent, larger and time-appropriate/authentic signage
- Improved and deliberate tenant mix that matches the needs of the community
- Increase restaurant tenants with quality dining that includes outdoor dining opportunities
- Increase opportunities for public events on site (i.e. farmers market, food truck fair, etc.)

Amentities Package:

- Upgraded Lighting
- Planters & Landscaping
- Benches
- Bike Racks/Storage
- Water Features/Art Installations
- Trash/Recycling Upgrades

Maintenance:

- Cleaning Sidewalks of trash and gum residue
- Trash Pick-up & Walmart Cart Mgmt
- Tenant criteria and enforcement
- Paint-up, Fix-up

Components of a Safe Pedestrian Zone

- Wide, continuous, handicap-accessible sidewalks
- Intersection paving that manages stormwater
- Trees & greenscape
- Street furniture
- Bicycle Racks
- Improved bus shelters
- Trash receptacles
- Bollards
- Street art
- Pedestrian Lighting
- Wayfinding





Components that affect Traffic Calming (primarily along Gus Thomasson Road)

- Street trees & greenscape space
- Improved center medians/islands
- Shared bike lane
- On-street parking
- Special paving treatments at intersections
- Street lighting
- Speed tables*

**Speed tables are raised pavement areas that are placed at mid-block locations to reduce vehicle speeds. They are gentler than speed bumps (which are not recommended for public streets) and have been shown to effectively reduce 85th percentile speeds by 13-15 mph.*



Establishing a Committee and Helping to Create an Identity

To establish a community identity for the GCV Area will require a body of volunteers, each of whom will represent a small subsection of the GCV Area. This group will steer conversations and implementations of standards in partnership with local retail owners. Their premier objective will be to unify the aesthetic of the neighborhood.

Specifically, this committee will work with property owners to regulate appearances, fixtures and signage to create identity throughout Casa View area.

Some potential areas of focus:

- Eliminate Temporary Signs
- Install and Maintain Landscapes
- Eliminate Excess or Disruptive Signage on Glass
- Investigate different partnerships to accomplish tasks (Local neighborhood and City of Dallas)

Randy Twist Project



Before



After

Shops at Old Denton



Before



After

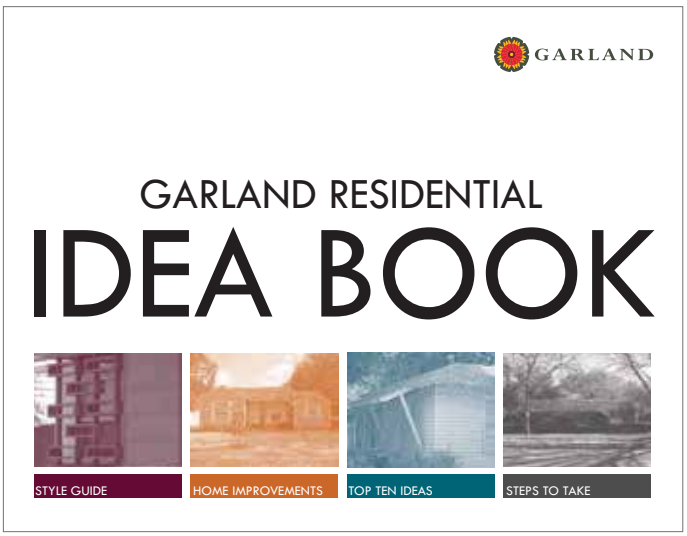
Home Improvement Committee

Helping Homeowners and Tenants Improve Housing Quality

Establish a Home Improvement Committee to develop guidelines, suggestions, and ideas for neighborhood upgrading and maintaining.

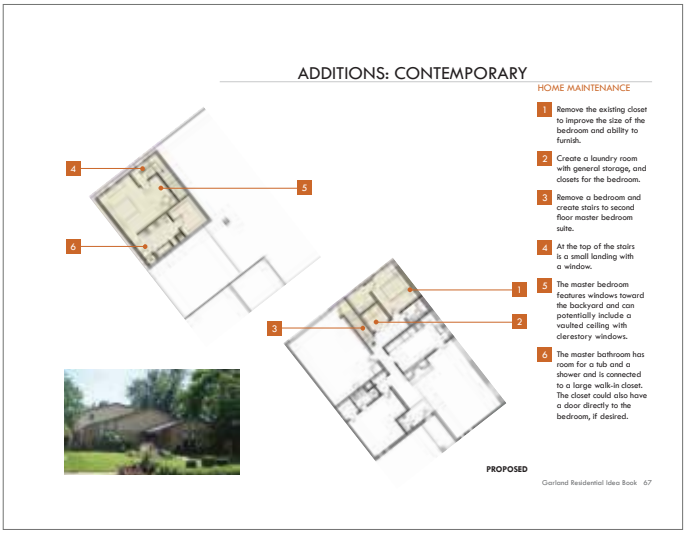
City of Garland has developed an idea book specifically for all of the home owners for suggestions and guidelines on how to improve their residence.

The GCV Area is primarily residential and would benefit greatly from a standard for improvement, and a group of people to whom neighbors could reach out to for help locating resources.











2 STREETSCAPE & GREENSPACE

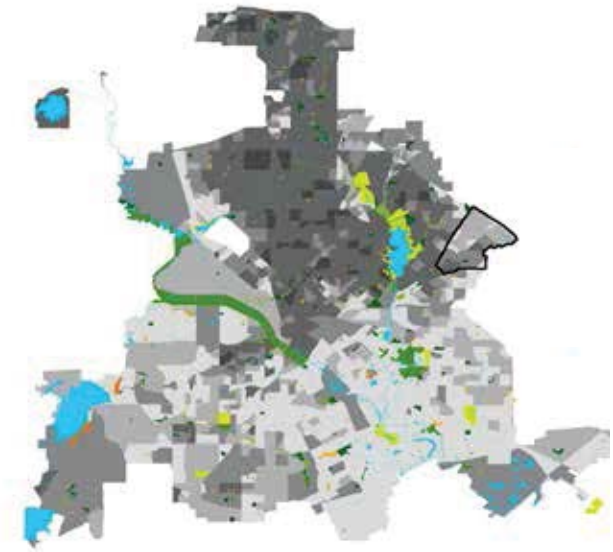
Streetscape and greenspace are crucial to the central theme of connectivity to the surrounding areas. The Neighborhoods Plus plan identifies “Attracting and Retaining the Middle Class” as a key goal for the plan. The GCV Area is a prime candidate for a neighborhood to implement this strategy, and streetscape and greenspace will help accomplish that goal. As the following demographics show, greenspace is a deciding factor for college-educated middle class.

Using College-Educated Residents as a Metric for Planning

Distribution of college-educated residents is a known metric for determining the likelihood of whether or not a neighborhood is revitalizing (or established.)

We look at the distribution of college-educated residents in Dallas to see the overall trends, and how the GCV Area compares to Dallas at large.

It’s also a good determinant of age group and median-income, as these three attributes are highly correlated. In the GCV Area, we see a combination of all college-educated densities, with a skew toward 10%-50% of each block having a college education.



CITY OF DALLAS
DISTRIBUTION OF POPULATION, COLLEGE-EDUCATED

SOURCE
2009-2013, ACS
5 year summary by block groups
Census Bureau, census.gov

Use Greenspace to Attract & Retain Middle Class

A priority outlined in outlined in **Neighborhood Plus:**

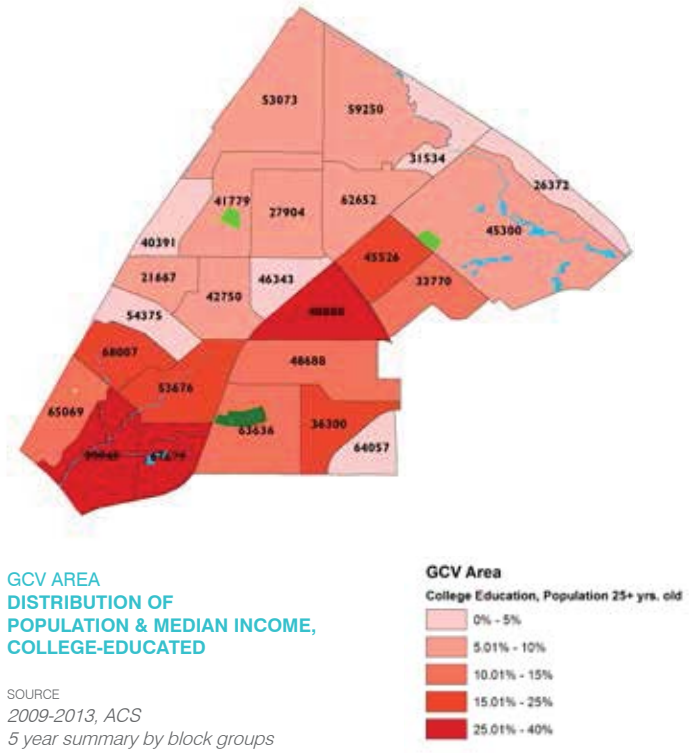
"...investments in neighborhood improvements and public amenities will translate into enhanced livability, as well as stable and appreciating home values..."

Part of this effort suggests using this metric:

> *Aim to attract a higher % of people to live within a 1/4 mile of amenities that support healthy living*

Pictured right, we compare the distribution of GCV Area greenspace and the distribution of college-educated population density by block. We look at the distribution of park space and block density of college graduates (of the population that's 25 yrs. or older) to show the relationship between the two variables.

From a citywide perspective, clusters of high-density blocks of college-educated residents tend to increase as proximity to greenspace increases.



GCV AREA
DISTRIBUTION OF POPULATION & MEDIAN INCOME, COLLEGE-EDUCATED

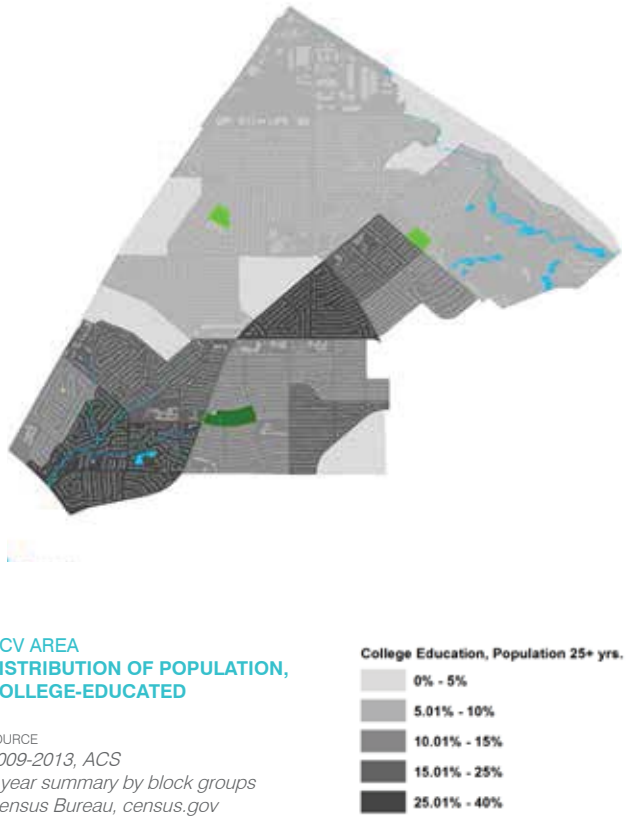
SOURCE
2009-2013, ACS
5 year summary by block groups
Census Bureau, census.gov

College-Educated Residents & Attraction to Greenspace

Ultimately, the Neighborhood Plus objective seeks to offer more healthy-lifestyle amenities to the general community, and the GCV Area community conforms closely to this mindset. Simultaneously, we hope to offer more greenspace, and also we hope to grow a healthy population to further revitalize and sustain our community.

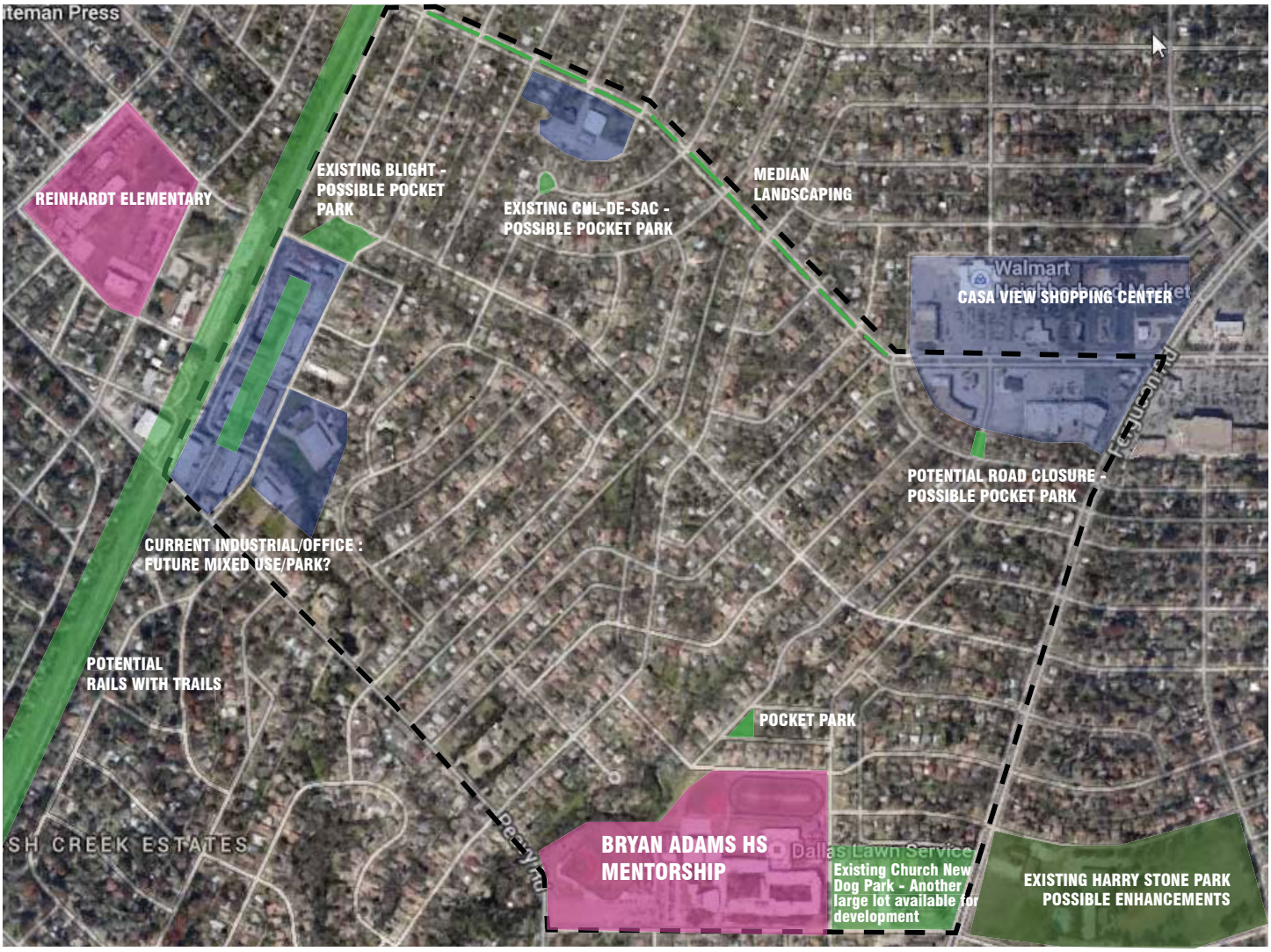
> *From our exploration, we deduce that college-educated residents (25 years or older) are attracted to communities with central greenspace.*

As such, we use the relationship between college-educated block density, which intrinsically captures the percent of housing within 1/4 mile to amenities that support healthy living.



GCV AREA
DISTRIBUTION OF POPULATION, COLLEGE-EDUCATED

SOURCE
2009-2013, ACS
5 year summary by block groups
Census Bureau, census.gov



Casa View Haven - Greenspace Study

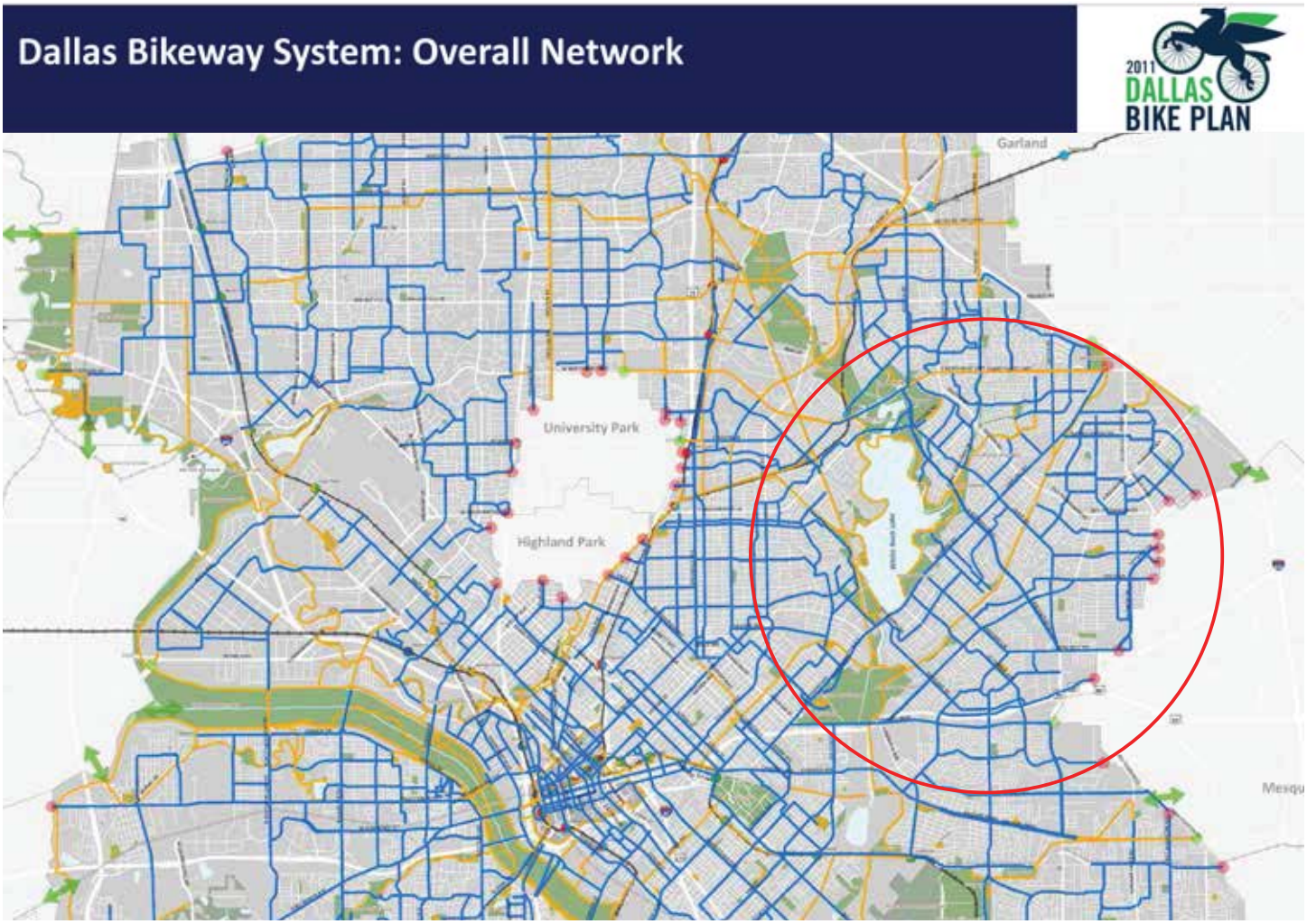
Recommendations for Implementing More Greenspace & Streetscape Amenities

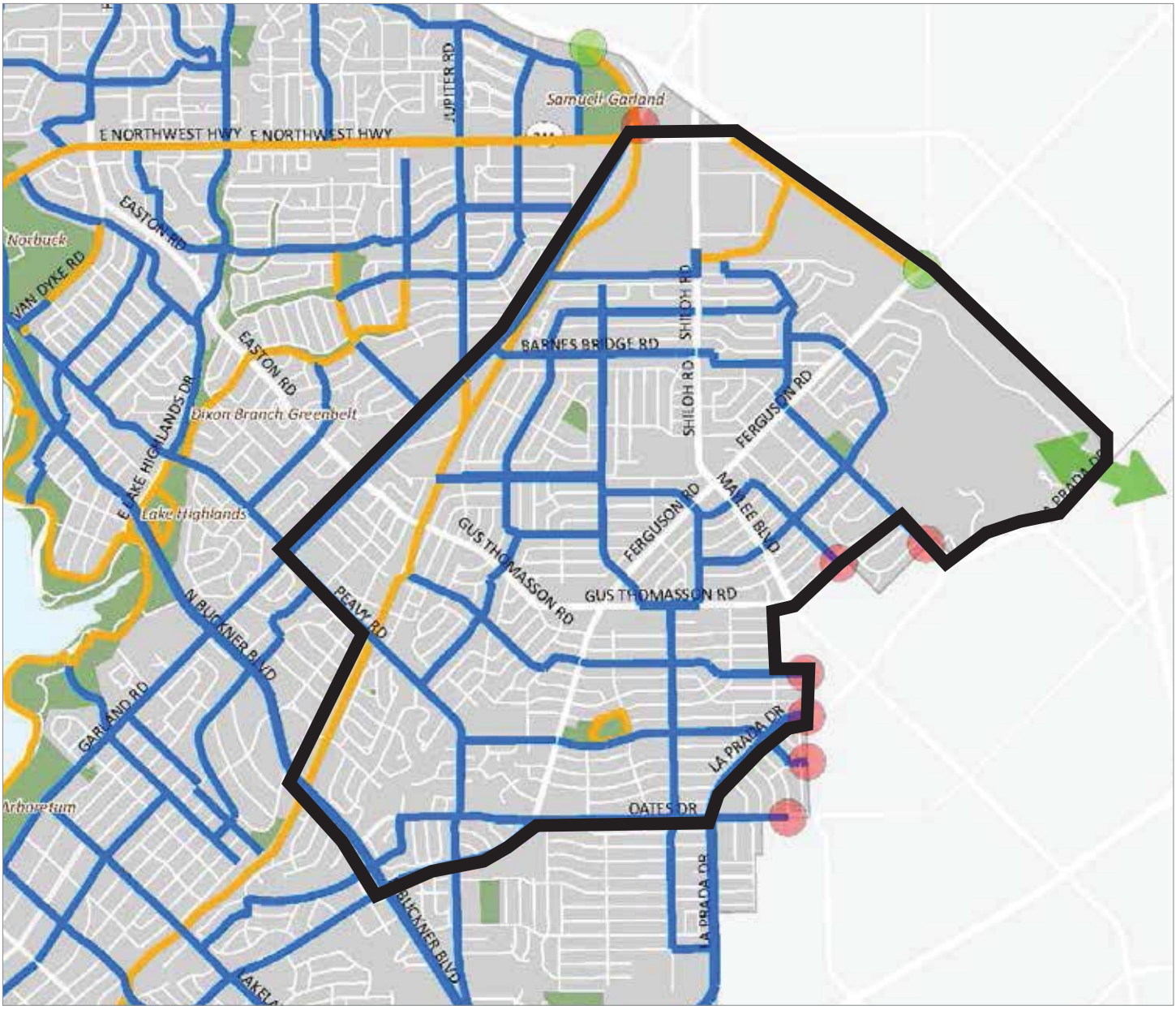
We recommend that each neighborhood group within the super-neighborhood group of Greater Casa View carefully analyze its internal area and evaluate opportunities for greenspace development. Below is an example for Casa View Haven, a group within Greater Casa View. Understanding the nuances of certain properties and areas that were considered blight to the neighborhood, the group conducted an analysis of where possible greenspace opportunities might arise.

Greater Casa View Area Proposed Bike Lanes

As connectivity is a central theme throughout this plan, the concept of connecting with more sustainable modes of transit is key. The Casa View Area would greatly benefit from bicycle accommodations along Ferguson Road.

The 2011 Bike Plan called for an On-Street Bike Lane on Ferguson Road from I-30 to Oates. We suggest that the City strongly explores the bike lanes tentatively laid out in this over-arching plans to assess whether they are feasible. The area would strongly favor added Bike Lanes, and would like further studies to create that connectivity.



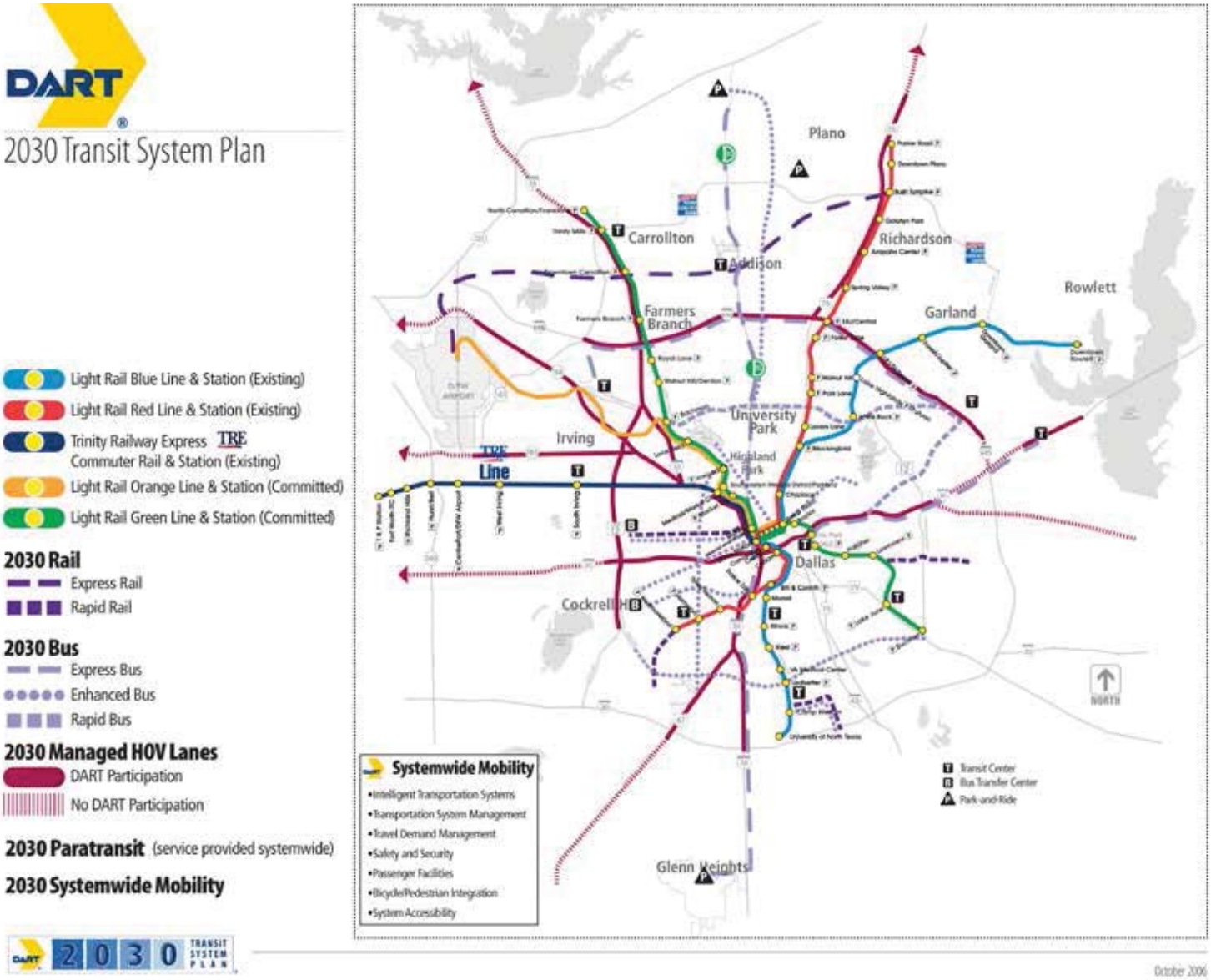


GCV Area Boundary

Dallas Bike Plan Legend

- On-Street
- Off-Street
- Connection to Regional Veloweb
- On-Street Interjurisdictional Connection Point
- Off-Street Interjurisdictional Connection Point
- Existing Transit Line
- Future Transit Line
- Rail Station (Symbol corresponds to transit line color)
- Road
- City of Dallas Park
- Other Open Space
- Body of Water
- City of Dallas
- Surrounding Jurisdiction

Hike and Bike



The DART 2030 System Plan

The DART 2030 Transit System Plan recommends the addition of a Rapid Bus Lane to Ferguson Road. The plan identifies the Rapid Bus Service as follows:

Rapid bus service is similar to enhanced bus service in that it is a limited stop, high-frequency service. The goal of rapid bus service is to be faster and more reliable with a targeted average operating speed of 20 to 29 mph. The key to achieving this is the guideway – an exclusive busway, managed HOV lane or exclusive bus lane on an arterial– for all or a key segment of the route. Rapid service also emphasizes ITS and TSM improvements to enhance operations at stations and intersections. Vehicles will be designed for ease of access and could include level boarding and multiple doors with proof of payment or smart card fare collection to speed boarding. The stations will be specially designed and include real time transit information and other amenities.

The stations will be specially designed and include real time transit information and other amenities. Two rapid bus corridors are recommended, Northwest Highway and Ferguson. Ferguson Road was studied as part of the IH 30 Major Investment Study and would connect east Dallas neighborhoods to downtown Dallas, completing the last segment of the route on the IH 30 managed HOV lanes. Northwest Highway is a major east-west route that would link residential areas around the South Garland Transit Center and White Rock Station on the east and high-density residential areas in northwest Dallas near the Bachman Station to the wide range of retail, office and commercial uses in this corridor. These include Northpark Mall and Preston Center, as well as several retail and office centers in between. Investment levels in these two corridors would be higher than in enhanced bus corridors to provide areas of exclusive bus guideway where feasible.

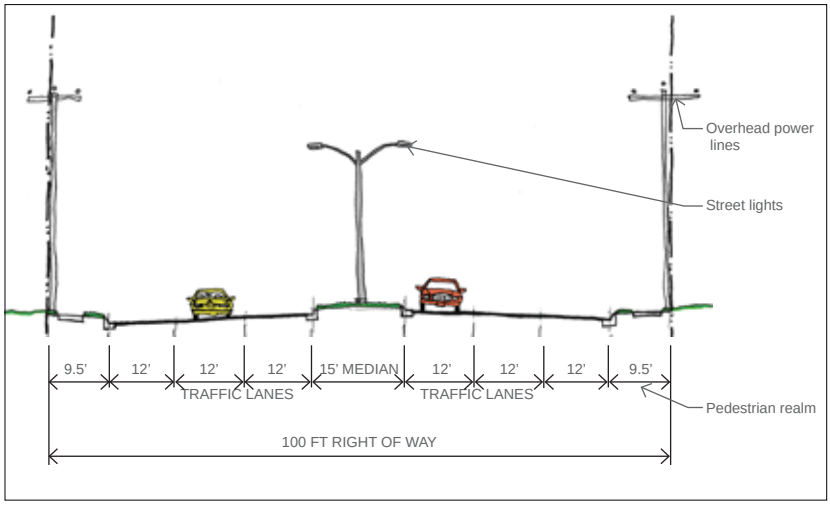
Recommendations

In summary, the DART plan is recommending a dedicated bus lane for a high-frequency transit lane - ultimately reducing the number of car lanes on Ferguson Road from six lanes to four lanes from I-30 to I-635. It is the recommendation of this plan to analyze the DART 2040 Plan (upon its completion) to investigate whether there are updates to the future of Ferguson Road. We would suggest specifically that DART further analyzes the following items:

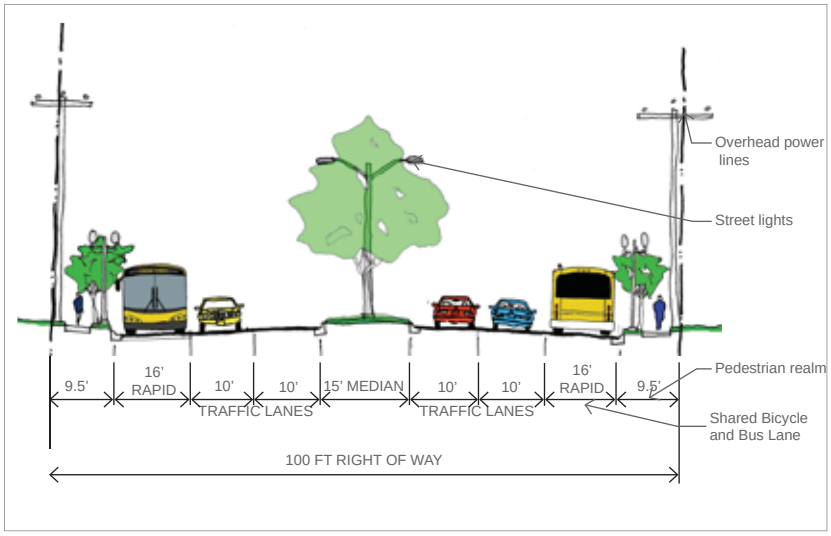
- Consider dedicating the Rapid Bus-Only Lane with a buffered median for improved safety.
- Consider enhanced Bus Shelters throughout the corridor.



Los Angeles Metro has identified 26 additional corridors for their Metro Rapid program, which emphasizes bus signal priority, low floor buses, headway based schedules and fewer stops. This will ultimately create a network of 450 miles of Metro Rapid service to complement their rail system. The DART enhanced and rapid bus network will have similar characteristics.

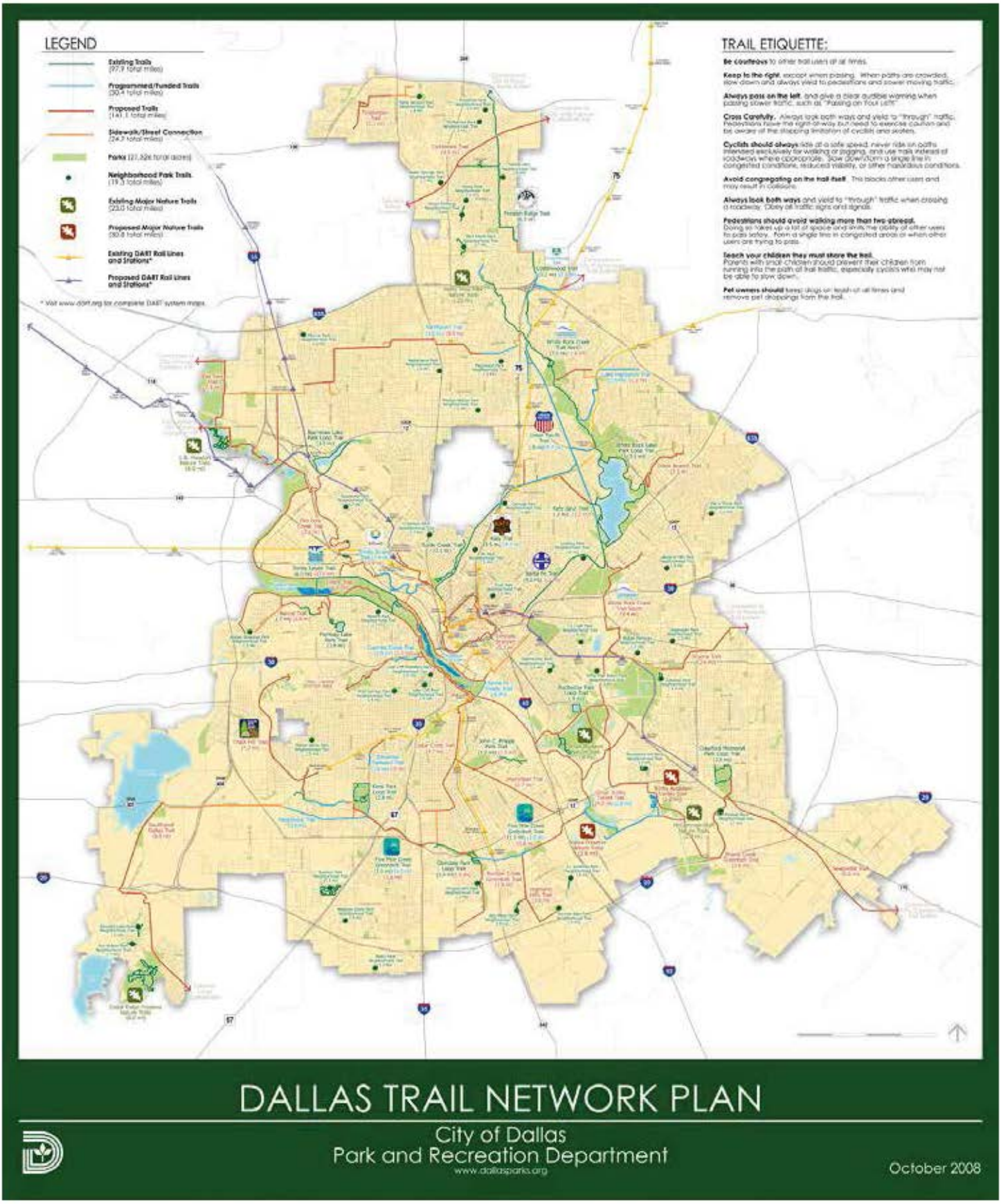


EXISTING



RAPID BUS LANE (buffered bus lane)

Hike and Bike





Greater Casa View Area Recommended Trail Additions

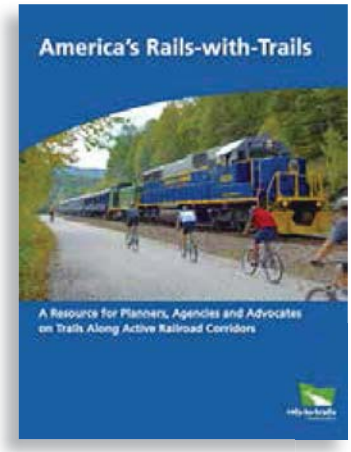
The opinion of the community appears to involve great concern over lack of greenspace and trail connectivity. Regarding trails, this plan has investigated multiple ways to plug into the existing Dallas Trail Network Plan, and believes the most innovative and creative way to cultivate a trail extension is on an existing rail line called the Santa Fe Railroad. Portions of the rail have decommissioned and converted into the Santa Fe Trail at the southern end; however, we would encourage an extensive investigation of continuing the trail along the active rail line. The Rails-to-Trails Conservancy has a division called Rails-with-Trails that has researched more than 88 Rails-with-Trail systems in the country. The Cotton Belt Trail in Grapevine is a great precedent of a Rails-with-Trails project. On the following pages, you will find portions of the study that pertain to safety and security issues.

Proposed Actions Might Include:

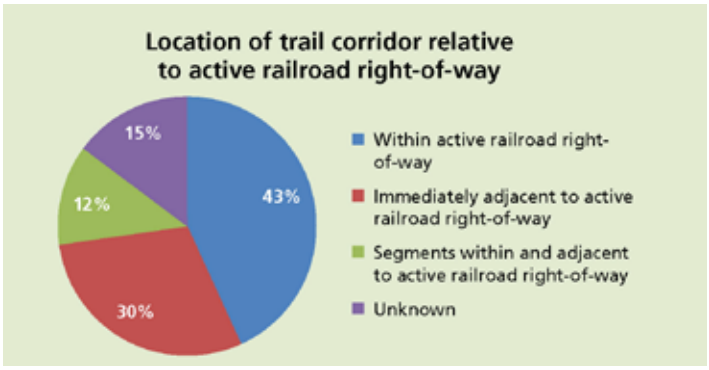
- Investigate a thorough feasibilty study of expanding The Santa Fe Trail north using the Santa Fe Railroad Right-of-Way. This could easily connect into the City of Garland Trail System encouraging inter-city collaboration and connectivity.
- The new trail could connect north and south ends of the White Rock Trail Network and create multiple hubs for economic vitality and greenspace. The Katy Trail has been a great example for Dallas as how a trail can spur such vitality.
- Collaborate with the Rails-with-Trails conservancy and understand the research in place to help execute this plan.
- This new trail could be the first RwT project in Dallas County

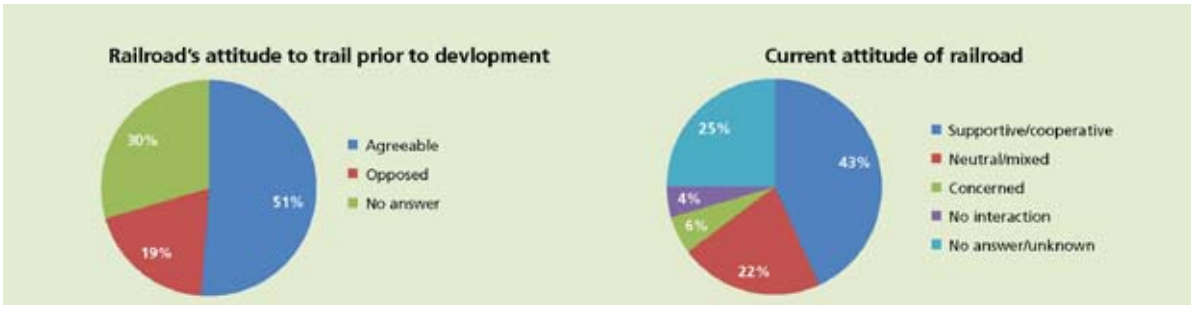
Greater Casa View Area Recommended Trail Additions

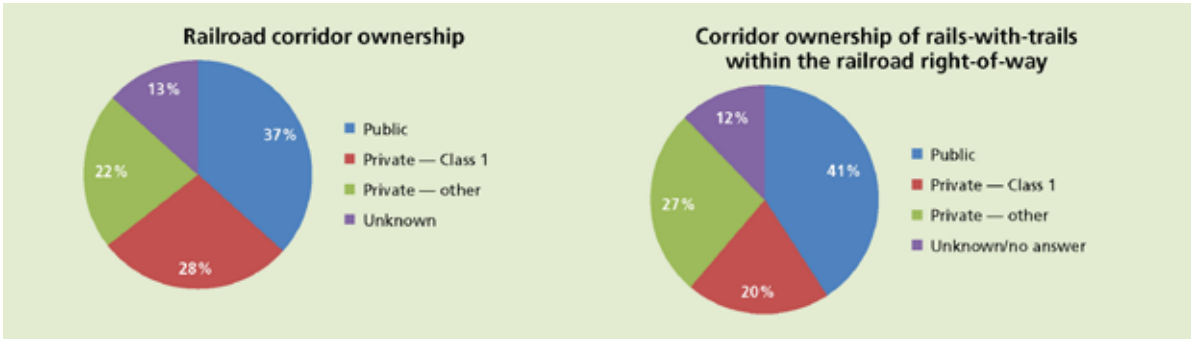
The following data was collected from the *Rails-with-Trails Resource for Planners, Agencies and Advocates on Trails Along Active Railroad Corridors (pictured right.)* The report studied various areas of the Rails-to-Trails process and feasibility—including safety and legal issues, ownership issues, benefits and lessons learned.

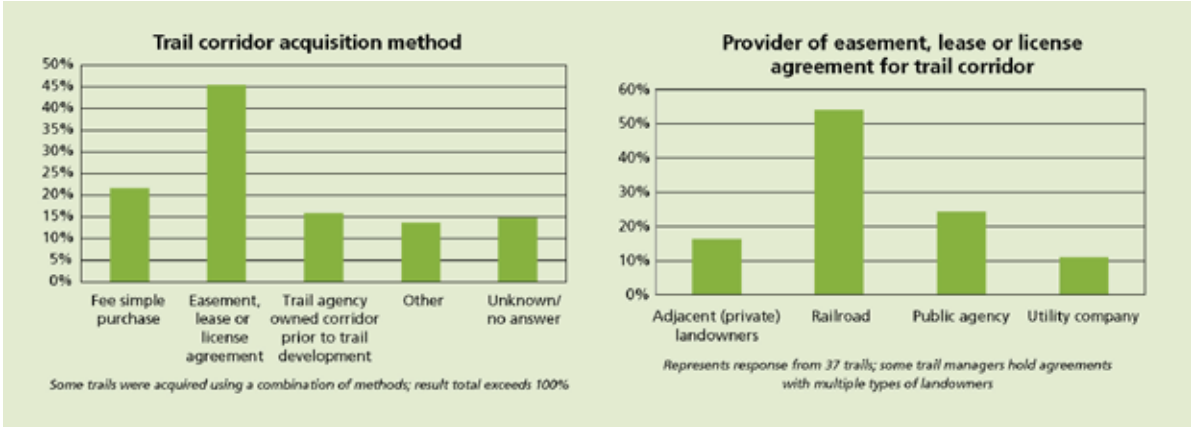


rails-to-trails conservancy









Implementing Rails-with-Trails

The Rails-with-Trails plan suggests coordination with the City of Dallas Parks Department, Oncor and Texas Railroad Commission to develop a feasibility study. The railway already exists and adequate greenspace is already available—making it an ideal location to pilot this transformation.

Potential Site



Santa Fe Rail, East Dallas

Success Stories



Springwater Corridor, Oregon



Duluth Lakewalk, Minnesota

Greater Casa View Area
Recommended Streetscape Improvements

Better sidewalks create better walkability throughout the neighborhood and comply with ADA standards. As the area has a very mixed demographic, wheelchair accessibility is of the utmost importance. Additionally, enhanced sidewalks make a neighborhood more approachable, walkable and generally more beautiful.





North Bound Ferguson from Peavy to Oates





North Bound Ferguson from Buckner to Peavy

Greater Casa View Area
Recommended Streetscape Improvements



Proposed Sidewalk Additions *(no existing sidewalk)*

Sidewalk Enhancement Opportunities *(existing sidewalks with narrow setback from curb)*

Minor Enhancements / Beautification





3

HARRY STONE RECREATION CENTER

Harry Stone was opened on October 21,1957 for a cost of $225,000. Later in 1958, the pool opened to the public. The center was named in the memory of Harry Stone, a long time civic leader in Dallas. While serving on the Park Board, he was instrumental in the development of the Dallas park program. The center is a historical part of the community and should be cultivated in a way that highlights its history.

In April of 2013, Harry Stone reopened after a $1.6 million renovation.

Harry Stone Recreation Center offers:

- 19-acre park
- Basketball gym
- Meeting Facilities
- Weight & Workout Facilities
- Two playground equipment areas
- Outdoor swimming pool
- Two baseball diamonds
- One sandlot ball diamond
- Two lighted tennis courts
- 11 picnic tables

HARRY STONE RECREATION CENTER
Existing Conditions







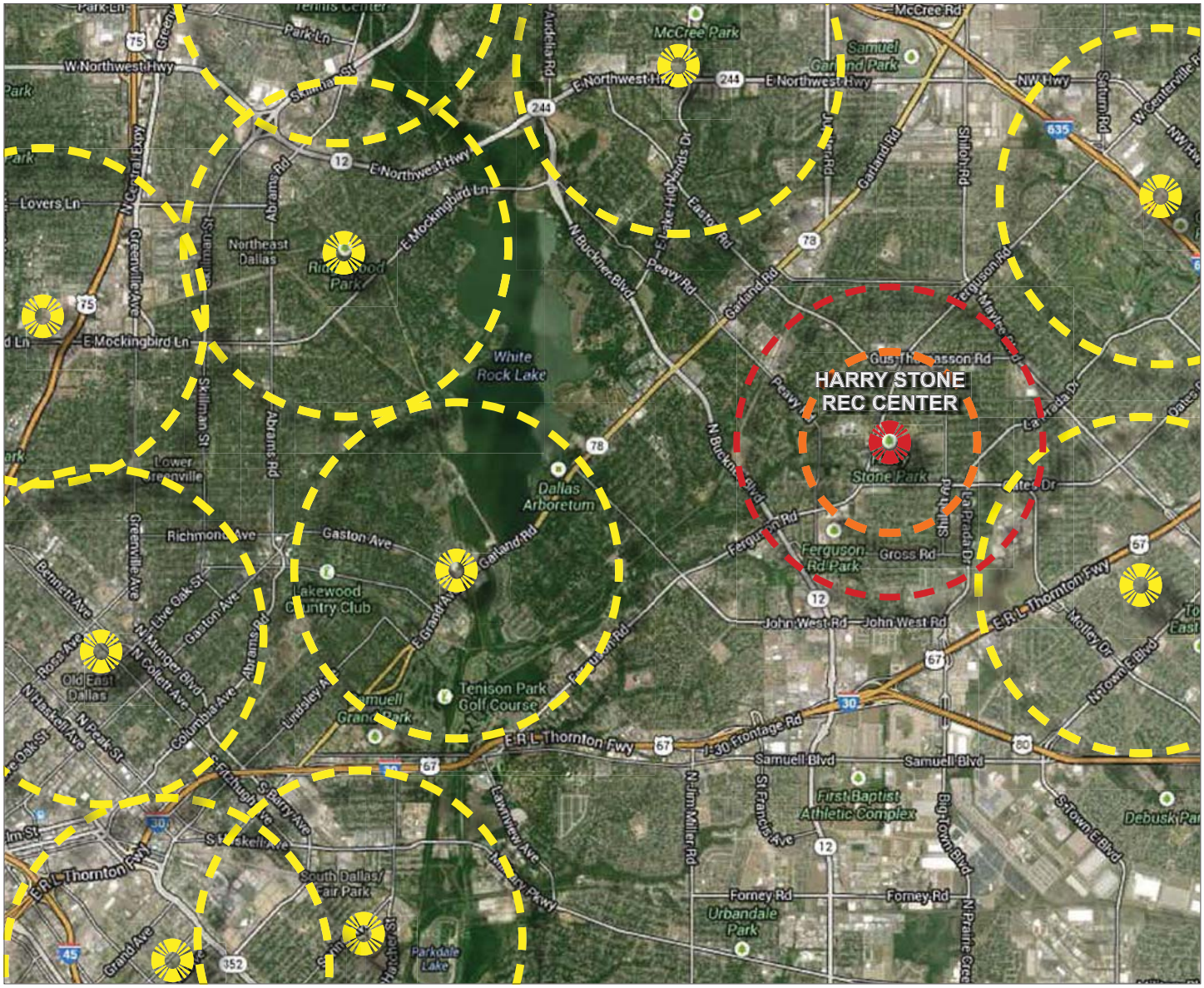
Estimated Areas of Influence
Existing East Dallas Recreation Centers

- This map shows the radius of service different recreation centers and YMCAs have based on the amount and type of services they provide. There is apparent need for increased services in the Far East Dallas area.
- In order to assess what needs the community would like to have fulfilled, we conducted a survey and public workshop. The results are included on the following pages.

Surrounding Recreation Centers & areas of influence based on services provided.

Existing service area of Harry Stone Recreation Center based on services provided.

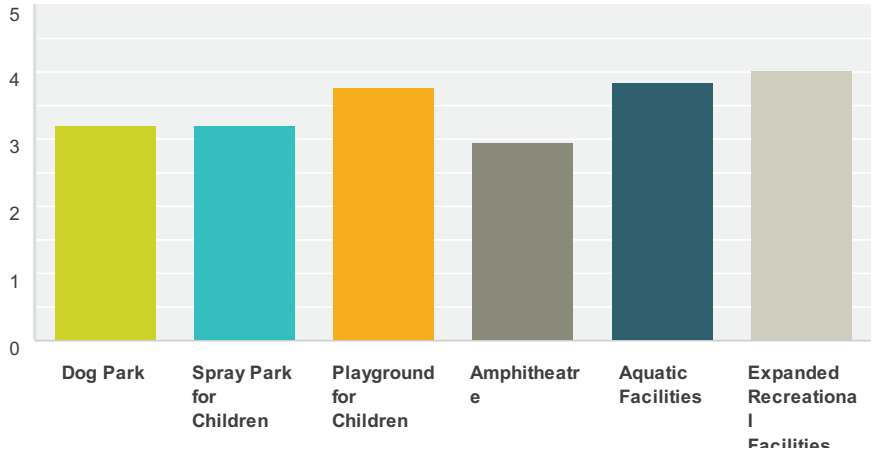
Potential service area of Harry Stone with increased services and expanded facilities



Harry Stone Recreation Center currently has a 1/2 mile area of service within the surrounding neighborhood

Q6 Regarding the Harry Stone Recreation Center, rank the following uses in order of most beneficial for the betterment of the neighborhood? (1 being most desirable) (Drag and drop the choices in order of preference)

Answered: 236 Skipped: 0



	1	2	3	4	5	6	Total	Average Ranking
Dog Park	**17.80%** 42	**11.86%** 28	**13.98%** 33	**13.98%** 33	**13.98%** 33	**28.39%** 67	236	3.20
Spray Park for Children	**9.32%** 22	**17.37%** 41	**16.10%** 38	**16.95%** 40	**21.19%** 50	**19.07%** 45	236	3.19
Playground for Children	**17.80%** 42	**19.49%** 46	**21.61%** 51	**16.53%** 39	**13.14%** 31	**11.44%** 27	236	3.78
Amphitheatre	**6.36%** 15	**15.25%** 36	**15.25%** 36	**14.41%** 34	**26.27%** 62	**22.46%** 53	236	2.94
Aquatic Facilities	**18.64%** 44	**23.73%** 56	**17.37%** 41	**16.10%** 38	**12.71%** 30	**11.44%** 27	236	3.85
Expanded Recreational Facilities	**30.08%** 71	**12.29%** 29	**15.68%** 37	**22.03%** 52	**12.71%** 30	**7.20%** 17	236	4.03

“Better lighting at night around the center.”

“Expanded events for seniors.”

“More community classes and community gathering opportunities.”

“... moving the façade of the Center to face Ferguson.”

“A ‘hub’ or meeting place for all type organizations.”

“... evening classes expanded.”

“More picnic areas and benches.”

“Food trucks several times a month and a farmers market monthly.”

“... a neighborhood garden would be great.”

Harry Stone Recreation Center

The site is a fairly open site with available open un-programmed space on the west side of the property. This open land not only offers a perfect space for developing indoor and/or outdoor amenities to expand the service area of the facility, but it also serves as an opportunity to create more of a presence on Ferguson Road. One of the main challenges of the center is that it is hidden. This plan proposes to pull the gem out and create a neighborhood hub for the community.

Harry Stone Recreation Center is within walking distance to two DISD low-performing schools: Bryan Adams High School & Kiest Elementary





Unprogrammed and unutilized property in front of Harry Stone

Proposed Concept

If Harry Stone Recreation Center expands its area of influence, it could:

- Improve its visibility/activity along Ferguson Road side potentially with an expansion to the street edge
- Become a community destination and attraction (for even non-residents)
- Create a more walkable corridor along this patch of Ferguson Road with crosswalks
- Offer better pedestrian connectivity across the major road
- Secure future of the property regardless of neighboring developments
- Create available facilities for after-school and educational activities for at-risk students at low performing schools
- Serve outdoor activities: playgrounds, shade, dog parks, aquatic facilities
- Include better senior citizen programs for the aging demographic











4

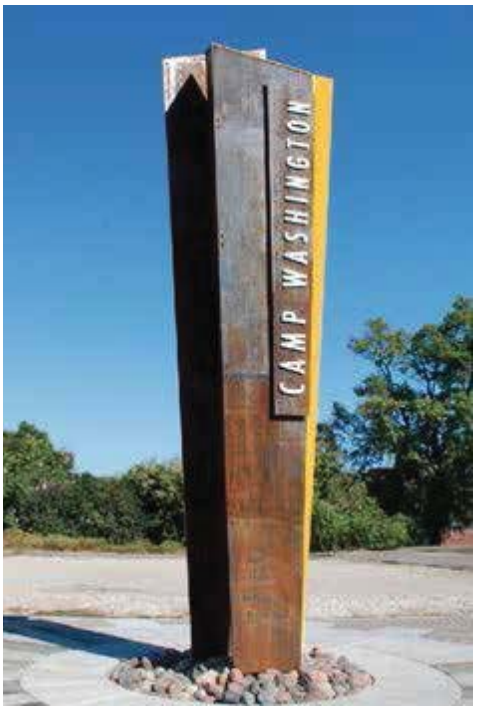
GATEWAYS & IDENTITY

Gateways are so incredibly vital to any neighborhood as they provide a unified vision and voice of that area's brand. That established brand is then perpetuated throughout the neighborhood and adopted by associations within. It creates a spirit of unity and camaraderie that builds pride and a sense of ownership throughout the community.

The Greater Casa View Area could greatly benefit from a branding effort that would instill a greater sense of pride and accomplishment in the neighborhood. This plan recommends a bold statement placed at strategic locations throughout the neighborhood.

How Gateways Impact a Community

Gateways are helpful in creating a unique brand for an area that can create a sense of pride in the area. Pride influences ownership within the area and contributes to a greater sense of community.







Casa View Signage

This plan recommends studying a variety of different monument sign options. Keeping the options vertical will limit real estate obstacles and create better visibility for visitors. Below we've included a couple of quick ideas to illustrate the possibilities. The key considerations in creating a brand is utilizing what the neighborhood is already known for (single story brick 1950s homes) and incorporating future-inspiring elements.



Recommended Gateway Points

Primary Node - Casa View Shopping Center

- Make this node pedestrian friendly
- Enhance the original architecture & culture
- Encourage new businesses to open in this center

Secondary Nodes

- Shiloh & Ferguson

Entry Nodes

- Oates & Ferguson
- I-635 & Ferguson
- Easton Rd & Garland
- Gus Thomasson & Maylee
- Shiloh & Northwest Hwy

Greater Casa View Area
Recommended Gateway Points





EXAMPLE OF NORTH ENTRY GATEWAY

Northern Region, Frontage Road

Adding frontage road along 635*

- Would propose for future TXDOT plans for 635
- In conjunction with Centerville Marketplace plans
- Planning for updated interstate design
- Allows connectivity along Freeway and economic development

Recommended Frontage Road
Greater Casa View Area



Northern Region, Creek Revitalization

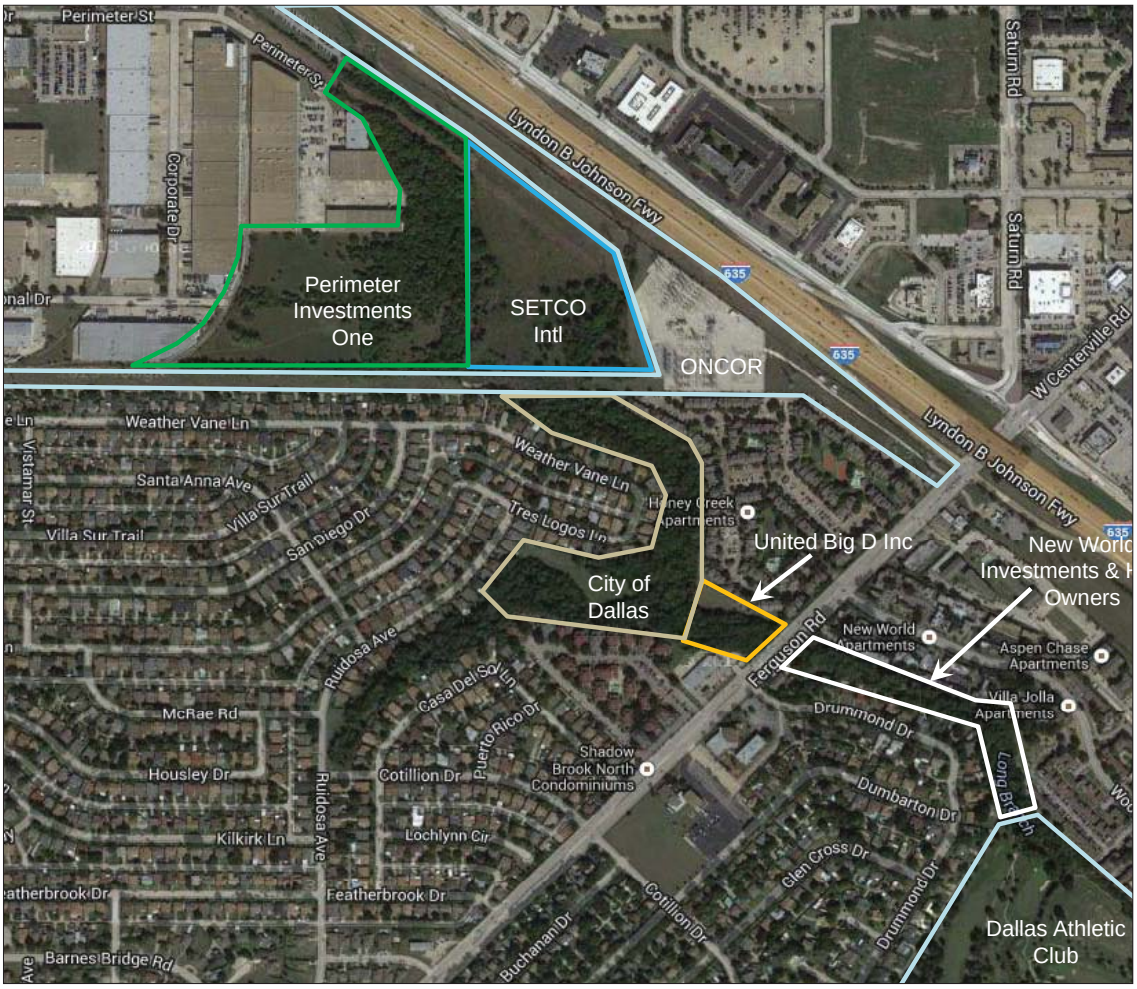
Existing Conditions of Long Branch Creek

- Multiple owners of the property
- Doesn't appear to be maintained; trash everywhere
- Homeless encampment in the wooded area
- Access is fairly limited
- Difficult to connect area into the Dallas trail system

Goals

- Develop a programmed creek with amenities rather than an afterthought.
- The Santa Fe Trail extension would encourage development and revitalization of this creek.

Creek Land Ownership





CONCLUSION

In summary, this plan is a stepping stone for the transformation of the Greater Casa View Area. It is intended as a road map to cast a vision for the future of the neighborhood and to help the community clearly articulate its needs and desires.

We believe that the Greater Casa View Area has the opportunity to model for the rest of the City of Dallas what neighborhood involvement looks like and how to transform while maintaining the inherent qualities that make the community unique. The plan is not a road map for gentrification and tear-downs, but rather a guide for how to improve the existing assets in a real and tangible way. It encourages sustainability throughout and above all pleads for connectivity. This neighborhood is rich with citizens who are obsessively in love with Dallas. They have the means to live elsewhere, but their desire for an urban environment dictates their dwelling decisions. As a result, they desire to be one with the city, and not forgotten about. Connectivity is the key way to implement this, and this plan clearly creates those connections.

The Implementation Plan

The following pages are a step-by-step implementation plan going forward. It indicates cost approximations, entity responsible for action and a general timeline. It is our hope that this Area Plan becomes a living, breathing document that is referenced and useful as the area continues to experience change.

IMPLEMENTATION SUMMARY & STRATEGIES

Project/Priority	Primary Lead	Partners	Priority Level	Time Frame	Potential Funding Sources	Order of Magnitude Cost
Shopping Center Intersection Revitalization						
Goal: Making a more walkable & pedestrian-friendly environment						
Suggest traffic and feasibility study to reduce Gus Thomasson from six lanes to four lanes at the Ferguson intersection to provide width for curb setbacks and median enhancement	City of Dallas	GCVA	HIGH - QUICK WIN	Short tem	COD	Medium
Addition of enhanced medians and extensive landscaping on Gus Thomasson throughout shopping center	City of Dallas	GCVA	HIGH - QUICK WIN	Short term	COD	Medium
Feasibility study to assess the best location for the entrance to the Wal-mart as it is currently extremely unsafe and hazardous	Casa View II LTD & Potentially Walmart	City of Dallas	HIGH - QUICK WIN	Short term	COD	Medium
Enhance hardscaping at enhanced intersection/signal at Gus Thomasson and Ferguson	City of Dallas	GCVA	HIGH - QUICK WIN	Short term	COD	Medium
Hardscaping on Gus Thomasson at new iconic entrance into the center	City of Dallas	Casa View II LTD	HIGH - QUICK WIN	Short term	COD	Medium
Provide signalled pedestrian crosswalks at intersection	City of Dallas	Casa View II LTD	MED	Mid term	COD	Low
Provide community support and feedback on the implementation of this construction project - coordinating community input meetings, etc.	GCVA	City of Dallas/Casa Viwe II LTD	MED	Short term	N/A	Low
Addition of iconic entry signage on top of shopping center courtyard (a suggested option is depicted in renderings included)	Casa View II LTD	GCVA	HIGH	Mid term	Private	Medium
Re-stripe the northwest corner (Walmart-side) parking lot with head-in parking providing clearer orientation and wayfinding	Casa View II LTD	Walmart	HIGH	Mid term	Private	Low
Include landscaped medians throughout parking lot	Casa View II LTD	N/A	MED	Mid term	Private	Low
Addition of arrows and wayfinding throughout parking lot	Casa View II LTD	N/A	MED	Mid term	Private	Low
Addition of entry monument signage to medians	Casa View II LTD	GCVA	MED	Mid term	Private	Low
Investigate the potential closure of Casa View Street on the south end into the residential neighborhood	Casa View II LTD	City of Dallas, GCVA	LOW	Long term	Private/COD	High
Potential improvement or removal of blighted gas station	Wilcut JV/Cutler Haydn	Casa View II LTD, GCVA, City of Dallas	LOW	Long term	Private/COD	High
Investigate the potential new construction for major anchor on south side of property where Casa View Street once was	Casa View II LTD / Hopkins Commercial	City of Dallas, GCVA	LOW	Long term	Private	High
Develop a strong brand in coordination with GCVA that is the brand for the neighborhood. Implement throughout signage	Casa View II LTD	GCVA	MED	Mid term	Private	Low
Upgraded amenity package including improved lighting, planters, landscaping, benches, bike racks, water features, trash receptacle	Casa View II LTD	City of Dallas, GCVA	MED	Mid term	Private	Medium
Better maintenance of entire center	Casa View II LTD	GCVA	HIGH	Short term	Private	Low
Develop a Shopping Center Improvement Committee for accountability & standards	GCVA	City of Dallas, Casa View II LTD	LOW	Short term	n/a	n/a
Conduct a funding discusstion with area councilperson about the feasibility of TIFs for funding	GCVA	Councilperson, City of Dallas	HIGH	Short term	n/a	n/a

Project/Priority	Primary Lead	Partners	Priority Level	Time Frame	Potential Funding Sources	Order of Magnitude Cost
Streetscape & Greenspace						
Conduct a more refined study of each neighborhood for pocket parks and development opportunities	GCVA	City of Dallas	MED	Mid term	N/A	Low
Target implementable items from mini-studies to weave more greenspace throughout neighborhoods	GCVA	City of Dallas	MED	Mid term	N/A	Low
Conduct thorough analysis of the 2011 Dallas Bike Plan to understand what possible bike lanes are planned for Casa View	City of Dallas	GCVA	HIGH	Mid term	N/A	Low
Conduct thorough analysis of the DART 2030 plan updates to understand what possible rapid bus lanes are planned for Casa View	DART	GCVA, City of Dallas	MED	Mid term	N/A	Low
Feasibility Study for Trail Network Extension for a Rails with Trails Project	City of Dallas Parks Department	GCVA	MED	Mid term	GCVA, COD	Medium
Addition of Sidewalks at Ferguson and Oates	City of Dallas	GCVA	MED	Mid term	COD	Low
Sidewalk and curb improvements to Ferguson Corridor from Oates to Joaquin (includes significant improvements at the Gus Thomasson intersection for Shopping Center walkability)	City of Dallas	GCVA	LOW	Mid term	COD	Low
Harry Stone Recreation Center						
Feasibility Study for indoor/outdoor expansion to Harry Stone	City of Dallas	GCVA	MED	Long term	COD	Medium
Request enhancements to the Center in the next Bond Program	GCVA	City of Dallas	MED	Short term	N/A	Low
Signaled pedestrian crosswalks at Harry Stone Recreation Center across Ferguson Road	City of Dallas	GCVA	LOW	Mid term	COD	Low
Gateways & Identities						
Create gateways with branded monument signage at entrances to Casa View	GCVA	City of Dallas (to grant approval of ROW only)	LOW	Long term	GCVA	Medium
Enhanced and addition of sidewalks throughout Ferguson Road	City of Dallas	GCVA	LOW	Mid term	COD	Medium
Further study of Creek at 635 and Ferguson	GCVA	City of Dallas	LOW	Long term	GCVA, COD	Low